Heritage Impact Assessment

in respect of the Revitalisation of
Former North Kowloon Magistracy into
NK Future

Sep 2026

ARCHITECTURE | CONSERVATION

Heritage Impact Assessment in respect of the Revitalisation of Former North Kowloon Magistracy into NK Future under Revitalising Historic Buildings through Partnership Scheme Batch VI

Sep 2026

Acknowledgements

We would like to acknowledge the following organizations and person for the use of their records, maps, and photos in the report:

- Antiquities and Monuments Office
- Architectural Services Department
- Information Services Department
- Public Records Office
- Survey & Mapping Office, Lands Department

Table of Contents

Acknowledgements 2
Table of Contents 3

CHAPTER 1: INTRODUCTION
1.1 Reasons for the Heritage Impact Assessment 5
1.2 Authorship and Copyright 5
1.3 Objective 6
1.4 Project Background 6
1.5 Methodology 7
1.6 Limitations 7
1.7 Site Location and Site Particulars 8

CHAPTER 2: HISTORY
2.1 The History of the Sham Shui Po District 10
2.2 Judicial Development in Hong Kong 20
2.3 North Kowloon Magistracy 30
2.4 Map/Aerial Photo Progression 40
2.5 Historic Timeline 49

CHAPTER 3: ARCHITECTURE
3.1 Architectural Style 50
3.2 Description of the Building 55

CHAPTER 4: SIGNIFICANCE
4.1 Definition of Significance 71
4.2 Overall Significance 711
4.3 Statement of Significance 72
4.4 Character Defining Elements (CDEs) 733
4.5 List of Character defining element (CDEs) 75

CHAPTER 5: CONSERVATION POLICIES
5.1 Conservation Principles 166
5.2 Conservation Policies and Guidelines 168

CHAPTER 6: IMPACT ASSESSMENT AND RECOMMENDATION

6.1 Project Objective 173
6.2 Opportunities and Constraints 174
6.3 Needs of New User 175
6.4 Proposed Design and Layout 175
6.5 Statutory Requirements 175
6.6 Condition of Fabric 207
6.7 Electrical and Mechanical (E&M) Provisions 225
6.8 Conservation Works on Building Elements 238
6.9 Reinstatement Works 239
6.10 Heritage Impact Assessment 243

CHAPTER 7: INTERPRETATION

7.1 Interpretation Strategies 299
7.2 Interpretation Contents 301

CHAPTER 8: MANAGEMENT

8.1 General 307
8.2 Maintenance 307
8.3 Documentation 308
8.4 Site Supervision 309
8.5 Future Development 309

Bibliography 310

Index of Abbreviations 316

01

CHAPTER ONE
INTRODUCTION

1.1 Reasons for the Heritage Impact Assessment

The Former North Kowloon Magistracy, constructed in 1960, is a Grade 2 historic building located on Tai Po Road, Sham Shui Po, Kowloon.

Under Batch VI of the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme), the Advisory Committee on Built Heritage Conservation assessed revitalisation proposals, recommending approval-in-principle in 2022 to the Society of Rehabilitation and Crime Prevention, Hong Kong (SRACP) for the revitalization of the Former North Kowloon Magistracy.

This Heritage Impact Assessment (HIA) report is prepared to evaluate potential impacts on the building's heritage significance ahead of revitalisation the Former North Kowloon Magistracy as NK Future, a universal judicial education centre.

1.2 Authorship and Copyright

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1.3 Objective

Key objectives of this HIA report include:

(i.) Gaining a thorough understanding of the site's significance with clear identification of character-defining elements (CDEs).
(ii.) Determining conservation opportunities and constraints
(iii.) Formulate conservation policies and guidelines
(iv.) Reviewing proposed adaptive reuse as a judicial education centre for compatibility with cultural significance and technical feasibility
(v.) Formulating mitigation measures

1.4 Project Background

The Former North Kowloon Magistracy, constructed in 1960, is a Grade 2 historic building located on Tai Po Road, Sham Shui Po, Kowloon. Originally designed by Palmer & Turner Architects, the building functioned as one of the busiest magistracies in Hong Kong for almost half a century, from its opening in 1960 until its closure in 2005. Its rich history and significance, both judicially and architecturally, are deeply embedded in the post-war development of Hong Kong's judiciary system.

In 2009, under Batch I of the Revitalising Historic Buildings Through Partnership Scheme, the Magistracy was revitalised into the Savannah College of Art and Design (SCAD) (Hong Kong), which provided non-local higher education courses in art and design. As of 2020, following the conclusion of SCAD's tenancy, the building has been vacant and returned to government management.

The Advisory Committee on Built Heritage Conservation has completed the assessment of the proposals submitted for revitalising of the buildings under the Batch VI of the Revitalising Historic Buildings Through Partnership Scheme. Following the committee's recommendation, the Secretary for Development granted approval-in-principle in 2022 to the Society of Rehabilitation and Crime Prevention, Hong Kong, for the revitalization of the Former North Kowloon Magistracy. The historical building will be revitalised into a universal judicial education centre to continue the judicial spirit and traditions of the Magistracy.

This Heritage Impact Assessment (HIA) report aims to evaluate the potential impacts on the historic fabric of the Former North Kowloon Magistracy resulting from the proposed project. The assessment aims to identify any adverse impacts and provide appropriate mitigation measures to avoid or minimize.

1.5 Methodology

This report has been developed using the Burra Charter Process: Steps in planning for and managing a place of cultural significance, as well as James Kerr's model of Conservation Plan.

This report will conduct multi-disciplinary research, including surveys and investigations, aimed at comprehending the significance of the Former North Kowloon Magistracy. The site, location, and architectural details will be thoroughly examined, considering the broader context of both the site and the surrounding area. By conducting research and analysis, the architectural, social, and historical significance of the Former North Kowloon Magistracy will be assessed to establish its heritage value. This information will then inform decisions regarding repairs, alterations, usage, and management.

The report will also assess the opportunities and constraints to evaluate conservation potential, technical limitations, and adaptive reuse feasibility for the proposed new use, balancing retention with revitalisation needs. A range of policies outlined to guide the further development, design, implementation, and maintenance of the building. An assessment will be conducted to evaluate the potential impact of the proposed changes resulting from the revitalization project. Detailed guidelines for the conservation of the Character Defining Elements (CDEs) will be prepared, along with recommendations for preserving the building's architectural features to prevent any adverse effects resulting from the proposed revitalization.

1.6 Limitations

Despite comprehensive multi-disciplinary research, including archival reviews and site investigations, gaps persist in historical records—particularly incomplete alteration documentation from the building's operational phase as a magistracy (1960s–2000s). Key materials such as recorded drawings and interior photographs from this period remain unavailable. Ongoing monitoring and supplementary research in the future will refine conservation policies as new evidence emerges.

1.7 Site Location and Site Particulars

The Former North Kowloon Magistracy is located at 292 Tai Po Road, at the foot of a hill, near the junction of Sham Shui Po and Shek Kip Mei. The Former North Kowloon Magistracy was accorded as a Grade 2 Historic Building by the Antiquities Advisory Board in December 2009.

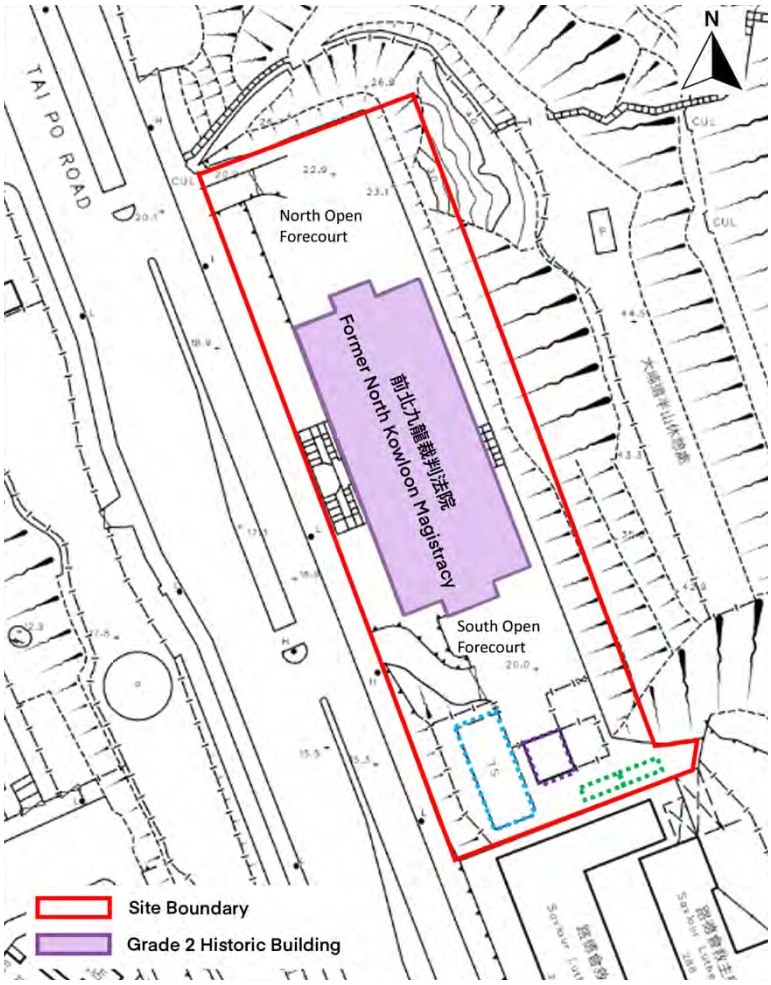

Figure 1 *Site boundary plan and graded historic building.*

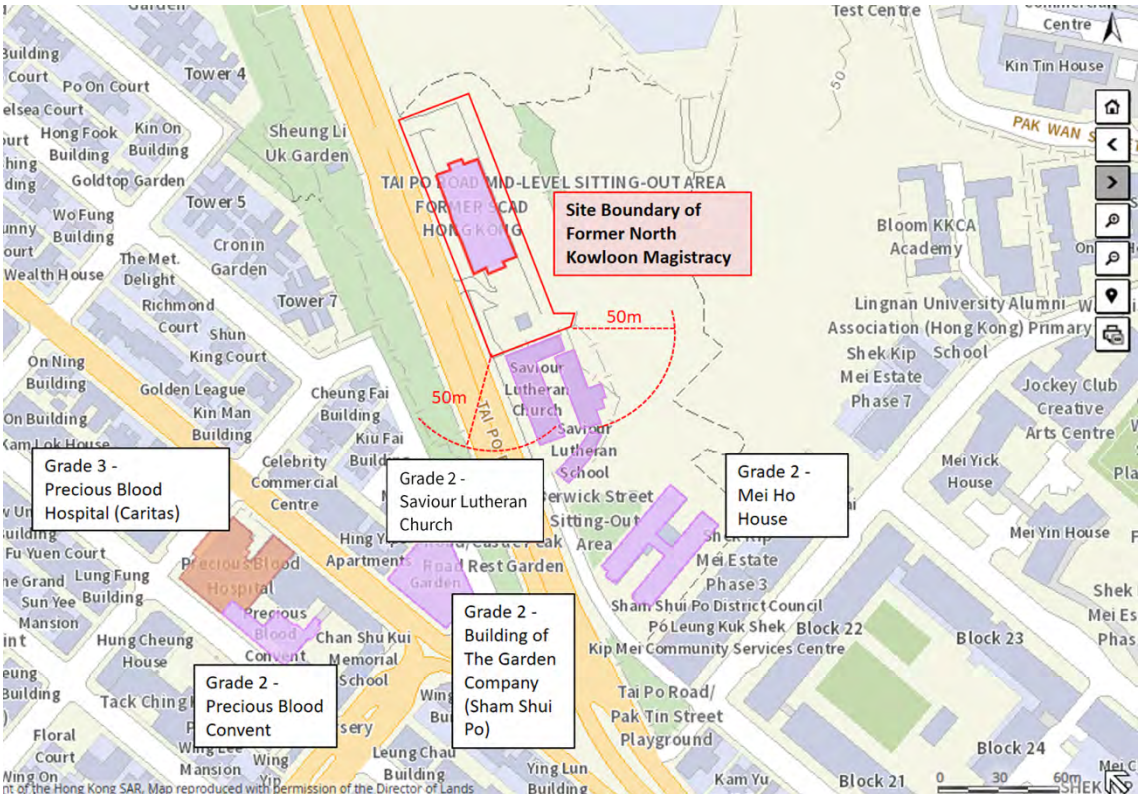

Figure 2 *50m boundary of the site boundary.*

Table 1 *Site Particulars of the Former North Kowloon Magistracy.*

Address	292 Tai Po Road, Kowloon
Gross floor area	About 7,720 sq.m
Site area	About 4,815 sq.m
Year built	1960
Grading	Grade 2
Current use	Vacant
Proposed use	Universal judicial education centre
Walkable heritage sites	Building of the Garden Company (200m), Mei Ho House (350m), Precious Blood Convent (350m), Precious Blood Hospital (Caritas) (350m)

02

CHAPTER TWO
HISTORY

2.1 The History of the Sham Shui Po District

Sham Shui Po, a historic district nestled in the northwestern corner of the Kowloon Peninsula, is one of Hong Kong's earliest developed areas and remains one of its most densely populated districts, second only to Kwun Tong as of 2021.[1] The district's rich history is intertwined with its light industries especially textile, a legacy that continues to shape its identity. Geographically, Sham Shui Po encompasses seven distinct areas: Central Sham Shui Po, Shek Kip Mei, Lai Chi Kok, West Kowloon Reclamation Area, Mei Foo, Cheung Sha Wan, and Yau Yat Chuen and the district is bordered by the Lion Rock Country Park to the north, the East Rail Railway to the east, Boundary Street to the south, and the waterfront, including Stonecutters Island, to the west.[2]

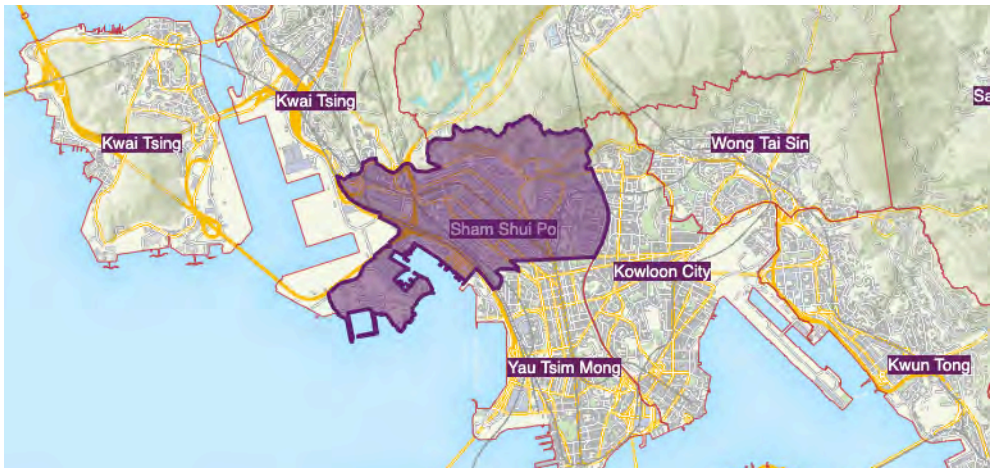

Figure 3 *Location of Sham Shui Po District.*[3]

[1] Census and Statistics Department, Table 110-02001 : Land area, mid-year population and population density by District Council district, accessed on 1 December 2024, https://www.censtatd.gov.hk/en/web_table.html?id=110-02001.
[2] Home Affairs Department, Sham Shui Po District, accessed on 15 November 2024, https://www.had.gov.hk/en/18_districts/my_map_07.htm#04.
[3] Census and Statistics Department, District Profiles, accessed on 1 December 2024, https://www.census2021.gov.hk/en/district_profiles.html.

2.1.1 Pre-Colonial Rule Period (Before 1898)

The roots of Sham Shui Po's settlement stretch back to the Eastern Han Dynasty (25-220 AD), with the discovery of Lei Cheng Uk Han Tomb as supporting evidence.[4] By the Jiaqing Era of the Qing Dynasty (1796-1820), villages like Sham Shui Po and Cheung Sha Wan were well-established, as documented in the Gazetteer of Xinan County (新安縣志).[5] The name "Sham Shui Po" itself is telling; "Po" signifies a level piece of land by the waterside, likely referring to the former Teng Ka Wan (艇家灣) or Ku Wan (罟灣), a bay characterized by its intricate network of waterways and land.[6] In the 18th century, Sham Shui Po's population was diverse, with Hakka villagers settling in Hakka Village at Kowloon Tsai (九龍仔) (today's Tai Hang Tung), while other ethnic groups inhabited Shek Kip Mei and Sheung Li Uk villages (today's So Uk Estate).[7]

Figure 4 *Map in 1866 indicated Cheung sha wan and Cham sui pei outside boundary.*[8]

Following the British takeover of Kowloon Peninsula and Stonecutters Island in 1860, the Chinese government established a tariff station in Sham Shui Po, strategically positioned near the Sino-British border, which served as a crucial checkpoint for inspecting ships, cargoes, and overseas opium.[9] In response to the British takeover, some Chinese residents of Tsim Sha Tsui were relocated to Sham Shui Po.[10] As the 19th century progressed, Sham Shui Po evolved into a bustling, albeit lawless, extension of the rapidly

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4 鄭敏華：《深水埗故事-從社區公共歷史建築看地方發展史及其人文價值》。香港：深水埗區議會-市區更新及歷史保育小組，2010。頁 15。

5 鄭寶鴻、佟寶銘：《九龍街道百年》。香港：三聯書店(香港)有限公司，2012。頁 70。

6 Cheng Po Hung. "Early Kowloon, Hong Kong". Hong Kong: University Museum and Art Gallery, The University of Hong Kong, 2010. pp.113.

7 Ibid, P. 113

8 Volonteri Simeone. The San On map of Mgr. [i.e. Monsigneur] Volonteri [cartographic material] : map of the San-On District (Kwangtung Province), 1:106445, 1866, call no. MAP G7940 1866, repository at National Library of Australia.

9 Cheng Po Hung. "Early Kowloon, Hong Kong". Hong Kong: University Museum and Art Gallery, The University of Hong Kong, 2010. pp.113.

10 Ibid, P. 114

developing British Kowloon. By the 1880s, this area, encompassing much of present-day Tai Kok Tsui, Sham Shui Po, Cheung Sha Wan, Lai Chi Kok, and parts of Kowloon Tong, was collectively known as "New Kowloon".[11] Until the 1898 lease of the New Territories, "New Kowloon" remained a haven for illicit activities, particularly smuggling, as it provided a convenient conduit between British Hong Kong and mainland China.[12]

2.1.2 Early Colonial Rule Period (1898 – 1930s)

The British government invested heavily in developing Sham Shui Po's road network after leasing the area north of Boundary Street in 1898. In 1901, Tai Po Road, connecting Kowloon to the New Territories, was completed.[13] Subsequently, in 1916, a 2400-feet road was constructed to link Shanghai Street to Sham Shui Po, facilitating further development of Sham Shui Po.[14] Additionally, the construction of Castle Peak Road in 1919, connecting Sham Shui Po to Castle Peak via Tsuen Wan and Tsing Lung Tau, further enhanced regional connectivity.[15] This road network, particularly the New Territories Circular Road formed by Tai Po Road and Castle Peak Road, solidified Sham Shui Po's position as a crucial transportation hub.

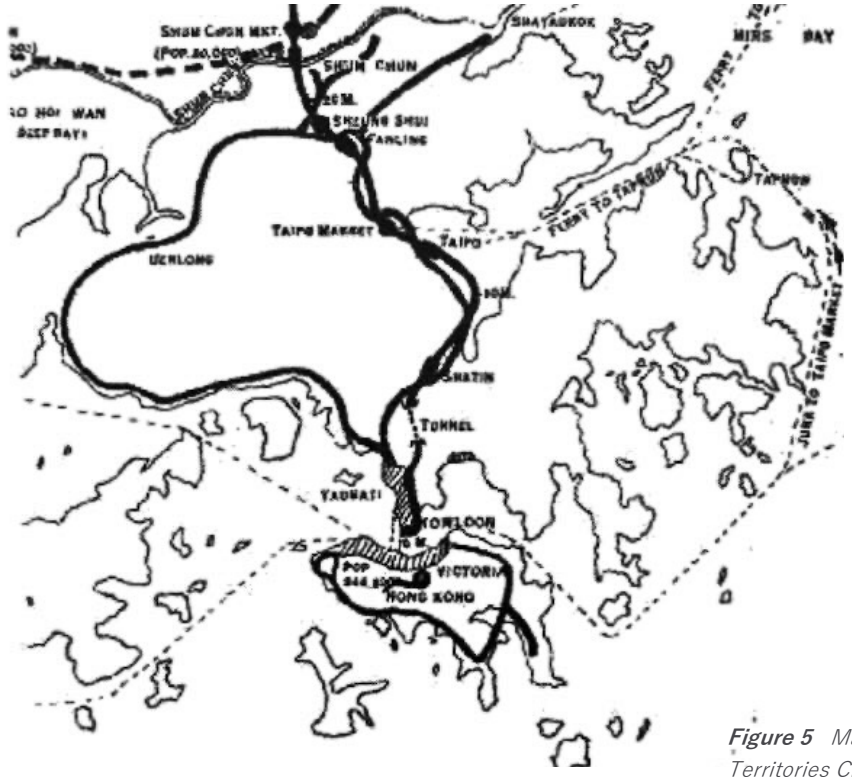

Figure 5 *Map of New Territories Circular Road.*[16]

[11] Jason Wordie. “Streets – Exploring Kowloon, Hong Kong”. Hong Kong: Hong Kong University Press, 2007. pp. 134.
[12] Ibid, pp. 134.
[13] 馬冠堯：《車水馬龍 – 香港戰前陸上交通》。香港：三聯書店(香港)有限公司，2016。頁 196。
[14] Ibid, pp. 201.
[15] Ibid, pp. 202.
[16] 馬冠堯：《車水馬龍 – 香港戰前陸上交通》。香港：三聯書店(香港)有限公司，2016。頁 203。

Ambitious plans were also proposed for a tramway system linking Tsim Sha Tsui to Sham Shui Po, but these were ultimately abandoned in the late 1920s.[17] In parallel with these transportation developments, large-scale reclamation projects were undertaken since 1912, resulting in the creation of new streets like Ki Lung Street, Tai Nan Street, Yee Kuk Street, and Hai Tan Street on reclaimed land from Teng Ka Wan.[18]

This infrastructure boom quickly attracted commercial activities. As early as 1903, the Green Island Cement Company Limited began production in the area.[19] By 1905, Sham Shui Po's commercial scene was thriving, featuring a diverse array of businesses—including pawnshops, dockyards, kilns, markets, grocery stores, Chinese medicine shops, and teahouses—operating on streets like Ta Tik Street (打鐵街), Sham Shui Po Centre Street, Fui Yui Street（灰窰街）, and Market Street.[20] The 1920s and 1930s witnessed a significant expansion of light industries in Sham Shui Po. These early industries were primarily financed and managed by Cantonese entrepreneurs, utilizing local labour.[21] The establishment of The Garden Bakery in 1926 exemplifies this early Cantonese-led light industry tradition.[22] As the company expanded post-war, the iconic Garden Centre was built in 1956, remaining a landmark in Sham Shui Po.[23] The Garden Company also continues to be a well-known brand in Hong Kong.

Figure 6 *Garden Bakery on Castle Peak Road in 1951.*[24]

Figure 7 *Garden Centre at the end of Castle Peak Road.*[25]

Residential development during this time fundamentally transformed Sham Shui Po from a collection of villages into an urban area. Originating in the 1850s as settlements belonging to the Tang and other clans from Kam Tin, the area was initially connected

[17] Jason Wordie. “Streets – Exploring Kowloon, Hong Kong”. Hong Kong: Hong Kong University Press, 2007. pp.136.
[18] Cheng Po Hung: Early Kowloon, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2010. pp.116.
[19] Ibid, pp.115.
[20] Ibid, pp.115.
[21] Jason Wordie: Streets – Exploring Kowloon, Hong Kong, Hong Kong University Press, 2007. pp.136.
[22] 梁廣福：《重見深水埗》。香港：中華書局，2017。頁 14。
[23] “Post-war buildings deserve a place in Hong Kong’s architectural history,” South China Morning Post, March 28, 2018.
[24] The Garden, “Milestones,” Garden Company website, accessed December 11, 2025, https://www.garden.com.hk/en/milestones/
[25] Blue Lapis Road, Urban Hills of Hong Kong: Garden Hill, Sham Shui Po, Kowloon, Hong Kong, accessed on 1 December 2024, https://bluelapisroad.wordpress.com/category/hong-kong/kowloon/sham-shui-po-shek-kip-mei/

primarily by sea routes with limited land-based footpaths.[26] Urbanization accelerated dramatically from 1915 to 1924, when the government embarked on developing the area between Nam Cheong Street and Yen Chow Street. This period saw the construction of around 400 private houses, a process that included the development of the Grade 2 historic building, 170 Yee Kuk Street.[27] The rapid influx of Chinese immigrants necessitated increased policing, leading to the construction of the Sham Shui Po Police Station on Lai Chi Kok Street in 1925, designed by renowned architects Palmer and Turner.[28]

Figure 8 *170 Yee Kuk Street, which was built in the 1920s.*[29]

2.1.3 Mid-Century Period (1930s – 1960s)

The period spanning the 1930s to the 1960s marked a dramatic pivot in Sham Shui Po's history, defined by wartime trauma, massive population influx, and revolutionary government response that fundamentally transformed the district's landscape and social composition. Due to its existing infrastructure, the Sham Shui Po Barracks, constructed in 1927, became a critical site during the Japanese Occupation of Hong Kong (1941–1945), repurposed by the Japanese forces to serve as the Hong Kong Captives' Asylum for Allied prisoners of war.[30] Following the war, the district quickly became a primary destination

[26] Cheng Po Hung: Early Kowloon, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2010. pp.113.
[27] 鄭敏華：《深水埗故事-從社區公共歷史建築看地方發展史及其人文價值》。香港：深水埗區議會-市區更新及歷史保育小組，2010。頁 24。
[28] Antiquities and Monuments Office, Historic Building Appraisal – Sham Shui Police Station (Number 308). pp.1.
[29] South China Morning Post, Stories behind Hong Kong street names: Yee Kuk Street and its benefactor, accessed on 15 December 2024, https://www.scmp.com/lifestyle/travel-leisure/article/2022021/stories-behind-hong-kong-street-names-yee-kuk-street-and.
[30] Cheng Po Hung: Early Kowloon, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2010. pp.117.

for the massive wave of refugees fleeing the Chinese Civil War, which placed immediate and significant strain on Hong Kong's housing infrastructure, resulting in Sham Shui Po becoming densely populated with squatters.

The housing crisis reached a critical peak with the devastating Shek Kip Mei fire in 1953, which became a defining moment for Hong Kong's social policy. The blaze tore through the squatter area on Christmas Eve, leaving approximately 58,000 people homeless.[31] In response to this catastrophe, the colonial government abandoned its passive approach and initiated its first large-scale, multi-storey resettlement programme, beginning the construction of pioneering estates at Shek Kip Mei Estate and Lei Cheng Uk Village in 1954, followed by So Uk Estate in 1955.[32] This swift construction of public housing significantly transformed Sham Shui Po's landscape, setting the model for high-density, low-cost accommodation that would shape Hong Kong for decades.

Figure 9 *Shek Kip Mei Resettlement Estate in 1954.*[33]

Simultaneously, the post-war era ushered in an expansion of light industry and commerce, cementing the district's reputation as a working-class industrial hub. This growth was fueled in part by new capital from Shanghai industrialists who settled in Hong Kong, leading to the establishment of numerous textile and enamel factories across Sham Shui Po and Cheung Sha Wan. Chinese investors also continued to operate dockyards along the coast, though these manufacturing industries would eventually see a shift and relocation starting in the 1970s due to economic changes.[34]

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[31] "The 1953 Shekkipmei blaze forced the Government to finally address the housing," South China Morning Post, November 7, 1999.
[32] Cheng Po Hung: Early Kowloon, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2010, P.118.
[33] Simtang. Shek Kip Mei Estate (first generation), 1954, Gwulo: Old Hong Kong. Accession No. 42026.
[34] Cheng Po Hung: Early Kowloon, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2010. pp.118.

Figure 10 *Dockyards on Lai Chi Kok Road in 1964.*[40]

2.1.4 Late Colonial Rule and Post-colonial Rule Period (1960s – Present)

From the 1960s onward, Sham Shui Po entered a phase of urban consolidation and economic restructuring, maintaining its identity as a key working-class area. The massive public housing programme, initiated following the 1953 Shek Kip Mei fire, continued to expand throughout the 1960s to meet the surging housing demand, resulting in the construction of large estates such as Cheung Sha Wan Estate, Un Chau Estate, and Pak Tin Estate.[37] This period saw the district solidify its landscape of high-density housing, accommodating hundreds of thousands of residents in large government-built complexes.

Economically, the district experienced a major shift away from its manufacturing origins in the 1970s. As Hong Kong's overall economy transitioned towards the service

Figure 11 *Cheung Sha Wan Estate in 1968.*[38]

[35] Cheng Po Hung: Early Kowloon, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2010, pp.131.
[36] Cheng Po Hung: Early Kowloon, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2010, pp.131.
[37] 鄭寶鴻、佟寶銘：《九龍街道百年》。香港：三聯書店(香港)有限公司，2012。頁 71。
[38] Ko Tim-Keung. Cheung Sha Wan Estate, 1968, Hong Kong Memory. Accessed 5 December 2024. https://www.hkmemory.hk/MHK/collections/public_housing/All_Items/images/201307/t20130702_61460.html
[39] Simtang. Shek Kip Mei Estate (first generation), 1954, Gwulo: Old Hong Kong. Accession No. 42026.
[40] Ko Tim-Keung. Cheung Sha Wan Estate, 1968, Hong Kong Memory. Accession No. 8-3 1968 CheungShaWanLowCostHousing.

sector and global trade, many of the textile, enamel, and other light manufacturing industries that had defined Sham Shui Po and Cheung Sha Wan relocated their operations to other regions or mainland China. While the industrial coastline faded, the central streets of Sham Shui Po transformed, specializing in the retail of fabric, electronics, and wholesale goods, creating the distinctive street markets and specialized commercial zones that define the area today.

In terms of physical and governmental infrastructure, the roles of key colonial facilities changed significantly. The Sham Shui Po Police Station, originally established in 1925, was reclassified as a sub-divisional police station in 1978 following the establishment of the Cheung Sha Wan Police Station.[41] Furthermore, the Sham Shui Po Barracks, which had served as a military site for decades, was finally decommissioned and remained part of the government defence estate until the 1970s before being demolished and subsequently redeveloped for urban use in the late 1980s.[42]

Figure 12 *Sham Shui Po Barracks (left) and Police Station (right) in 1928.*[43]

Figure 13 *Sham Shui Po Police Station.*[44]

2.1.5 Cultural Context – Religion

Sham Shui Po's history is intertwined with its religious practices. The residents, seeking divine protection for their health and well-being, built numerous temples to honor various deities. One example is the Sham Shui Po Sam Tai Tsz Temple (a Grade 2 historic building), founded in 1898 on Yu Chau Street which commemorates Sam Tai Tsz's role in quelling a severe plague.[45] In addition to Sam Tai Tsz, the temple also houses deities like Kwun Yam, Pau Kung, Tai Sui, and Lady Kam Fa.[46] The Sam Tai Tsz Temple was initially managed by committee members of Hakka community who also oversaw the management

[41] Ibid.
[42] Jason Wordie: Streets – Exploring Kowloon, Hong Kong, Hong Kong University Press, 2007. pp.136.
[43] Cheng Po Hung: Early Kowloon, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2010, pp.121.
[44] Hong Kong Tourism Board, Sham Shui Po Police Station, accessed on 5 December 2024, https://www.discoverhongkong.com/hk-eng/place-to-go/sham-shui-po-police-station.html
[45] Chinese Temples Committee, Sam Tai Tsz & Pak Tai Temple, Sham Shui Po (Website), accessed on 1 December 2024,
[46] Antiquities and Monuments Office, Historic Building Appraisal – Sam Tai Tsz Temple). pp.1.

of local markets in Sham Shui Po.[47] In 1931, the Chinese Temples Committee took over the temple's administration. [48]

In 1920, a Pak Tai Temple was constructed adjacent to the Sam Tai Tsz Temple with the support of local fishermen, and it is now a Grade 3 historic building.[49] [50]

Figure 14 *Sham Shui Po Sam Tai Tsz Temple.*[51]

Figure 15 *Sham Shui Po Pak Tai Temple.*[52]

Figure 16 *Sham Shui Po Tin Hau Temple.*[53]

Figure 17 *Sham Shui Po Mo Tai Temple.*[54]

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[47] Cheng Po Hung. “Early Kowloon, Hong Kong”. Hong Kong: University Museum and Art Gallery, The University of Hong Kong, 2010. pp.114.

[48] Antiquities and Monuments Office, Historic Building Appraisal – Sam Tai Tsz Temple. pp.1.

[49] Chinese Temples Committee, Sam Tai Tsz & Pak Tai Temple, Sham Shui Po, accessed on 1 December 2024, https://www.ctc.org.hk/en/temple/%e6%b7%b1%e6%b0%b4%e5%9f%97%e4%b8%89%e5%a4%aa%e5%ad%90%e5%8f%8a%e5%8c%97%e5%b8%9d%e5%bb%9f/

[50] Chinese Temples Committee, Sam Tai Tsz & Pak Tai Temple, Sham Shui Po (Website), accessed on 1 December 2024, https://www.ctc.org.hk/en/temple/%e6%b7%b1%e6%b0%b4%e5%9f%97%e4%b8%89%e5%a4%aa%e5%ad%90%e5%8f%8a%e5%8c%97%e5%b8%9d%e5%bb%9f/

[51] Ibid.

[52] Hong Kong Tourism Board, Sam Tai Tse & Pak Tai Temple, Sham Shui Po, accessed on 5 December 2024 https://www.discoverhongkong.com/hk-eng/place-to-go/sam-tai-tse-and-pak-tai-temple.html

[53] Chinese Temples Committee, Sam Tai Tsz & Pak Tai Temple, Sham Shui Po (Website), accessed on 1 December 2024, https://www.ctc.org.hk/en/temple/%e6%b7%b1%e6%b0%b4%e5%9f%97%e4%b8%89%e5%a4%aa%e5%ad%90%e5%8f%8a%e5%8c%97%e5%b8%9d%e5%bb%9f/

[54] *Hong Kong Tourism Board, Kwan Tai Temple, Sham Shui Po, accessed on 5 December 2024, https://www.discoverhongkong.com/hk-eng/place-to-go/kwan-tai-temple.html)*

[55] Hong Kong Tourism Board, Sam Tai Tse & Pak Tai Temple, Sham Shui Po, accessed on 5 December 2024 https://www.discoverhongkong.com/hk-eng/place-to-go/sam-tai-tse-and-pak-tai-temple.html

Another significant religious site in Sham Shui Po is the Tin Hau Temple on Yee Kuk Street. This temple, built in 1901 and dedicated to the Goddess of the Sea, was constructed to protect fishermen who relied on the sea for their livelihood.[56] Before the reclamation projects of the 1920s, the present site of Yee Kuk Street lay along the original shoreline of Sham Shui Po. The Tin Hau Temple, first built in 1867 at the shoreline facing the sea was demolished in 1912 under urban development, and rebuilt at its current location in 1913.[57]

Apart from temples established by fishermen to pray for marine safety, Mo Tai Temple, built in 1891, was established by a diverse community of business owners, workers, and martial artists.[59] At that time, Sham Shui Po was already a bustling commercial center, with ferry services connecting to Hong Kong Island.

2.1.6 Social Context and Challenges

Given its history of dense population, large refugee influxes, and working-class composition, Sham Shui Po developed a complex and challenging social context. The district historically contained areas associated with prostitution and gambling dens, particularly in the crowded tenement buildings and back streets.[60] This was compounded by the struggles that came with extreme poverty, especially following the post-war influx which left tens of thousands living in informal squatter settlements with minimal sanitation and resources. The struggles are so significant that the district has been described in academic research as "the centre of poverty in Hong Kong", a persistence partially attributed to the district's distinctive modern characteristics: its relatively low living costs compared to other urban parts of the city make it an accessible, albeit congested, area for new migrants and low-income residents, while its excellent connectivity to the public transport system facilitates both legitimate economic activity and the continued existence of informal and illicit markets.[61] The district also faced persistent issues with drug use, often linked to the desperation and lack of opportunity within the poorest segments of the community. Research, such as the 2019 study on the demography of drug abuse in Hong Kong, confirms the severity of this problem, identifying Sham Shui Po as one of the districts with the highest concentration of reported drug abusers due to its high population density and low socioeconomic status.[62]

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[56] 黎志添：《香港廟宇碑刻志》（三冊）。香港：香港中文大學出版社，2023。頁 889。
[57] Chinese Temples Committee, Tin Hau Temple, Sham Shui Po, accessed on 1 December 2024, https://www.ctc.org.hk/en/temple/%e6%b7%b1%e6%b0%b4%e5%9f%97%e5%a4%a9%e5%90%8e%e5%bb%9f/
[58] Hong Kong Tourism Board, Kwan Tai Temple, Sham Shui Po, accessed on 5 December 2024, https://www.discoverhongkong.com/hk-eng/place-to-go/kwan-tai-temple.html
[59] Antiquities and Monuments Office, Historic Building Appraisal – Mo Tai Temple (Number 488). pp.1
[60] Jason Wordie. “Streets – Exploring Kowloon, Hong Kong”. Hong Kong: Hong Kong University Press, 2007. pp. 134.
[61] Christopher Cheng. “Sham Shui Po: The centre of poverty in Hong Kong,” Journal of the Royal Asiatic Society Hong Kong Branch, vol. 53, (2013):25
[62] A Multilevel Analysis of the Demography of Drug Abuse in Hong Kong, The Hong Kong University of Science and Technology, pp. 10.

2.2 Judicial Development in Hong Kong

The Judicial System in Hong Kong, deeply rooted in British common law, has undergone significant transformations since its colonial inception. This section will trace the development of the magistracy, a cornerstone of Hong Kong's judicial system, from the early colonial period to the post-handover era.

As a former British colony, Hong Kong inherited a legal framework largely modeled after the British system. This legacy is particularly evident in the establishment of the magistracy, which shares similarities with the Police Court in the England.[63] While the laws of England from 1843 formed the foundation, Hong Kong's unique circumstances necessitated local adaptations and modifications.[64] The Code of Civil Procedure, a set of rules for court proceedings, was introduced to ensure that the legal system aligned with the colony's specific needs.[65] Over time, factors like population growth and economic expansion have shaped the magistracy's role and functions, reflecting Hong Kong's evolving legal landscape.

Figure 18 *Supreme Court in 1920s.*[66]

In the early colonial period, Hong Kong's judicial system was relatively simple, consisting primarily of the Supreme Court and the Lower Courts. The Lower Courts, referred to as the magistracy, handled a wide range of cases, including juvenile offenses, indictable and summary offenses.[67] As the colony grew and its legal needs became more complex, the magistracy evolved to meet these challenges.

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[63] 王賡武：《香港史新編》（增訂版)。香港：三聯書店(香港)有限公司，2017。頁 460。
[64] Hong Kong Annual Report 1958, Government Printer, pp.5.
[65] Ibid, pp.5.
[66] Hong Kong Museum of History. Supreme Court Building, 1925-1930, accession no. PH94. 110, repository at Hong Kong Public Libraries.
[67] Hong Kong Annual Report 1952, Government Printer, P.118-120

A significant milestone in the development of the magistracy occurred in 1953 with the establishment of the District Court.[68] This new court provided a more specialized forum for hearing more serious criminal and civil cases, relieving the burden on the magistracy.

Despite this change, the magistracy remained an essential component of Hong Kong's judicial system, handling a significant volume of cases, particularly those involving minor criminal offenses and summary proceedings. All criminal proceedings begin in the Magistrates' Courts.[69]

Since 1949, the Magistrates' Courts have exercised criminal jurisdiction over a wide range of indictable and summary offenses.[70] In 1968, the maximum sentence a Magistrate could impose was two years' imprisonment and a fine of $2,000.[71] However, in the 2000s, a growing number of ordinances empowered Magistrates to impose significantly more substantial penalties, including up to three years' imprisonment and fines of up to $5 million.[72] This increase in sentencing power reflects the evolving nature of crime and the need for more flexible sentencing options to address a wider range of offenses.

In the post-handover era, the magistracy has continued to play a crucial role in Hong Kong's legal system.

2.2.1 Early Colonial Rule Period

The British Army's occupation of Hong Kong Island in 1841 marked the beginning of British colonial rule. To administer justice to the local population, a magistracy was established, headed by a Chief Magistrate. This early magistracy served as a primary court for common people, handling a range of minor legal disputes and offenses. In 1844, the Supreme Court of Justice was established, forming the upper tier of the judicial hierarchy. While the Chief Magistrate presided over cases at the magistrate's level, the Chief Justice of Hong Kong oversaw the Supreme Court, which often involved jury trials for more serious criminal cases.[73]

The Central Magistracy, located on Arbuthnot Road in Central, was constructed in 1847, marking the establishment of a dedicated court building for the magistracy. This structure, known as the first magistracy in Hong Kong, was later demolished in 1912 to accommodate a larger building on the same site.

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[68] 18 February 1953, District Court Ordinance, Chapter 336
[69] 蕭國健：《舊日足跡：香港地區與民生尋蹤》。香港：三聯書店(香港)有限公司，2023。頁 81。
[70] 王賡武：《香港史新編》（增訂版)。香港：三聯書店(香港)有限公司，2017。頁 461。
[71] Hong Kong Annual Report 1968, Government Printer. pp. 284
[72] Hong Kong Judiciary, Hong Kong Judiciary Annual Report 2002. pp.63
[73] 王賡武：《香港史新編》（增訂版)。香港：三聯書店(香港)有限公司，2017。頁 449。
[74] Antiquities and Monuments Office. Former Central Magistracy, accession no. PH770106, repository at Hong Kong Public Libraries.
[75] Hong Kong Information Services Department. Kowloon Magistracy, 1930, accession no. PH14560.62, repository at Hong Kong Public Libraries.

Figure 19 *Central Magistracy in 1979.*[74]

Figure 20 *Kowloon Magistracy in 1930s.*[75]

Initially, the legal system established by the British government applied solely to Hong Kong Island. However, as the colony expanded to include Kowloon in 1860 and the New Territories in 1898, the British legal system was extended to these regions as well.[76] To address the growing legal needs of these areas, additional judicial infrastructure was introduced. For instance, the Kowloon Magistracy was built in 1936 at Gascoigne Road, Yau Ma Tei to handle minor criminal cases, such as illegal hawker operations, at the magistrate level in Kowloon.[77]

The Magistrates were firstly empowered to convict offenders of indictable offences summarily, instead of committing them to the Supreme Court for trial. The maximum sentence a Magistrate could impose for a summary conviction was limited to 12 months imprisonment. During the World War II, the justice operations in Hong Kong were seriously impacted. The government temporarily increased the sentencing limit of Magistrates to 2 years, with the application of Emergency Regulations Ordinance, to provide greater flexibility to face the challenges in wartime conditions. The legislation remained in effect even after the war ended.[78]

Table 2 *Summary of Judicial System in Early Colonial Hong Kong.*

Hierarchy	Upper Tier	Lower Tier
Court Name	Supreme Court of Justice	Magistracy
Jurisdiction	Serious criminal cases; Jury trials	Minor legal disputes; Minor offences
Sentencing Power	Full judicial power of serious crimes	Max. 12 months imprisonment

[76] 鄭敏華：《深水埗故事 - 從社區公共歷史建築看地方發展史及其人文價值》。香港：深水埗區議會市區更新及歷史建築保育工作小組，2010。頁 105。
[77] Antiquities and Monuments Office, Historic Building Appraisal – Former South Kowloon District Court (Number 128). pp.1.
[78] 王賡武：《香港史新編》（增訂版)。香港：三聯書店(香港)有限公司，2017。頁 461。

2.2.2 Post-war Period

In the post-war period, Hong Kong's judicial system comprised several levels, with the Supreme Court at the apex. The Supreme Court possessed broad jurisdiction, akin to the English Courts of Queen's Bench, Common Pleas, and Exchequer. Judges in the Supreme Court had the authority to hear and determine both criminal and civil cases before a jury, sentencing convicted individuals to imprisonment. Additionally, the Supreme Court exercised jurisdiction in probate, divorce, admiralty, and bankruptcy matters.[79]

Below the Supreme Court was the District Court, established in 1953, as an intermediate between the Supreme Court and the Magistrates' Courts. District Court judges enjoyed greater criminal jurisdiction than Magistrates.[80] However, their jurisdiction was still restricted compared to the Supreme Court. Unlike the Supreme Court, District Court trials were conducted without a jury, with the judge making the final decision.[81]

Table 3 *Summary of Judicial System in Post-war Period*

Hierarchy	Apex	Intermediate	Lower Tier
Court Name	Supreme Court of Justice	District Court	Magistracy
Jurisdiction	Serious criminal cases; Jury trials	Greater criminal jurisdiction than Magistrates; No jury	Minor legal disputes; Minor offences

The legal system of Hong Kong was rooted in English common law and equity, as they existed on April 5, 1843. These principles were extended and modified through the application of subsequent English enactments and Hong Kong Ordinances. A revised edition of these laws was published in 1951, reflecting the evolution of Hong Kong's legal system.[82]

Prior to Japanese Occupation in World War II, Kowloon was served by two magistracies. One was located in Shanghai Street, near the intersection of Public Square and Market Street. The other, the Kowloon Magistracy, was established in Gascoigne Road in 1936 and later renamed the South Kowloon District Court in 1957. The Shanghai Street magistracy was demolished in 1957.[83]

In late 1950s, there were a total of five District Courts (three on Hong Kong Island and two in Kowloon) and twelve Magistrates' Courts. Hong Kong Island, Kowloon, and the New Territories each had their own Magistrates' Courts. The Kowloon courts handled cases from the entire mainland area south of the Kowloon hills.[84] In the 1950s, the magistracies

[79] Hong Kong Annual Report 1952, Government Printer, P.118
[80] Hong Kong Annual Report 1958, Government Printer, P. 242
[81] 王賡武：《香港史新編》（增訂版)。香港：三聯書店(香港)有限公司，2017。頁 467。
[82] Hong Kong Annual Report 1958, Government Printer, P. 241
[83] Commissioner for Heritage's Office, Development Bureau. Revitalising Historic Buildings Through Partnership Scheme: Former North Kowloon Magistracy – Resource Kit. 2020. pp. 5.
[84] Hong Kong Annual Report 1958, Government Printer, P. 242

were exceptionally busy, with five courts operating on Hong Kong Island, six in Kowloon including evening court, and one in the New Territories. Kowloon's courts consistently handled a higher volume of cases than those on Hong Kong Island.[85]

To address the increasing workload, the Kowloon Magistracy began operating in the evenings in 1958.[86] To further alleviate congestion, the government planned to build four additional magistracies: two on Hong Kong Island (one in Causeway Bay and one in the Western District), one in Tai Po Road, Sham Shui Po, and one in Fanling, New Territories. Three of these new magistracies were completed in 1960, including the Former North Kowloon Magistracy.[87] [88] [89]

2.2.3 Streamlining Court Procedures

Despite the construction of four new magistracies between 1960 and 1961, Hong Kong, Kowloon, and the New Territories continued to face a shortage of courts. To address this issue, two additional magistracies were built in Wong Tai Sin and Tsuen Wan in 1971. However, this expansion did not fully alleviate the shortage of courtrooms, particularly in Kowloon.[90] Recognizing the need for greater efficiency, efforts were made to streamline court procedures and maximize the utilization of existing facilities.

One of the notable changes is the magistracies gaining more jurisdiction power. The social disturbances in 1966-67 led to an increase in the powers granted to Magistrates to deal with offenses related to the Emergency Regulations enacted during that time. These enhanced powers were codified in amendments to the Criminal Procedure Act in September 1968.[91]

To enhance the efficiency of criminal prosecutions at the magistracy level, the Legal Department planned to expand the number of lay prosecutors from six to twenty-two in 1978. This initiative aimed to replace rotating police inspectors with fully trained, non-professional individuals. Initially piloted at the Causeway Bay and Western Magistracies, the scheme was intended to free up vital police resources for crime prevention. By introducing lay prosecutors in the San Po Kong and North Kowloon magistracies, the Legal Department sought to further expand the reach of this innovative approach.[92]

To further streamline committal proceedings, a new approach was implemented in mid-1984: all remanded defendants across Hong Kong had their return dates centralized on a single day of the week within one designated magistracy.[93] This strategy aimed to concentrate the demand for Legal Aid resources in a single location, potentially improving efficiency and reducing costs.

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[85] Hong Kong Annual Report 1959, Government Printer, P. 214
[86] 〈北九龍裁判署為六層大廈〉，《華僑日報》，1958 年 11 月 19 日。頁 12。
[87] "New magistracies to be constructed," South China Morning Post, February 22, 1958. pp. 6.
[88] 深水埗大埔道口北九龍裁判署大廈建成巍峨壯觀〉，《華僑日報》，1960 年 8 月 29 日。頁 6
[89] 1960, Hong Kong and Far East builder, vol. 15, no. 4, pp.22
[90] "Court shortage may be eased soon," South China Morning Post, March 6, 1971. pp. 5.
[91] Hong Kong Annual Report 1968, Government Printer, P.284
[92] "Lay prosecutor ranks grow", South China Morning Post, December 26, 1978. pp.1.
[93] "New time-table to help out lawyers", South China Morning Post, July 25, 1984. pp. 17.

2.2.4 Legislative Adaptations to Evolving Societal Needs

The 1960s and 1970s were a period of rapid economic growth and demographic expansion in Hong Kong, necessitating significant legislative reforms. The Hong Kong government recognized the need to update the legal framework to accommodate the evolving needs of the city's growing population and dynamic economy.

One area of particular focus was labour policy. In the late 1960s, the government set a goal of aligning Hong Kong's employment and industrial safety standards with those of neighbouring regions. To achieve this, a flurry of labour-related legislation was enacted. Between 1969 and 1977, an average of fifteen such laws were passed each year, compared to seven per year in the preceding period.[94] The most important piece of labour legislation, the Employment Ordinance, was enacted in 1968 and has undergone continuous revisions and improvements since then.[95]

Another significant legal development during this time was the establishment of anti-corruption measures. Recognizing the need to combat corruption and promote clean government, the Hong Kong government initiated legislative efforts in the late 1960s. The Prevention of Bribery Ordinance, passed in 1970, introduced a significant tool for combating corruption. Section 10 of this ordinance stipulated that if an official's lifestyle did not align with their official income, it would be considered a criminal offense unless they could provide a satisfactory explanation.[96] This legislation was further strengthened through revisions in 1973 and 1974. In 1974, the Independent Commission Against Corruption Ordinance was enacted, establishing an independent body to investigate corruption cases, separate from the police.[97]

2.2.5 Expanding Access to Justice

Apart from the legislative advancements outlined above, the 1970s saw the introduction of significant reforms to enhance access to justice. The Duty Lawyer Scheme, established in October 1978, aimed to provide basic legal advice to individuals who appeared in court without representation. This initiative was a crucial step in ensuring that everyone, regardless of their socio-economic background, had access to legal assistance.[98]

Legal aid was firstly available for defendants in criminal cases in the Supreme Court in 1962, was then extended to certain civil cases in 1967, and further expanded to cover cases in Magistrates' Courts in 1979.[99] The Legal Aid Department was established in 1970 to took over the administration of legal aid in civil cases and criminals. This independent

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[94] 王賡武：《香港史新編》（增訂版）。香港：三聯書店(香港)有限公司，2017。頁 456。
[95] Hong Kong Annual Report 1974, Government Printer, P.5
[96] 王賡武：《香港史新編》（增訂版）。香港：三聯書店(香港)有限公司，2017。頁 457。
[97] Hong Kong Annual Report 1974, Government Printer, pp.115
[98] “Bringing Justice to the little ones,” South China Morning Post, July 8, 1978. pp. 2.
[99] 王賡武：《香港史新編》（增訂版）。香港：三聯書店(香港)有限公司，2017。頁 458。

government department provided legal aid services to individuals who met certain income and asset criteria.[100] However, it's worth noting that there was a gap in legal aid coverage for Magistrates' Courts between 1970 and 1979. This gap was particularly concerning as

Figure 21 *Legal aid department mobile office.*[101]

Magistrates' Courts are often the most relevant courts for grassroots individuals.

The Duty Lawyer Scheme operates on the principle of having a lawyer available at each magistracy on court days to provide basic legal advice to accused persons. These duty lawyers could assist with tasks such as seeking bail, making plea mitigation, or even conducting a defence for those pleading not guilty.[102] Although the scheme is subsidised by the government, it differs from the legal aid services by being managed by the Hong Kong Bar Association and the Law Society of Hong Kong.[103]

In 1978, the Duty Lawyer Scheme was kicked started at the Causeway Bay, North Kowloon, and San Po Kong Magistracies that the duty lawyers were authorized to defend individuals on up to seven specific charges.[105] In 1983, the scheme was extended to all the magistracies in Hong Kong and was allowed to cover nine specific charges.[106] The Duty Lawyer Scheme was a testament to Hong Kong's commitment to ensuring that everyone had access to justice, regardless of their financial means.

2.2.6 After the Signing of the Sino-British Joint Declaration

Following the signing of the Sino-British Joint Declaration in 1984, a series of preparatory works began for the transfer of sovereignty from the United Kingdom to the People's Republic of China (PRC). A key aspect of this transition in legal aspect was the introduction of bilingual legislation. Measures were progressively implemented to transform the legal system from a monolingual to a bilingual framework, ensuring that

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[100] Hong Kong Annual Report 1970, Government Printer, pp.242-243
[101] Hong Kong Information Services Department. Legal Aid Department Mobile Office, 1981, accession no. PH140265, repository at Hong Kong Public Libraries.
[102] "Duty lawyer' scheme for our courts," South China Morning Post, July 9, 1978. pp. 12.
[103] The Duty Lawyer Service, Our aim, accessed on 15 November, 2024, http://www.dutylawyer.org.hk/en/about/aim.asp
[104] Hong Kong Information Services Department. Legal Aid Department Mobile Office, 1981, accession no. PH140265, repository at Hong Kong Public Libraries.
[105] "Poor man's lawyer scheme gets moving", South China Morning Post, October 14, 1978. pp. 7.
[106] Hong Kong 1997 – Report for the year 1996, Government Printer, pp.34

legal continuity was maintained and that the independence of the judiciary could be sustained after 1997.

Prior to 1989, all ordinances in Hong Kong were enacted solely in English, with Chinese used merely for reference or translation. To facilitate the transition of bilingual legal system, the Bilingual Laws Project was launched in 1985, followed by the Bilingual Laws Advisory Committee (BLAC) was established in 1988 to advise the translation of the then-existing legislation and ensure the accuracy and consistency of the Chinese texts.[107] As part of the process, certain legal terms in Chinese were amended, for example, “裁判司” (Magistrate) were repealed and substitute “裁判官” (Magistrate) in Chinese.[108] Correspondingly, from 1992 onwards, the Chinese name of Magistracies building was gradually renamed from “裁判司署” (Magistracy) to “裁判法院” (Magistracy).[109]

Figure 22 *Existing stone tablet showing the Chinese name of “北九龍裁判法院.”*

Figure 23 *Stone tablet in 1990s with the original Chinese name of “北九龍區裁判司署”.*[110]

After the 1997 handover, the judicial system previously practised during the colonial period was largely maintained except the transfer of final adjudication from the British Privy Council to the Court of Final Appeal in Hong Kong.[111] The High Court retained its unlimited jurisdiction in both civil and criminal cases. The District Court remained one level below the High Court, and the Magistrates' Courts continued to be the bottommost and busiest court level. Magistrates also hear cases in the Juvenile Court.[112]

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[107] Sin, King-kui ; Xuan, Xi ; Kit, Chunyu et al. “Solving the Unsolvable : Translating Case Law in Hong Kong”. arXiv, 2025. pp. 1-34.

[108] Legislative Council, HKSAR. Adaptation of Laws (Courts and Tribunals) Ordinance, accessed on 20 March, 2026, https://www.legco.gov.hk/yr97-98/english/bills/a025-e.htm.

[109] 蕭國健：《舊日足跡：香港地區與民生尋蹤》。香港：三聯書店(香港)有限公司，2023。頁 81。

[110] 《還看今朝》第 7 集 31’04”[劇集]。香港：亞洲電視，1990。

[111] Constitutional and Mainland Affairs Bureau, HKSAR. The Joint Declaration, accessed on 20 March, 2026, https://www.cmab.gov.hk/en/issues/ d3.htm.

[112] 湛樹基, 李劍雄：《香港雙語法制：語言與翻譯》。香港：香港大學出版社，2019。頁 34。

[113] Hong Kong Judiciary. “Hong Kong Judiciary Annual Report 2000”

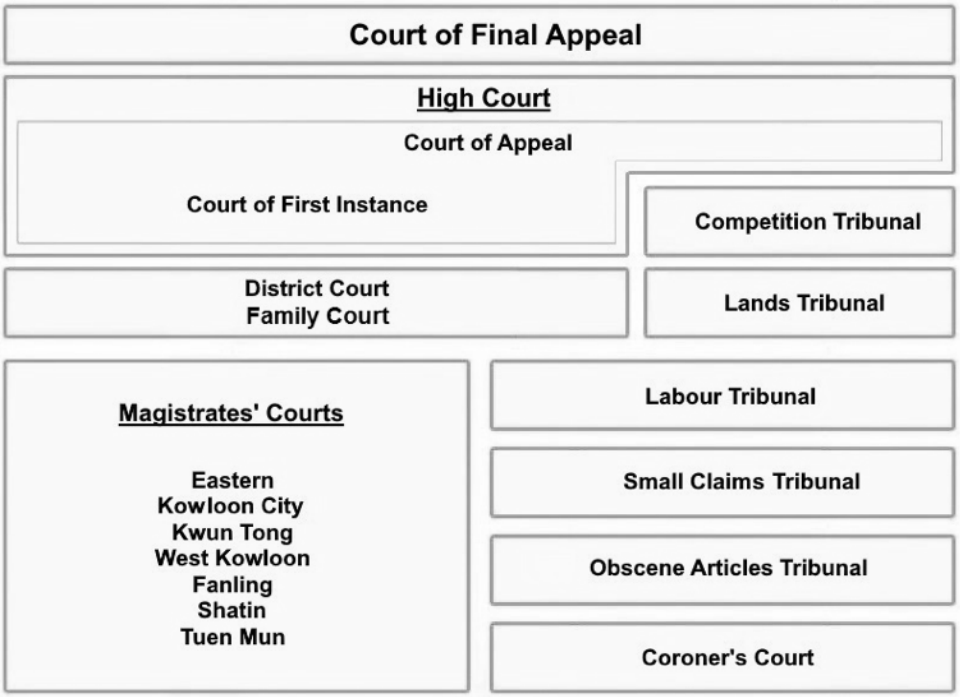

Figure 24 *Structures of Courts after the handover.*[113]

After the introduction of bilingual legal system, the use of Chinese in judicial proceedings increased, particularly at the magistracy level. By 2000, nearly 70% of cases in the Magistrates' Courts were conducted in Chinese.[114] To support this shift and enhance better deployment of court interpreters, the North Kowloon Magistracy was appointed to launch a pilot scheme of Chinese Court in July 2000.[115] One of the court in the North Kowloon Magistracy was designated for proceedings conducted in Chinese, including trials and in preparing reports. Following the success of the pilot scheme, Chinese Court was extended to all Magistrates' Courts since February 2002.[116]

[114] Hong Kong Judiciary. "Hong Kong Judiciary Annual Report 2000", pp.57.
[115] Ibid.
[116] Hong Kong Judiciary. "Hong Kong Judiciary Annual Report 2002", pp.65.

Table 4 *Summary of Magistracies in Hong Kong*

Magistracy	Location	Establishment Year	Decommissioned Year
Central	1 Arbuthnot Road, Central	1847	1979
Kowloon	Shanghai Street	1924[117]	1957
South Kowloon	38 Gascoigne Road, Yau Ma Tei	1936	2000[118]
North Kowloon	292 Tai Po Road, Sham Shui Po	1960	2005
Causeway Bay	20 Electric Road, Causeway Bay	1960	Mid-1980s[119]
Fanling	302 Jockey Club Road, Fanling	1961	2002[120]
Kwun Tong	10 Lei Yue Mun Road, Kwun Tong	1980	-
Tuen Mun	1 Tuen Hi Road, Tuen Mun	1987	-
Shatin	1 Yi Ching Lane, Sha Tin	1987	-
Eastern	29 Tai On Street, Sai Wan Ho	1991	-
Kowloon City	147M Argyle Street, Kowloon City	2001	-
Fanling	1 Pik Fung Road, Fanling	2002	-
West Kowloon	501 Tung Chau Street, Cheung Sha Wan	2016	-

[117] May Holdsworth & Christopher Munn. "Crime, Justice and Punishment in Colonial Hong Klong". Hong Kong: Hong Kong University Press, 2020. pp. 299
[118] The Government of the Hong Kong Special Administrative Region Press Releases, South Kowloon Magistracy will close down soon, accessed on 30 November 2025, https://www.info.gov.hk/gia/general/200006/21/0621236.htm
[119] "$billions in bid for Island Line." South China Morning Post. March 2, 1981. pp.1.
[120] LWK Conservation Ltd. Heritage Impact Assessment Submission for Revitalization of the Former Fanling Magistracy into the HKFYG Institute for Leadership Development. Hong Kong: The HKFYG Institute for Leadership Development Limited, 2014. pp. 27.

2.3 North Kowloon Magistracy

2.3.1 Establishment

In January 1957, the Chief Justice announced a plan to construct three new magistracies, including one in North Kowloon, to address the rapid post-war population growth that had led to a sharp increase in caseloads across all levels of the judiciary.[121] The new four magistracies also aimed to relieve the heavy workload faced by the Kowloon Magistracy at that time.

The selected site for the North Kowloon Magistracy was situated near the junction of Castle Peak Road and Tai Po Road in Kowloon, above the Shek Kip Mei Resettlement Estate. The area was closed associated with the Shek Kip Mei squatter settlements in the early 1950s, which was one of the largest concentrations of temporary housing in Hong Kong at that time. On Christmas night of 1953, a devastating fire engulfed six villages within the Shek Kip Mei squatter area, also threatening the nearby residential area around 284 Tai Po Road.[122]

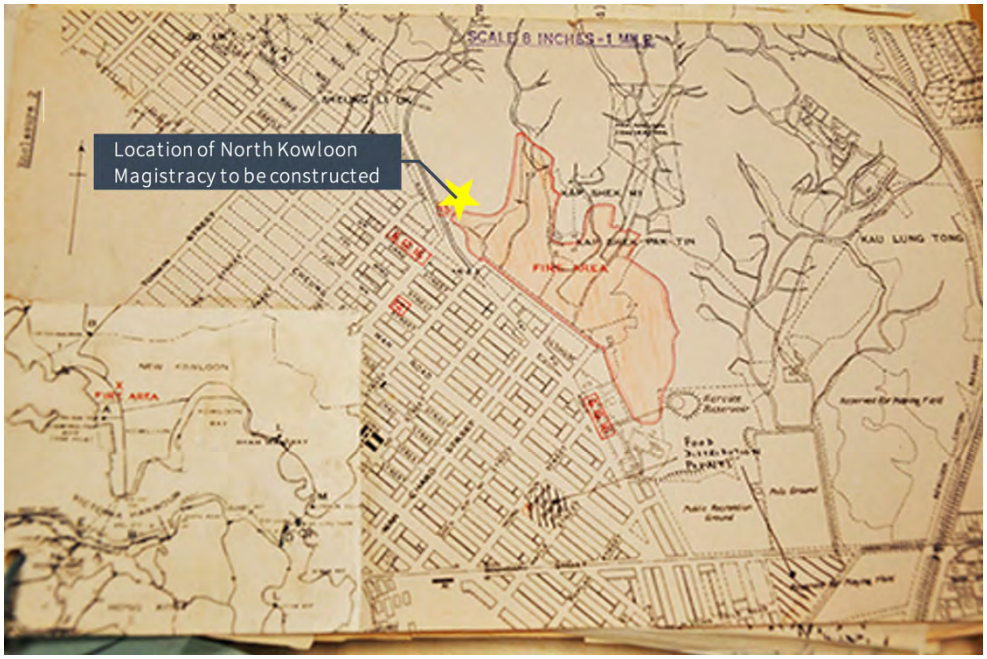

Figure 25 *Area of the Shek Kip Mei fire.*[123]

In the aftermath of the disaster, the government implemented emergency legislation to reclaim part of the privately owned fire site.[124] The cleared land was subsequently used to construct a resettlement estate comprising 29 buildings, which was completed over the

[121] "Pageantry at Opening of Assizes", South China Morning Post, January 11, 1957. pp. 6.
[122] 〈昨晚深水埗木屋區空前大火災〉，《工商日報》，1953 年 12 月 26 日。
[123] HKRS163-1-1578, Government Printer, Enclosure 2
[124] 〈災區部份土地港府宣佈收回〉，《大公報》，1953 年 12 月 30 日。

course of eight years, beginning in 1954.[125] The resettlement estate is within walking distance from the future North Kowloon Magistracy.

Figure 26 *Burnt out area 14 days after the Shek Kip Mei fire.*[126]

Figure 27 *Shek Kip Mei Resettlement Area in 1957.*[127]

[125] Hong Kong Housing Authority, Historical Background of Shek Kei Mei Estate, accessed on 1 December 2024, https://www.housingauthority.gov.hk/hdw/en/aboutus/events/community/heritage/about_history.html

[126] HKRS163-1-1578, Government Printer

[127] Hong Kong Public Records Office, Under the same roof, accessed on 1 December 2024, https://www.grs.gov.hk/ws/online/utsr/record-en.htm.

2.3.2 Initial Years

Beginning construction on 1958 June[128], Completed after approximately two years of construction at a total construction cost of HK$4.3 million[129], the North Kowloon Magistracy officially commenced operations on November 7, 1960.[130]

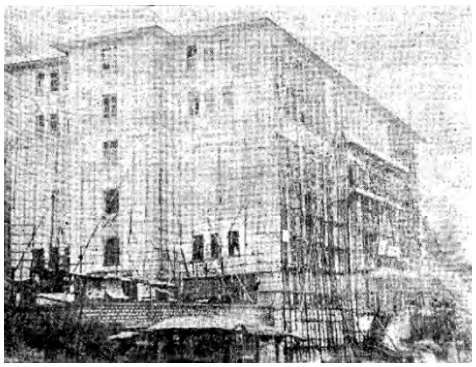

Figure 28 *North Kowloon Magistracy under construction.*[131]

Figure 29 *1962 photo shows Garden Bakery (left) and North Kowloon Magistracy (right).*[132]

On its inaugural day, the court handled 80 cases, marking the beginning of its significant judicial role in Kowloon. From its establishment, the magistracy exercised jurisdiction over a broad range of cases, including criminal proceedings arising from the Tsuen Wan, Sham Shui Po, and Mongkok Police Districts, as well as civil actions, traffic offences, and coroner's inquests.[133]

After three months of operation, jurisdictional adjustment was made between the North and South Kowloon Magistracy. Cases from the Mongkok Police District were reassigned to the South Kowloon Magistracy, while those from the Kowloon City Police District were transferred to the North Kowloon Magistracy. Consequently, the North Kowloon Magistracy thereafter oversaw cases from the Kowloon City, Tsuen Wan, and Sham Shui Po Districts.[134]

By the end of 1961, the North Kowloon Magistracy with four main court rooms and one juvenile court fully in operation. Courtroom No. 1 handled all newly filed cases; Courtroom No. 2 dealt with traffic fines and private prosecutions; Courtroom No. 3 presided over general remand and guilty plea cases; and Courtroom No. 4 trialed certain cases involving not-guilty pleas and conducted preliminary investigations into serious criminal matters.[135] The juvenile court performed a specialised function, managing all cases involving young offenders within Kowloon jurisdiction.[136]

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[128] 1958-11-19, MMIS NPWK19581119, P-12, 北九龍裁判署為六層大廈署址位於大埔道
[129] 1960-08-29, MMIS NPWK19600829, P-6, 裁判大廈紛紛落成夜間審案將可撤銷
[130] 1958-11-19, MMIS NPWK19581119, P-12, 北九龍裁判署為六層大廈署址位於大埔道
[131] 深水埗大埔道口北九龍裁判署大廈建成巍峨壯觀〉，《華僑日報》，1960 年 8 月 29 日。頁 6
[132] HT. 1962 Garden Bread, 1962, Flickr. Accessed 13 December 2024. https://www.flickr.com/photos/79081005@N03/35318472124/
[133] "New Magistracy Hears 80 cases", South China Morning Post, November 8, 1960. pp. 7
[134] 1961-01-23, MMIS NPKS19610123, P-6, 南北九龍裁判署調整管轄警署地區.png
[135] 〈北九龍裁判署第四法庭今天啟用〉，《工商日報》，1961 年 12 月 6 日。
[136] 〈北九裁判署明日開始啟用〉，《華僑日報》，1960 年 11 月 6 日。

The North Kowloon Magistracy was designed not only as a judicial facility but also as a multi-purpose government building. In addition to its four magistrates' courts, the building accommodated several government offices: the Health Inspectors' office on the ground floor and the first floor, the Civil Aid Services Sham Shui Po Zone Headquarters on the first floor; the New Territories District Commissioner's office on the fourth floor, and the Agriculture and Forestry Department (currently known as the Agriculture, Fisheries and Conservation Department) on the fifth floor. In 1963, the North Kowloon Magistracy was designated as one of the four polling stations for the Urban Council election, and again in the 1964 by-election.[137] This multi-departmental occupancy model further highlighted its importance as one of the earliest examples of a complex government office building in post-war Hong Kong.

Figure 30 *Drawing of Directory Boards.*[138]

[137]〈市政局議員選舉 今晨二時揭曉〉，《工商日報》，1963 年 3 月 8 日。
[138] "1/2" Detail of Directory Boards," 1957-1960, University of Hong Kong Libraries Digital Repository, Accession No.: pnt_00009_00006.

2.3.3 Development

During the mid-1960s, the North Kowloon Magistracy experienced a sharp increase in caseloads, particularly in hawker, obstruction and traffic summonses cases. While most courts in Kowloon and the New Territories closed during the Easter holiday in 1964, the North Kowloon Magistracy remained in operation and handling over 50 cases.[139] To further alleviate the workload, evening court sessions were introduced in November 1964, specifically for traffic related cases.[140]

Despite these measures, the court still faced a backlog of 363 cases after the Easter holiday in 1965, with the first working day heavily congested.[141] After only five years of operation, this new building was scheduled for alteration to accommodate four additional court rooms.[142] Following the Agriculture and Fisheries Department office on the fifth floor relocated to the Cambridge Court on Waterloo Road in September 1965, the vacant floor to be converted for judicial use.[143] The first two new courtrooms (Nos. 6 and 7) were completed in January 1966, and later that year, two more courtrooms (Nos. 8 and 9) were introduced, bringing the total to nine, including one juvenile court, with a more clear distribution of duties among courts was introduced (Table 4).[144][145]

北九龍裁判署
兩個新法庭啓用
【本報訊】九龍大埔道北九龍裁判司署之兩個新法庭，已於前日啓用。此兩新法庭設於該裁判司署大廈六樓，該處前爲漁農處之部份辦公室。由於該兩新法庭之設立該裁判司署現共有七個法庭，將來逐漸增至九個。預料不久將再有兩個法庭啓用。
北九龍裁判署
增設第九法庭
各庭法官有較大更動
【本報訊】今日開始，北九龍裁判署各法官將有較大之更動，原日任第八法庭法官的葉華高，因代表港府起訴一宗重大案件，調往律政司署特別部門；前爲大律師的李雄風，已加入司法部出任法官，調駐北九龍裁判署第七庭；原日第七法庭法官鄧尼衡，調往粉嶺裁判署；分別已任裁判司，職權與任署理地方法院法官的職權相若及李扶邁，調駐北九龍裁判署第六法庭，李扶邁調駐荃灣法庭，改於本月十八日開北九龍裁判署第八

Figure 31 *Newspaper of opening of new courtrooms.*

[139] 〈北九龍裁判署公眾假期審案五十餘宗〉，《華僑日報》，1964 年 3 月 31 日。
[140] 〈北九龍裁判署今闢夜庭審案〉，《大公報》，1964 年 11 月 16 日。
[141] 〈四天假期後法庭恢復審案〉，《大公報》，1965 年 4 月 21 日。
[142] 1965-08-11, ProQuest, South China Morning Post, P-9, More courts for Kowloon
[143] "Department shifts to Kowloon", South China Morning Post, August 29, 1965. pp. 5.
[144] 〈北九龍裁判司署兩個新法庭啟用〉，《香港工商日報》，1966 年 1 月 12 日。
[145] 〈北九龍裁判署增設第九法庭〉，，《大公報》，1966 年 10 月 10 日。

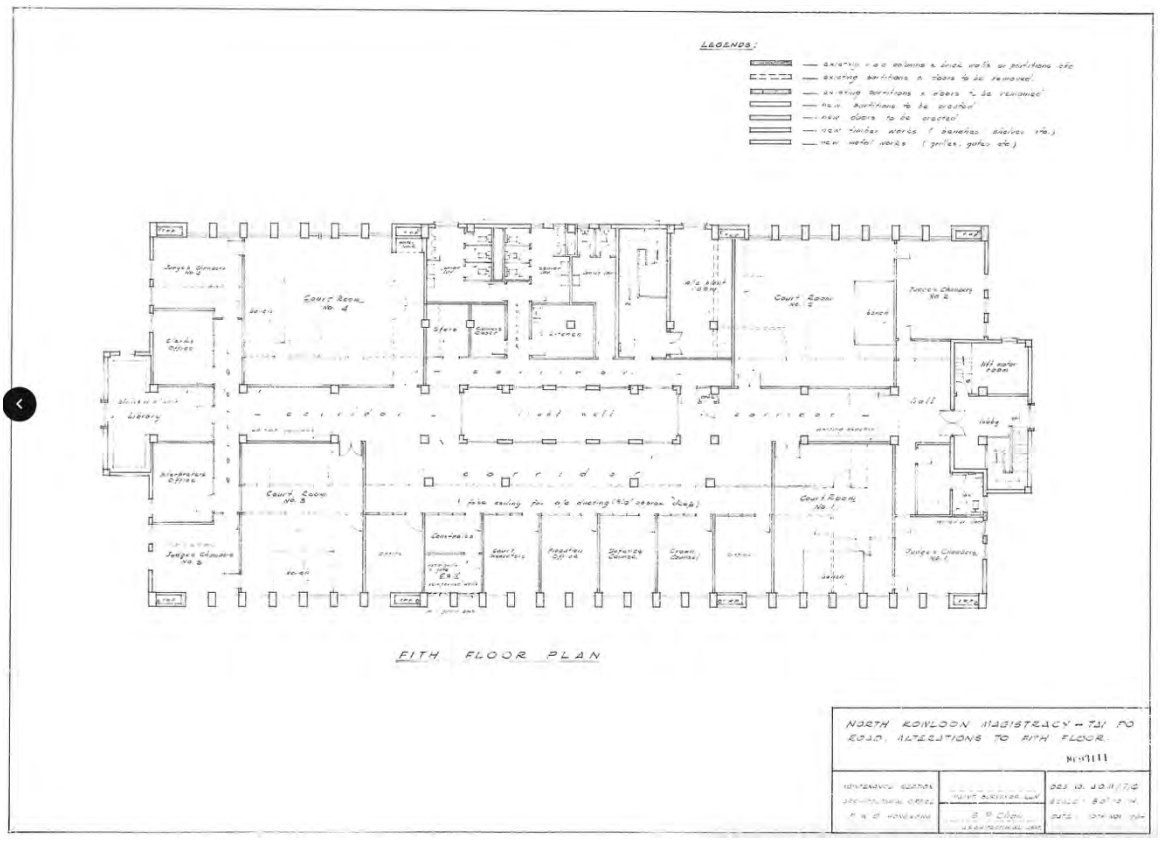

Figure 32 *1964 recorded drawings of the alteration work on 5/F.*

Table 5 *Summary of case distribution in North Kowloon Magistracy in 1961 and in 1966.*

	Usage in 1961	Usage in 1966
Courtroom No. 1	New cases	Criminal cases
Courtroom No. 2	Traffic fines and private cases	Hawker and obstruction cases, summonses from the Department of Health
Courtroom No. 3	General remand and guilty plea cases	Traffic offences and not-guilty pleas
Courtroom No. 4	Cases involving not-guilty pleas and preliminary investigations of serious criminal matters	Cases related to labour and communications issues
Courtroom No. 5	Juvenile cases	Juvenile cases
Courtroom No. 6 - 9	-	Assisted with other court cases and not-guilty pleas

Following the relocation of the New Territories Administration office to Ho Man Tin in 1977, one more office floor were vacant in the building for jurisdiction use.[146] To enhance the efficiency of criminal prosecutions at the magistracy level, lay prosecutors were

[146] The tender box for tenders invited by the New Territories Administration was located at the North Kowloon Magistracy until early 1977. From July 1977 onwards, the tender box was relocated to the Hong Kong Housing Authority Headquarters in Ho Man Tin as stated in tender notices.

introduced to the North Kowloon Magistracy in 1978.[147] In the same year, fifty duty lawyers were assigned to work half-days at the Causeway Bay, North Kowloon, and San Po Kong Magistracies.[148] The North Kowloon Magistracy was one of the first three courts in Hong Kong to implement the Duty Lawyer Scheme. This scheme played a vital role in providing legal assistance to a significant portion of the over 600,000 cases heard by Magistrates each year.[149]

In August 1984, a new procedure was implemented to streamline committal proceedings, all return dates of remanded defendants were set on Wednesdays in Courtroom No. 3 at the North Kowloon Magistracy regardless of their initial arrest location, reducing the strain on Legal Aid resources.[150] This centralized approach reduced the strain on Legal Aid resources by requiring only one or two Legal Aid lawyers per morning or day per week.

In July 2000, the North Kowloon Magistracy became the first court to participate in the Pilot Scheme on Chinese Trial Courts.[151] The scheme's success paved the way for the introduction of Chinese Trial Courts in all magistracies across Hong Kong, demonstrating NKM's commitment to innovation and efficiency in the judicial system.

147 "Lay prosecutor ranks grow", South China Morning Post, December 26, 1978. pp. 1.
148 "Poor man's lawyer scheme gets moving", South China Morning Post, October 14, 1978. pp. 7.
149 "Bringing Justice to the little ones," South China Morning Post, July 8, 1978. pp. 2.
150 "New time-table to help out lawyers", South China Morning Post, July 25, 1984. pp. 17.
151 Hong Kong Judiciary, Hong Kong Judiciary Annual Report 2000, pp.57

2.3.4 Important Cases

2.3.4.1 Social Conflicts in 1966-67

In 1966, just six years after its establishment, the magistracy faced a significant challenge when protests against a fare increase on the Star Ferry escalated.[152] Hundreds of protesters were arrested and brought to the North Kowloon Magistracy for trial, overwhelming the courts and forcing them to operate from 10 AM to 11 PM.[153] Approximately 350 cases were filed in connection with the events in Kowloon.[154]

The social unrest that continued into 1967 saw 21 workers arrested during a labour strike at the Hong Kong Artificial Flower Works in San Po Kong, with their trials held at the North Kowloon Magistracy under tightened security measures.[155] Just 5 days later, 121 more cases related to the conflicts in San Po Kong were sent to the magistracy, requiring it to operate on a Saturday.[156] The unrest also led to public demonstrations outside the Juvenile Court in North Kowloon, with protesters supporting arrested teenagers.[157]

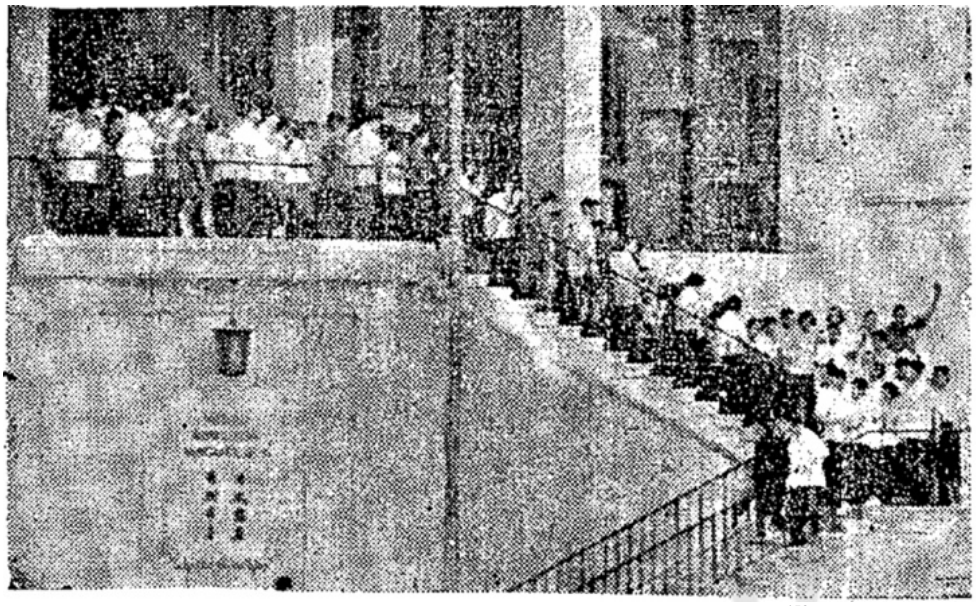

Figure 33 *Protestors at the North Kowloon Magistracy in 1967.*[158]

In response to the escalating events, the Hong Kong government granted magistrates increased powers to handle crimes related to emergency regulations.[159] These powers were formalized through amendments to the Criminal Procedure Act in September 1968. Additionally, the government enacted nine new ordinances, including the Public Order

[152] 〈反對天星小輪加價釀成大暴動數百人解北九龍裁判署受審〉，《華僑日報》，1966 年 4 月 9 日。
[153] Ibid.
[154] Ibid.
[155] 〈北九裁判署嚴密戒備〉，《工商日報》，1967 年 5 月 8 日。
[156] 〈北九龍裁判署今日全天辦工〉，《工商日報》，1967 年 5 月 13 日。
[157] 《工商晚報》，1967 年 5 月 19 日。
[158] 《工商晚報》，1968 年 5 月 19 日。頁 4 。
[159] Hong Kong Annual Report 1968, Government Printer, pp. 284

Ordinance, which empowered the police force to maintain law and order and regulate public assemblies and demonstrations.[160]

2.3.4.2 HKSAR v. Wong Tai Fuk

The tragic act by 76-year-old hawker Wong Tai-fuk in late 1998, who set himself alight after a magistrate at the North Kowloon Magistracy seized his goods following a guilty plea for unlicensed hawking, drew immediate and profound scrutiny onto the judicial system.[161] This incident served as a powerful catalyst, immediately arousing significant public discussion over the fairness of existing hawking laws and prompting an urgent, high-profile call for legal reform to restore humane judicial discretion.[162]

2.3.4.3 HKSAR v. Kwai Ping Hung

Another incident requiring tight security at the North Kowloon Magistracy involved the charging of Kwai Ping-hung, a notorious gangster known as one of the city's most dangerous criminals. Kwai Ping-hung, who had been on the run since a shootout with police officers and an armed raid on a watch shop in 2001, was the subject of a $2 million reward.[163] A large-scale operation involving approximately 120 officers, including those from the Special Duty Unit, was conducted to arrest Kwai, resulting in the largest seizure of firearms in over 20 years.[164] His arraignment took place on December 26, 2003, in a special hearing at the North Kowloon Magistracy.[165]

Figure 28 *Tight security precautions on December 26, 2003.*[166]

2.3.5 Closure

[160] 王賡武：《香港史新編》（增訂版）。香港：三聯書店(香港)有限公司，2017。頁 456。
[161] “Family apologies for hawker’s fiery protest”, South China Morning Post, December 13, 1998. pp. 4.
[162] “Ex-magistrate seeks reform of ‘unfair’ hawking laws after court suicide”, South China Morning Post, December 14, 1998. pp. 6.
[163] “Police accuse ‘gang leader’ of Mongkok shootings and robbery”, South China Morning Post, July 6, 2001. pp. 1.
[164] “Raid snares HK's most-wanted man 120 officers make the biggest seizure of firearms in over 20 years,”, South China Morning Post, December 25, 2003. pp. 2.
[165] “City’s most-wanted man is charged with firearms offences;” South China Morning Post, December 26, 2003. pp. 3.
[166] Martin Chan. “Kwai Ping-hung - Hong Kong's most-wanted armed robber - facing charges of possession of arms and ammunition without a licence, will appear at North Kowloon Court under tight security.” South China Morning Post. December 26, 2003.

The Judiciary Administration proposed several cost-saving measures in 2003 in response to the Hong Kong government's aim to reduce public expenditure due to the fiscal deficit in the financial year 2002-03.[167] As part of a rationalization exercise, the Judiciary sought to consolidate the nine existing magistracies into six that the closure of the North Kowloon Magistracy was anticipated to result in savings of HK$6.6 million in departmental expenses.[168] Consequently, the North Kowloon Magistracy ceased operations on January 3, 2005 and its caseload was subsequently transferred to the Kowloon City, Kwun Tong, and Shatin Magistrates' Courts.[169]

Figure 34 *North Kowloon Magistracy before permanent closure.*[170]

Figure 35 *The Chief Justice, Chief Magistrate with Magistrates and staff.*[171]

[167] Paper for the meeting of the Panel on Administration of Justice and Legal Services on 25 April 2005, Legislative Council LC Paper No. CB(2)1333/04-05(01), pp.2
[168] Law & Order, news.gov.hk, North Kowloon Magistracy to close, accessed on 15 December 2024, https://www.news.gov.hk/isd/ebulletin/en/category/lawandorder/041208/html/041208en08004.htm.
[169] Hong Kong Judiciary, Hong Kong Judiciary Annual Report 2004, pp.65
[170] Hong Kong Judiciary Annual Report 2004
[171] Ibid.

2.4 Map/Aerial Photo Progression

The 1866 Map of the San On District by Volonteri Simeone illustrates that the area north of Boundary Street was under Chinese control, while the area south of Boundary Street and Hong Kong Island were under British governance. The red triangle on Figure 36 roughly indicates the location of Sham Shui Po, which at that time remained under Chinese control.

Figure 36 *Map of San On District in 1866.*[172]

The 1904 Map of Hong Kong reveals that the Cheung Sha Wan and Un Chau areas, now known as Sham Shui Po, were sparsely populated. Tai Po Road, which was constructed in 1901 to connect the New Territories with Kowloon, is roughly indicated by the red line on Figure 37.

[172] Volonteri Simeone. The San On map of Mgr. [i.e. Monsigneur] Volonteri [cartographic material] : map of the San-On District (Kwangtung Province), 1:106445, 1866, call no. MAP G7940 1866, repository at National Library of Australia.

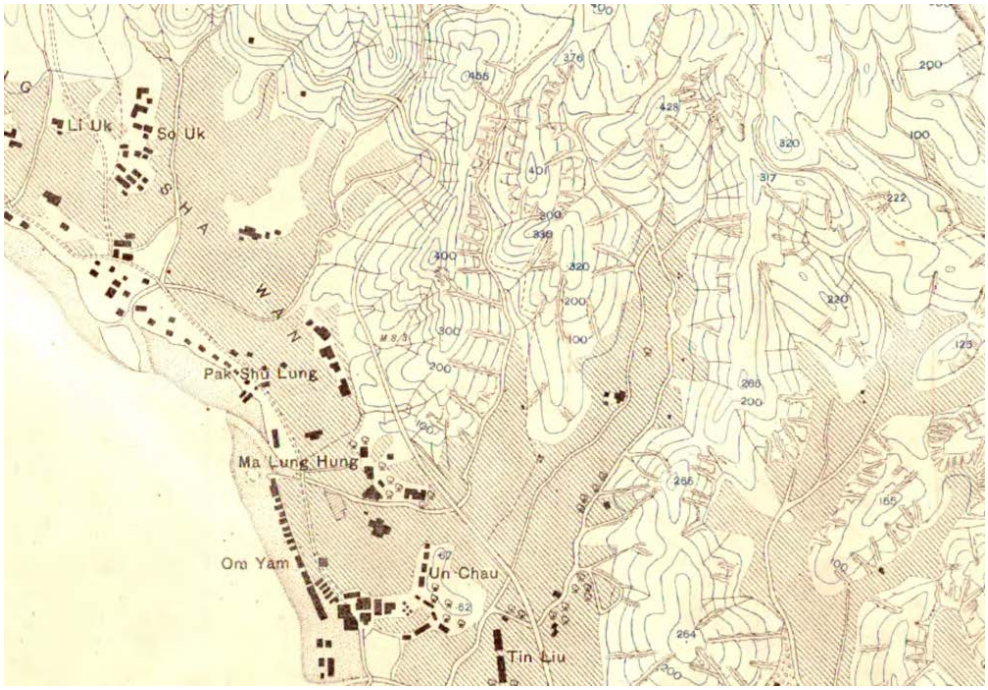

Figure 37 *Map of Cheung Sha Wan and Sham Shui Po in 1904.*[173]

Figures 38 to 41 depict the evolution of Sham Shui Po from 1913 to 1941, prior to the Japanese Occupation, from a rural landscape to an urban town with well-organized street network. The red star in these figures marks the future site of the North Kowloon Magistracy. A significant change is observable between the 1922 map (Figure 39) and the 1934 aerial photograph (Figure 40) – a substantial increase in reclaimed land is apparent in the latter.

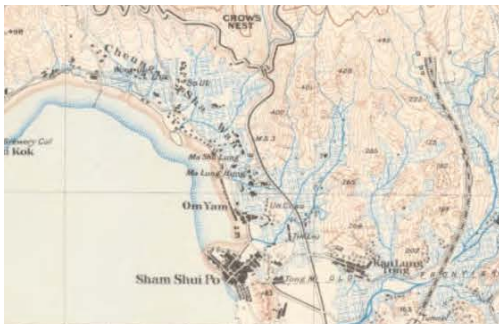

Figure 38 *Map of Cheung Sha Wan and Sham Shui Po in 1913.*[174]

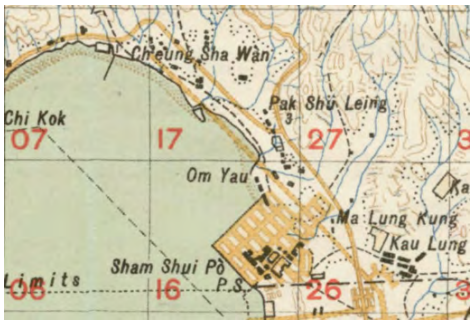

Figure 39 *Map of Cheung Sha Wan and Sham Shui Po in 1922.*[175]

[173] Public Record Office. Detailed map of the NT, 21 sheets, 8 inches to one miles. "Hong Kong Historic Maps," 1904, accessed on 21 December 2024, https://www.hkmaps.hk/map.html?1904.
[174] Great Britain War Office. Hong Kong and part of Leased Territory, ½ inch to 1 mile, 1913, call no. MAP G7940 1913, repository at National Library of Australia.
[175] Great Britain War Office. Hong Kong. 9 sheets. GSGS 2994. 1:31,680, 1922, ref no. FO 925/25227, repository at UK National Archives.

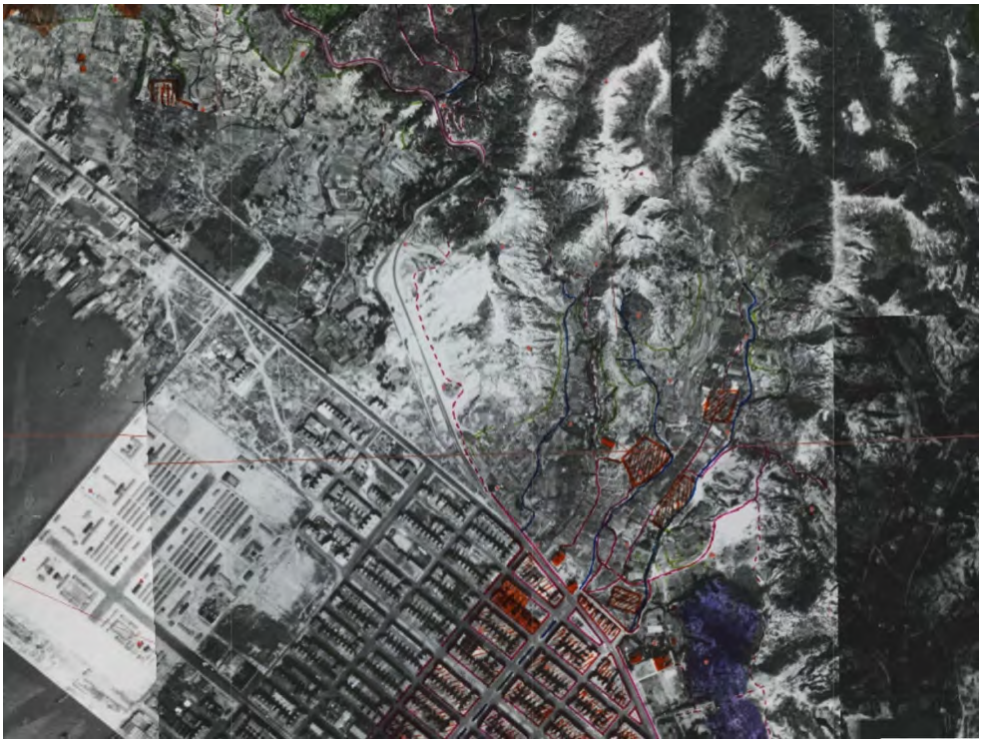

Figure 40 *Aerial photo of Cheung Sha Wan and Sham Shui Po in 1934.*[176]

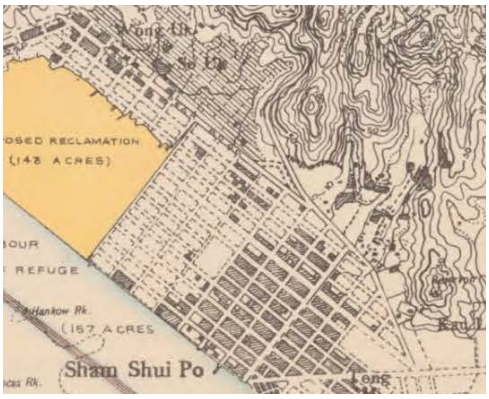

Figure 41 *Map of Cheung Sha Wan and Sham Shui Po in 1941.*[177]

Figure 42 *Map of Cheung Sha Wan and Sham Shui Po in 1947.*[178]

[176] National Collection of Aerial Photography. Aerial Photos of Hong Kong Island and Kowloon. "Hong Kong Historic Maps," 1934, accessed on 21 December 2024, https://www.hkmaps.hk/map.html?1934
[177] Hong Kong Port Works Office. Plan to accompany report by Sir David J. Owen on the future control and development of the port of Hong Kong, 1:20000, February 1941, call no. MAP Braga Collection Col./37, repository at National Library of Australia.
[178] Crown Lands and Survey Office. Kowloon Peninsula, 8 inches to one mile. "Hong Kong Historic Maps," 1947, accessed on 21 December 2024, https://www.hkmaps.hk/map.html?1947

Figure 42 reveals that Sham Shui Po remained a densely populated town after the end of World War II. Castle Peak Road, which is another trunk road in Sham Shui Po completed in 1919, is also clearly shown on Figure 41. The aerial photo taken in 1949, as shown in Figure 43, depicts the future site of the North Kowloon Magistracy as a hillside.

Figure 43 *Aerial photo of Cheung Sha Wan and Sham Shui Po in 1949.*[179]

Early 1950s cartographic record (Figure 44) indicates that Tai Po Road in Sham Shui Po was surrounded by numerous residential settlements, including Upper Li Uk Village, Pak Tin Village, and Shek Kip Mei Village. The presence of Sham Shui Po Barracks on this map underscores the continued military presence in Sham Shui Po following the conclusion of World War II.

[179] National Collection of Aerial Photography. Aerial Photos Kowloon Peninsula. "Hong Kong Historic Maps," 1949, accessed on 21 December 2024, https://www.hkmaps.hk/map.html?1949.1

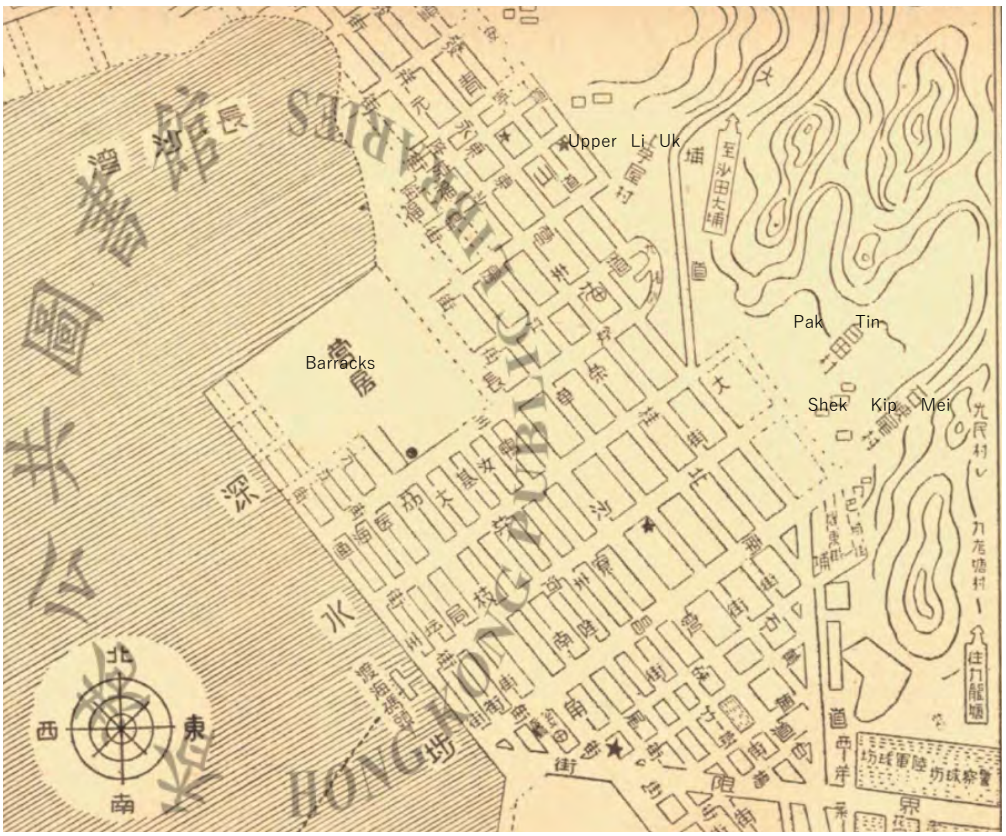

Figure 44 *Map of Sham Shui Po in 1953.*[180]

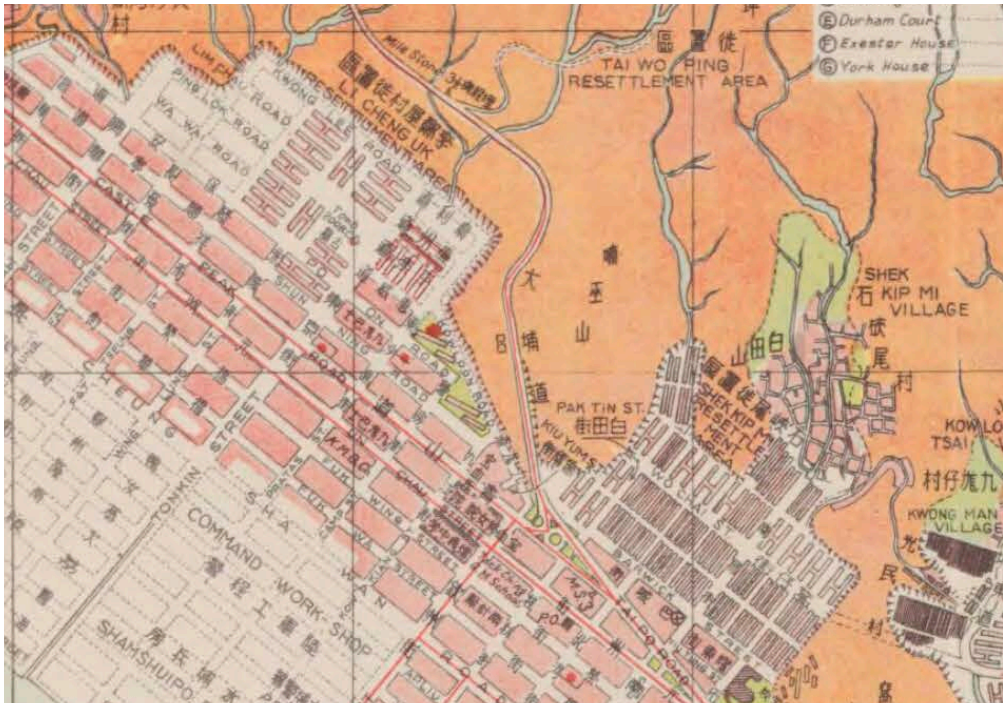

Figure 45 *Map of Sham Shui Po in 1956, part of the Anglo-Chinese Plan of Kowloon.*[181]

[180] 〈九龍市區分圖之四 -- 深水埗長沙灣荔枝角街道詳圖〉，《香港年鑑 1953》。香港 : 華僑日報，1953。
[181] Jan Jan Publishing Co. The Anglo-Chinese plan of Kowloon, 1:11670, 1957, call no. MAP Braga Collection Col./4, repository at National Library of Australia

The 1956 street map of Sham Shui Po reveals the urban landscape after the devastating squatter fire in late 1953 with the establishment of massive Shek Kip Mei resettlement area in adjacent to the future site of North Kowloon Magistracy.

Figure 46 *Map of Sham Shui Po in 1963.*[182]

[182] 〈九龍市區分圖之四 -- 深水埗石硤尾街道詳圖〉，《香港年鑑 1963》。香港：華僑日報，1963。

The North Kowloon Magistracy was completed in November 1960, a significant addition to Sham Shui Po's urban landscape as evidenced by the 1963 district map and aerial photograph. By the 1980s, as shown in the 1982 aerial photograph, high-density housing estates had taken root in Shek Kip Mei, reflecting the population growth in both Sham Shui Po and Shek Kip Mei during the 1970s and early 1980s.

Figure 47 *Aerial photo of North Kowloon Magistracy (red oval) in 1963.*[183]

Figure 48 *Aerial photo of North Kowloon Magistracy (red oval) in 1982.*[184]

[183] Hong Kong Survey and Mapping Office. Aerial Survey Kowloon and north shore of Hong Kong Island. "Hong Kong Historic Maps," 1963, accessed on 21 December 2024, https://www.hkmaps.hk/map.html?1963

[184] Aerial Photo of Hong Kong, Kowloon and the New Territories. "Hong Kong Historic Maps," 1982, accessed on 21 December 2024, https://www.hkmaps.hk/map.html?1982

The West Kowloon Reclamation project, initiated in 1990, aimed to create new land for various developments, including cultural facilities and transportation infrastructure. As a result of this reclamation, the Sham Shui Po district experienced expansion in terms of area, population, and commercial activities. Aerial photograph from 1993 captures the ongoing reclamation efforts along West Kowloon's coastline. Residential development is also observed in the original location of Sham Shui Po Barracks.[185]

Figure 49 *Aerial photo of North Kowloon Magistracy (red oval) in 1993.*[186]

The North Kowloon Magistracy ceased operations in 2005, but its building remains on the original site. While Sham Shui Po continues to be a densely populated district, as seen in 2023 aerial photographs, the Shek Kip Mei Estate, adjacent to the former magistracy, has undergone significant redevelopment. Only Mei Ho House remains standing as a historic building.

[185] Aerial Photo of Hong Kong, Kowloon and the New Territories. “Hong Kong Historic Maps,” 1993, accessed on 21 December 2024, https://www.hkmaps.hk/map.html?1993
[186] Ibid.

Figure 50 *Aerial photo of North Kowloon Magistracy (red oval) in 2023.*[187]

[187] 2023 Orthophoto. “Hong Kong Historic Maps,” 2023, accessed on 21 December 2024, https://www.hkmaps.hk/viewer.html

2.5 Historic Timeline

Table 6 *Historic timeline of North Kowloon Magistracy*

Year(s)	Events
1898	The New Territories and New Kowloon were leased to the British under the Convention for the Extension of Hong Kong Territory.
1900s	Tai Po Road was constructed to connect Kowloon with the newly acquired New Territories, and reclamation supported urban development in Sham Shui Po.
1920s	Urban development expanded from Mong Kok toward Sham Shui Po, with major roads such as Castle Peak Road, Cheung Sha Wan Road and Lai Chi Kok Road being developed.
1953	The Shek Kip Mei fire devastated the squatter areas nearby, accelerating resettlement and public housing development in the district
1957	The old Shanghai Street magistracy was demolished.
1960	Construction of North Kowloon Magistracy on Tai Po Road was completed; it was designed as a major civic building to handle Kowloon district cases and also housed other government offices on upper floors.
1960s	North Kowloon Magistracy and South Kowloon Magistracy together handled Kowloon cases.
2000	South Kowloon Magistracy closed, leaving North Kowloon Magistracy as the sole magistracy serving Kowloon District.
2005	North Kowloon Magistracy ceased operation on 3 January 2005 and was left vacant.
2007	The building was included in the first batch of the Revitalising Historic Buildings Through Partnership Scheme.
2010	The former magistracy reopened as SCAD Hong Kong.
2020	SCAD Hong Kong discontinued operation and leaving it vacant again. The Former North Kowloon Magistracy was included in Batch VI of the Revitalising Historic Buildings Through Partnership Scheme.

03

CHAPTER THREE
ARCHITECTURE

3.1 Architectural Style

The Former North Kowloon Magistracy is a fine example, likely the largest surviving civic architecture from the post-war period that embodies the Stripped Classicism style. The facade is characterised by a strong emphasis on verticality through a massive use of simplified “giant order” columns and the repetition of tall narrow windows. These design elements underscore Stripped Classicism’s focus on structural clarity – to avoid excessive ornamentation but convey a sense of dignity and authority which in line with the building’s civic purpose. [188]

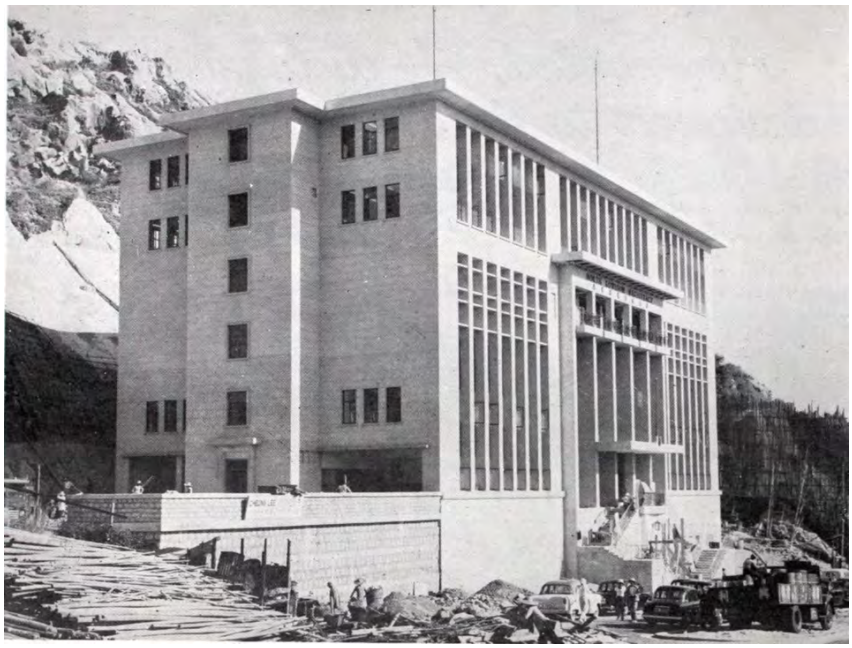

Figure 51 *North Kowloon Magistracy in 1961.*[189]

[188] Hong Kong and Far East builder, vol.16 no.1, pp. 26

[189] Ibid.

3.1.1 Emergence of Stripped Classicism

Stripped Classicism emerged in early 20th-century Europe, primarily employed for civic buildings as a response to evolving architectural and social needs.[190] Following the First World War, economic downturns combined with advancements in construction technology prompted architects worldwide to reconsider traditional Western classical forms, which were increasingly perceived as outdated in addressing the demands of a modernizing society.

By the 1930s and 1940s, Stripped Classicism had become a dominant architectural approach for government and public buildings in the United States and other industrialized nations, explained the style[191],

> *"elements of the classical tradition (e.g. columns, mouldings) were retained, but were presented in an austere and simple manner in buildings which were designed in the modern functional style."*

As architects across Europe and North America pursued a more minimalist aesthetic, rejecting excessive decoration, Stripped Classicism evolved as part of a broader movement toward functional and restrained design, most notably in civic buildings, for example, Federal Reserve Board Building in Washington, D.C. (1937), Olympic Stadium in Berlin (1936), The Stewart Lee Udall Building in Washington, D.C.(1936).[192]

Figure 52 *Federal Reserve Board Building in Washington, D.C.*[193]

Figure 53 *Olympic Stadium in Berlin.*[194]

[190] Carmen Tsui. "Everyday Architecture in Context: Public Markets in Hong Kong (1842-1981)". Hong Kong: The Chinese University of Hong Kong Press, 2023. pp. 123-124.
[191] Donald Langmead. "Icons of American Architecture: From the Alamo to the World Trade Center, Vol. 2". Westport, Conn. : Greenwood Press, 2009. pp. 338
[192] Dorling Kindersley Limited. "Architecture: The Definitive Visual History". London: Dorling Kindersley Limited, 2023. pp.315-317
[193] Dorling Kindersley Limited, Architecture: The Definitive Visual History, 2023, pp.316
[194] Ibid. pp.317

3.1.2 Adoption of Stripped Classicism in Hong Kong

The emergence of Stripped Classicism in Hong Kong can be traced back to the 1930s, following its adoption in Europe and the United States. During this period, Hong Kong faced economic downturns, which significantly impacted public works projects, leading to a shortage of funding for large-scale developments in the early 20th century.[195] When the Urban Council and Public Works Department resumed major construction initiatives, they sought a cost-effective architectural approach, favouring simplified designs that aligned with the principles of Stripped Classicism.

A key example of this shift was the Sai Ying Pun Market, which marked the Public Works Department's early adoption of Stripped Classicism in Hong Kong.[196] The market was constructed between 1930 and 1932 featured a modern, unadorned aesthetic, devoid of classical ornamentation such as pillars, arches or mouldings which was long been use in market building before the First World War. Instead, it presented a symmetrical, monolithic form, constructed entirely from reinforced concrete, with a clearly articulated central potion.

Figure 54 *Sai Ying Pun Market in 1950s.*[197]

Figure 55 *Wan Chai Police Station in 1997.*[198]

The Wan Chai Police Station, completed in the same year as Sai Ying Pun Market, also adhered to the principles of Stripped Classicism, reinforcing the style's growing influence in Hong Kong's public architecture. Stripped Classicism is essentially a transitional architectural style between Neo-classical and Art Deco and Moderism. Other notable examples designed by the Public Works Department include the Former Fanling Magistracy (1960) and the Queen Mary Hospital Nurses' Quarters (1937).

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[195] Carmen Tsui. "Everyday Architecture in Context: Public Markets in Hong Kong (1842-1981)". Hong Kong: The Chinese University of Hong Kong Press, 2023. pp. 123, 135.
[196] Ibid, pp. 179.
[197] Sai Ying Pun Market, 1950, Gwulo: Old Hong Kong. Accessed 5 December 2024. https://gwulo.com/media/39049
[198] Moddsey. Wanchai Police Station, 1997, Gwulo: Old Hong Kong. Accessed 5 December 2024. https://gwulo.com/media/13265

3.1.3 Architect — Palmer & Turner

Palmer & Turner, later renamed as the P&T Group, is one of the oldest and most influential international architectural and engineering firms in Southeast Asia. The firm was founded in 1868 by British architect William Salway, in response to Hong Kong's increasing demand for large-scale buildings.[199] Some of its early landmark projects included the Chartered Bank (1878), Beaconsfield Arcade (1880), and Hong Kong Club (1887). As the firm evolved, its focus shifted towards designing offices for banks, businesses, and government departments across Asia from its Hong Kong base.[200]

In the early 20th century, Palmer & Turner expanded its operations to Shanghai and other Asian cities. The impact of World War I and economic constraints led to a slowdown in large-scale construction, prompting a shift towards a more restrained, minimalist modern aesthetic that aligned with contemporary architectural trends. This transition also marked the end of the firm's Neo-Classical era, following the retirement of long-serving partner Clement Palmer.[201]

A defining example of Palmer & Turner's evolution is the Hong Kong & Shanghai Banking Corporation (HSBC) Headquarters, completed in 1935. Designed in a Stripped Classical style with Art Deco influences, the building featured a monumental and modern composition, with clean stone-clad vertical lines rising from its base and receding in stages towards the top of each tower. At the time of its completion, it was the tallest structure on Hong Kong Island, reflecting both Palmer & Turner's architectural innovation and the city's rapid urban development.[202]

Figure 56 *Hong Kong & Shanghai Banking Corporation.*[203]

[199] "P&T Group: 140 Years of Architecture in Asia". Mulgrave, Vic.: Images Publishing Group, 2008. pp. 5-6.
[200] Luke Him Sau. "Architect: China's Missing Modern". Hong Kong: Wiley, 2014. pp. 208-264.
[201] "P&T Group: 140 Years of Architecture in Asia". Mulgrave, Vic.: Images Publishing Group, 2008. pp. 7.
[202] Ibid, pp.7.
[203] HSBC Headquarters, 3rd generation. P&T Group-140 Years of Architecture in Asia, pp.7

3.1.4 Public Works Department (PWD) and Palmer & Turner

Following World War II, Hong Kong experienced a rapid population surge, driving an increasing demand for civic infrastructure. To meet this need, the Public Works Department (PWD) outsourced government building projects to private architectural firms, leveraging their expertise to deliver modern and efficient designs.

In 1957, a new scheme for planning and construction local law courts was introduced.[204] As documented in the Hong Kong Annual Departmental Report by the Director of Public Works for the financial year 1960-1961, the PWD commissioned Palmer & Turner (P&T) to design a series of magistracies.[205] The projects included:

- *Causeway Bay Magistracy* — a ten-storey building containing three Magistrate's Courts, Juvenile Court and Offices for Government Departments
- North Kowloon Magistracy — a seven-storey building containing four Magistrate's Courts, Juvenile Court and Offices for Governmnet Departments
- Fanling Magistracy — a two storey Magistracy containing two Magistrate's Courts and Offices together with eight quarters
- Western District Magistracy

Figure 57 *Causeway Bay Magistracy in 1960.*[206]

Figure 58 *North Kowloon Magistracy in 1961.*[207]

Figure 59 *Fanling Magistracy in 1961.*[208]

Figure 60 *Western District Magistracy.*[209]

[204] LWK Conservation Ltd. Heritage Impact Assessment Submission for Revitalization of the Former Fanling Magistracy into the HKFYG Institute for Leadership Development. Hong Kong: The HKFYG Institute for Leadership Development Limited, 2014. pp. 23-24.
[205] Public Works Department, Hong Kong Annual Departmental Report, 1960-1961. pp. 19-20.
[206] Hong Kong and Far East builder, vol.15, no.4, pp. 22
[207] Hong Kong and Far East builder, vol.16 no.1, pp. 26
[208] Hong Kong and Far East builder, vol.16 no.3, pp. 28
[209] Western District Magistracy. (Tinmgihoifan. Western Magistracy, January 2019, Wikimedia.

The collaboration between PWD and Palmer & Turner was instrumental in shaping a cohesive architectural identity for Hong Kong's magistracies. The Stripped Classical design language was consistently applied across the four magistracies, except for the Western District Magistracy, which was completed last and is subtly different in appearance from the others. This series of magistracies of the same era is characterized by full-height giant pillars, storey-high windows. The exterior were cladded in dressed granite tiles or with white stucco to mimic granite pattern.

3.2 Description of the Building

3.2.1 Site Setting

The North Kowloon Magistracy is located on a rectangular site at the foot of a hilside, where the natural topography has been strategically utilised to elevate the building above Tai Po Road. This elevation condition establishes a foraml separation between the heavily trafficked roads and the magistracy building, reinforcing its civic presence and insitutional authority.

Retaining structures are incorporated to form two open forecourts, allowing vehicular access directly from street level leading to the side entrances on the north and south elevations of the building. These forecourts contribute to the spatial setting of the building and accomodate vehicular circulation and parking.

In the origianl design, the site layout played a critical role in reinforcing the functional segregation inherent to the magistracy building. A dedicated access route for magistrates and defendants/prisoners was provided at the higher nothern forecourt, allowing direct and secure entry. In contrast, the sourthern forecourt was designated for non-judicial government staff, ensuring clear separation between judicial and administrative circulation.

3.2.2 Structural System

The Former North Kowloon Magistracy is a 7-storey structure constructed as a typical reinforced concrete (RC) beam-slab floor system with RC columns supporting on RC pad footings.

All of LG/F and part of G/F are on-grade reinforced concrete slabs. The remaining part of G/F and all other floors from 1/F to R/F are suspended RC beam-slab structures, except the floor area at the Lightwell at 3/F. This floor area is constructed with mini RC beams in a waffle layout, with glass panel infills to serve as a translucent floor system.

Several elements are constructed as reinforced concrete cantilevers, including the front canopy above the Grand Staircase at 1/F, the front balcony at 3/F, the roof terrace at 4/F, and the canopy extended from R/F, running all around the perimeter of the building.

3.2.3 Exterior elements

3.2.3.1 Façade

The North Kowloon Magistracy is designed in a restrained Stripped Classical style, characterised by symmetrical composition, clean horizontal and vertical articulation and tall, narrow window openings that convey institutional order and authority.

The *main (west)* elevation is the most articulated façade, organised symmetrically around a central projecting bay. External finishes comprise granite plaster, or grooved stucco, with granite ashlar forming a robust base at the lower level. Steel windows are set within decorative glazed tile surrounds, introducing controlled ornamentation within an otherwise austere composition.

The *north and south* elevations adopt a simpler treatment while maintaining consistent proportions, materials, and window rhythms. Projecting bays accommodate side entrances, lifts, and staircases without disrupting the overall architectural coherence.

The *rear (east)* elevation is primarily utilitarian in character. While it retains the same architectural language, fewer ornamental details were added on this elevation. In addition, an external staircase and building services installations have compromised its symmetry.

3.2.3.2 Main Entrance

The main entrance stands as the focal point of the building. The grand double staircase is designed as a symmetrical half-turn structure, ascends to the entrance platform. It forms a hexagonal shape as it rises, providing a formal and ceremonial approach to the building. At the top of the staircase, the entrance is distinguished by a pair of bronze panel cladding doors, with studded detailing, which reflect the quality and craftsmanship typical of civic buildings from the era. The staircase is flanked by ornamental ironwork on its balustrades that enhance its classical aesthetic and provide a graceful transition from the street level to the main entrance.

The main entrance structured is constructed with granite ashlar blocks, giving the building a solid and dignified appearance. The use of granite, sourced from the Diamond Hill quarry, located approximately 5-6 km from the site, making it relatively close and accessible for transporting quarried materials to the sites.[210] Between the staircase spandrels, a moulded granite name tablet is set into the central bay of the main entrance.

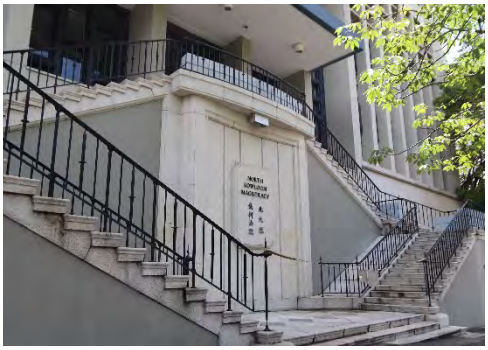

Figure 61 *Main Entrance of North Kowloon Magistracy.*

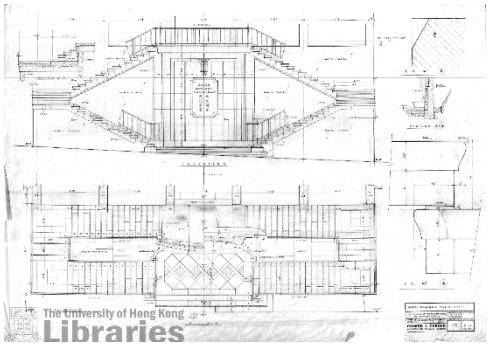

Figure 62 *Details of masonry work to main entrance.*[211]

[210] 〈北九龍裁判署為六層大廈〉，《華僑日報》，1958 年 11 月 19 日。
[211] 1957-1960, HKUL, P&T Architects and Engineers Ltd.

3.2.3.3 Bronze Characters

Two sets of bronze letters are present on the main elevations of the Former North Kowloon Magistracy. One set is mounted on the projecting bay on the 4th floor, while another set is fixed to the stone tablet at the main entrance, positioned at the centre of the grand staircase. Both sets display the name in English and Chinese. The English characters, "NORTH KOWLOON MAGISTRACY," are original to the building's construction in 1960. However, the Chinese name, later with the magistracy's renaming, the original bronze Chinese characters "北九龍區裁判司署" were replaced by "北九龍裁判法院".[212]

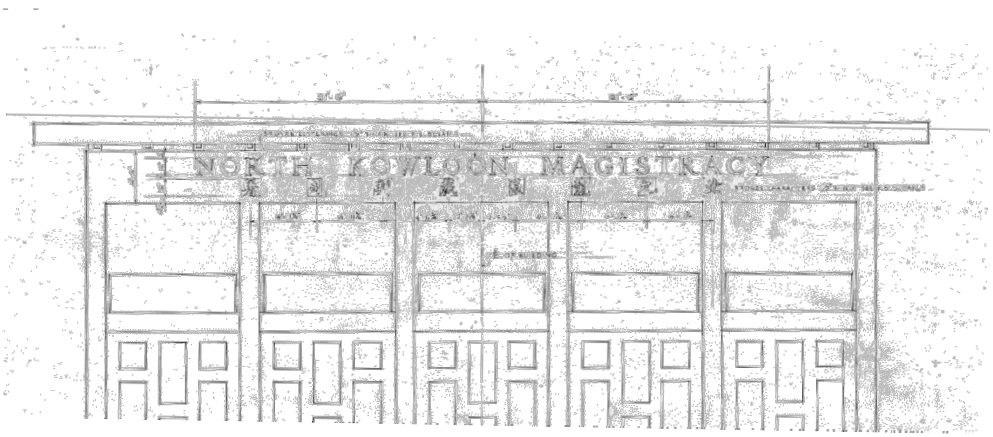

Figure 63 *1957-1960 construction drawing showing "北九龍區裁判司署" on the main façade.*[213]

[212] The Chinese name of Magistracy was renamed from "裁判司署" to "裁判法院" since 1992. See 蕭國健：《舊日足跡：香港地區與民生尋蹤》， 頁 112。See also 政府新聞處：《香港一九九二年: 一九九一年的回顧》 and 政府新聞處：《香港一九九三年: 一九九二年的回顧》。
[213] 1957-1960, HKUL, P&T Architects and Engineers Ltd.

3.2.3.4 Balcony

The central bay of the main facade projects outward, forming a front balcony with a cantilevered roof terrace extending from the 3rd and 4th floor, adding depth and layering to the architectural composition. Giant columns, rising from the ground level, emphasise the verticality characteristic of Stripped Classicism. Ornamental ironwork balustrades line the balcony, harmonising with the building's consistent architectural language and high standard of craftsmanship – this attention to ironworks is seen throughout the magistracy, from the balustrade of grand entrance double staircase to those with decorative motifs along the interior grand hall staircase, all reflecting meticulous detailing and craftsmanship.

3.2.4 Spatial Organization and Circulation

The circulation design of a magistracy building was fundamental to its operation, addressing security, efficiency and the controlled movement of different user groups. The Magistracy was designed to carefully zoned for judicial functions, other government offices and public access within a single structure, while ensuring that these activities operated independently and without conflict.

Movement within the building was organised into two distinct systems: public circulation and restricted circulation. The public route begins at the main entrance and follows a clear, linear path defined by the grand central staircase, allowing visitors to reach court rooms easily and intuitively. Restricted circulation was reserved for court personnel and further subdivided according to their function roles. Magistrates accessed court rooms and offices through enclosed routes with dedicated lift and staircase. A separate enclosed circulation route on the northern side was designated for detainees arriving by police vehicles. Defendants were held in detention cells and transferred to court rooms using independent staircases, remaining entirely within secured areas. Other court participants, including court clerks, prosecutors, lawyers and witnesses, were also able to access the building through a rear staircase leading directly to back-of-house offices.

Beyond its judicial functions, the Magistracy also accommodated various government offices. Civil servants accessed these areas through a side entrance, with lift and staircase serving designated office floors fully segregated from magistracy spaces.

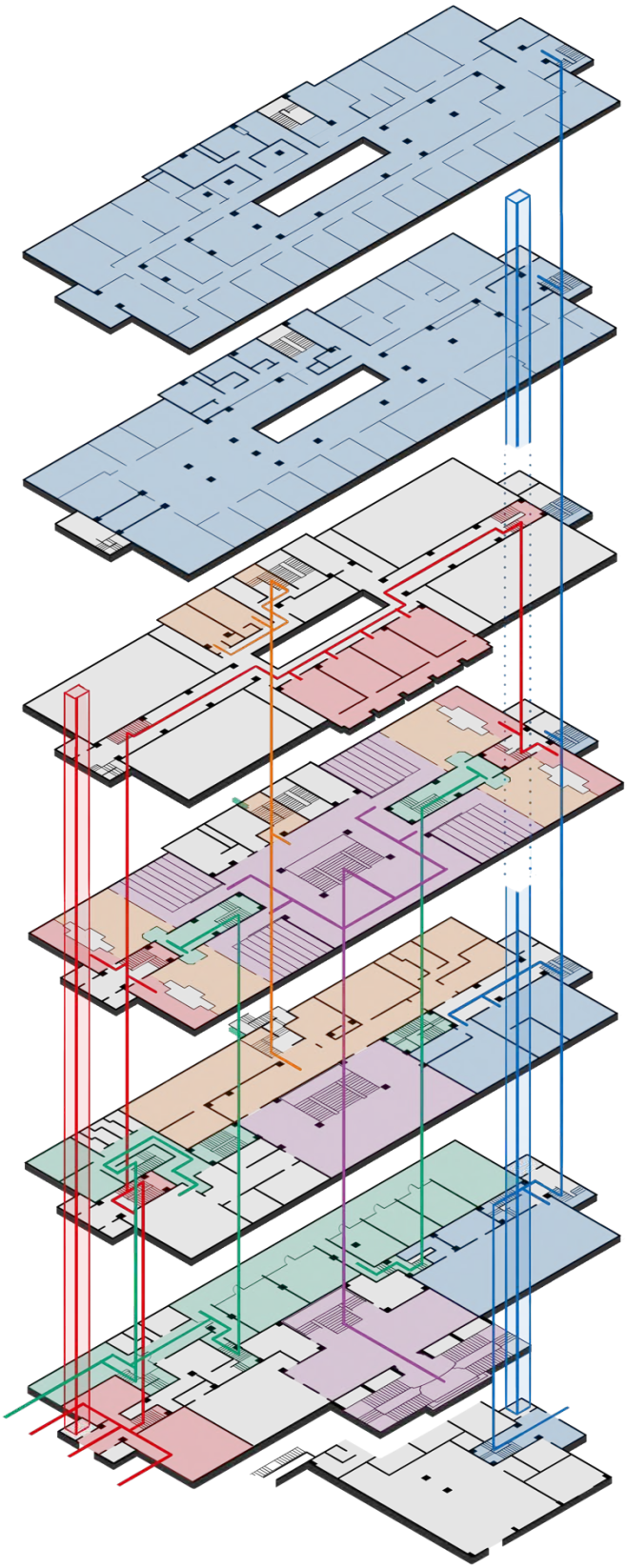

Figure 64 *Circulation diagram of the original design in 1960.*

3.2.5 Public Space

The central spaces of the Magistracy were conceived as areas open to the public, deliberately designed as the most prominent and refined areas of the building. Owing to the site's distinctive topography, the building is elevated on a natural platform. Members of the public attending court enter from the main entrance along Tai Po Road and ascend a pair of granite staircases. This processional route culminates at the bronze entrance doors, forming a solemn and dignified composition characteristic of the Magistracy.

3.2.5.1 Public Hall and Central Staircase

The Public Hall is a three-storey volume extending from the Ground Floor to the Second Floor and organized around the central staircase. It was designed to accommodate circulation and congregation for the four magistrates' courts, each seating approximately 200 persons. People assemble within the hall prior to court proceedings, with separate male and female public toilets provided on the same floor. The space is naturally lit by a Central Lightwell above the Second Floor, supplemented by tall vertical glazed openings that admit ample daylight and offer expansive views towards Sham Shui Po.

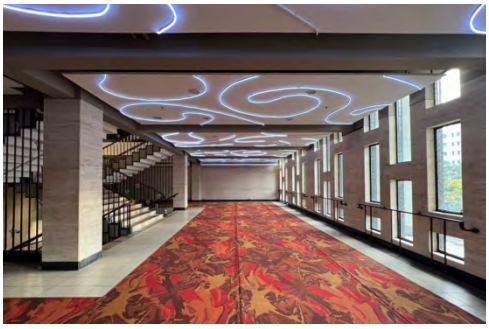

Figure 65 *1st Floor Hall in 2025.*

Figure 66 *1st Floor Hall in 2005.*

The Entrance Hall at Ground Floor is finished to a notably higher standard than other interior spaces, reflecting its importance. Floor and wall surfaces across all three levels are clad in stone, with patterned stone flooring to the ground level, travertine wall finishes and plaster cornices enriching the ceiling edges. The main staircase features stone treads and risers, teak handrails and wrought-iron balustrades enriched with fleur-de-lis motifs, reinforcing the symbolic authority of the judicial institution.

During the period when the North Kowloon Magistracy was in operation (1960–2005), alterations were made to enlarge the registry and payment counters and extend into the Public Hall. As a result, the size and initial symmetrical layout of the entrance hall on the Ground Floor was compromised.

Figure 67 *Fleur-de-lis motifs.*

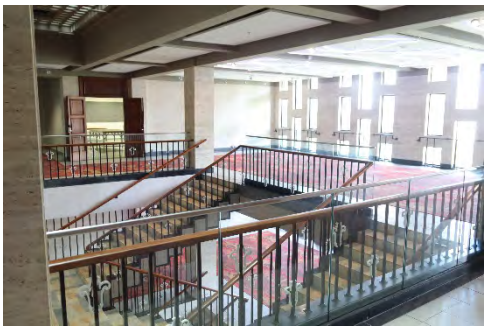

Figure 68 *2nd Floor Central Hall.*

3.2.5.2 Court

Four courts are located at opposite ends of the second floor. Each is accessed via a sound lobby from the public corridors, creating a distinct separation between the bustling public lobby and the quite, solemn courtroom interior. The sound lobby functions as an acoustic buffer, reducing noise intrusion to maintain the controlled environment essential for judicial proceedings.

Within the courtroom proper, the interiors are heavily clad in teak panelling, extending to the walls, floors and furnishings. Public seating is arranged in a stepped configuration at the rear of the room, accommodating up to approximately 200 spectators, to allow a clear sightlines to the raised magistrate's bench.[215]

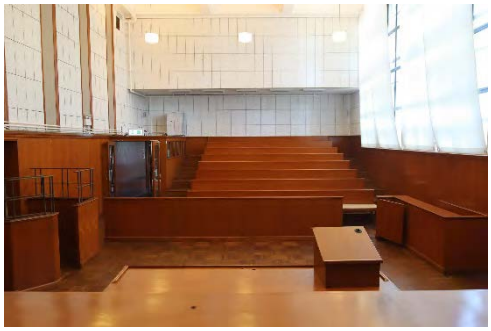

Figure 69 *Public seating in Court No.1.*

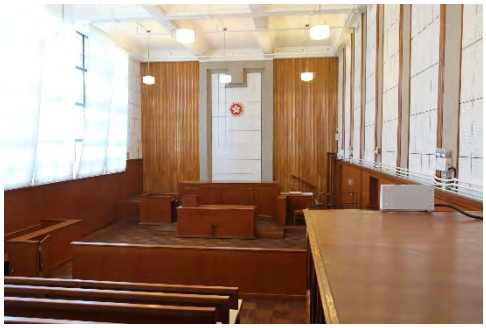

Figure 70 *Magistrate's bench.*

Behind the magistrate's bench, a full-height backdrop wall framed with a moulded border, housed the Bauhinia plaque at the centre (which previously a bronze letter of "EIIR", the initials of the Royal Cypher of Queen Elizabeth II). The defendant's dock is centrally located, facing both the magistrate and the public. The courts feature a double-storey ceiling height, designed to reinforces the sense of authority and distinction between the magistrate and the public.[216] The court includes seven bays of tall windows that allow ample natural light, and on the opposite wall, acoustic panels mirror the window pattern, providing both aesthetic balance and sound insulation.

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[215] 〈北九龍裁判署為六層大廈〉，《華僑日報》，1958 年 11 月 19 日。
[216] 鄭敏華：《深水埗故事 - 從社區公共歷史建築看地方發展史及其人文價值》。香港：深水埗區議會市區更新及歷史建築保育工作小組，2010。頁 119。

Court No. 1 has retained its original configuration while other courts (Nos. 2, 3, and 4) were renovated as studios and classrooms during SCAD revitalization.

3.2.6 Magistrates' Space

Magistrates represented the highest judicial authority within the Magistracy and were therefore provided with a dedicated office floor on the Third Floor. Their circulation routes were architecturally distinguished from general circulation, incorporating a higher degree of privacy and decorative treatment. The magistrates' offices enjoyed open views and direct access to a terrace overlooking Sham Shui Po, with distant views extending towards the waters off Nam Cheong. At ground level, dedicated magistrates' garages, together with a private lift (Lift No. 2) and exclusive staircases (Staircases No. 2 and No. 8), ensured that magistrates' access routes and working areas were fully segregated from public and general staff circulation.

3.2.6.1 Magistrates' Garages

Figure 71 *Existing condition of the old Magistrates' Garages (green: police garage; red: magistrates' garages).*

Two magistrates' garages were originally provided on the north side of the building as recorded in the 1958 design drawings. The smaller garage was designed to accommodate a single parking space, while the larger garage was intended for up to three vehicles. During the operational period of the North Kowloon Magistracy (1960–2005), the smaller garage was converted into office use, with its original vehicular entrance infilled and a new window opening introduced for ventilation. The larger garage was later adapted during SCAD revitalization, when the original garage entrance was replaced with glazing and the garage space was combined with adjacent offices to form a new library.

3.2.6.2 Magistrates' Staircases

To minimise security risks and protect the privacy of magistrates, dedicated circulation routes were incorporated. The 1958 drawings show a purpose-built magistrates' circulation system. There was a staircase (Staircase No. 2) connecting the Magistrate's Entrance (North side entrance) to the Juvenile Court on the First Floor, Courtrooms No. 1 and No. 2 on the Second Floor, and the magistrates' offices on the Third Floor. To access Courtrooms No. 3 and No. 4 required magistrates to proceed first to the Third Floor and then cross to the south side of the building to use another staircase (Staircase No. 8).

This circulation arrangement remained unchanged throughout the 55 years of the building's operation as a magistracy.

Originally, the magistrates' staircases were finished with wrought-iron balustrades and plastic handrails, with mosaic tile finishes to floor and skirtings. These finishes were comparable in specification to staircases used by other government staff within the building, such as Staircase No. 3 at the south entrance. During SCAD revitalization, Staircase No. 8 was demolished following the modification of Court rooms No. 3 and No. 4 into classrooms. Staircase No. 2 was also altered, with the section between the Ground Floor and First Floor removed. The original wrought-iron balustrades is believed to be replaced with modern stainless steel balustrades during the period of magistracy operation (1960–2005), leaving the mosaic tile flooring finishes as the only surviving original materials.

Figure 72 *Conserved Magistrates' staircase in 2025.*

Figure 73 *Staircase in 2005.*

3.2.6.3 Magistrates' Offices

The magistrates' offices were located on the Third Floor along the main elevation. Originally, four offices of identical size were provided, all enjoying open views and connected to a shared magistrates' terrace overlooking Sham Shui Po, with distant views towards Nam Cheong. The terrace floor was finished with mosaic tiles matching those used in the magistrates' staircases, while the wrought-iron balustrades featured more refined and elaborate patterns. The viewing and finishes of these offices clearly expressed the magistrates' central authority and institutional status within the building.

Figure 74 *Balcony at the Magistrates' offices.*

These spaces remained largely unaltered until SCAD revitalization, when the four original offices were internally subdivided and reconfigured, while most of the external architectural elements, including the steel French doors and balustrades, were retained.

3.2.7 Controlled Space

The detention of defendants/ prisoners was subject to strict security control. As a result, detention-related spaces were concentrated along the hillside-facing side of the building, where natural light was limited and admitted only through high-level ventilation openings. This spatial arrangement reinforced both security and separation from public areas.

Police vehicles transporting detainees accessed the site via the northern driveway from Tai Po Road. Defendants/Prisoners were unloaded within a dedicated, gated garage secured by iron grilles. From there, they were escorted through a sequence of controlled spaces, passing an initial iron gate for registration procedures before being transferred into the detention cell area, itself secured by a second set of iron gates.

3.2.7.1 Detention Cells

The original design drawings in 1960 indicate that five detention cells were provided: two larger cells of approximately 30 square metres and three smaller cells of approximately 22 square metres. Separate male and female toilets were located at the end of the detention corridor. Each cell was basically plaster and finished with painted dado, was secured by iron gates and fitted with concrete benches to allow defendants/ prisoners to rest while awaiting court appearances.

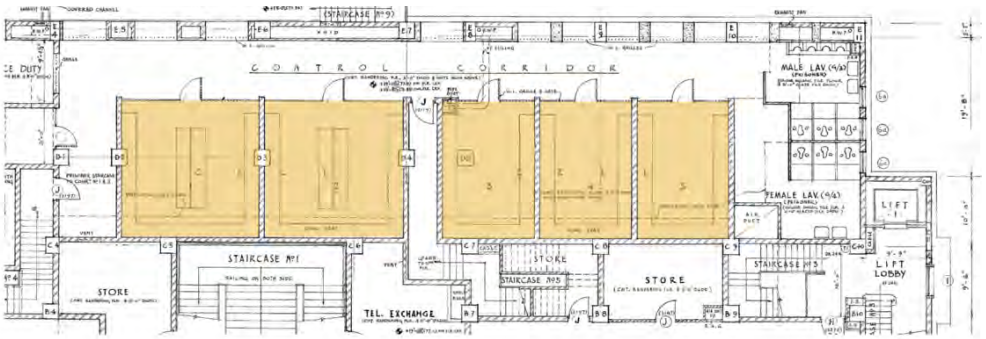


Figure 75 *The configuration of detention cells in 1960.*

During the operational period of the North Kowloon Magistracy between 1960 and 2005, significant alterations were made. The original toilets were removed and replaced by squat toilets within each cell, separated by low partition walls, with washbasins mounted outside the cells. The former toilet area was subdivided into two smaller cells of approximately 15 square metres each. One of the original large cells was converted into a registration counter. By the time the court ceased operation in 2005, a total of six detention cells were in use. According to an interview with retired Correctional Services officer Mr. Yeung Tak-shun, detainees were segregated by category, with adult males

housed in the large cell, remand detainees in the three medium-sized cells, and juveniles and female detainees in the two smallest cells.[217]

Figure 76 *The configuration of detention cells before the closure in 2005.*

After SCAD revitalization, the detention cell area was adapted for staff office use. Original iron gates and squat toilet layouts were preserved, and one of the smallest cells were conserved for exhibition purposes. The former large cell was converted into a plant room, while the cell at the end of the corridor was removed to form a new protected lobby for escape route.

Figure 77 *Detention cells in 2005.*

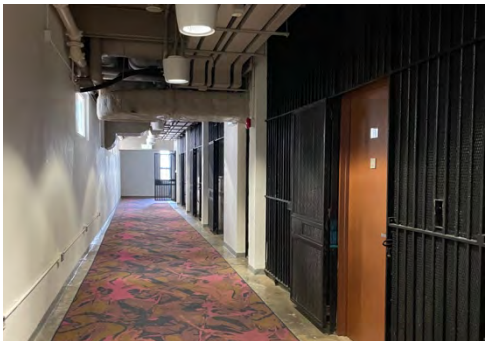


Figure 78 *Detention cells in 2025.*

3.2.7.2 Defendants' Staircase

Two dedicated staircases were designed to connect the detention cells on the Ground Floor to the court rooms on the Second Floor. Staircase No. 4 served Courtrooms No. 1 and No. 2, while Staircase No. 5 led to Courtrooms No. 3 and No. 4. The 1958 drawings show that these staircases were finished to the most basic standard within the building, with plain iron balustrades and handrails, cement-rendered flooring and skirtings, and white square tiled dado walls. These represented the lowest level of interior finish in the building. A further staircase, Staircase No. 6, connected the detention area to the Juvenile Court on the First Floor for the movement of young defendants.

Additional security measures were introduced during the court's operation between 1960 and 2005. Timber doors at the entrances to the defendants' staircases were replaced with iron gates, additional security gates were installed at the Second Floor court room

[217] 鄭敏華：《深水埗故事 - 從社區公共歷史建築看地方發展史及其人文價值》。頁 119。

level, and full-height grilles were added to enclose the staircases, ensuring controlled access throughout.

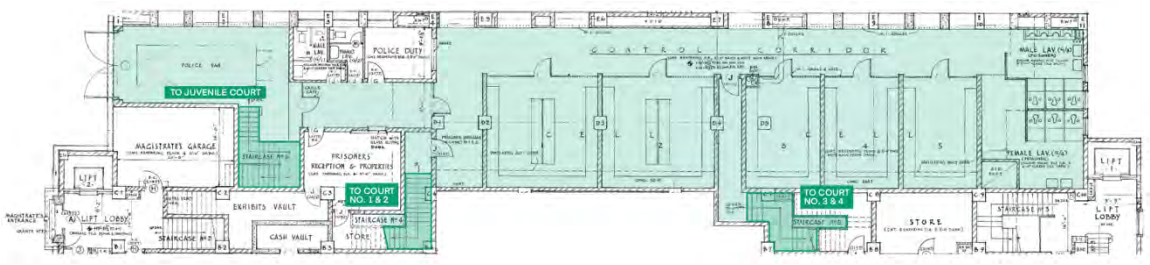


Figure 79 *Prisoner staircases (staircase no. 4-6) in 1960 design.*

During SCAD revitalization, Staircases No. 5 and No. 6 were removed and were reconfigured into offices, classrooms and corridors. Staircase No. 4, serving the former Courtrooms No. 1 and No. 2, was retained as a conserved and interpreted feature.

3.2.8 Government Offices (Non-judicial) Spaces

In its early years, the North Kowloon Magistracy accommodated both judicial functions and several government departments. These included District Health Inspectors on part of the Ground Floor, the Civil and Services Sham Shui Po Zone Headquarters on part of the First Floor, the New Territories Administration on the Fourth Floor, and the Agriculture and Forestry Department on the Fifth Floor. This mixed governmental use required careful spatial planning to allow multiple departments to operate without disrupting magistrates' court functions.

Under the 1958 design, all non-judicial government staff were directed to use the southern entrance at the lower ground level, separate from court users and magistrates. Vehicular access and staff parking were provided on the South open forecourt, with Lift No. 1 and Staircase No. 3 serving the office floors.

All office areas were generally well lit, especially the upper-floor offices on the Fourth and Fifth Floors, where a Central Lightwell ensured a continuous daylight even after subdivision.

3.2.8.1 1966 Alterations on the Fifth Floor

Following the relocation of the main offices of the Agriculture and Forestry Department in 1965, the Fifth Floor was converted into four small court rooms, which were commissioned in phases and came into operation in 1966.[218] As these were adapted from office spaces, finishes were simpler and dedicated prisoner circulation was absent. As a result, detainee movement required indirect routing, and a small detention facility was introduced on the same floor. Public access to these courts was also more complex than

[218] 1965-08-29, ProQuest, SCMP, P-5, Department shifts to Kowloon; 1966-10-10, MMIS NPWK19661010, P-4, 北九龍裁判署第九法庭星期三啟用

the main courts on the Second Floor – requiring entry via the South forecourt, lift access to the Fourth Floor, and onward movement by staircase to the Fifth Floor, resulting in a circulation pattern more complex than the original design intent.

3.2.8.2 Alteration between 1966 and 2005

From the late 1960s onwards, non-judicial government departments gradually vacated the building, and it became exclusively used as a magistracy. Office areas were progressively converted into additional court rooms and support facilities – a new staff canteen on the Ground Floor; summons office and clerk's office were expanded on the First Floor; four small court rooms, numbered Courts No. 7 to 10, each provided with an adjoining magistrate's office on the Fourth Floor. The Fifth Floor was again reconfigured, with only two court rooms (Courts No. 5 & 6) remaining in use and the others converted into Duty Lawyer and Transcription Service offices.

As both the Fourth and Fifth Floors transitioned from office use to magistrates' courts, defendants'/prisoners' movement extended to the upper floors. Iron grilles were added around the Central Lightwell openings along the corridors to enhance security.

Figure 80 *Additional iron grilles at 4/F.*

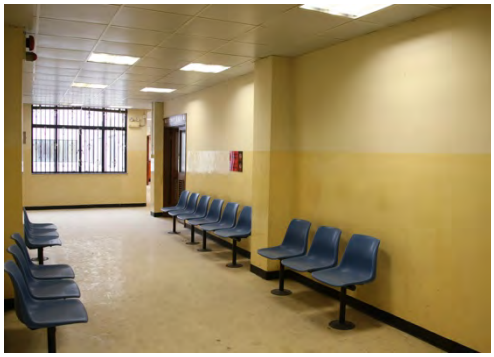


Figure 81 *4/F corridor in 2005.*

3.2.8.3 SCAD Revitalization

During SCAD revitalization project, these office spaces were altered and adapted for classroom use. Lift No. 1 was reinstalled and extended to serve the Fifth Floor, while the magistrates' dedicated Lift No. 2 on the north side was removed and replaced with a new staircase connecting the northern entrance to the upper floors.

3.2.9 Central Lightwell

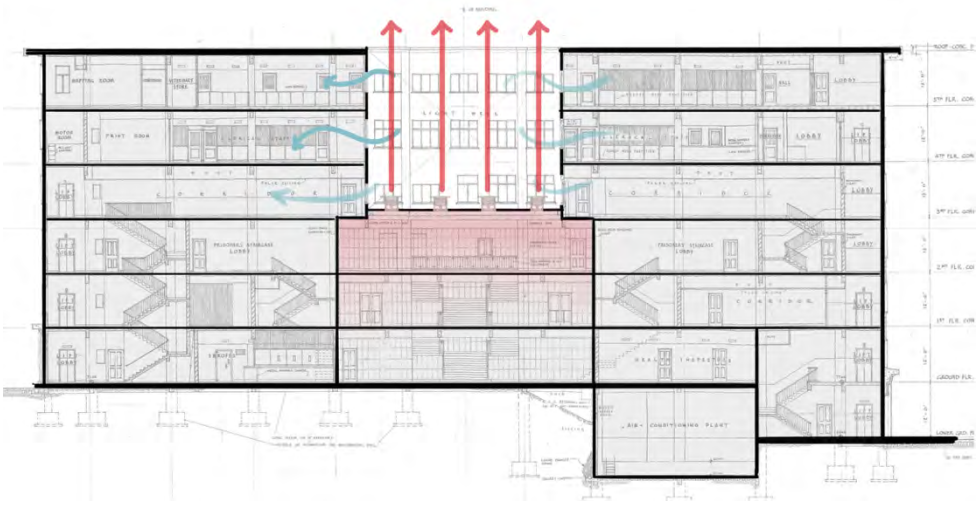


Figure 82 *Ventilation diagram of the Central Lightwell.*

The Central Lightwell is located at the core of the building and extends vertically from the Third to the Fifth Floors. Windows are provided on all four sides at each level to facilitate natural ventilation. In addition, four exhaust fan units are installed to enhance mechanical ventilation to the Public Hall below. At Third Floor level, the Lightwell was detailed with waterproofing, surface channels and drainage outlets indicating that it was originally conceived as an open-air feature.

Beyond its environmental function, the Lightwell plays a significant role in the building's spatial composition. Positioned directly above the main stairwell, it allows natural daylight to penetrate deep into the Public Hall, creating a spatial climax as the hall is dramatically illuminated from above.[219] As recorded in the 1958 design drawings, the Lightwell was installed with a Crete-O-Lux system imported from the United Kingdom, a proprietary roof light system developed by Hayward Brothers, comprising glass blocks set within a concrete frame. A comparable lightwell design was also adopted in the contemporaneous Causeway Bay Magistracy, designed by the same architect Palmer & Turner.

[219] Cole, E. (2002). The grammar of architecture, p. 331

Figure 83 *Advertisement of crete-O-lux system in 1939.*[286]

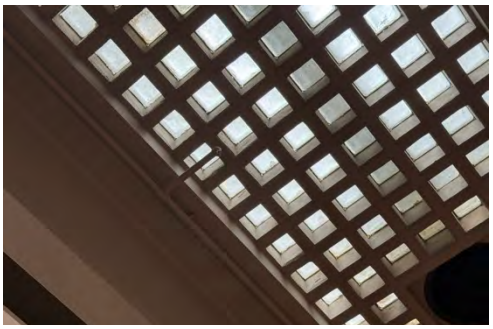


Figure 84 *Central Lightwell in 2025.*

The Lightwell remained open to the sky until the closure of the Magistracy in 2005. During SCAD revitalization, it was enclosed with a glazed skylight for operational reasons, and the original exhaust fan units were modified and interconnected through additional ductwork.

Figure 82 *Exhaust fan units in 2005.*

Figure 83 *Exhaust fan units in 2025.*

[220] The Architects' Journal, Vol. 89, 13 January, 1939, Page XI.

04

CHAPTER FOUR
SIGNIFICANCE

4.1 Definition of Significance

Significance – or, as it is also known, cultural significance – has been defined by ICOMOS as the 'aesthetic, historic, scientific, social, or spiritual value for past, present, or future generations... Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects'.[221]

This description and definition of significance is generally acceptable on an international basis. This sentiment is described by ICOMOS as follows:

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences'.[222]

4.2 Overall Significance

The Former North Kowloon Magistracy is a significant building that served as a major criminal court in Kowloon for many years. Its design demonstrates postwar civic architecture standards. The Magistracy played an important role in upholding law and justice for local communities through adjudicating a large volume of cases. As one of the few surviving examples of a historical magistracy building in Hong Kong, it holds invaluable heritage value in narrating the evolution of the local judicial system.

[221] Australia ICOMOS. "The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significanc"e. 2013.
[222] Ibid.

4.3 Statement of Significance

4.3.1 Historic Value

The Former North Kowloon Magistracy has historical significance as it served as one of the key judicial courts in Hong Kong handling criminal cases in the Kowloon district from 1960 to 2005, replacing earlier magistracies on Shanghai Street and Gascoigne Road. During its operation, it managed a high daily caseload, underscoring its vital role in the local justice system amid post-war population booms and social challenges, before its closure due to the consolidation of magistracies across Hong Kong. The building not only stands as an important relic of the Hong Kong's legal history but also as a witness to the development and evolution of Sham Shui Po, from its post-war role as a textile manufacturing and wholesale hub to a vibrant urban district rich in diverse communities and cultural fabric.

4.3.2 Architectural Value

The Magistracy building is architecturally significant as a rare example of civic architecture designed in the Stripped Classical style in Hong Kong during the postwar era. Its symmetrical facade, double-canopied central bay, and ornamental design motifs are characteristic of this style. Internally, it retains period features such as hardwood doors, travertine finishes and ornate staircase balustrades featuring fleur-de-lis motifs. The use of Central Lightwell spanning the third to fifth floors innovatively channels natural light to illuminate the core circulation areas of the central staircase and internal corridors. This building also exemplifies mid-20th century legislative design through its unique internal layouts and segregated circulation: three functional zones with independent access routes for public, magistrates, and prisoners/defendants to maintain security, efficiency and judicial hierarchy. As a former government building constructed to a high standard, it demonstrates the quality of architecture during that time.

4.3.3 Social Value

The Former North Kowloon Magistracy held importance as the venue where criminal cases from the densely populated Kowloon districts were adjudicated for decades. It processed a large volume of cases involving local residents on a daily basis. Even as the lowest tier court, it played a role in upholding law and order in the community.

4.4 Character Defining Elements (CDEs)

This section offers a systematic analysis and summary description of the significance of individual elements of the site, commonly referred to as Character Defining Elements (CDEs). These elements may include building fabric, individual spaces, landscape elements, or any other features. The primary aim of this schedule is to provide a comprehensive understanding and facilitate decision-making regarding the establishment of conservation policies, recommended treatments, and future developments.

This assessment is measured based on five levels of significance to evaluates the value of each component and excludes items marked as “neutral” and “intrusive” from being considered as Character Defining Elements (CDEs). Each item identified in this schedule is accompanied by a photograph of a sample, and additional similar examples can be observed on the site.

It is important to note that this schedule of CDEs is based on currently available information and focuses solely on buildings, structures, and spaces within the study area. For any new element not identified in this HIA, further assessment shall be conducted and supplement into the schedule of CDEs as necessary.

The significance level is set out in the table below.[223]

Table 7 *Definition of Significance Level of CDEs Assessment*

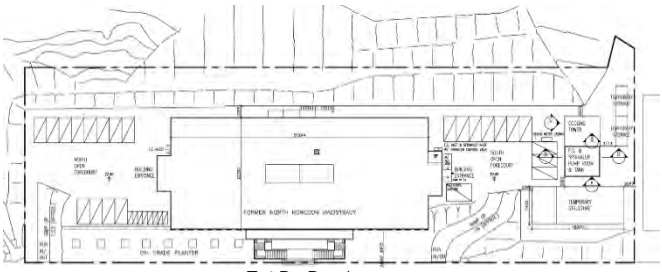
Significance[#]	Definition
High	Elements which make a major contribution to the overall significance of the place. Spaces, elements, or fabric originally of substantial intrinsic quality, and exhibit a high degree of intactness and quality, though minor alterations or degradation may be evident.
Moderate	Elements which make a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone minor or extensive alteration or degradation.
Low	Elements which make a minor contribution to the overall significance of the place. Spaces, elements or fabric originally of little intrinsic quality, and may have undergone alteration or degradation.

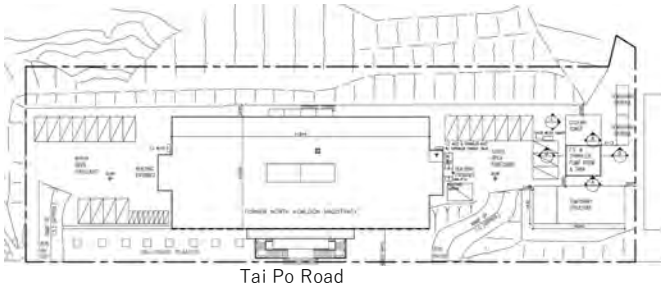
[223] Definition of terms is developed based on,
James Semple Kerr. Conservation plan: A guide to the preparation of conservation plans for places of European cultural significance, Seventh Edition. Sydney: Australia ICOMOS, 2013. pp. 19-20; and,
“Assessing Heritage Significance – Guidelines for Assessing Places and Ob ects against the Heritage of Council of NSW Criteria”. Sydney: Department of Planning and Environment, 2023. pp. 19;

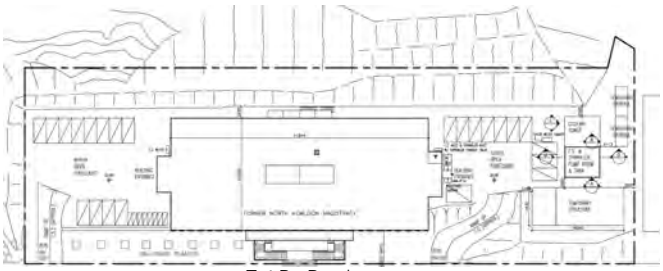
	Original spaces, elements or fabrics of some quality, which have undergone extensive alteration or adaptation to the extent that only isolated remnants survive.
Neutral	Elements which are of little consequence in terms of understanding or appreciating the site and its developments, without being intrusive.
Intrusive	Elements which are visually intrusive or which obscure the understanding of significant elements of the site, and may be identified for removal.

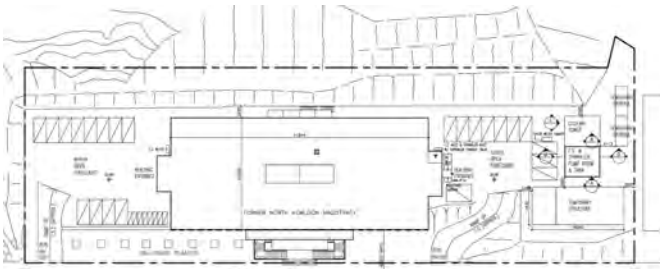
[#] only elements assessed with “low”, “moderate” and “high” significances are considered as Character Defining Elements (CDEs).

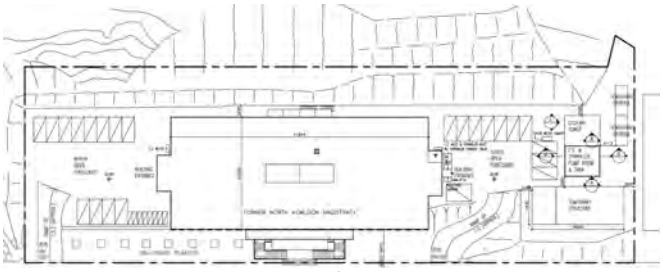
4.5 Assessment of Significance for Character Defining Elements/ Elements

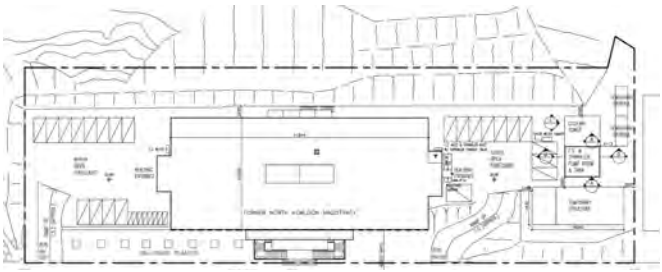
A. Site Context			
Item no.	A1	Level of Significance	High
Description	<u>Stripped Classical Architecture on Elevated Topography</u> • The building exemplifies the Stripped Classical style, with an emphasis on verticality and order, situated on an elevated site to enhance its civic prominence. Existing vehicular run in/out with access roads.		
Notes	Significant architectural design and topographical positioning which determine the form, façade and fenestration of the building.		
Location Plan	 Tai Po Road		
Photo(s)			

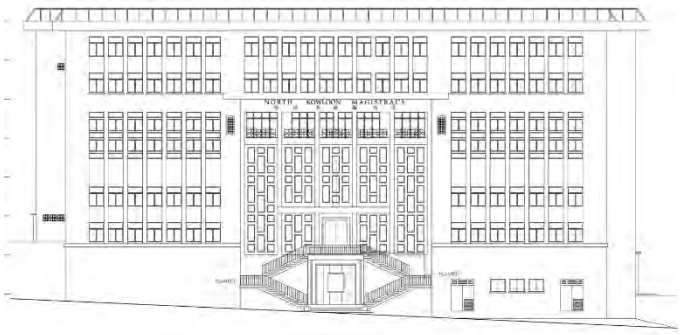
Item no.	A2	Level of Significance	Moderate
Description	<u>Stone Parapet Wall and Retaining Wall at North Open Forecourt</u> • Original 1960 stone parapet wall and plain ashlar-faced retaining wall, supporting the building's elevated position and forming podium facing Tai Po Road.		
Notes	Contributes to the historical setting and spatial definition of the forecourt.		
Location Plan	 Tai Po Road		
Photo(s)			

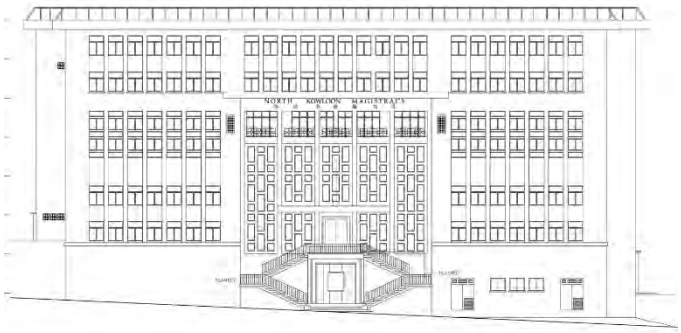
Item no.	A3	Level of Significance	Low
Description of the Element	<u>Retaining structure at South Open Forecourt</u> • Stone retaining wall forming the podium, with mature trees and natural landscape elements near Tai Po Road.		
Notes/ Justifications	Enhances the topographic context of the site, contributing to the historical setting and spatial definition of the forecourt.		
Location Plan	 Tai Po Road		
Photo(s)			

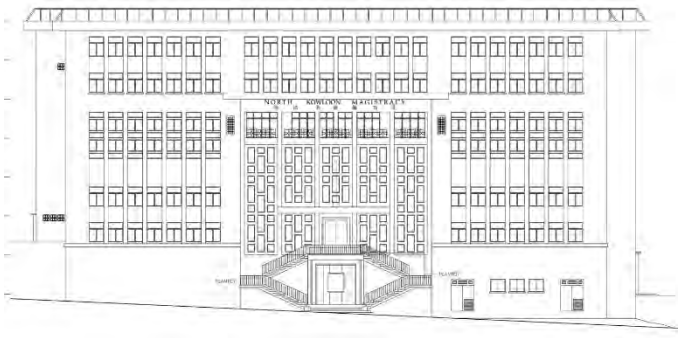
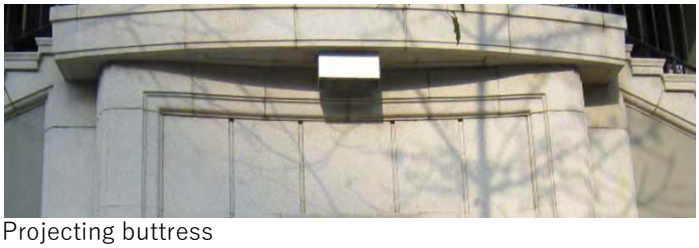
Item no.	A4	Level of Significance	Moderate
Description of the Element	<u>Openness of the forecourts</u> • Two open forecourts on both sides of the heritage building function as car parks and provide alternative access and circulation to the building.		
Notes/ Justifications	The spatial relationship between the open forecourts and the heritage building has remained intact, preserving the original use. Maintain the openness of the forecourts as much as feasible.		
Location Plan	 Tai Po Road		
Photo(s)	 South open forecourt North open forecourt		

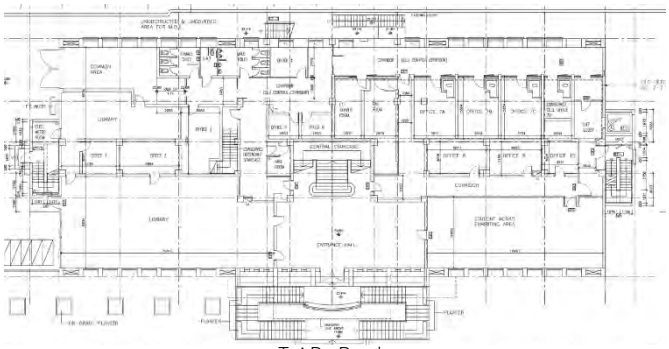
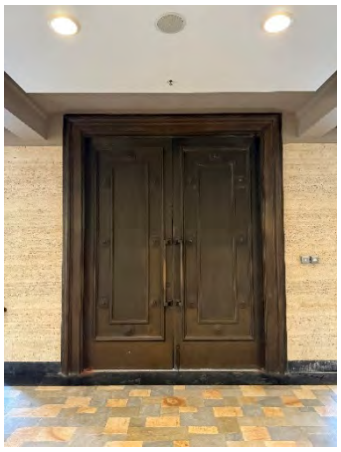
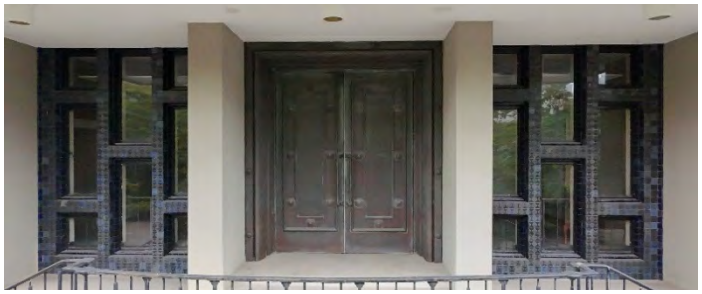
Item no.	A5	Level of Significance	Neutral
Description of the Element	<u>Later forecourt additions</u> • South open forecourt: ancillary facilities (e.g. fire services pump room and tank, cooling tower for air-conditioning system, temporary storage and temporary structures. Bonded by metal fencing and vehicular access gate. • North open forecourt: bonded by vehicular access gate.		
Notes/ Justifications	The elements are later-added and not part of the historic fabric. Records indicate that the temporary structure predates the most recent revitalisation, establishing it as a part of the Magistracy's ongoing evolution. Furthermore, its visual presence is effectively mitigated by the dense tree line, which naturally screens the structure from view.		
Location Plan	 Tai Po Road		
Photo(s)	 South open forecourt North open forecourt		

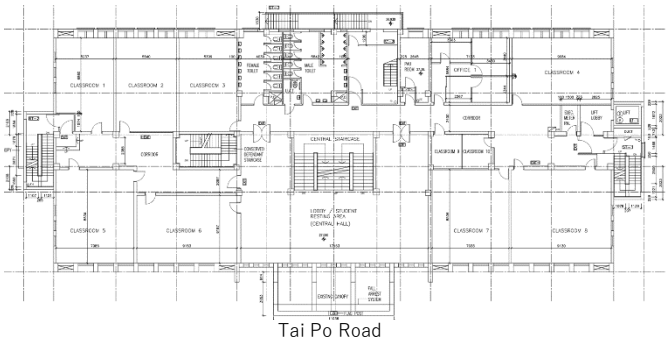
Item no.	A6	Level of Significance	Moderate
Description of the Element	<u>Open Spaces at Pavement</u> • Open spaces between the vehicular run in/out and central grand double staircase at pavement level facing Tai Po Road.		
Notes/ Justifications	Contributes to the historical setting and spatial definition of the magistracy by creating a breathing space that accommodates the converging flows of public visitors and media, reflecting the building's original function as a court building.		
Location Plan	 Tai Po Road		
Photo(s)	 Open space (South side) Open space (North side)		

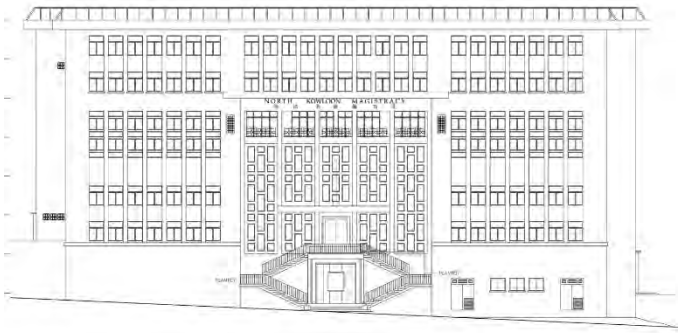
B. Exterior			
Item no.	B1	Level of Significance	High
Description of the Element	<u>Tai Po Road Elevation (Overall)</u> • The front elevation features a symmetrical design with three bays and distinct decorative elements, including a stone staircase, balcony, decorative balustrades, windows, and wall finishes, etc.		
Notes/ Justifications	Key elements of the overall building design shape the exterior perception of the heritage building. All surviving original or early historic elements should be preserved and repaired. Any alterations or proposed changes to this elevation should be justified and assessed for visual impact.		
Location Plan	 West Elevation		
Photo(s)			

Item no.	B2	Level of Significance	High
Description of the Element	<u>Grand Double Staircase and Balustrade</u> • A stone staircase leading from street level to the main entrance, featuring symmetrical design and projecting buttresses between the spandrels. • Decorative metal balustrades, granite loadings, string cornice decoration, spandrels, and ornamental ironwork balustrades.		
Notes/ Justifications	This staircase defines the magistracy's formal entrance and reflects high craftsmanship, reinforcing the building's civic character.		
Location Plan	 West Elevation		
Photo(s)			

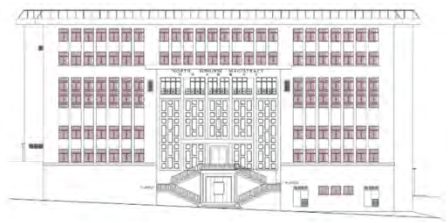
Item no.	B3	Level of Significance	High
Description of the Element	<u>Buttress and Stone Tablet</u> Ashlar-faced projecting buttress between the staircase spandrels, and the granite tablet set in a recessed panel displaying the building's name in Chinese ("北九龍裁判法院") and English ("NORTH KOWLOON MAGISTRACY") in bronze lettering.		
Notes/ Justifications	Retain and preserved the projecting buttress, stone tablet and surviving bronze characters. The existing Chinese characters are replacements after 1992 the renaming in Chinese of magistracies, while the English characters are believed to be original from the building's early construction.		
Location Plan	 West Elevation		
Photo(s)	 Present 1990  Projecting buttress		

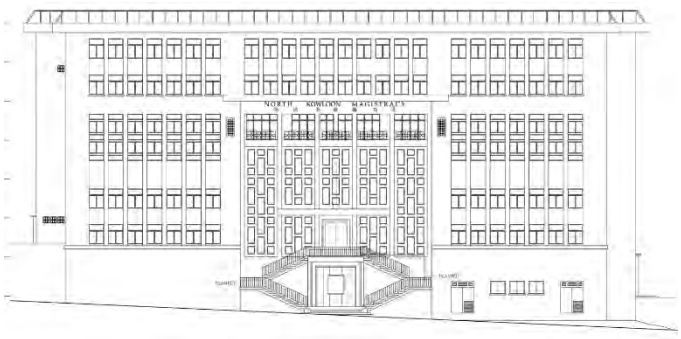
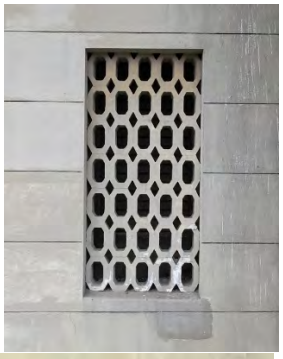
Item no.	B4	Level of Significance	High
Description of the Element	<u>Bronze Entrance Door</u> • Double bronze doors, marking the entrance and symbolizing durability and authority. • Bronze studded panel cladding doors in a moulded bronze door case framed with moulded architraves, completes with handles, bolts, locks and hinges.		
Notes/ Justifications	Key feature showcasing original design and materiality, reflecting civic architectural standards.		
Location Plan	 Tai Po Road		
Photo(s)	 		

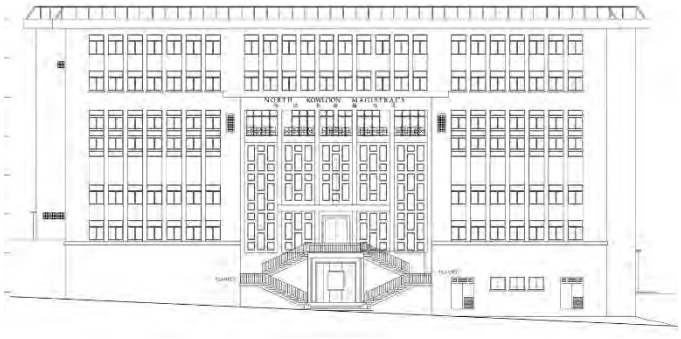
Item no.	B5	Level of Significance	Moderate
Description of the Element	<u>Canopy above Main Entrance with Flagpole</u> • Deep projecting concrete canopy and the original metal flagpole fixed on concrete mass at the main entrance.		
Notes/ Justifications	Reflects the judicial authority as a civic institution, contributing to the symbolic presence of the building.		
Location Plan	 Tai Po Road		
Photo(s)	 		

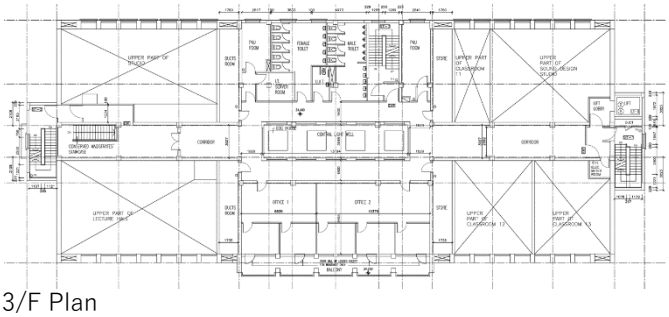
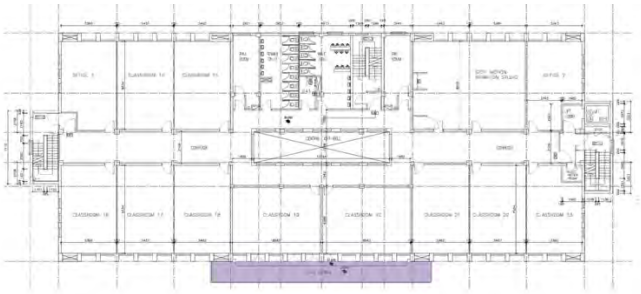
Item no.	B6	Level of Significance	High
Description of the Element	<u>Windows of the Central Projecting Bay</u> • Tall and narrow windows in the Central Projecting Bay enhance the vertical design language of the heritage building, allowing ample natural light to enter the lobby on each level of the former magistracy.		
Notes/ Justifications	A distinctive feature shape the exterior perception of the heritage building. The configuration of the tall and narrow windows, including patterns and architraves, should be conserved and repaired on a like-for-like basis. Any later additions should be removed and replaced with replicas that respect the original design.		
Location Plan	 West Elevation		
Photo(s)			

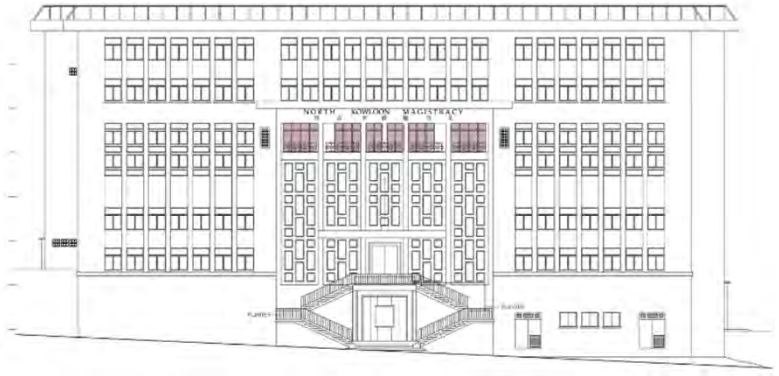
Item no.	B7	Level of Significance	High
Description of the Element	<u>Ceramic Façade Wall Tile</u> • Decorative glazed tiles surrounding window frames on the exterior façade.		
Notes/ Justifications	A distinctive feature shape the exterior perception of the heritage building.		
Location Plan	 West Elevation		
Photo(s)	 		

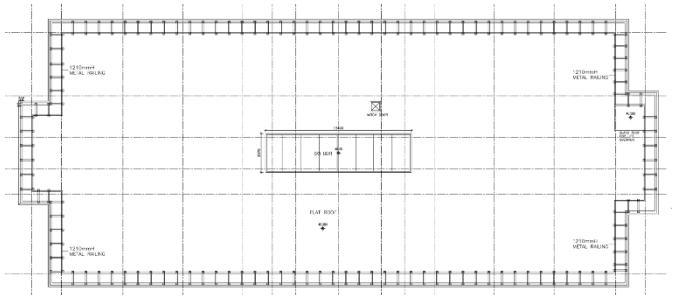
Item no.	B8	Level of Significance	High
Description of the Element	<u>Overall fenestration of metal windows and sills</u> • The regular window fenestration, metal casement windows, external stone windowsills, internal terrazzo window sills. (Windows of Central Lightwell included in item C11)		
Notes/ Justifications	The configuration of the metal casement windows, including windowsills, should be conserved on a like-for-like basis. Any later additions should be removed and replaced with replicas that respect the original design.		
Location Plan	 East Elevation South Elevation		
Photo(s)			

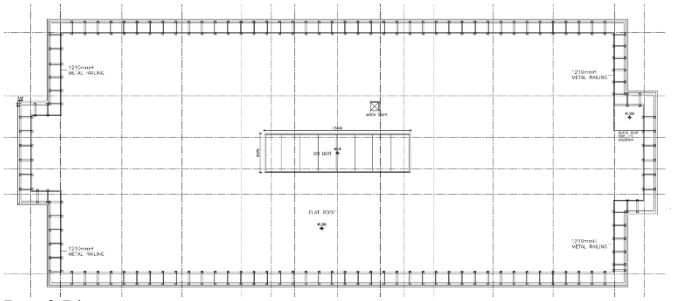
Item no.	B9	Level of Significance	High
Description of the Element	Pre-cast Concrete Grilles Block • Decorative grill blocks of pre-cast concrete allow airflow and ventilation at the back-of-house staircase, reflecting the materials and craftsmanship of the era.		
Notes/ Justifications	A distinctive feature shape the exterior perception of the heritage building.		
Location Plan	 West Elevation		
Photo(s)			

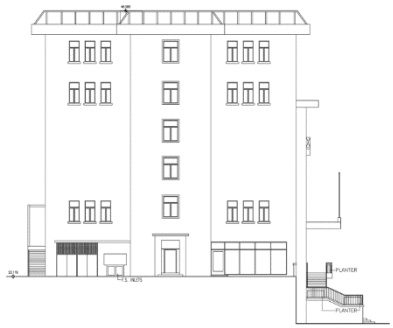
Item no.	B10	Level of Significance	High
Description of the Element	Horizontal Bronze Characters • The bronze characters fixed to central bay on West Elevation, displays the building's name in Chinese ("北九龍裁判法院") and English ("NORTH KOWLOON MAGISTRACY").		
Notes/ Justifications	The existing Chinese characters are replacements after 1992 the renaming in Chinese of magistracies, while the English characters are believed to be original from the building's early construction. Retain and preserved the surviving bronze characters.		
Location Plan	 West Elevation		
Photo(s)	 Present 1961		

Item no.	B11	Level of Significance	High
Description of the Element	<u>Balcony and Roof Terrace</u> • The balcony on 3/F and roof terrace on 4/F are integrated into the design of the building, particularly between the projecting bays, including decorative metal balustrade, mosaic tiled floor finishes, surface channels and skirting of the balcony.		
Notes/ Justifications	A distinctive feature shape the exterior perception of the heritage building. Preserved and all repairing works should be carried out on a like-for-like basis.		
Location Plan	 3/F Plan  4/F Plan		
Photo(s)	 		

Item no.	B12	Level of Significance	High
Description of the Element	<u>Metal Windows and French Doors at Magistrates' Office</u> • The metal windows and French doors separate the outdoor balcony from the indoor office at the Magistrates' Office.		
Notes/ Justifications	Contribute to the exterior perception of the heritage building. The configuration of windows and French doors, including ironmongeries, should be conserved and repaired on a like-for-like basis.		
Location Plan	  West Elevation		
Photo(s)			

Item no.	B13	Level of Significance	High
Description of the Element	<u>Flat Roof and Projecting Roof Eaves</u> • Flat roof with its projecting eaves, roof tiles and surface channels.		
Notes/ Justifications	Contribute to the exterior perception of the heritage building. Surviving original or early historic elements should be preserved and repaired. Any alterations or installation of building services equipment on the roof should be justified and assessed for visual impact.		
Location Plan	 Roof Plan		
Photo(s)	 		

Item no.	B14	Level of Significance	Intrusive
Description of the Element	<u>Glazed Skylight</u> The glazed skylight is a later addition that provides enclosure to the Lightwell spanning the third to fifth floors.		
Notes/ Justifications	Retain the early historical fabric (i.e. the opening) where it is feasible to do so and subject to justification for any change. Subject to design proposal, removal of existing modern element is generally acceptable, provided that the natural daylight ambiance is preserved.		
Location Plan	 Roof Plan		
Photo(s)			

Item no.	B15	Level of Significance	Moderate
Description of the Element	<u>North Façade (Overall)</u> • Symmetrical façade with tall narrow windows aligned with the building's overall architectural language.		
Notes/ Justifications	While simpler than the main elevation, it reflects continuity in design and functionality.		
Location Plan	 North elevation		
Photo(s)			

Item no.	B16	Level of Significance	Low
Description of the Element	<u>Glazed Louvre Window and Mesh Grilles</u> • 3 nos. of glazed louvered windows with mesh grilles on the exterior side.		
Notes/ Justifications	This area originally served as the entrance to the magistrates' garage in the 1960 design. The existing room and the louvre window opening are likely later modifications made after 1960, when the space was adapted as office accommodation during the building's magistracy period. Retain if feasible, or otherwise, any proposed modifications are subject to justification.		
Location Plan	 North elevation		
Photo(s)			

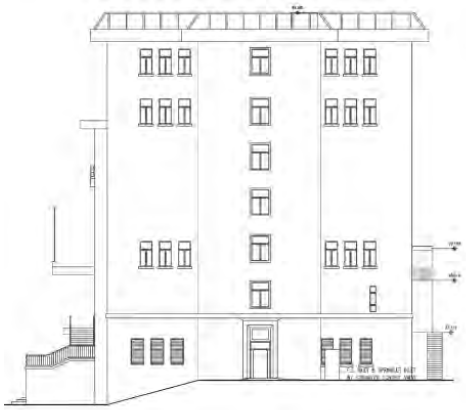
Item no.	B17	Level of Significance	High
Description of the Element	<u>Original Garage Openings of North Open Forecourt</u> • The original wall openings for the old Police Van Garage and the old Magistrate's Garage facing North Open Forecourt.		
Notes/ Justifications	Contribute to the overall building and segregated circulation design. Retain if feasible, or otherwise, any proposed modifications are subject to justification.		
Location Plan	 North elevation		
Photo(s)			

Item no.	B18	Level of Significance	Low
Description of the Element	<u>Stainless Steel Gates of the old Police Van Garage</u> • The gates of the old Police Van Garage is a later addition.		
Notes/ Justifications	The stainless steel gates are modern replacements. Subject to the design proposal, to be retained as far as possible, or only replaced by gates of similar design that continues the controlled ambience.		
Location Plan	 North elevation		
Photo(s)			

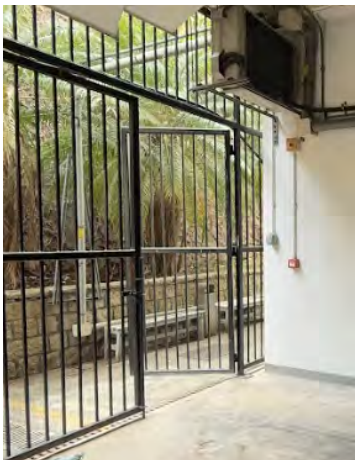
Item no.	B19	Level of Significance	Neutral
Description of the Element	<u>Glazed Partition of the old Magistrates' Garage</u> • The glazed partition of the old Magistrates' Garage is a later addition.		
Notes/ Justifications	The glazed partition is a later modification introduced during SCAD revitalization. Subject to the design proposal, removal of these existing modern elements is generally acceptable.		
Location Plan	 North elevation		
Photo(s)			

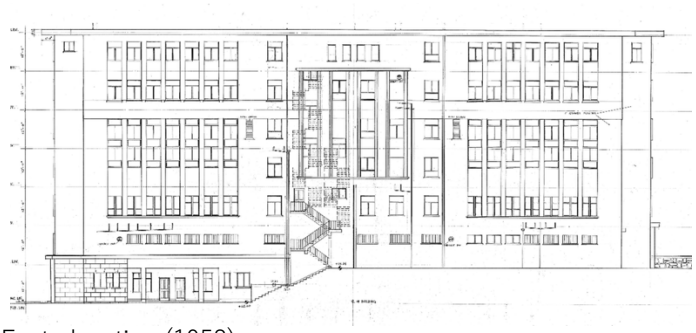
Item no.	B20	Level of Significance	Moderate
Description of the Element	<u>North Side Entrance Door</u> • Wooden panelled entrance doors and fanlights with wooden frame, including decorative mouldings at the door faces, door jambs, door head and granite steps. • Entrance stone door cases with steps, carved stone door case, including the moulded architrave and ashlar-faced canopy above with granite and steps.		
Notes/ Justifications	Contribute to the overall side elevation design. The door leaves and frames are not original but with design mimic the old wooden doors. Retain the surviving original or early historical fabric and all repairing works should be conserved and repaired on a like-for-like basis.		
Location Plan	 North elevation		
Photo(s)			

Item no.	B21	Level of Significance	Moderate
Description of the Element	South Façade (Overall) • Symmetrical façade with tall narrow windows aligned with the building's overall architectural language.		
Notes/ Justifications	While simpler than the main elevation, it reflects continuity in design and functionality.		
Location Plan	 South elevation		
Photo(s)			

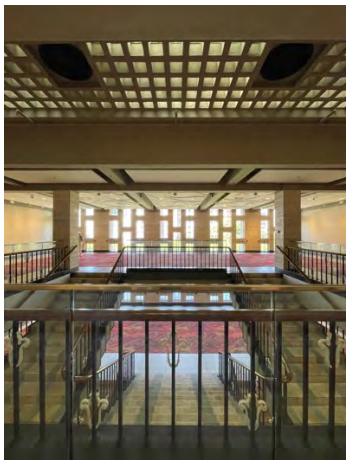
Item no.	B22	Level of Significance	Moderate
Description of the Element	South Side Entrance Door • Wooden panelled entrance doors and fanlights with wooden frame, including decorative mouldings at the door faces, door jambs, and door head and granite steps. • Entrance stone door cases with steps, carved stone door case, including the moulded architrave, cornice crown moulding with granite door threshold and steps.		
Notes/ Justifications	Contribute to the overall side elevation design. The door leaves and frames are not original but with design mimic the old wooden doors. Retain the surviving original or early historical fabric and all repairing works should be conserved and repaired on a like-for-like basis.		
Location Plan	 South elevation		
Photo(s)			

Item no.	B23	Level of Significance	Moderate
Description of the Element	<u>East Elevation (Overall)</u> • Functional façade with metal windows that align with the building's overall architectural language, along with external stairs and utility fixtures to support its operation.		
Notes/ Justifications	This façade, while part of the original structure, possesses comparatively fewer heritage features and is in a less prominent position. Alterations may be considered acceptable if justified and not adversely impact elements of higher heritage significance.		
Location Plan	 East elevation		
Photo(s)			

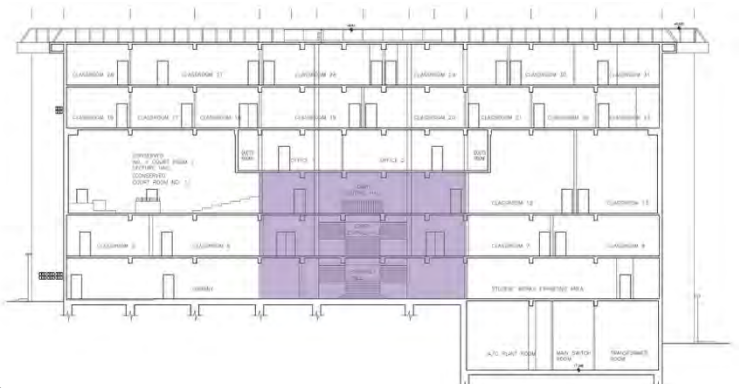
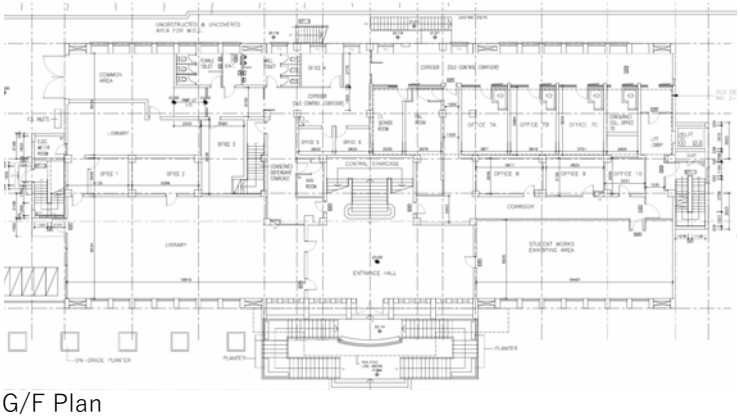
Item no.	B24	Level of Significance	Low
Description of the Element	<u>Original Verandah Openings</u> • The wall openings of the former verandah at the east elevation with metal gates at the LG/F east elevation.		
Notes/ Justifications	Form an integral part of the building's façade composition. Retain if feasible, or otherwise, any proposed modifications are subject to justification. The existing metal gates are a later addition to the original 1960 verandah openings. Their design does not align with the reserved metal gates at other locations. Retain if feasible, or otherwise, any proposed modifications are subject to justification.		
Location Plan	 East elevation		
Photo(s)			

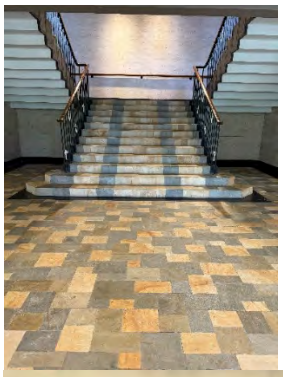
Item no.	B25	Level of Significance	Neutral
Description of the Element	<u>External Staircase</u> • The covered exit staircase from G/F to 1/F at East elevation including the exit door wall opening.		
Notes/ Justifications	The staircase has undergone alteration during the SCAD revitalisation. Retain if feasible, or otherwise, any proposed modifications are subject to justification.		
Location Plan	 East elevation (1958) East elevation (2020)		
Photo(s)			

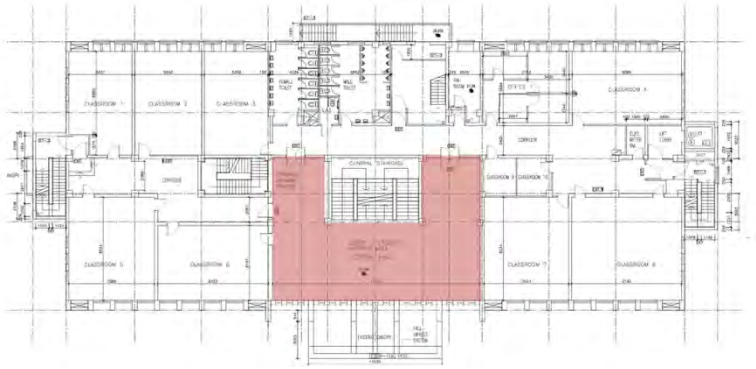
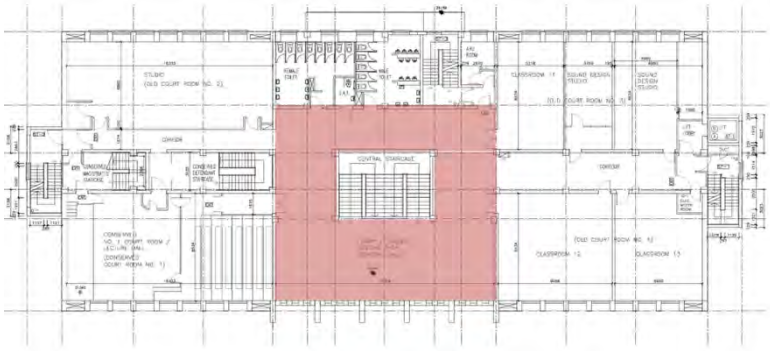
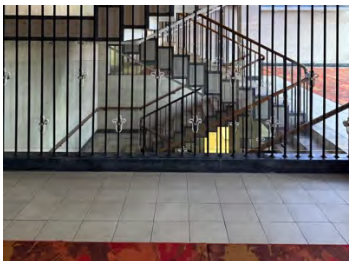
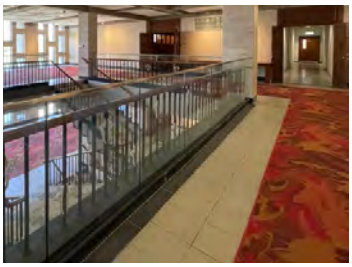
Item no.	B26	Level of Significance	Intrusive
Description of the Element	<u>Sink and faucet of the east courtyard</u> • The sinks and faucets including all routing/pipework are later-added provisions and not part of the original design.		
Notes/ Justifications	Since the elements are later-added and not original, they are considered as intrusive elements that may cause confusion to the visitors.		
Location Plan	 East elevation		
Photo(s)			

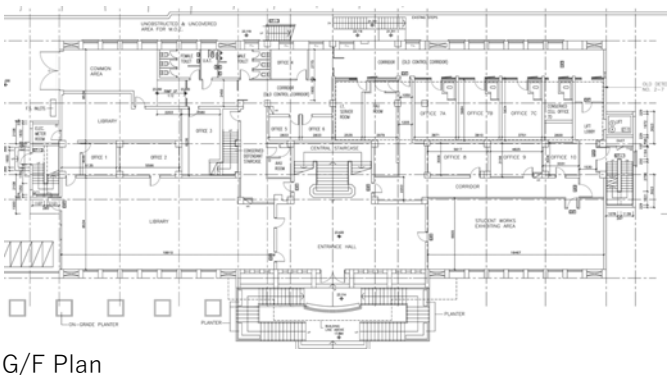
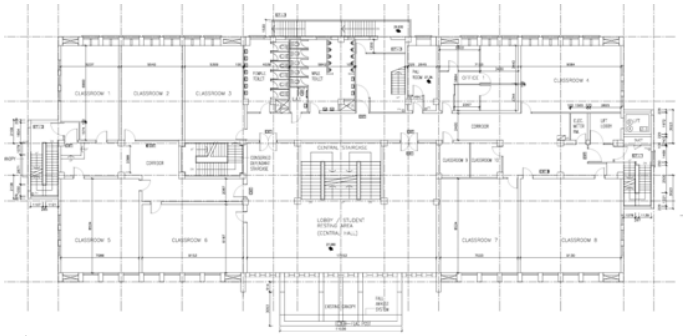
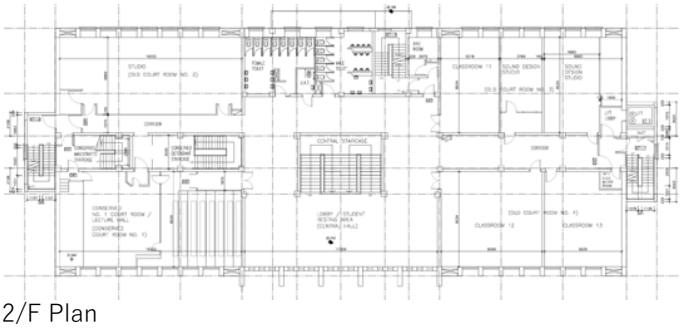
C. Interior			
Item no.	C1	Level of Significance	High
Description of the Element	<u>Former Magistracy (Overall Spatial Layout)</u> • The former magistracy consists of several key elements, including the central hall and central staircase, conserved No.1 Court, detention cells and corridor, defendant staircase, and magistrate staircase. • Its functional setting was designed to concentrate activities on the Ground Floor to the Third Floor of the heritage building, with an original circulation design that provides independent access for the general public, staff, magistrates and defendants/prisoners within a single compartment.		
Notes/ Justifications	The significant spatial planning contributes to the key value of the heritage building, and this setting should be preserved in any proposed scheme. Retain and preserve the surviving original or early historical fabric. Consider restoring the original spatial arrangement to reflect the earlier fabric if feasible.		
Location Plan	N/A		
Photo(s)			

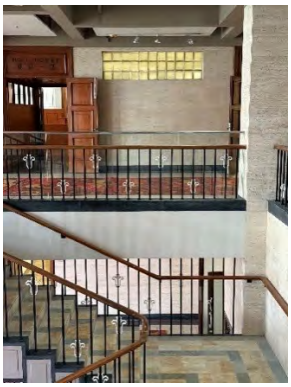
Item no.	C2	Level of Significance	Moderate
Description of the Element	Former Magistracy (Structural) • Overall structural elements and non-load-bearing elements of the building, including the columns, beams, and the slabs.		
Notes/ Justifications	Consider the building had undergone alterations since originally established and during 1961-2020. Retain and conserve wherever practicable, alteration or adaptation may be acceptable where justified by the new use.		
Location Plan	N/A		
Photo(s)	N/A		

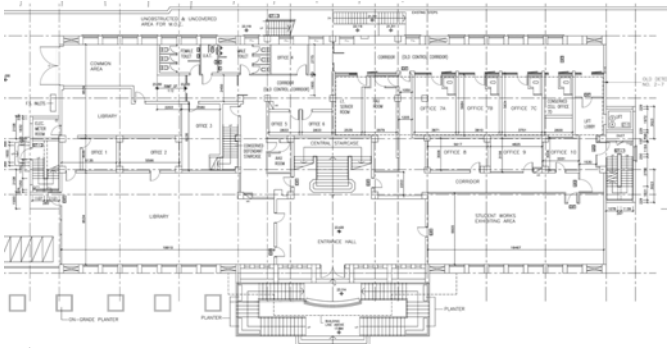
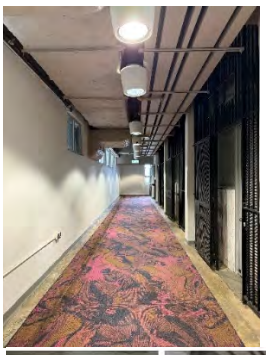
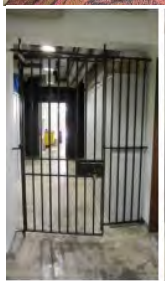
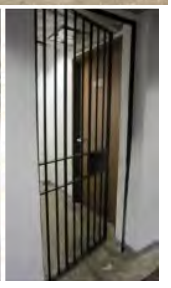
Item no.	C3	Level of Significance	High
Description of the Element	Central Halls (G/F to 2/F) • Central halls from G/F to 2/F including random pattern stone flooring on G/F, travertine wall cladding with black marble skirting on G/F to 2/F, the ornamental ironwork balustrades with wooden handrails and metal guard bars around the central hall staircase void featuring fleur-de-lis motifs, and ornamental metal handrails and guard bars to the vertical windows.		
Notes/ Justifications	The original symmetrical design of the entrance lobby was altered during the building's use as a magistracy. Consider restoring the original symmetrical layout to the G/F where feasible, following the 1960 configuration. All repair work should be distinguishable and reversible.		
Location Plan	 Section  G/F Plan		

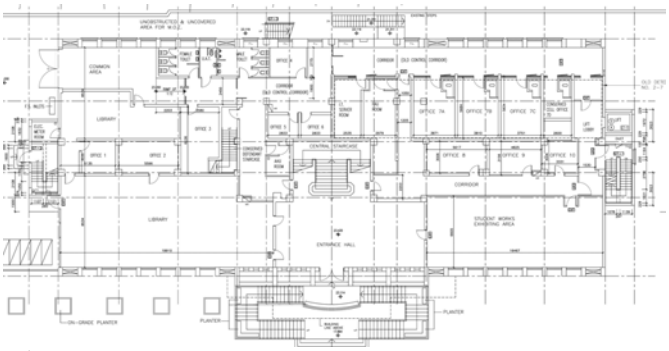
Photo(s)	

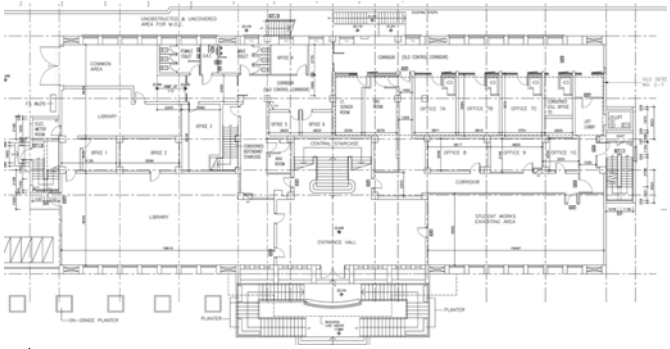
Item no.	C4	Level of Significance	Low
Description of the Element	<u>Floor finishes of Central Halls (1/F and 2/F)</u> • Modern tiled floor finishes at Central Halls on 1/F and 2/F.		
Notes/ Justifications	The original flooring at Central Halls on 1/F and 2/F was altered and replaced with the existing modern tiled floor finishes during 1961-2008 the building's use as a magistracy. Alteration or partial replacement of the floor finishes may be acceptable where required.		
Location Plan	 1/F Plan  2/F Plan		
Photo(s)	 		

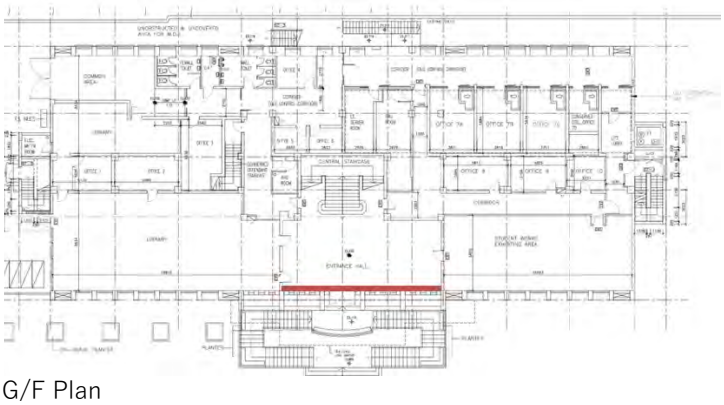
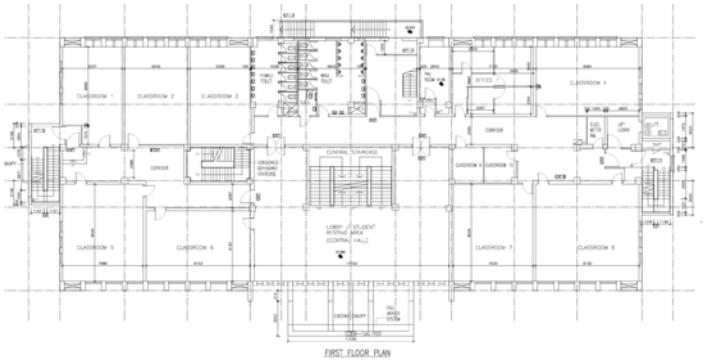
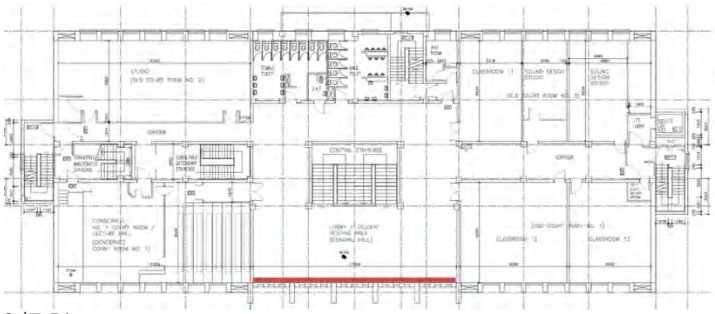
Item no.	C5	Level of Significance	High
Description of the Element	<u>Central Staircase</u> • The main interior staircase featuring ornamental ironwork balustrades with timber handrails and decorative motifs. The treads and risers are finished in stone likely quartzite, square mouldings at the sides, and a skylight above allows natural light to illuminate the space.		
Notes/ Justifications	A key interior feature providing vertical circulation, with materials and craftsmanship reflecting the building's architectural integrity.		
Location Plan	 G/F Plan  1/F Plan  2/F Plan		

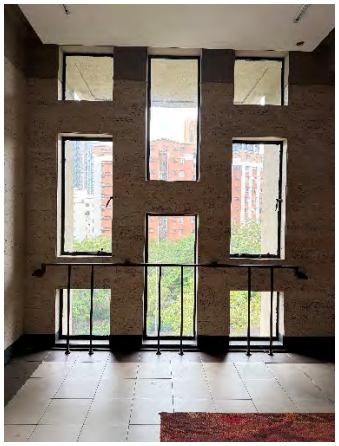
Photo(s)	

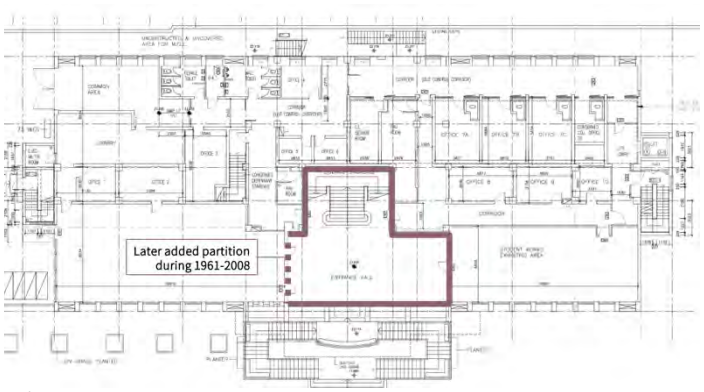
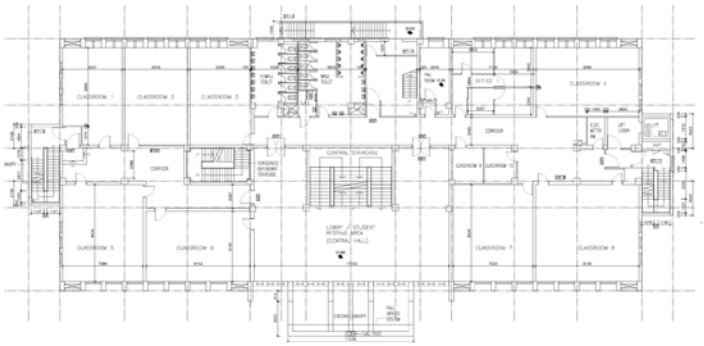
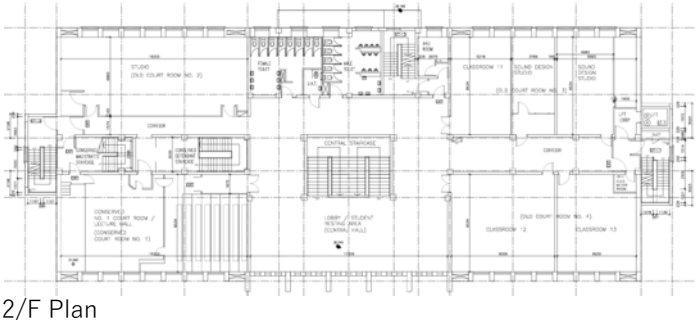
Item no.	C6	Level of Significance	High
Description of the Element	<u>Controlled Corridor</u> • Controlled space included the metal gates (framed in red), grilles, the areas of the former police van garage, the cells, metal guard bars at window openings, 4 nos. of metal gates (framed in blue), the corridors and defendants staircases to the courts.		
Notes/ Justifications	Incorporate into Interpretation in the original purpose to maintain operational security and circulation flow in the past.		
Location Plan	 G/F Plan		
Photo(s)	  		

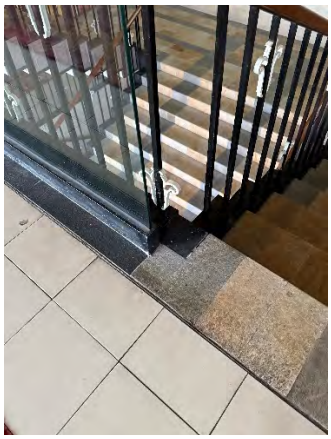
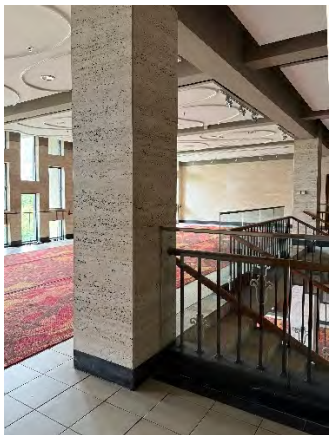
Item no.	C7	Level of Significance	High
Description of the Element	Conserved Detention Cell No. 6 • The cell was preserved during SCAD revitalization, including concrete benches, half-height partitioned squat toilet with white tiled wall finishes and mosaic tiles floor finishes, metal guard bars and grilles, metal gate with mortice lock, wall, painted with dado coloured grey and its upper portion painted white, the historic graffiti on walls, and the wash basin outside the cell.		
Notes/ Justifications	The layout of detention cell was modestly altered between various periods of construction, in particularly the rear wall of the cell appears had been relocated during SCAD revitalization. Given the detention space's significance to the building's judicial history, All surviving features and finishes should be retained and preserved.		
Location Plan	 G/F Plan		
Photo(s)			

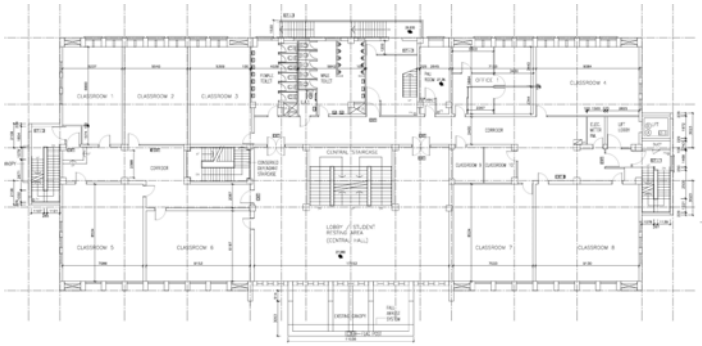
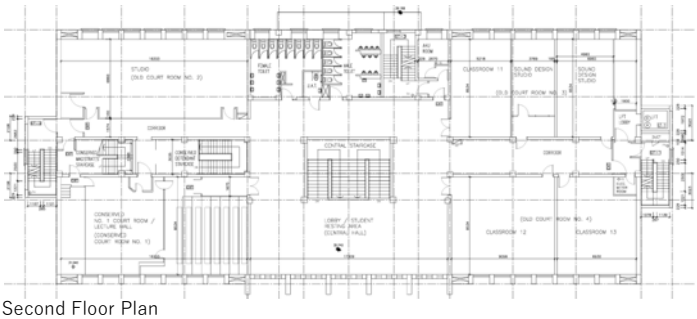
Item no.	C8	Level of Significance	Moderate
Description of the Element	<u>Other Detention Cells</u> • The configuration of cells with half-height partitioned squat toilet with white tiled wall finishes and mosaic tiles floor finishes, including floor and wall tiles on partition, metal guard bars and grilles, metal gate with mortice lock were unaltered and readapted in new use in SCAD revitalization.		
Notes/ Justifications	The fabric and layout of the detention cells have undergone alterations over different periods, such as removal of the benches, the addition of glass panels on near the grills, the covering up of the squat toilets etc. during the SCAD revitalization. Retain any surviving early structures where feasible, with any proposed changes requiring justification.		
Location Plan	 G/F Plan		
Photo(s)			

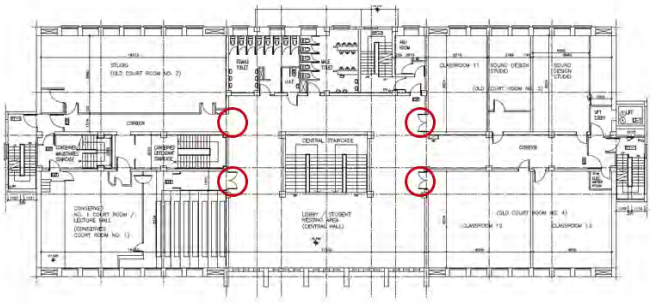
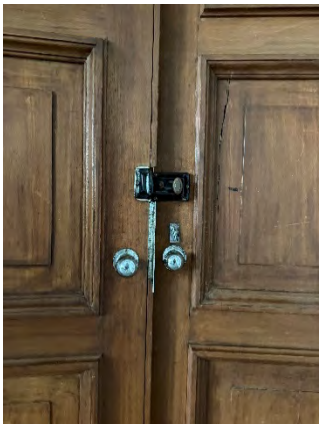
Central Hall			
Item no.	C9	Level of Significance	High
Description of the Element	Ornamental Handrails and Guard Bars • Metal handrails are original from 1960 and guard bars installed along the tall windows in the central hall.		
Notes/ Justifications	Contribute to the overall building design.		
Location Plan	 G/F Plan  1/F Plan  2/F Plan		

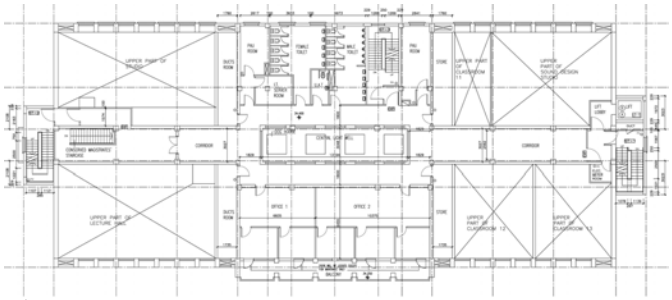
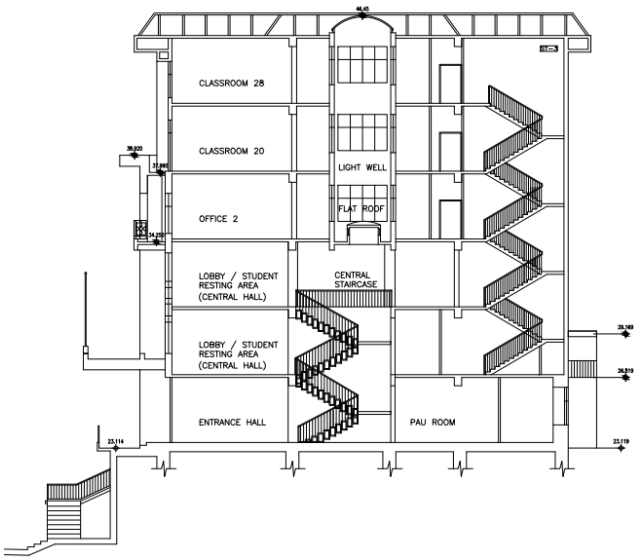
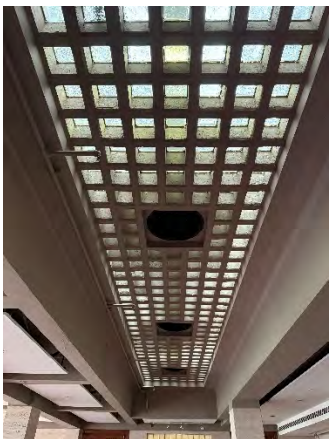
Photo(s)	

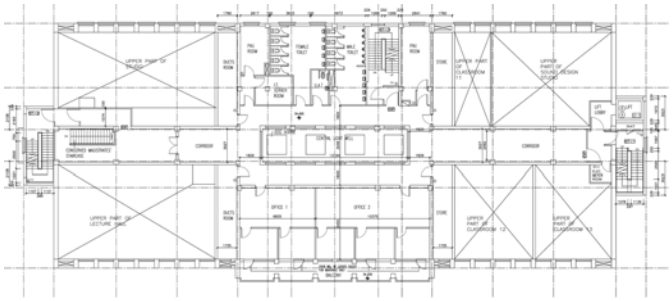
Item no.	C10	Level of Significance	High
Description of the Element	<u>Travertine Wall Finishes</u> • The original travertine wall cladding with black marble skirting on G/F to 2/F.		
Notes/ Justifications	Contribute to the overall building design.		
Location Plan	 G/F Plan  1/F Plan  2/F Plan		

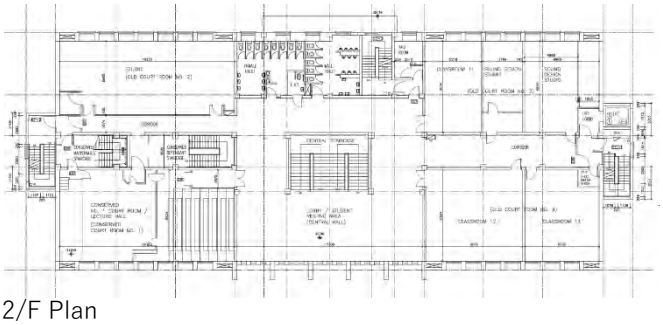
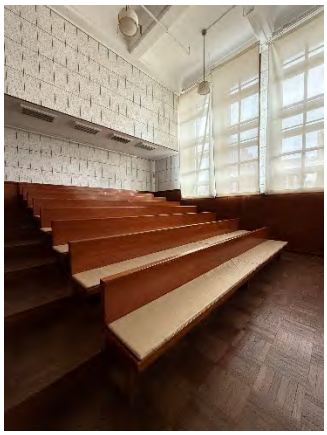
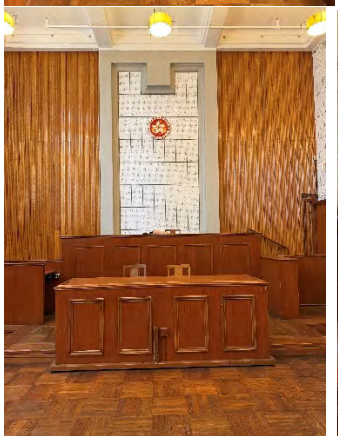
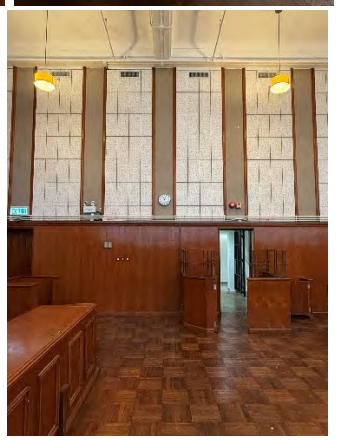
Photo(s)	 

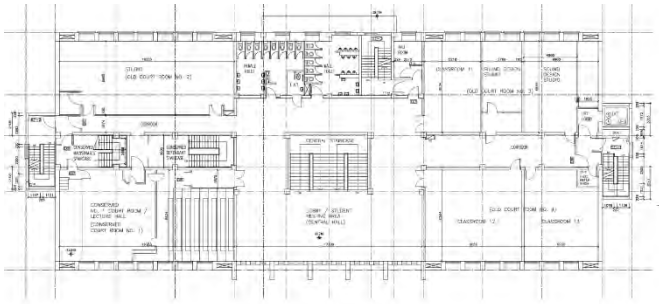
Item no.	C11	Level of Significance	High
Description of the Element	<u>Nameplates</u> • The original nameplates of bronze character to indicating the function of the space and courtroom numbers.		
Notes/ Justifications	Key elements of the overall magistracy design. Retain and preserve the surviving original or early historical fabric.		
Location Plan	 First Floor Plan  Second Floor Plan		
Photo(s)	 		

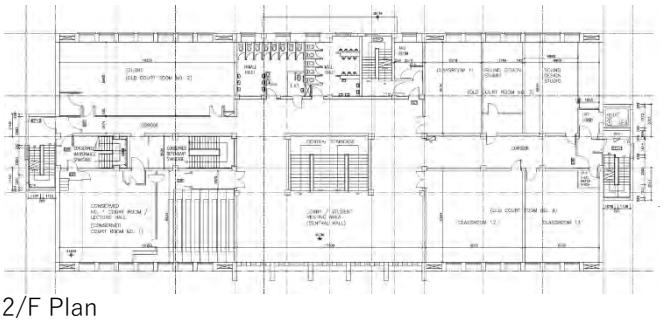
Item no.	C12	Level of Significance	High
Description of the Element	<u>Courtrooms Entrance Doors</u> • The original solid wooden panel doors, wooden door head panels with moulding, all old ironmongeries and frame to Courtrooms		
Notes/ Justifications	Key elements of the overall magistracy design. Retain and preserve the surviving original or early historical fabric.		
Location Plan	 Second Floor Plan		
Photo(s)	 		

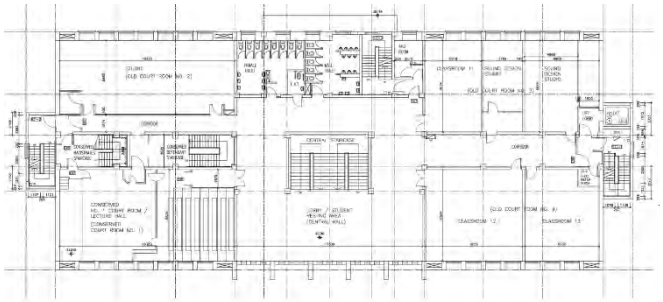
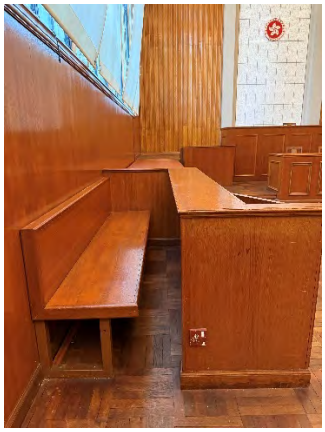
Item no.	C13	Level of Significance	High
Description of the Element	<u>Central Lightwell</u> • Central Lightwell 3/F, 4/F and 5/F with glass block roof light at 2/F soffit that illuminates the central staircase, and the steel windows around the Lightwell on 3/F to 5/F.		
Notes/ Justifications	Contribute to the overall building design. Retain the glass block and repaired on a like-for-like basis.		
Location Plan	 3/F Plan  Section		
Photo(s)			

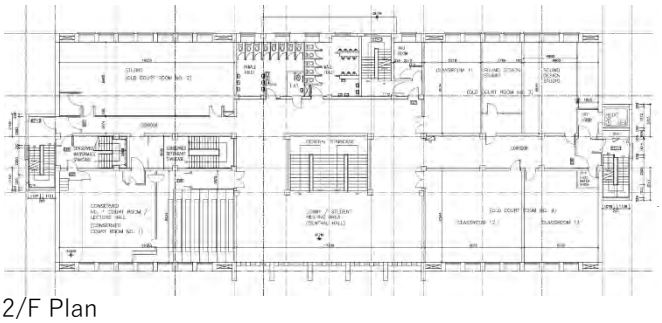
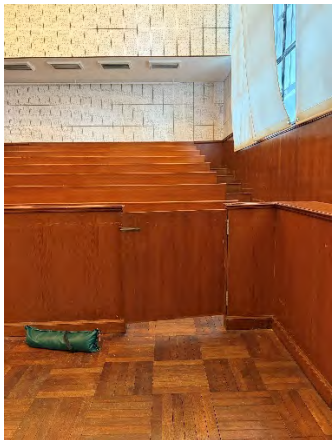
Item no.	C14	Level of Significance	Moderate
Description of the Element	<u>Exhaust Fan Housing</u> • Exhaust fan housings at the Central Lightwell on 3/F.		
Notes/ Justifications	The original exhaust fan units were modified and interconnected through additional ductwork. The exhaust fan housings shall be preserved in situ. Any proposed modifications are subject to justification.		
Location Plan	 3/F Plan		
Photo(s)	 Present 2005		

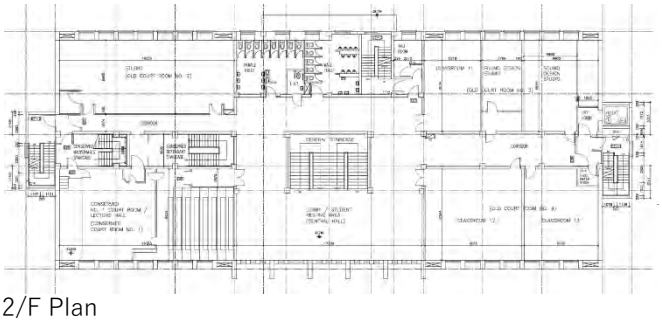
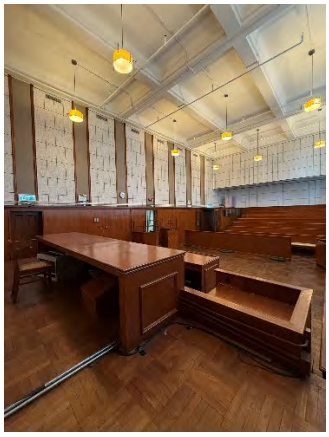
Item no.	C15	Level of Significance	High
Description of the Element	Court No. 1 (Overall) • The court room was preserved during SCAD revitalization retaining the sound lobby, benches, defendants' dock, clerk's bench, magistrate's bench, as well as the wall and floor finishes.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)	   		

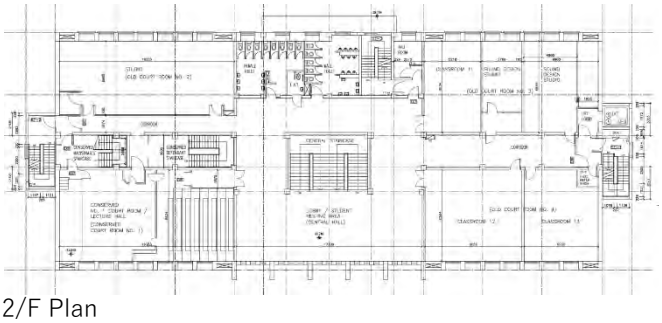
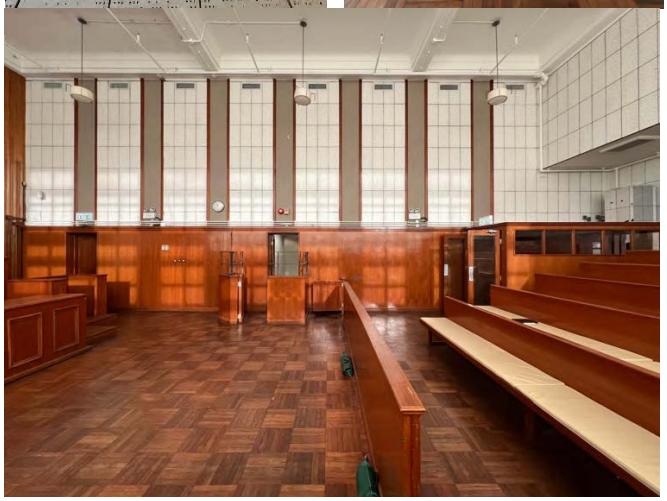
Item no.	C16	Level of Significance	High
Description of the Element	<u>Sound Lobby and Doors</u> • The sound lobby with wooden ceiling, the upper fixed glass panels and frames, and a pair of wired glass panelled wooden inner doors and door frame.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)	 		

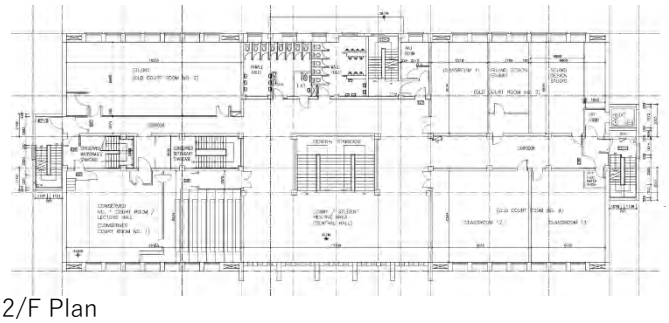
Item no.	C17	Level of Significance	High
Description of the Element	<u>Clerk's Bench</u> • Clerk's bench, the witness box with wooden chair and court reporter's desk on low wooden raised platform.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)			

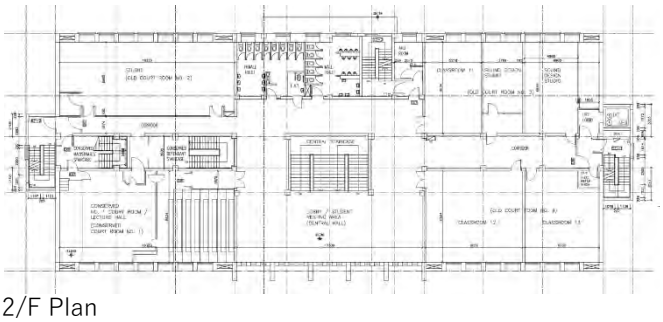
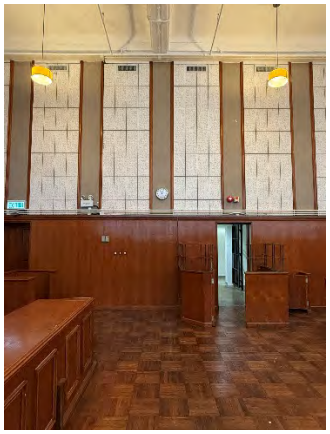
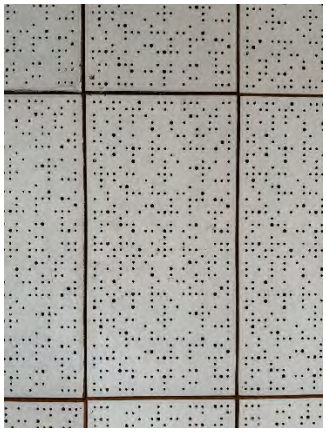
Item no.	C18	Level of Significance	High
Description of the Element	<u>Jury Seat</u> • Jury seat with a wooden bench chair and a low separate panel.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)			

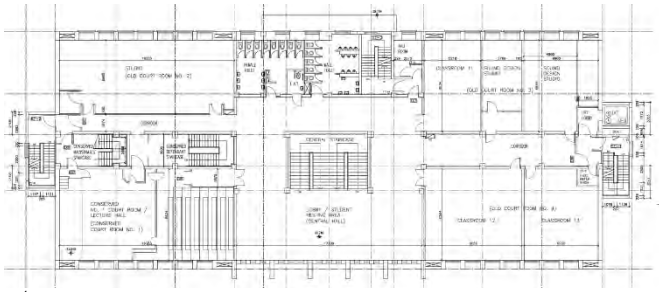
Item no.	C19	Level of Significance	High
Description of the Element	<u>Wooden Barrier and Swing Doors</u> • The half-height wooden barrier and swing doors separating the public area.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)			

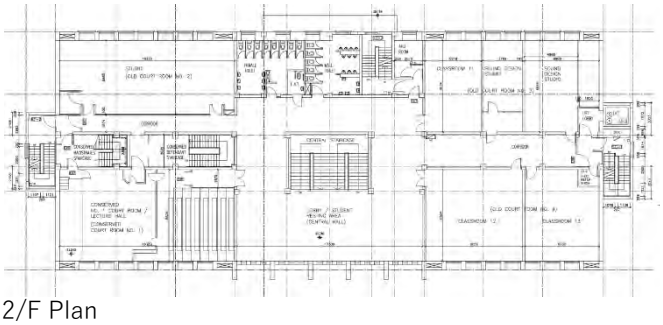
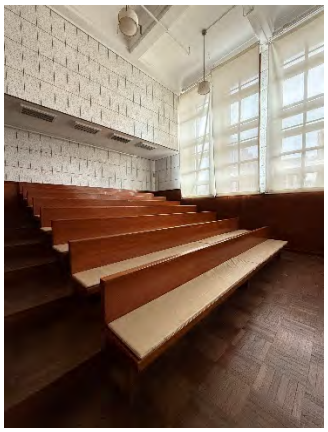
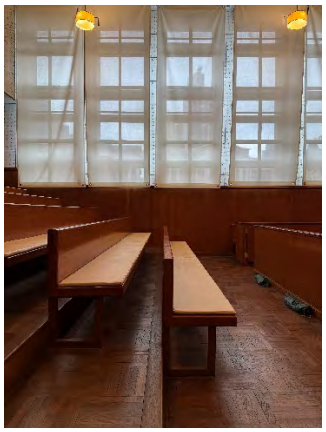
Item no.	C20	Level of Significance	High
Description of the Element	<u>Magistrate's Bench</u> • Magistrate's bench on high wooden raised platform.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)			

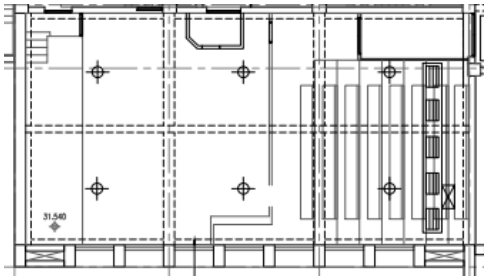
Item no.	C21	Level of Significance	High
Description of the Element	<u>Wall Features</u> • Wall finishes including the full height wooden wall panelling at back and both sides, and the moulded frame, the acoustic panels and the Bauhinia plaque at the centre.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)	 		

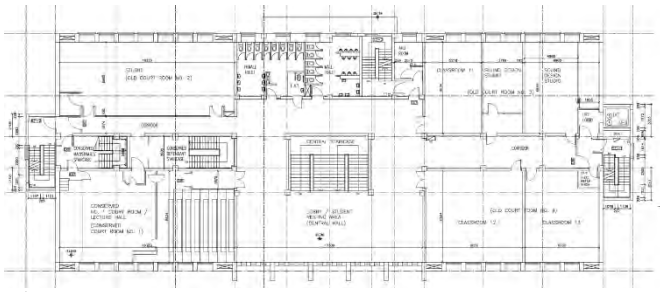
Item no.	C22	Level of Significance	High
Description of the Element	<u>Timber Steps and Handrail</u> • The wooden steps to the high wooden raised platform and the wooden handrail.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)			

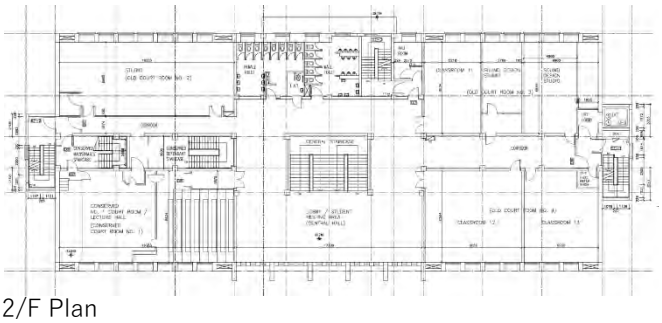
Item no.	C23	Level of Significance	High
Description of the Element	<u>Wall Finishes</u> • Wall finishes with wooden wall panelling on the lower portion and acoustic panels on the upper portion.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)	 		

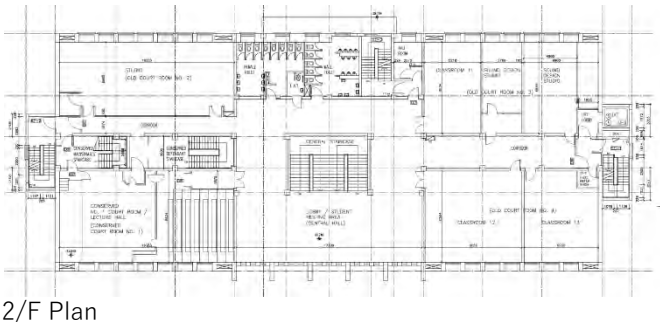
Item no.	C24	Level of Significance	High
Description of the Element	<u>Teakwood Flooring</u> • Timber parquet flooring of the conserved Court No. 1.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)			

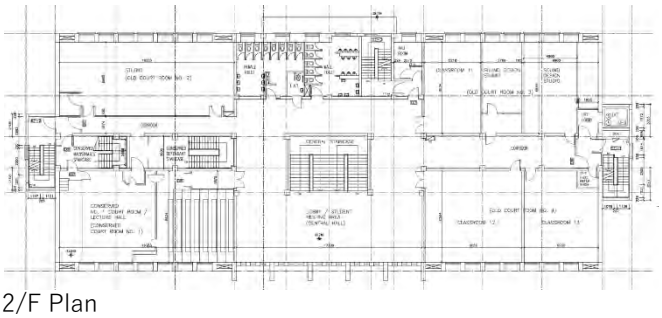
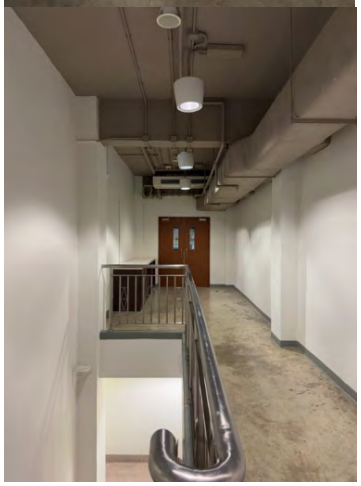
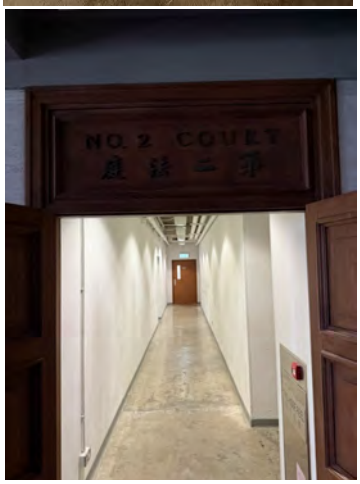
Item no.	C25	Level of Significance	High
Description of the Element	Benches • Public wooden benches on raised steps.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)	 		

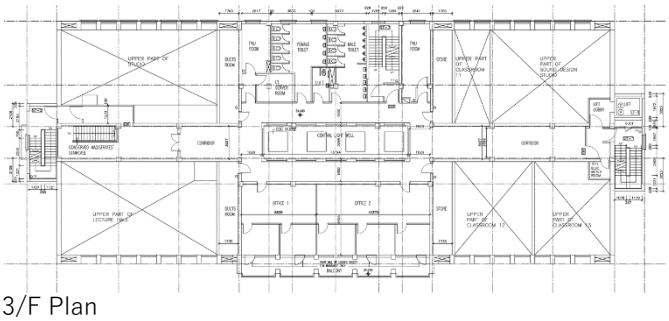
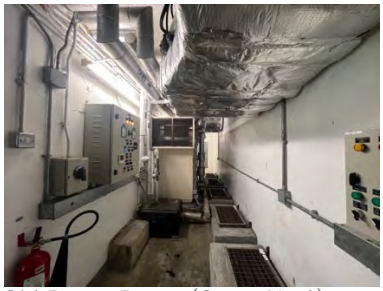
Item no.	C26	Level of Significance	Neutral
Description of the Element	<u>Existing Lighting Fixtures at Court No.1</u> • The existing pendant lights at Court No. 1.		
Notes/ Justifications	These lighting fixtures were altered during SCAD revitalization. Reuse if feasible, or otherwise, any proposed replacement is subject to justification.		
Location Plan	 Reflected ceiling plan of Court No. 1		
Photo(s)			

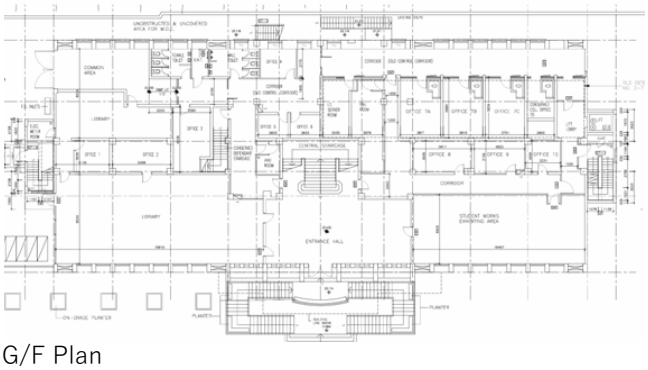
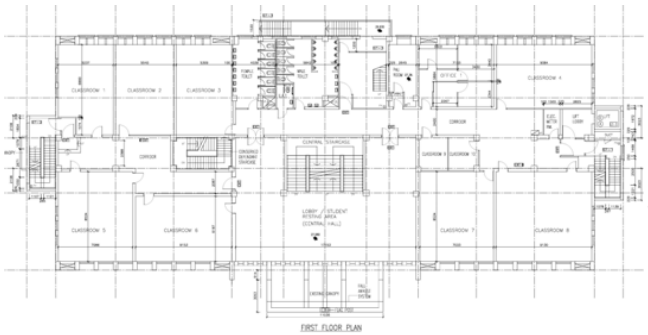
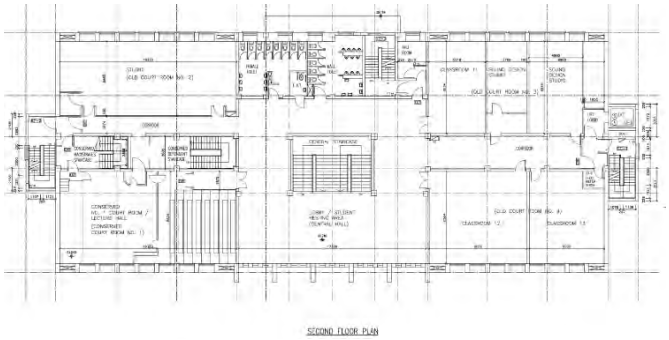
Item no.	C27	Level of Significance	High
Description of the Element	<u>Defendants' Dock</u> • Defendants' Dock and the security bars at the conserved Court No. 1.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)			

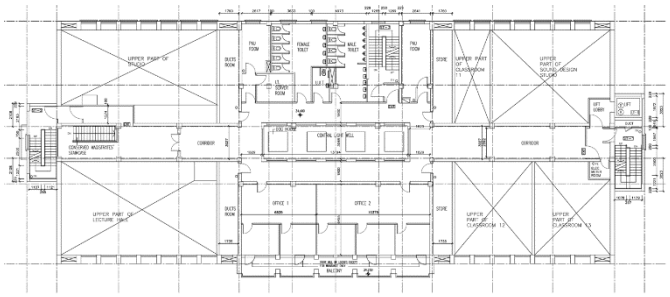
Item no.	C28	Level of Significance	High
Description of the Element	<u>Doors to Conserved Defendant Staircase</u> • Wooden panelled door and frame for prisoners/ defendants to the detention cells.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)			

Item no.	C29	Level of Significance	High
Description of the Element	<u>Door of the judge entrance in Court No.1</u> • Wooden panelled door and frame for magistrates to the the court No. 1.		
Notes/ Justifications	Key elements of the building's judicial history, all surviving features and finishes should be retained and preserved to maintain historical integrity.		
Location Plan	 2/F Plan		
Photo(s)			

Item no.	C30	Level of Significance	Moderate
Description of the Element	<u>Spaces of Old Court No. 2, 3, and 4</u> • The configuration which designed with double-storey ceiling height, the double-height steel windows on one side and the original mouldings on ceiling beams.		
Notes/ Justifications	These courtrooms were altered during SCAD revitalization. Retain surviving original architectural elements in the new design scheme where feasible.		
Location Plan	 2/F Plan		
Photo(s)	  		

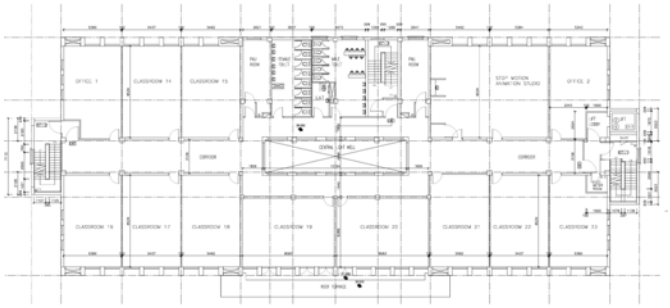
Item no.	C31	Level of Significance	Moderate
Description of the Element	Old Ducts Room • The configuration with the existing ventilation duct openings on floor to the old court rooms below, the wall openings to the external wall.		
Notes/ Justifications	Incorporate into the new design scheme where feasible. Changes should be subject to further justification.		
Location Plan	 3/F Plan		
Photo(s)	 Old Ducts Room (Court No.4) Old Ducts Room (Court No.3)  Old Ducts Room (Court No.1) Old Ducts Room (Court No.2)		

Item no.	C32	Level of Significance	Low
Description of the Element	<u>Service Spaces</u> • The secondary spaces including toilets and service corridors.		
Notes/ Justifications	These areas were design primarily for functional purposes with simple and minimal architectural features, in additions, they have undergone multiple alterations to their layouts throughout the building's history which have significantly diminished their original fabric. Removal of modern elements and change of later altered layouts are generally acceptable.		
Location Plan	 G/F Plan  1/F Plan  2/F Plan		



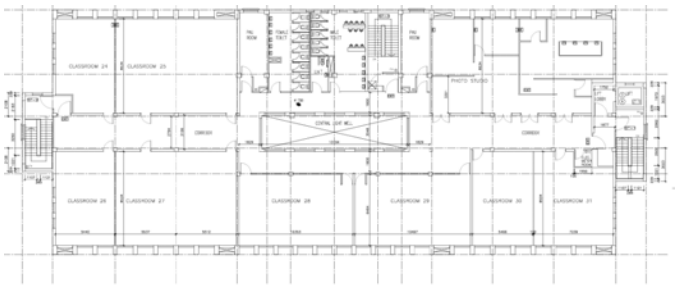
THIRD FLOOR PLAN

3/F Plan



FOURTH FLOOR PLAN

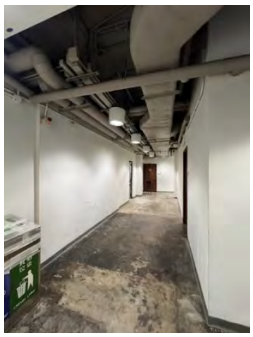
4/F Plan

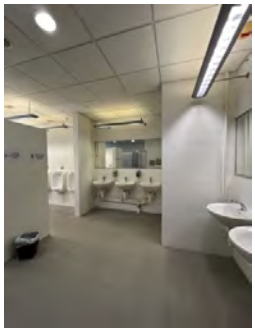


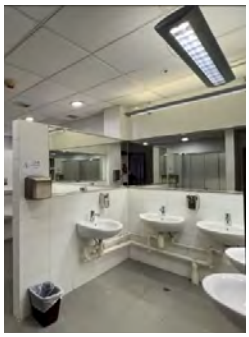
FIFTH FLOOR PLAN

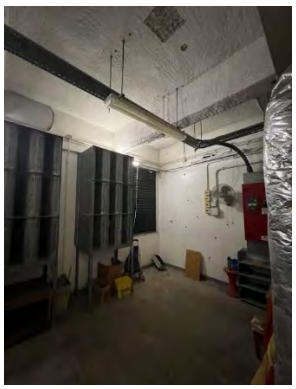
5/F Plan

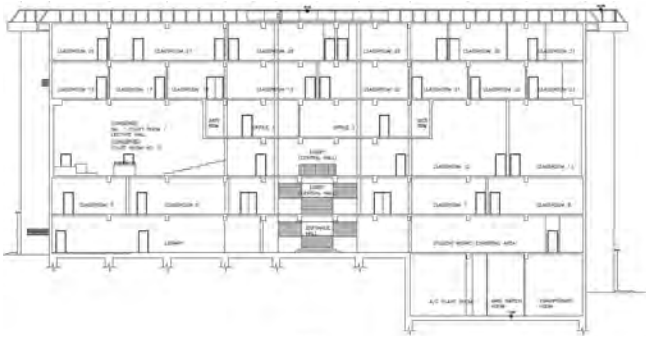
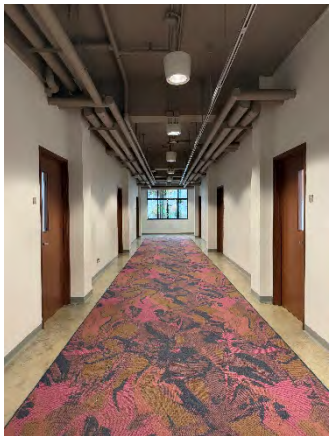
Photo(s)

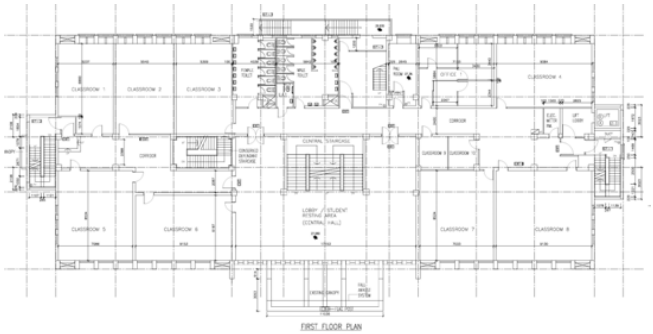


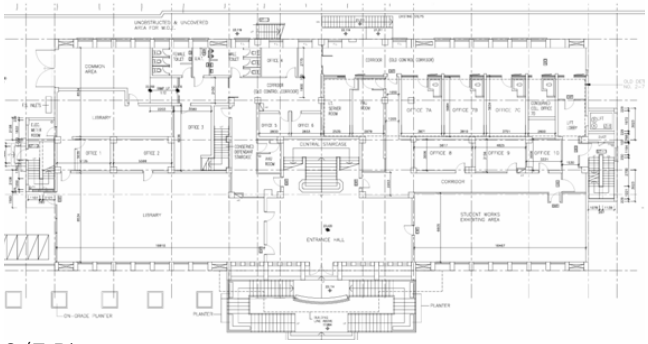
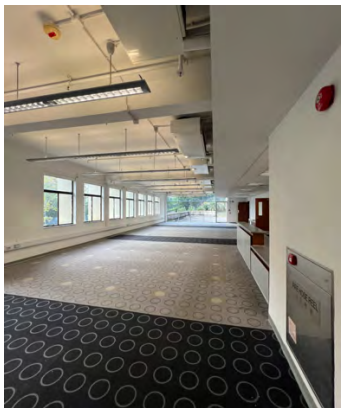


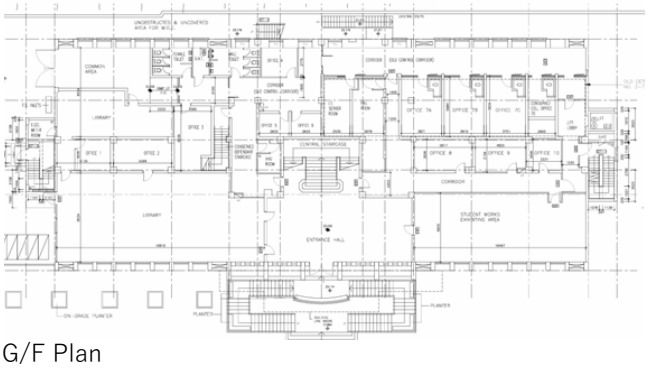
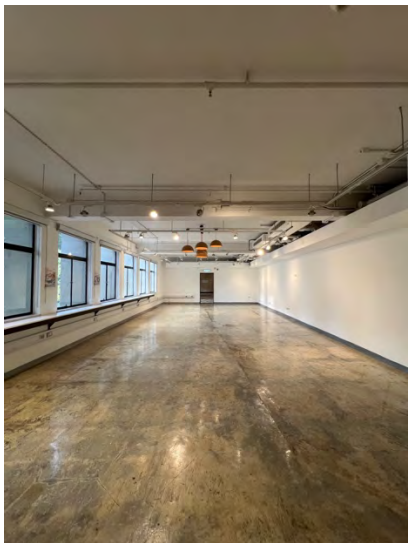


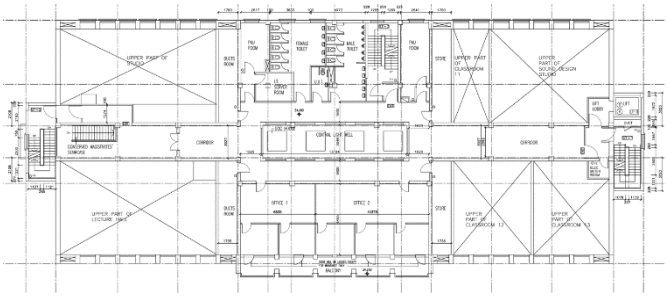
Item no.	C33	Level of Significance	Neutral
Description of the Element	Mechanical rooms • Plant rooms including pump room, plant rooms, transformer room, FS system and switch room.		
Notes/ Justifications	These areas have been repeatedly upgraded to accommodate changing building services requirements. Removal of modern elements and change of later altered layouts are generally acceptable.		
Location Plan	 LG/F Plan		
Photo(s)			

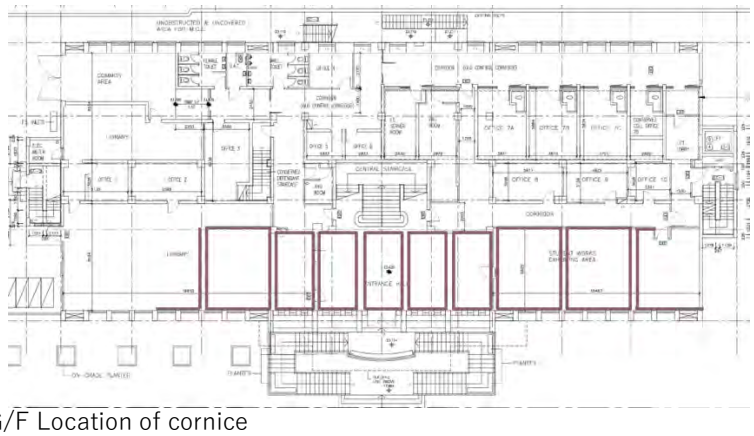
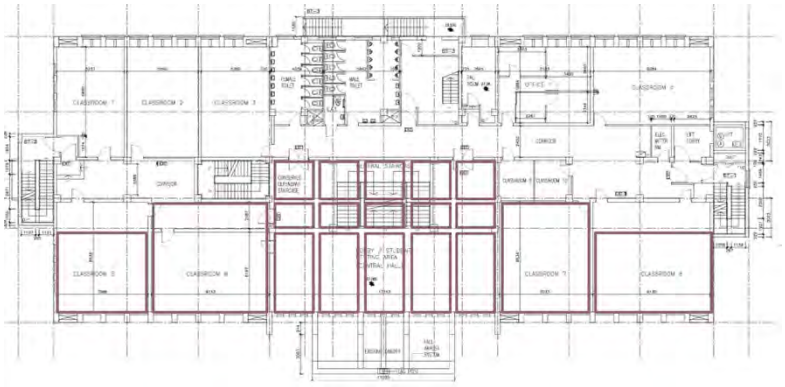
Item no.	C34	Level of Significance	Neutral
Description of the Element	Classrooms partitions on 4/F and 5/F • The spatial setting of the existing classrooms, which were former offices of other government departments, on the fourth and fifth floors.		
Notes/ Justifications	This area has been substantially altered between various periods of construction. The new scheme of this area should have regard to the original elements (i.e., Central Lightwell and old metal guard bars). Further modifications including any new structural intervention should consider the existing structural design layout and should be subject to further justification.		
Location Plan			
Photo(s)			

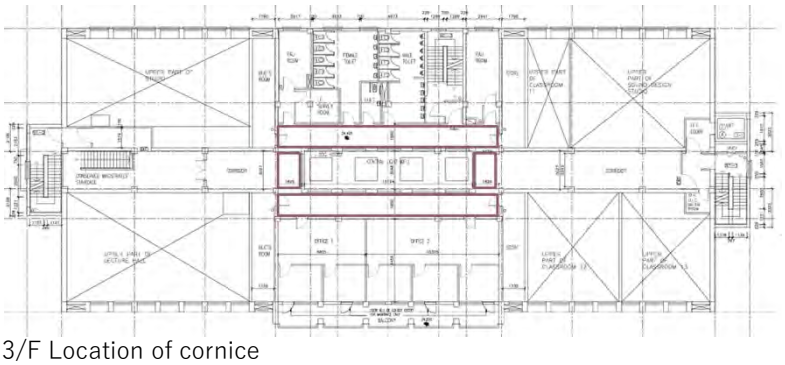
Item no.	C35	Level of Significance	Neutral
Description of the Element	<u>Classrooms/offices partitions on 1/F</u> • The spatial setting of the existing classrooms/offices, which were former Juvenile Court, police offices and other government departments on the first floor.		
Notes/ Justifications	This area has been substantially altered between various periods of construction. Further modifications including any new structural intervention should consider the existing structural design layout and should be subject to further justification.		
Location Plan	 1/F Plan		
Photo(s)			

Item no.	C36	Level of Significance	Low
Description of the Element	<u>Libraries and offices on G/F</u> • The spatial setting of the existing libraries, which were former Magistrate's Garage, offices, and storage vaults.		
Notes/ Justifications	This area has been substantially altered between various periods of construction. Further modifications including any new structural intervention should consider the existing structural design layout and should be subject to further justification.		
Location Plan	 G/F Plan		
Photo(s)			

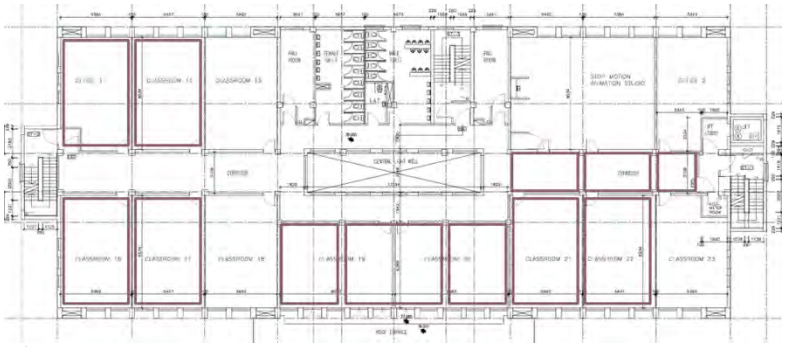
Item no.	C37	Level of Significance	Low
Description of the Element	<u>Student Works Exhibition Area on G/F</u> • The spatial setting of the existing student works exhibition area on G/F.		
Notes/ Justifications	This area has been substantially altered between various periods of construction. Further modifications including any new structural intervention should consider the existing structural design layout and should be subject to further justification.		
Location Plan	 G/F Plan		
Photo(s)			

Item no.	C38	Level of Significance	Moderate
Description of the Element	Magistrate's Office (3/F) • General spatial setting and location of former magistrate's offices		
Notes/ Justifications	This area has been substantially repartitioned during last revitalisation.		
Location Plan	 3/F Plan		
Photo(s)	 		

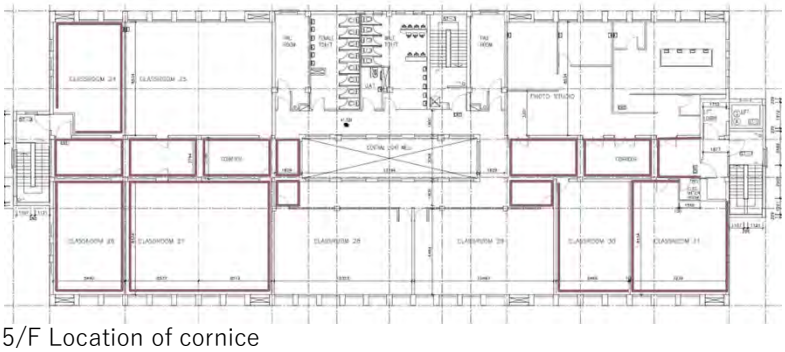
D. General Interior Features			
Item no.	D1	Level of Significance	Moderate
Description of the Element	Ceiling Cornice • All splayed and moulded plaster cornices at ceiling.		
Notes/ Justifications	Contribute to the overall building design.		
Location Plan	 G/F Location of cornice  1/F Location of cornice 2/F Location of cornice		



3/F Location of cornice

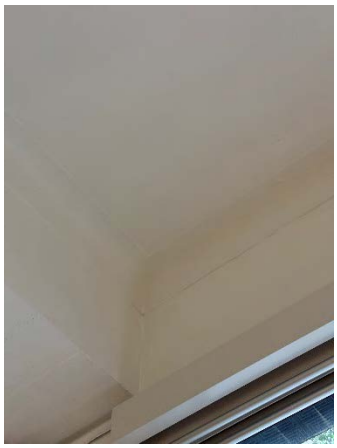


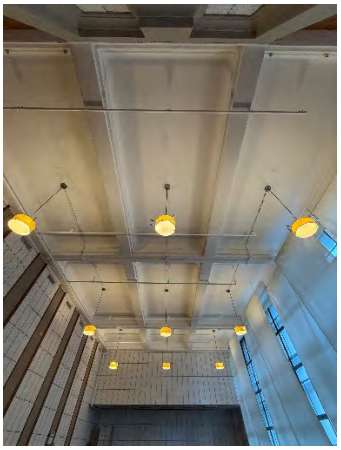
4/F Location of cornice

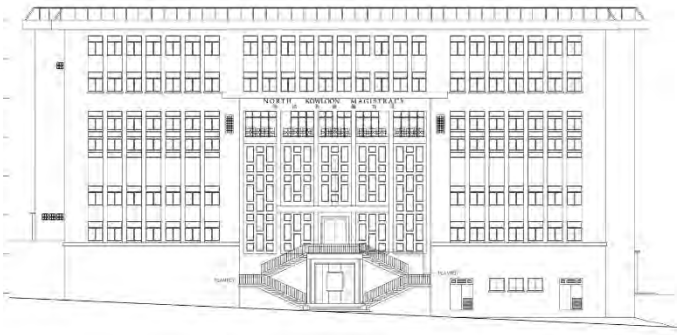
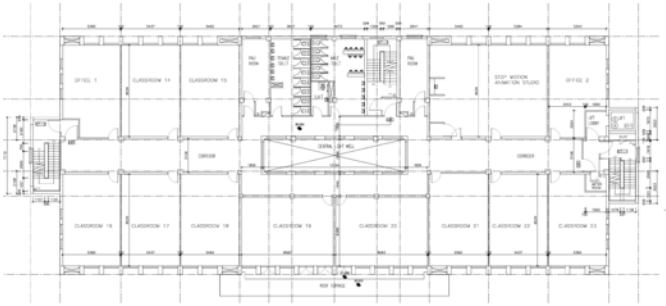


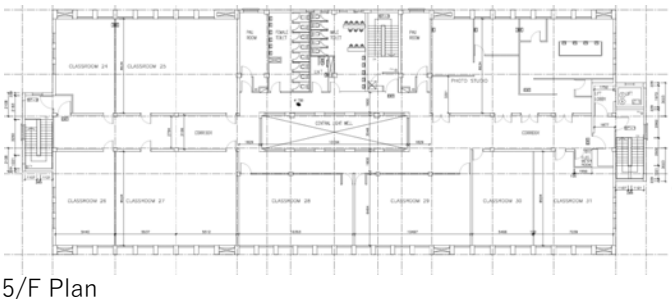
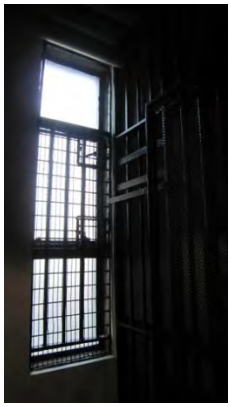
5/F Location of cornice

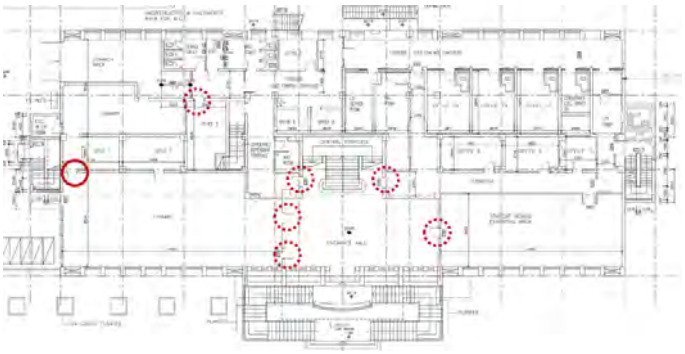
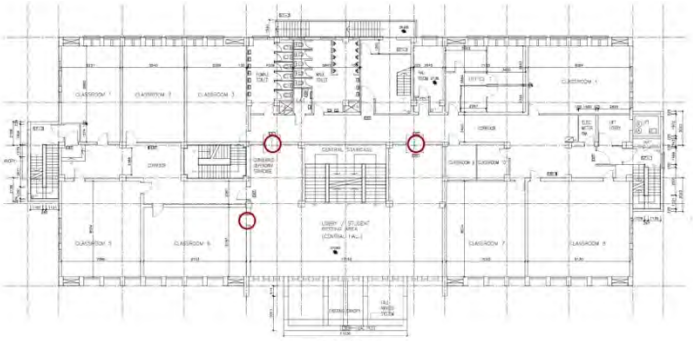
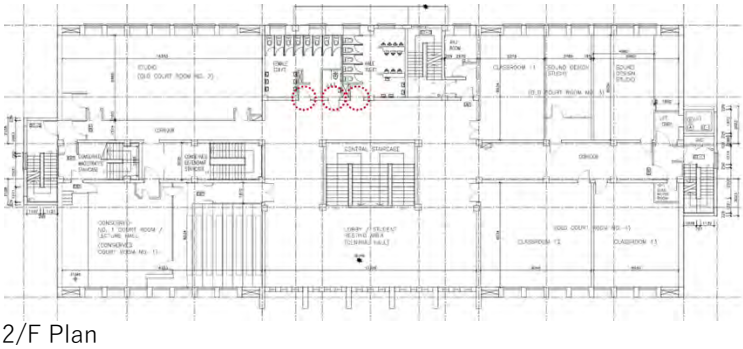
Photo(s)

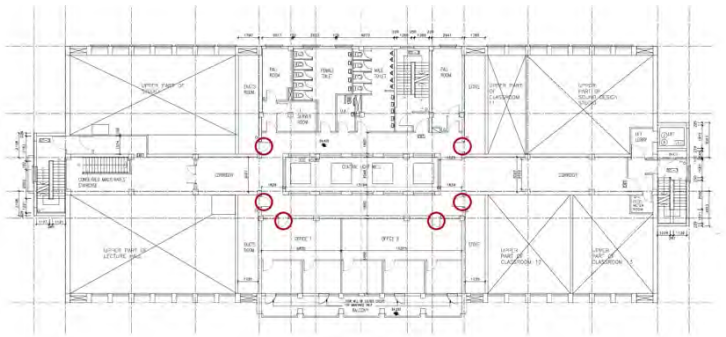
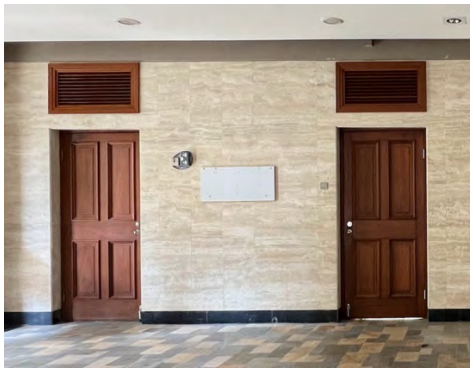


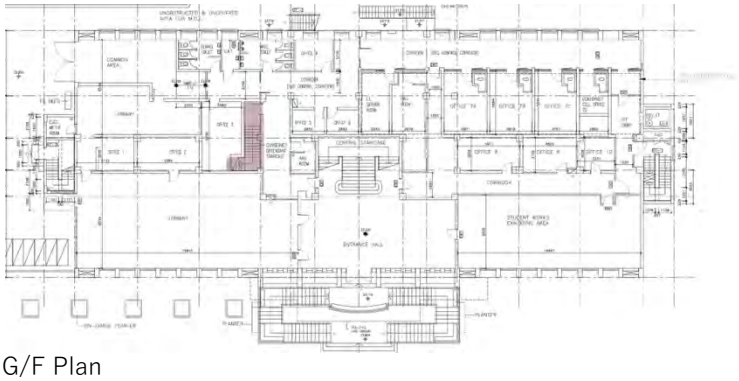
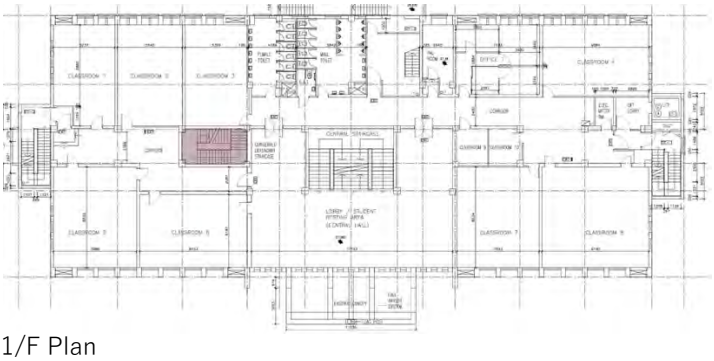
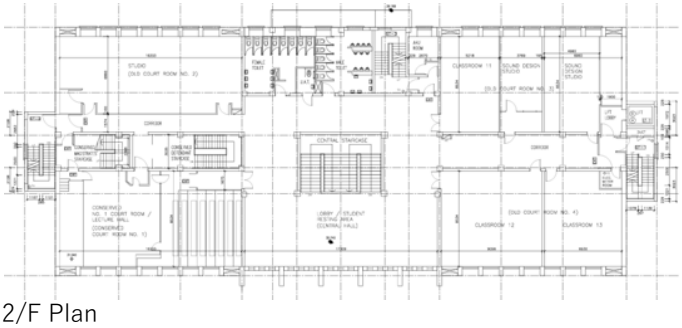
Item no.	D2	Level of Significance	Moderate
Description of the Element	<u>Old Metal Guard Bars</u> • Original metal guard bars installed throughout the building.		
Notes/ Justifications	Contribute to the overall building design.		
Location Plan	 West elevation South elevation East elevation  4/F Plan		

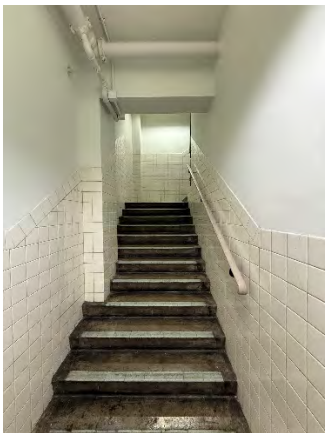
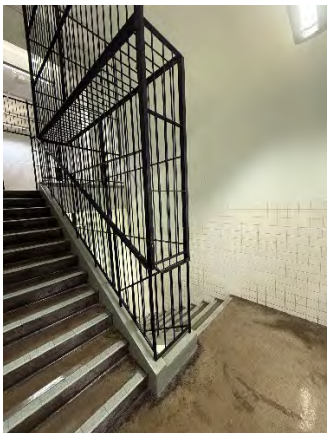
	 5/F Plan
Photo(s)	

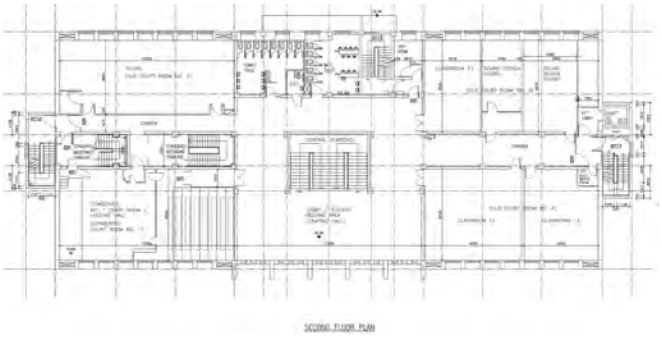
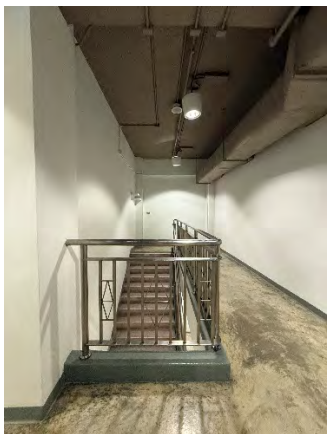
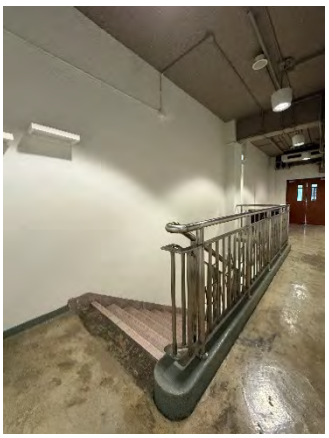
Item no.	D3	Level of Significance	Moderate
Description of the Element	Old Wooden Doors • Old wooden doors, door frames, and ironmongeries were found date from different periods, including some from the original construction (indicated by the red circle) and others that are not original or had been altered but were designed with reference to the old doors during the period 1961–2008 (indicated by the red dotted circle).		
Notes/ Justifications	Contribute to the overall building design. Retain and conserve in situ wherever practicable.		
Location Plan	 G/F Plan  1/F Plan  2/F Plan		

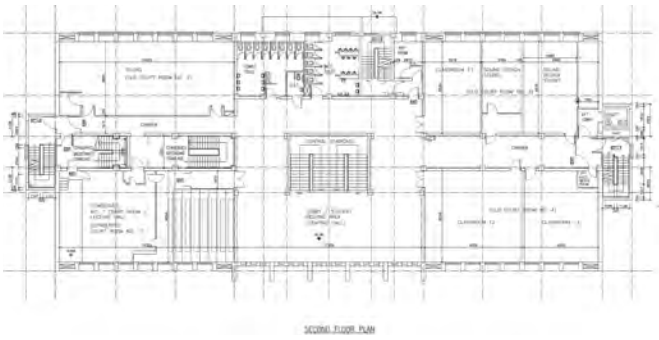
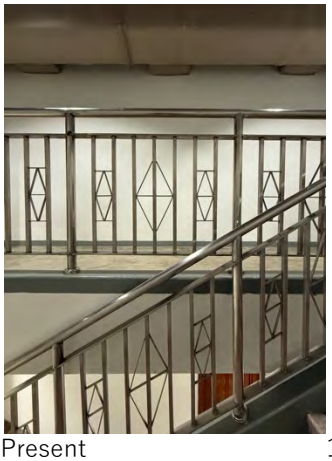
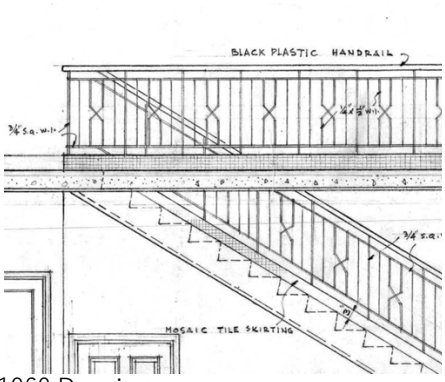
	 3/F Plan
Photo(s)	 Original doors  Restored doors with reference to original designs.

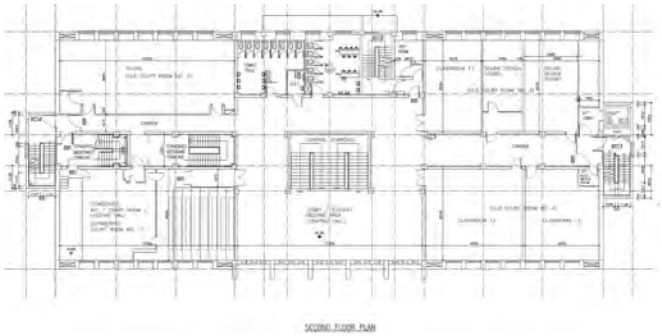
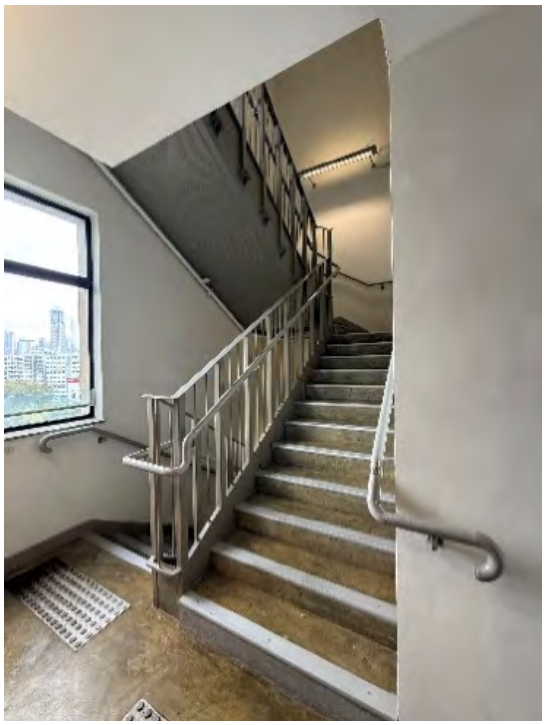
Item no.	D4	Level of Significance	Moderate
Description of the Element	<u>Salvaged door, gates and old metal guard bars</u> • Salvaged items including doors, gates, old metal guard bars, furniture, fittings and signages which are being reused, displayed and stored.		
Notes/ Justifications	Preserved the salvaged items within the site. Consider reuse and display as far as practicable.		
Location Plan	N/A		
Photo(s)	 		

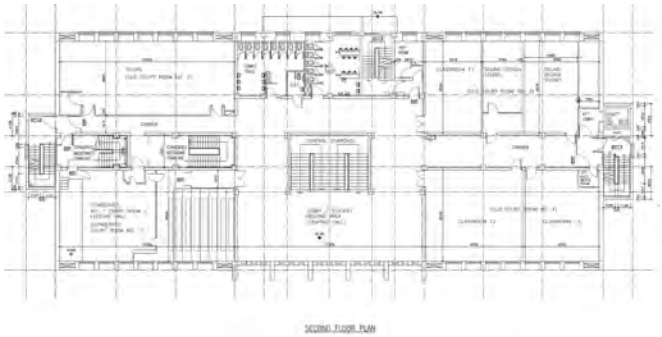
E. Staircase			
Item no.	E1	Level of Significance	High
Description of the Element	<u>Conserved Defendant Staircase</u> • Connects the detention cells to Court No. 1, featuring preserved metal grilles, gates, and wall finishes.		
Notes/ Justifications	As a key component of the building's judicial history, all surviving features and finishes should be retained and incorporated into the revitalisation scheme, where feasible, and included in the interpretation strategy for the site.		
Location Plan	 G/F Plan  1/F Plan  2/F Plan		

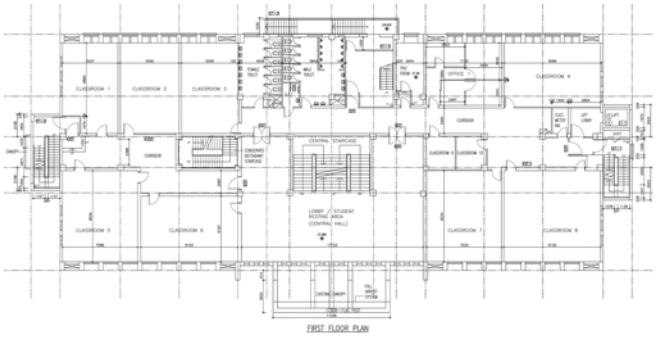
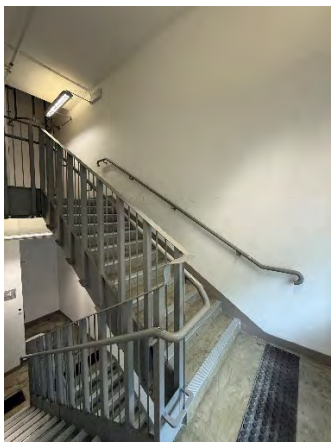
Photo(s)	 

Item no.	E2	Level of Significance	High
Description of the Element	<u>Conserved Magistrates' Staircase</u> • Connects the old magistrate's rooms on the third floor to Court No. 1 on the second floor, featuring preserved floor finishes and skirting.		
Notes/ Justifications	The staircase configuration was altered during SCAD revitalization. Consider restoring the demolished portion to the ground floor, following the 1960 configuration, where feasible. All repair work should be distinguishable and reversible. As a key part of the building's judicial history, all surviving elements should be retained and incorporated into the revitalisation scheme, with inclusion in the interpretation strategy for the site.		
Location Plan			
Photo(s)	 		

Item no.	E2a	Level of Significance	Intrusive
Description of the Element	<u>The Balustrade of Conserved Magistrates' Staircase</u> • Stainless steel balustrades at the conservered portion of Magistates' Staircase leading from the conserved Court No. 1 on 2/F to 3/F.		
Notes/ Justifications	The existing stainless steel balustrades are modern alteration. Consider restoring the original patterned black plastic handrail where feasible.		
Location Plan			
Photo(s)	 Present  1960 Drawing		

Item no.	E3	Level of Significance	Neutral
Description of the Element	<u>Staircase 1 (ST-1)</u> • Staircase leading from the LG/F south forecourt to the upper part of the building. The layout of the staircase has undergone several alterations since the building's original construction.		
Notes/ Justifications	The staircase had been reconstructed as a fire escape staircase during SCAD revitalization.		
Location Plan			
Photo(s)			

Item no.	E4	Level of Significance	Neutral
Description of the Element	<u>Staircase 2 (ST-2)</u> • Internal staircase for circulation between the floors and providing discrete access for staff in the past.		
Notes/ Justifications	The staircase 2 (ST-2) was modified during last revitalisation taking over the spaces occupied the original lift and lift lobby. The structure of the staircase was newly constructed.		
Location Plan			
Photo(s)			

Item no.	E5	Level of Significance	Neutral
Description of the Element	<u>Staircase3 (ST-3)</u> • Staircase ST-3 was originally designed to provide private circulation between the rear of the building and the 1/F, offering discreet access for staff.		
Notes/ Justifications	The existing staircase, both external and internal parts, is newly constructed in modern materials and was reconstructed as a fire escape staircase during the SCAD revitalisation.		
Location Plan			
Photo(s)			

05

CHAPTER FIVE
CONSERVATION POLICIES

The conservation policies has been developed to ensure appropriate maintenance, management and conservation process, and guide the repair, restoration and alterations & additions of the Former North Kowloon Magistracy. These policies ensure the compatibility of the heritage building with its new use, while also preserving its status as an important heritage landmark and retaining its high heritage values.

5.1 Conservation Principles

This conservation plan has been developed in accordance with the principles and standards outlined in various international charters, including:

- Venice Charter (1964)
  ICOMOS International Charter for the Conservation and Restoration of Monuments and Sites
- Burra Charter (2013)
  The Australia ICOMOS Charter for Places of Cultural Significances
- The China Principles (2015)
  The ICOMOS China Principles for the Conservation of Heritage Sites in China

There is no doubt that to cater the project objective for adaptive reuse of the conserved historic building, converting the existing the Former North Kowloon Magistracy into NK Future - Judicial Education Centre, sufficient flexibility for new additions & alteration works for meeting new requirements such as storage, conservation, display and education area should be balanced off. Any new changes to the existing structures should be well considered and provided that such alterations will not impair the heritage value of the Grade 2 historic building, where designation: Buildings of special merit; efforts should be made to selectively preserve allows for certain necessary changes to be made and indicates that alternative ways of recording detail may be appropriate. However, the following policies and guidelines of determining appropriate treatments and level of intervention for future conservation works should be noted also.

5.1.1 Conserve heritage value

Preserving the heritage value of a historic place in a nuanced approach that respects the changes that occur over time and are representative of a particular period. Refrain from removing, replacing, or substantially altering the intact or repairable character-defining elements that contribute to its heritage value.

Later additions considered of no significance or intrusive should be removed. In the case of elements necessary for the fulfilment of statutory requirements, keeping of such elements can be considered, and/or be replaced with better-designed elements that could minimise the impact (both visually and architecturally) to the historic building and its CDEs.

5.1.2 Retain authenticity and integrity

Respect their original character and architectural style and retain their traditional building materials and construction systems to the greatest extent possible. Ensure that the building remains an authentic representation of its time and place and contributes to our understanding of the cultural and historical context in which it was constructed.

Avoid creating a false sense of historical development, do not add elements from other historic places or combine features of the same property that never co-existed.

5.1.3 Minimum intervention

When undertaking interventions on historic building, respect its heritage value and minimize any treatment or intervention to the building fabric. The gentlest means possible should be used for any intervention, and it should be physically and visually compatible with the original structure and identifiable. Character-defining elements should be repaired rather than replaced, unless they are too severely deteriorated to repair, in which case new elements should match the forms, materials, and detailing of the original elements. It is important to thoroughly document any intervention for future reference, including a detailed description, materials used, and any changes to the building's fabric.

5.1.4 Reversible additions

When making any interventions or adaptations to a historic building, ensure that any changes made to the building fabric are reversible without causing damage to the existing structure. Any new additions or related construction should be designed in a way that does not impair the essential form and integrity of the historic place. In the event that the new work needs to be removed in the future, the building should be able to revert back to its original state without causing any damage.

5.1.5 Integrating old and new

When creating new additions or constructions in a historic place, it is important to conserve the heritage value and character of the building fabric. The new work should be physically and visually compatible with the original fabric, while still distinguishable.

5.2 Conservation Policies and Guidelines

This section presents a comprehensive set of specific standards and guidelines to facilitate the planning and design of the proposed revitalization and adaptive reuse of the Former North Kowloon Magistracy. These guidelines aim to ensure the successful implementation of recommended conservation processes, including interventions related to building fabric, structure, materials, and building services. Additionally, the guidelines specify the necessary requirements and procedures to be followed throughout the various stages of the conservation work.

5.2.1 New Use

Policy 1

The Former North Kowloon Magistracy was originally designed as a mixed-use governmental building, which legislative magistracy as the majority use. The proposed new use should remain compatible with its historical function.

- Revitalising the Former North Kowloon Magistracy into a universal judicial education centre to continue the judicial spirit and traditions of the Magistracy.

5.2.2 Built Fabric

Policy 2

Any future internal alterations or reconfigurations should be limited to operational necessities or statutory compliance. Such changes in any case should be designed to be reversible and no adverse impact on the building's primary spaces of significance.

- Recognizing that substantial modifications have taken place throughout the building's history, further alterations may be acceptable, provided they do not compromise the architectural or historical integrity of the magistracy.
- Any new interventions should undergo careful assessment, clear justification, and thorough documentation to mitigate potential adverse effects on the building's heritage value.

Policy 3

The key architectural features of the Former North Kowloon Magistracy should be subject to minimal intervention in order to preserve their character and heritage value. Retaining these features as far as possible to maintain the architectural merits of this historic building.

Policy 4

Prioritize the principle of repair over replacement when carrying out conservation works. If replacement becomes necessary, it should be carried out in a like-for-like manner, encompassing both design and material and utilizing the skills and technologies from the relevant period whenever possible.

- The identified Character Defining Elements should be retained and repaired to the greatest extent possible.
- Replacement should only be considered when the identified element is beyond repair and there is no practical alternative.
- Salvage and reuse any original materials and components on site that are in good condition to preserve the heritage value of the historic building.

5.2.3 Additions and alterations

Policy 5

New structures required to comply for compliance with building regulations or the integration of modern services may be introduced, provided they are positioned at less prominent locations. Any such additions shall not compromise the architectural integrity of the building which not detract from its external visual character or interfere with interior spaces of cultural significance.

- The new staircase and void between 4/F and 5/F should be positioned at less prominent location, and shall not compromise the architectural integrity of the building or interfere with interior spaces of cultural significance.

Policy 6

The removal of unsympathetic alterations and additions is encouraged. Selective demolition structures or modifications may be considered if it contributes to the long-term sustainability and functionality of the site while respecting its heritage significance.

Policy 7

When undertaking new additional works, ensure that the new design integrates sensitively with the original building fabric without compromising its heritage value. The design should be compatible with the existing historic building fabric while also being distinguishable from it. In the event that removal of these additions is required in the future, they should be reversible without causing any unnecessary damage to the existing building fabric.

Policy 8

Provide adequate provisions for universal access to the building for people with disabilities, while minimizing any potential impacts on the existing building fabric. Avoid any intervention in the Character Defining Elements of the building where feasible, in order to preserve the historical and cultural significance of the site.

Policy 9

When modifying existing building services and systems, integrate and arrange them sensitively without compromising the main elevation of the building and character defining elements. Conceal new building services as much as possible, and if exposure is avoidable, to minimize any visual impact with neat and careful arrangement.

- Building services and systems should be carefully designed to minimize any potential adverse impact on the character defining elements.

- The historic ceiling cornice of historic interest should not be concealed from public appreciation, installation of main services or pipelines along the cornice should be avoided as far as possible.
- Make use of existing openings wherever possible to avoid creating new openings in the existing facades.
- Building services and rooftop installations (e.g., PV panels, new roof overrun for BFA lift) shall be designed as compactly as possible to minimise visual intrusion on the historic building, particularly from key sightlines from the ground level. The routing of proposed piping and conduits should utilize the existing wall openings as far as technically possible. They should be integrated and arranged sensitively. Conversion of windows to louvers should be located in less prominent elevation (West elevation) as far as technically feasible to minimize visual impact.

Policy 10

Remove any unsympathetic modern additions from a historic building to maintain its integrity and authenticity. If necessary, replace these additions with styles, materials, and finishes that are appropriate to the building.

- The partition wall (near office) of Entrance Hall on the ground floor should be removed and restoring the lobby to the original symmetrical layout.
- The existing stainless steel balustrades of the Conserved Magistrates' Staircase of Court No. 1 should be removed and restored the demolished portion to the ground floor where feasible.

Policy 11

All reconstruction and restoration works shall be carried out in evidence-based and do not diminish the authenticity of the heritage fabric.

- All proposed reinstatement and restoration works shall be supported by thorough archival research, site investigation and physical evidence, in accordance with Article 10 of the China Principles.
- New or reinstated elements shall be visually compatible with the historic character, while remaining identifiable upon close inspection.
- All interventions shall adopt a minimum intervention approach and be reversible wherever practicable.
- Appropriate interpretation shall be provided to explain the restoration or reconstruction works where needed.

5.2.4 Setting and landscape

Policy 12

Preserve the setting of open forecourts on both sides of the Former North Kowloon Magistracy and any future modification or improvement works to this area should respect the existing natural landscape around the site.

- Maintain the spatial relationship and the openness of the forecourts.
- Any landscape elements in the new design should preserve the openness of the forecourts.

5.2.5 Interpretation

Policy 13

Provide interpretation to explain and promote cultural significance of the historic site to the general public, encouraging visitor engagement and deeper understanding of its heritage value.

- Interpretation will utilise historically significant areas including conserved court room, detention cells and public hall, supplemented by a new exhibition hubs.
- Core themes will address “Judicial Education”, “Hong Kong Memories and Culture” and “Leisure & Lifestyle”.
- Both guided tours and self-guided options (via QR-coded digital content and on-site displays) will ensure flexible public access, with workshops, open days and community events enhancing appreciation. Suggested routes will link internal highlights to surrounding heritage points within Sham Shui Po.

Policy 14

Present the retained character-defining elements of a historic building in a manner that highlights their heritage value and former use. Appropriate signage, illustrative, or textual information should be provided to explain how the retained elements were used and their significance to the historic building's values.

5.2.6 Documentation

Policy 15

A photographic and cartographic survey should be completed before commencing any programme of works on the historic building. This survey should include photographs related to a layout plan and deposited in an appropriate archive to ensure the creation of a comprehensive record of the building's existing condition for future reference.

Policy 16

The documentation produced for obtaining statutory approvals, procurement, and construction purposes, including method statements, contractor-designed elements, and manufacturers' data sheets, be retained indefinitely. These documents, along with the Heritage Impact Assessment, photographic survey, and cartographic survey, should serve as a comprehensive record of the changes made to the building and the policy considerations related to these changes.

- A photographic and cartographic survey of the historic building should be carried out before the commencement of construction works on site.
- A copy of the photographic and cartographic survey, record drawings, construction drawings, method statements, contractor-designed elements, and manufacturers' data sheets should be kept at the office of the operator’s management team, and should be provided to the AMO for future references.

5.2.7 Management and maintenance

Policy 17

Establish a detailed maintenance and management manual to ensure the proper use and preservation of a historic building during adaptive reuse. This manual should guarantee that the heritage site is kept in good condition and is in compliance with conservation policies and best practices.

- A maintenance and management manual for the NK Future - Judicial Education Centre should be developed after the revitalisation work.
- The manual should be reviewed periodically.
- The frontline staff and management team of the operator should be given proper training to ensure proper understanding of the contents of the manual.

06

CHAPTER SIX
IMPACT ASSESSMENT AND RECOMMENDATION

6.1 Project Objective

The revitalisation project of the Former North Kowloon Magistracy into NK Future - Judicial Education Centre is a multi-disciplinary building that aims to revitalise a historical magistracy into a dynamic judicial education centre. It serves as a hub for educational, recreational, and cultural activities, fostering connections among people and community. By partnering with various stakeholders, the centre creates a collaborative environment that promotes learning, creativity, and community engagement. The centre's diverse offerings cater to a wide range of interests, making it a vibrant and inclusive space for both visitors and the local community. The key objectives of the revitalisation are as follows:

- To establish Hong Kong's first judicial education centre, preserving legacy and the original use of legislative of the Former North Kowloon Magistracy through exhibitions, public programs, and interactive learning experiences that explore the evolution of Hong Kong's legal and judicial system. Furthermore, in collaboration with various legal professional organizations, the centre aims to provide offer education in judicial knowledge and principles for students and the public.
- To strengthen community ties and encourage collaboration with other heritage sites in the district, leveraging existing networks within Sham Shui Po to integrate the magistracy into a cohesive heritage cluster.
- To promote value education for young people by providing students with diverse courses and experiential activities, allowing them to experience the historic developments of Hong. This aligns with the current curricula and the educational needs of the young generation and will establish the correct values.
- To conserve the magistracy's heritage significance, ensuring that its architectural integrity, including the magistracy setting, historical courtroom are safeguarded while allowing for adaptive reuse.

6.2 Opportunities and Constraints

The Former North Kowloon Magistracy was constructed in 1960 and served as a major criminal court in Kowloon until its closure in 2005. It replaced earlier magistracies on Shanghai Street and Gascoigne Road, handling a high daily caseload, especially during periods of rapid population growth and social change in post-war Hong Kong. The building played a pivotal role in the administration of justice, reflecting the evolution of the local judicial system and the development of Sham Shui Po from a manufacturing hub to a vibrant urban district. After its closure, the building was revitalised as the Savannah College of Art and Design (SCAD) Hong Kong and has now been handed over back to the government.

The building's strong architectural and historical significance provides a unique opportunity to create a judicial education centre that embodies and communicates Hong Kong's legal heritage. The Magistracy's solid construction and clear spatial organization allow for adaptive reuse with minimal intervention, especially in the main public and judicial spaces.

The presence of a well-preserved courtroom (Court No.1), controlled corridor and detention cells, and main staircase offers rich opportunities for interpretation, guided tours, and educational programming. Combining interpretation and educational materials, these spaces can offer a immersive experience to promote understanding of Hong Kong's judicial history and civic values.

The exterior of the Magistracy building has been well preserved, retaining its original design in an authentic manner. While certain interior areas—such as the controlled corridor, detention cells, Court No. 1, and the main staircase—still feature designs from the magistracy era, other spaces were extensively modified to meet the needs of SCAD. These modern or unsympathetic additions from previous uses should be removed or replaced with new elements that respect the original design.

As the building underwent revitalization relatively recently, some upgraded building services and elements can be reused. However, due to changes in building regulations, certain services—particularly those related to fire safety—will require further upgrades. Improvements to building services (including accessibility, fire safety, and HVAC) must be implemented sensitively, with new elements concealed or designed to minimize visual impact. Universal access should be provided with minimal impact on the heritage fabric.

The adaptive reuse of the Former North Kowloon Magistracy as a judicial education centre is both a significant opportunity and a complex challenge. The new design should strike a balance between the building's robust heritage values with the practical needs of a modern educational facility, guided by international conservation principles and a commitment to authenticity, minimal intervention, and public engagement.

6.3 Needs of New User

To ensure financial sustainability and to fulfil the social responsibilities of the NPO, it is essential to enhance the attractiveness of the NK Future - JUDICIAL EDUCATION CENTRE and to increase foot traffic by making strategic additions and alternations that improve the versatility and accessibility of the building's spaces. By doing so, the NK Future - JUDICIAL EDUCATION CENTRE aims to attract more local residents and tourists, engage with the target consumer groups, and establish a stable source of income to ensure the financial sustainability of the project.

Additionally, in order to fulfil the NPO's commitment and NK Future's role as a judicial education centre, it is necessary to adapt the space in order to facilitate effective public learning. This involves optimizing facilities to promote ease of learning for both students and the general public. Key improvements include increasing the number of lifts, enhancing public amenities and building services facilities, and improving interior circulation to ensure smooth operation of the functions of the NK Future. The NPO aims to create versatile spaces that support judicial education, allowing for various activities such as exhibitions, lectures, interactive sessions, and performances. By incorporating engaging activities and interactive elements, it is the objective of the NPO to provide enriching educational experiences for the building's users.

6.4 Proposed Design and Layout

The proposed design and layout will focus on two key directions.

First, the proposed design will take into consideration the evolution of the building in three distinct moments in history: the original design from the 1960s, the configuration that existed before the occupation by the SCAD, and the modifications implemented after SCAD's occupation. It aims at restoring historically significant areas and features and providing opportunities for visitors to engage with the site's rich history, while updating the architecture and systems of the building to ensure its compliance with contemporary building regulations and standards.

Second, the design will include strategic additions and alterations to enhance specific areas. This will involve assessing the current functionality of spaces and making adjustments to ensure they align more effectively with the intended uses. These improvements will not only optimize the visitor experience but also support the operational needs of the facility, creating a cohesive environment that respects the past while accommodating modern requirements.

6.4.1 The Approach from Tai Po Road

Approaching to the site from Tai Po Road. There are painted lines and signs on the inclined road towards southern entrance to separate pedestrians and vehicles. There is a signage for "北九將來 NK FUTURE" lightbox located adjacent to the slope to create a sense of arrival for visitors.

6.4.2 Defendants' cell & Staircase G/F - 2/F

The design proposes to reinstate five detention cells along with the existing interior elements for visitor tours. Interpretation materials will be placed along the corridors and inside the detention cells. The public visit route will include the conserved defendant staircase, which leads to the Court No. 1 and No. 2 (Virtual Court) on the second floor. The staircase will be decorated with artworks or other exhibits related to judicial education.

6.4.3 Overall Entrance Hall G/F – 2/F

Both the G/F entrance hall and the central hall on the 1/F will maintain their original appearance, with the ceilings and lighting redesigned to suit their different functions. The lightwell feature at the top of the central hall on the 2nd floor will be preserved, maintaining its visual impact and natural illumination. Additionally, a feature wall will be introduced outside the reconfigured restrooms, enhancing the overall aesthetic and functionality of the space while minimising the modifications to the existing wall. This design also aims to create a more inviting atmosphere while ensuring privacy and accessibility.

6.4.4 BFA Lift between G/F and LG/F

New vertical lifting platform (BFA Lift) was proposed in the view of BFA enhancement work. The current BFA entrance point is located at the south forecourt of the building (see Fig. 84) which the disable person will not be able to reach the G/F on his own through the slope with 1:6 in gradient. By considering the increase of demands by the public due to the proposed change of the uses of building from school 'SCAD Campus' the previous operator of the building into eating places, shop and place of entertainment, the vertical lifting platform will offer a more user-friendly entrance point for disable person to access the building at Tai Po Road.

Figure 85 *The new proposed BFA route.*

6.4.5 Lecture Hall 1/F

The Lecture Halls at 1/F will mainly serve judicial education purposes. The design will emphasize simplicity, enabling the space to be highly adaptable for a range of functional requirements. Lecture Halls A and B are designed with identical configurations to maximize flexibility. Each hall features three dedicated exit doors opening directly onto the corridor. Internally, two operable wall panels are installed, enabling the space to be easily reconfigured into one large hall or divided into up to three smaller independent function rooms as needed. When subdivided, each of the resulting smaller rooms retains its own direct exit door to the corridor, preserving independent access. A purposed built-in storage cabinet is incorporated within each hall to conceal the operable wall panels when they are retracted and not in use, maintaining a clean appearance throughout the venue. Lecture Hall C is a large, flexible event space equipped with operable wall panels that enable easy subdivision into smaller sections to suit different event requirements. It is supported by convenient back-of-house facilities, including a dedicated pantry area for catering preparation and adjacent storage space for equipment and materials, ensuring efficient operations and seamless service delivery.

6.4.6 Conserved Court No. 1 2/F

The existing space and configuration of Court 1 will be retained. Only necessary and minimal modification will be carried out. For instance, the entrance door for judge entrance needs to be flipped in order to provide a code-complied escape route for court 1 with the connection of the required staircase (ST-2).

6.4.7 Court No. 2 2/F

The space of the original Court No. 2 will be reinstated based on the design of contemporary courtrooms. augmented reality/virtual reality (AR/VR) or other digital technologies will be utilised to provide judicial education and heritage interpretation materials. Additionally, part of the side wall of the corridor on 3/F will be transformed into a balcony, allowing visitors to view the courtroom from above while it is in use, thus expanding the possibilities in usage. The backdrop would be designed as operable panels, revealing the original windows behind for appreciation and interpretation.

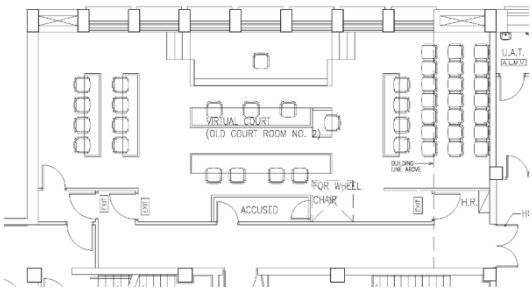


Figure 86 *Proposed layout of Court No.2.*

Figure 87 *Reference image of Court Room in the High Court.*

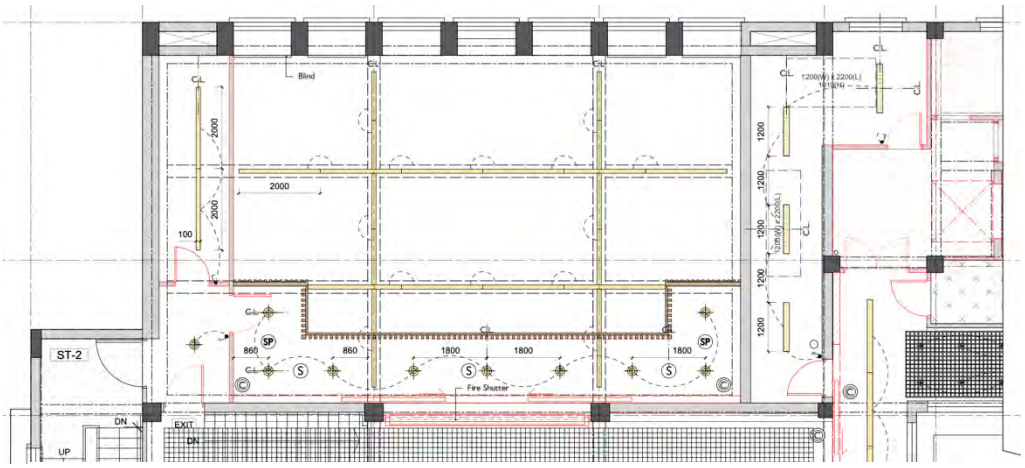


Figure 88 *Proposed reflected ceiling plan of Court No.2.*

6.4.8 Lecture Hall D on 2/F

The original Courtrooms No. 3 and No. 4 were demolished during the previous revitalization project and converted into classrooms of varying sizes. The new design aims to reinstate the original spatial divisions and the high-ceiling quality of these two courts, while preserving the original decorative mouldings on their ceilings.

The reinstated space will comprise two smaller halls separated by an acoustic operable wall, which can be opened to form a larger combined area, offering flexibility for various uses.

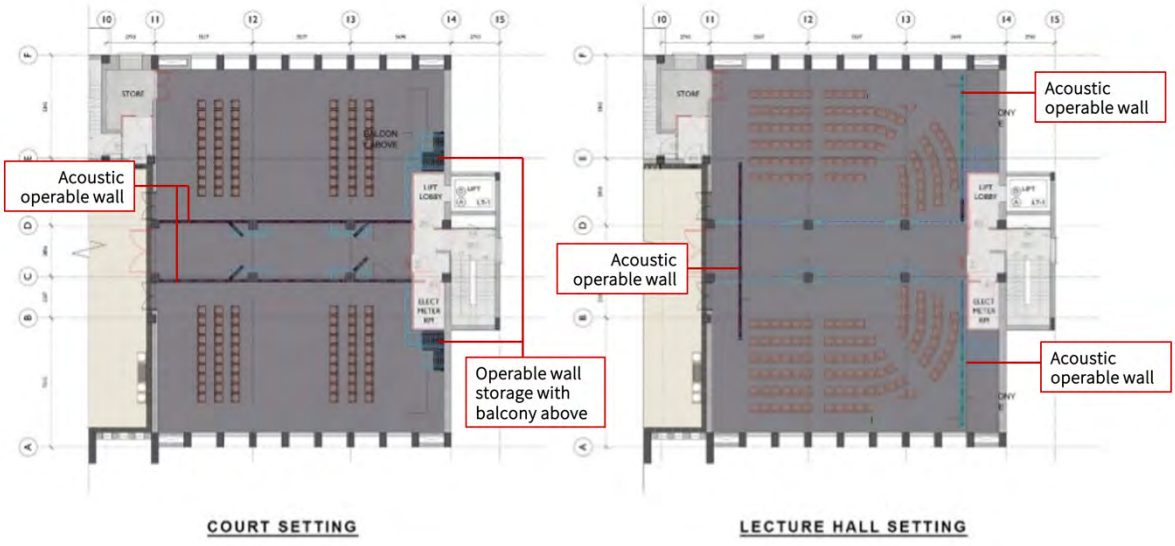


Figure 89 *2/F Part Plan Grid 10-15.*

The lecture hall design will modify the walls along the 3/F corridor into metal balustrades, with a track-mounted LED screen incorporated in the central section to display multimedia content. This modification will enable the 3/F corridor to function as an observation area overlooking the Lecture Hall when the LED screen tracked away. This flexibility is further enhanced in the central section, where the metal balustrade can physically and visually interface with Lecture Hall D. By tracked away the LED screen, the design facilitates a direct, seamless connection between these two court in 3/F area, allowing Lecture Hall D to serve as a natural extension or an overflow gallery for the main event space.

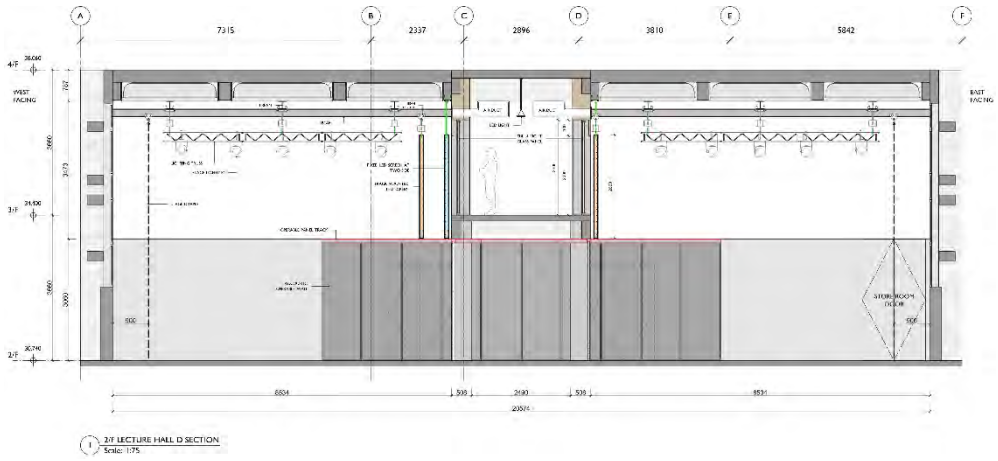


Figure 90 *Section of 2/F Lecture Hall D.*

Both sides of the opening will be enclosed with full-height glass panels to ensure enhanced acoustic isolation when the hall is divided into two smaller spaces. Transparent LED displays will be installed on the exterior surface of these glass walls, creating a seamless and continuous display along the entire outer wall of the corridor for greater flexibility.

All building services elements and their routings in the Lecture Hall shall be consolidated and positioned near the corridors, and away from the windows.

6.4.9 New Service Lift

Currently, there is only one lift (LT-1) located at the south open forecourt for the existing building, which serves as an accessible lift and fireman's lift. Public can access the LT-1 through the ramp with 1:21 gradient at outdoor area (south open forecourt). Through reviewing the history of the North Kowloon Magistracy, it is determined that the current location of LT-1 is the same as the one in 1950s and the LT-2 had been demolished at the north side of the building.

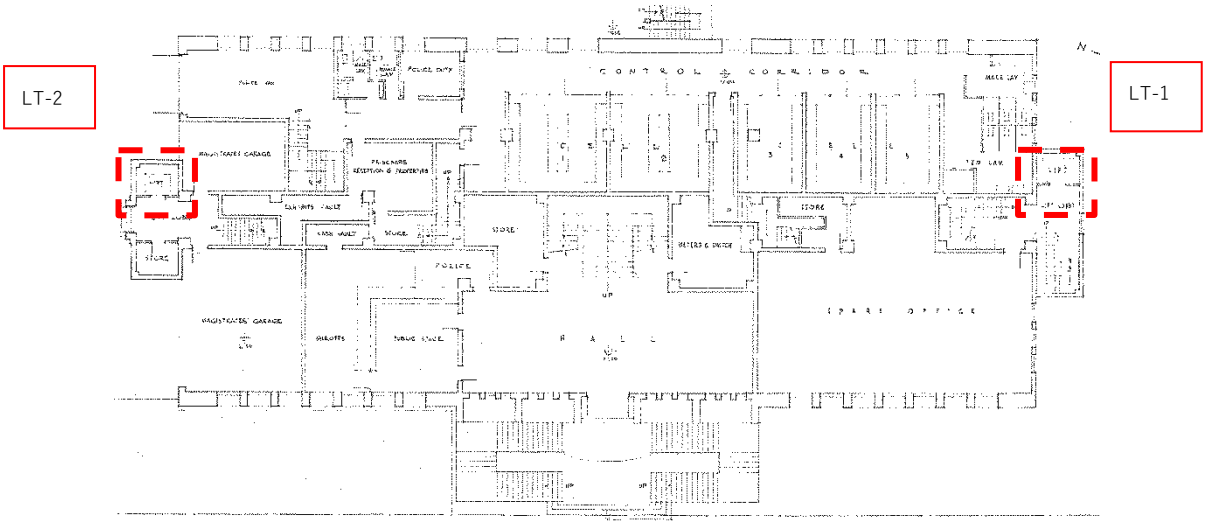


Figure 91 *Location of lifts in 1960 design.*

In the current proposal, the intended use of the historic building will be changed from campus to a judicial education centre with food and beverage elements, display and interpretation areas, and multi-purpose spaces. To satisfy the needs of these future uses and to facilitate circulations within the building, an additional service lift is proposed. The design considerations of the new service lift as follows:

The original LT-2 was located at the north side of the building for the design in 1950s. By reviewing the existing structural elements, for instance, size of lift well, lift footing and depth of lift pit, lifts with rated load between 630 and 680 kg could be adopted. However, the required staircase (ST-2) will need to be redesigned and relocated since the installation of a lift in the previous LT-2 location (refer to the Fig. 86 'LT-2') will occupy the area occupied by ST-2. If the ST-2 were to be relocated, it will require an additional vertical space within the building (from ground floor to the fifth floor) which will be an undesirable major alternation to the original fabric of the historic building, and it will inevitably affect the Character Defining Elements (CDE), especially the Court No. 1 and 2. Therefore the team concludes that the original location of LT-2 in 1950s cannot satisfy the proposed needs and contemporary statutory and requirements and conservation standards, and therefore it was deemed not feasible.

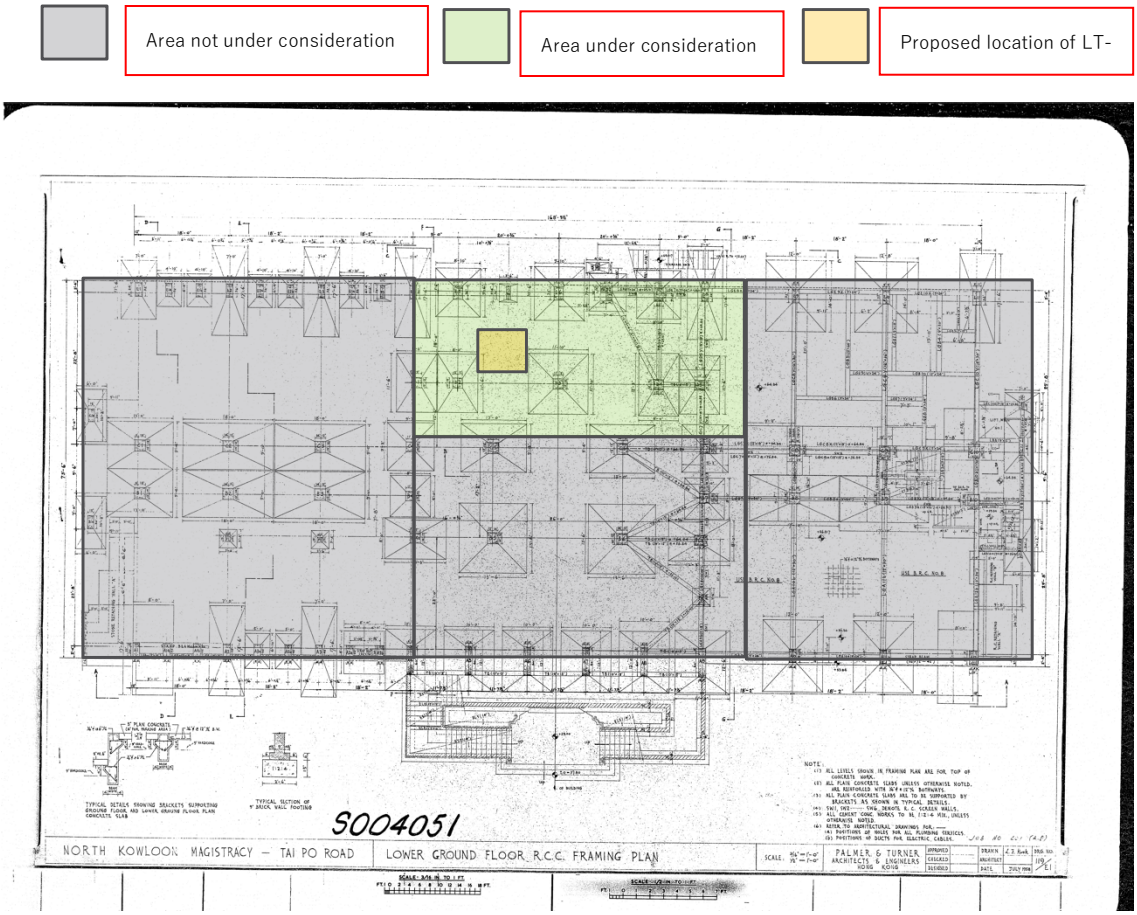


Figure 92 *Location of the proposed new service lift.*

The new service lift shall provide access to every floor of the building. However, to preserve the historical elements and avoid irreversible alterations to the building, a vertical extension outside the façade—which would significantly impact the building's elevation—was deemed unsuitable. Additionally, the North, Middle-South, and South portions of the building were excluded from consideration due to the impact to the court rooms (see hatched areas in Fig. 87).

As advised by the Structural Engineer, the existing footing must remain unaltered to avoid clashes. Given the limited feasible area (indicated by green hatching in Fig. 87), the proposed location of new service lift was selected based on structural feasibility. For further details on structural modifications, please refer to Section 6.5.2.3 (Part A).

Because the position of the new service lift is strictly dictated by these existing foundation constraints, the newly proposed lift shaft will inevitably block the existing door openings to the toilet and service spaces on the 2/F.

Consequently, a new wall opening has to be formed on the adjacent historic travertine wall to provide the necessary access to the lift and the toilets. Although this involves altering the original fabric, the affected portion of the marble wall is acceptable with

mitigation measures. The impact assessment can be found in the following sections of this chapter.

In order to reduce the disturbance of the lift to the ambience of the controlled corridor, mitigation measures shall be considered such as adopting a subtle design for the lift doors and providing a partition wall to screen the lift entrance.

Figure 93 *Proposed visual design of the new lift.*

6.4.10 Function Rooms, Ancillary Offices, and Lecture Halls 4/F and 5/F

The fourth and fifth floors of the Former North Kowloon Magistracy were originally constructed as government offices and subsequently underwent heavy alterations to serve as school classrooms during previous revitalisation efforts. To effectively support the building's new function as a Judicial Education Centre, the approach to these levels will depart from a traditional, cellular classroom model. While the project strictly respects the building's heritage constraints by precluding large-scale structural alterations, a slab opening is proposed to connect the fourth and fifth floors via a new integrated staircase and platform. This minimal intervention is fundamental to the viability of the upper levels and is justified by three strategic conservation and architectural pillars:

1. Optimizing Vertical Circulation for Whole-Building Success: Successful adaptive reuse of this historic building requires a holistic approach that activates the upper floors. Currently, the fourth and fifth levels face the risk of programmatic isolation, as they are difficult to access and are served primarily by only one original elevator and escape staircases. Even with a newly proposed service lift, high-volume people movement remains constrained. This highly targeted, precise opening introduces an essential

vertical link that naturally draws visitors upward. Utilising a spatial strategy proven in successful multi-story cultural developments, this intervention generates consistent foot traffic, preventing isolation and securing the long-term operational sustainability of the entire building.

2. Fostering Programmatic Cultural Synergy: The new staircase functions as a dynamic cultural threshold that bridges two distinct but complementary programmatic zones. The fifth floor will house the *Hong Kong Memories* exhibition, a space dedicated to preserving and celebrating the city's past and collective heritage. Conversely, the fourth floor will showcase vibrant new creations by diverse art groups, embodying forward-looking contemporary practice and future possibilities. Rather than remaining separate destinations, the physical link merges these two floors into a single, integrated cultural experience. The staircase acts as a vital catalyst where historical reflection and bold contemporary expression can meet, converse, and ignite fresh creativity.

3. Architectural Integration and Highlighting Surviving CDEs: Because previous alternations largely stripped the upper floors of their historic detailing, the Central Lightwell and its original historical metal window grilles remain the only significant surviving Character Defining Elements (CDEs) on these levels. The new vertical opening is deliberately oriented toward this singular historic feature, positioning the Lightwell as the primary visual and experiential focal point. During the design process, alternative concepts such as a spiral staircase were explored and rejected in favour of a generously proportioned, oriented platform. This superior layout ensures that all activities hosted on the platform, such as seminar forums, exhibition podiums, or informal gatherings, etc. take place with the historic metal grilles prominently in view, constantly reinforcing the building's heritage.

By introducing a double-height volume along the building's central axis, the intervention creates a dynamic sectional relationship between the floors. This thoughtfully echoes the grand, symmetrical public circulation of the original entrance hall on the lower levels, reinterpreting the historic architectural language in a contemporary manner. Ultimately, this modest addition seamlessly integrates the remaining historic fabric into a living space, turning potential isolation into connectivity, and transforming heritage constraints into an evolving cultural landmark.

6.4.11 Reinstated Magistrates' Office 3/F

The design proposes reinstating a Magistrates' office on the 3/F to allow visitor tours. Although no record drawings were found, an interview was conducted with former Judge of The High Court Mr. Patrick Li Hon-leung (前高等法院法官李瀚良先生), who served at North Kowloon Magistracy from 1995 to 1996. He provided a detailed description of the office layout, serving as valuable oral history material.

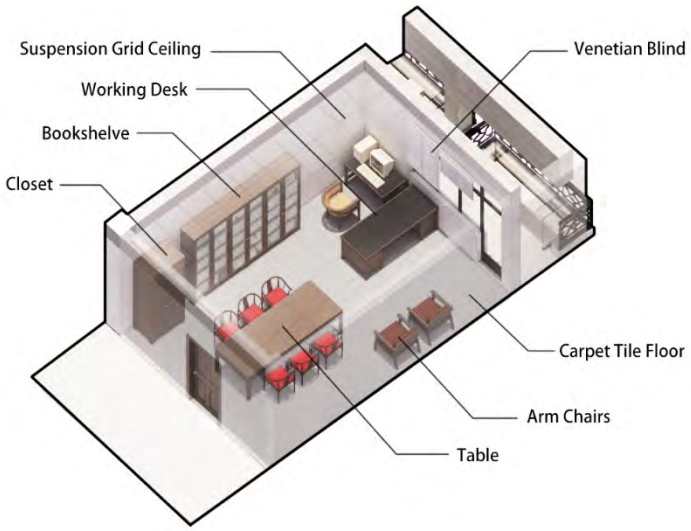


Figure 94 *Diagram of Magistrates' office according to Mr. Li's verbal description.*

According to the 1960s 3/F layout plan, the area originally contained four Magistrates' Offices, each with its own dedicated entrance door. The current design reinstates two entrance doors along the lightwell corridor to restore historical access arrangements. Internally, the partition walls will be reconfigured to reinstate one single Magistrates' Office, while the remaining space will be repurposed as dressing room facilities.

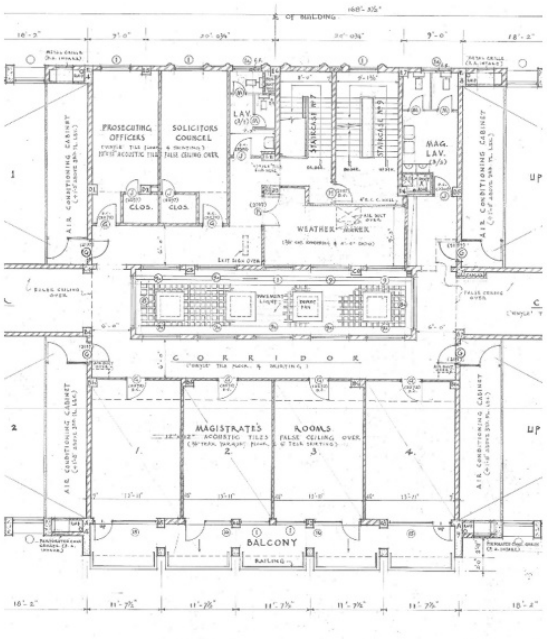
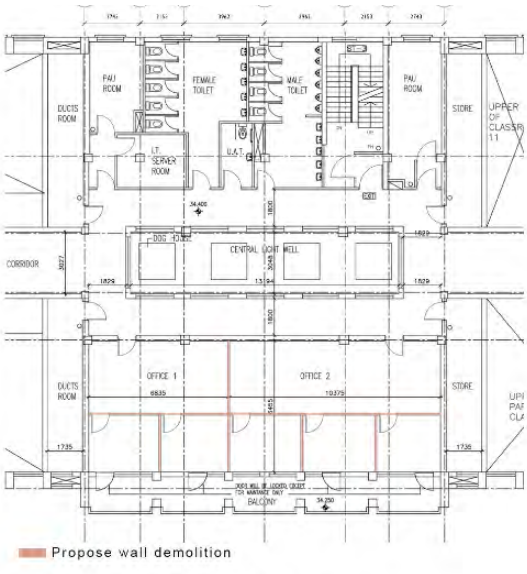


Figure 95 *1960s 3/F Part Plan Grid 5-11.*



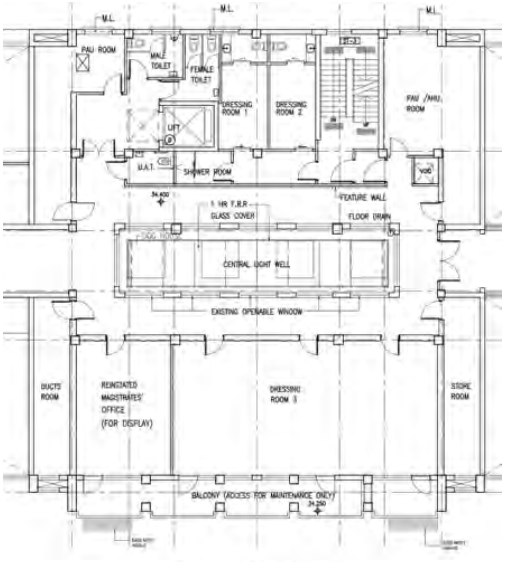
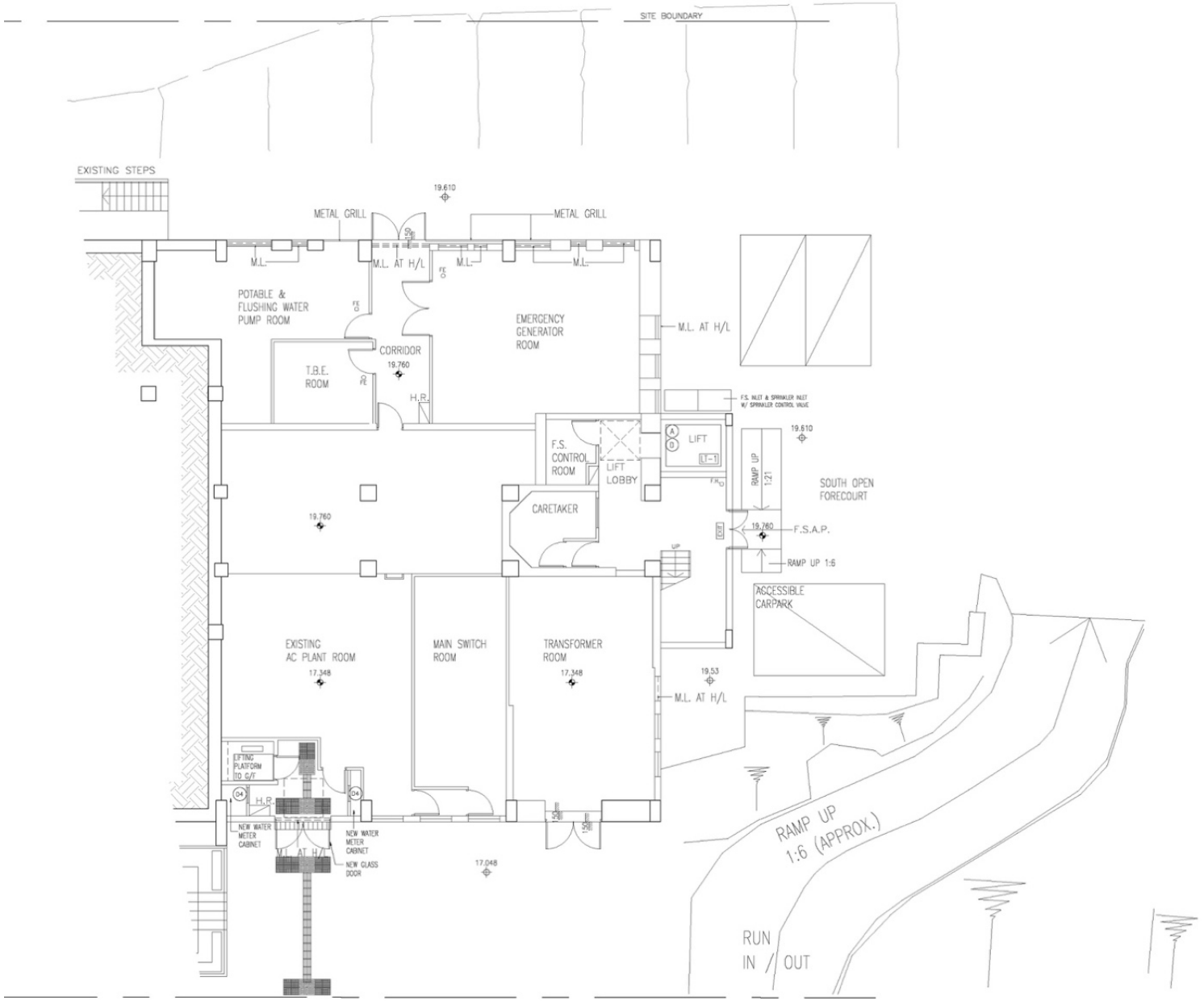


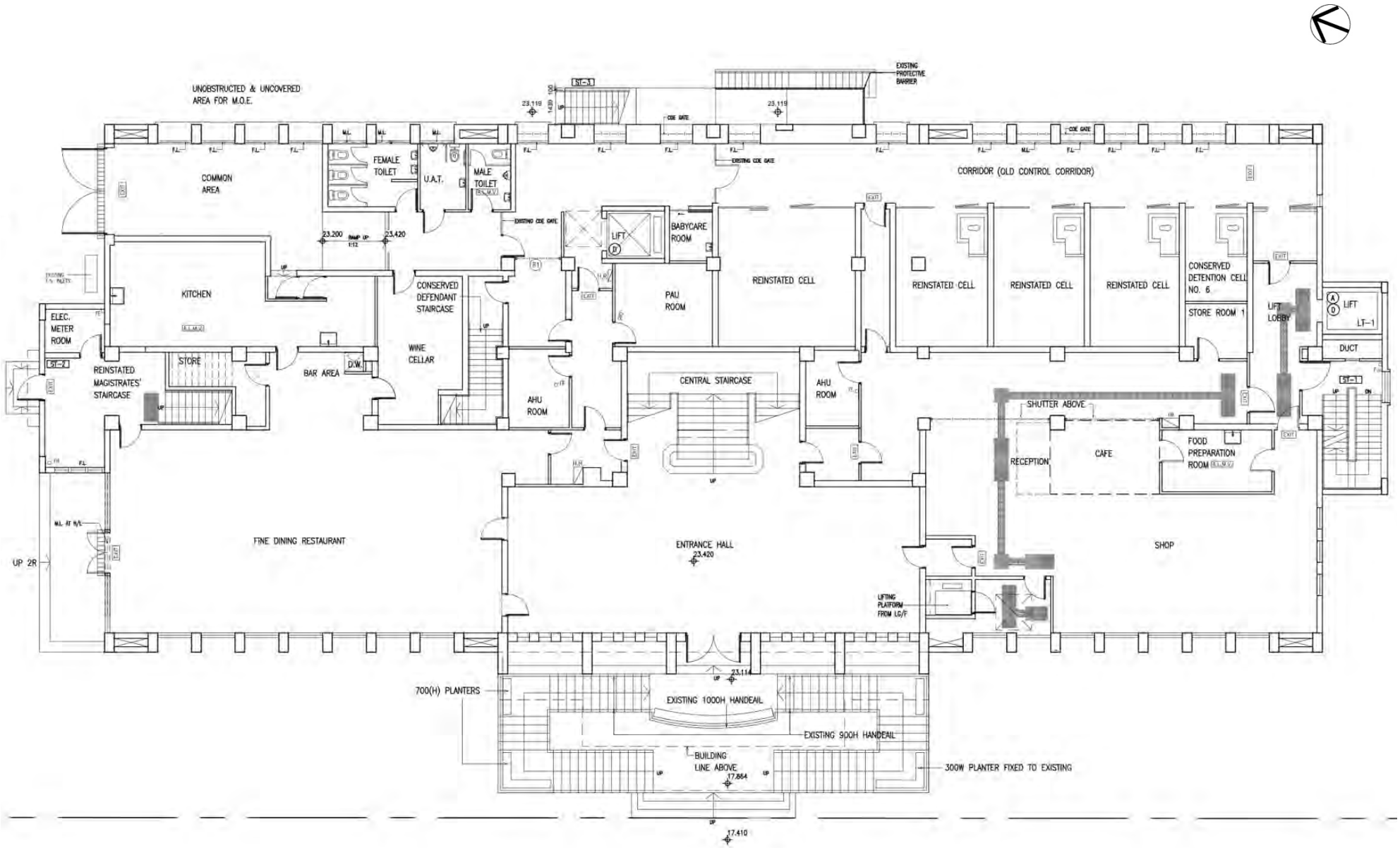
Figure 96 *3/F Part Plan Grid 5-11.*

Collector Mr. John Wu (胡兆昌先生), has also contributed to the reinstatement. He has assembled a collection of furniture and items typical of government offices from that era and will lend selected pieces to SidebySide for use as public exhibits.

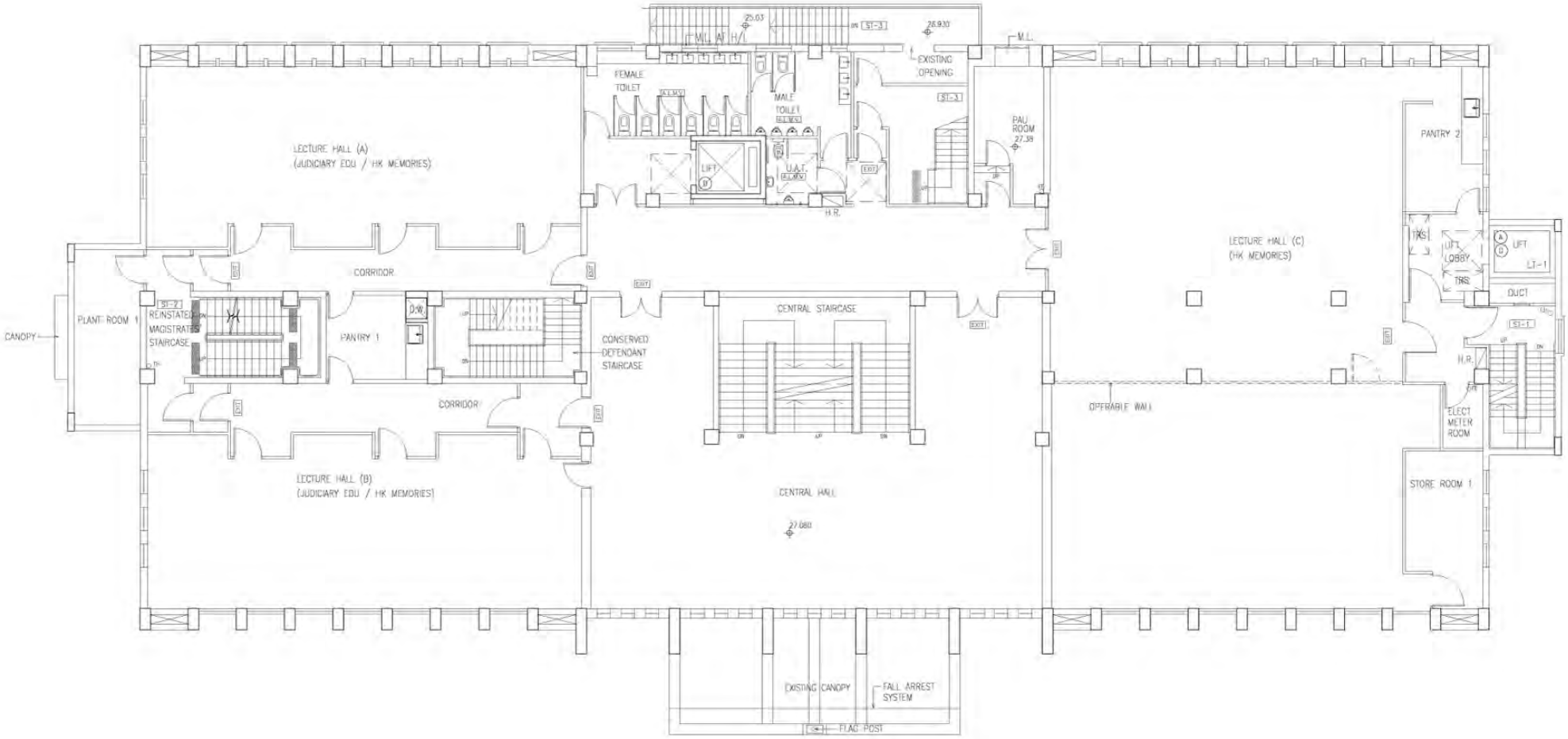
Figure 97 *Collection by Mr. John Wu.*



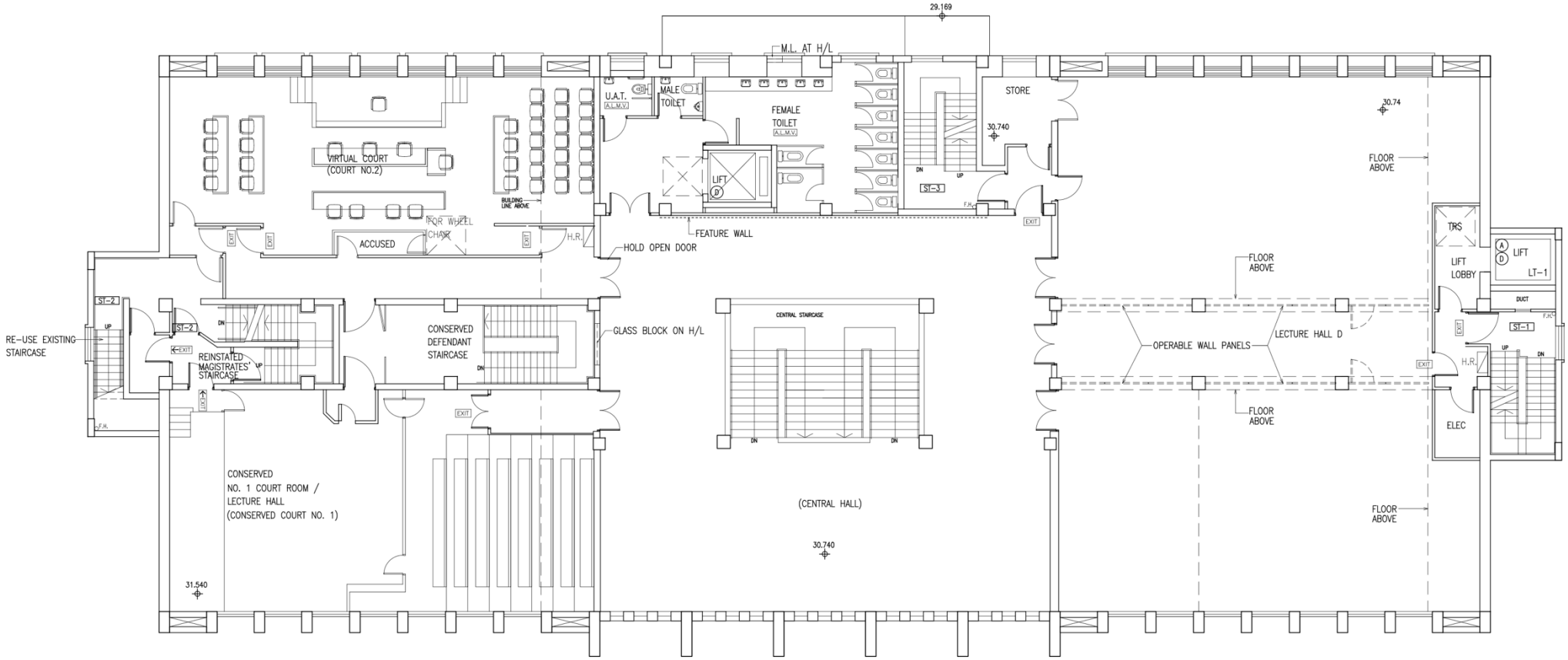
LOWER GROUND FLOOR PLAN



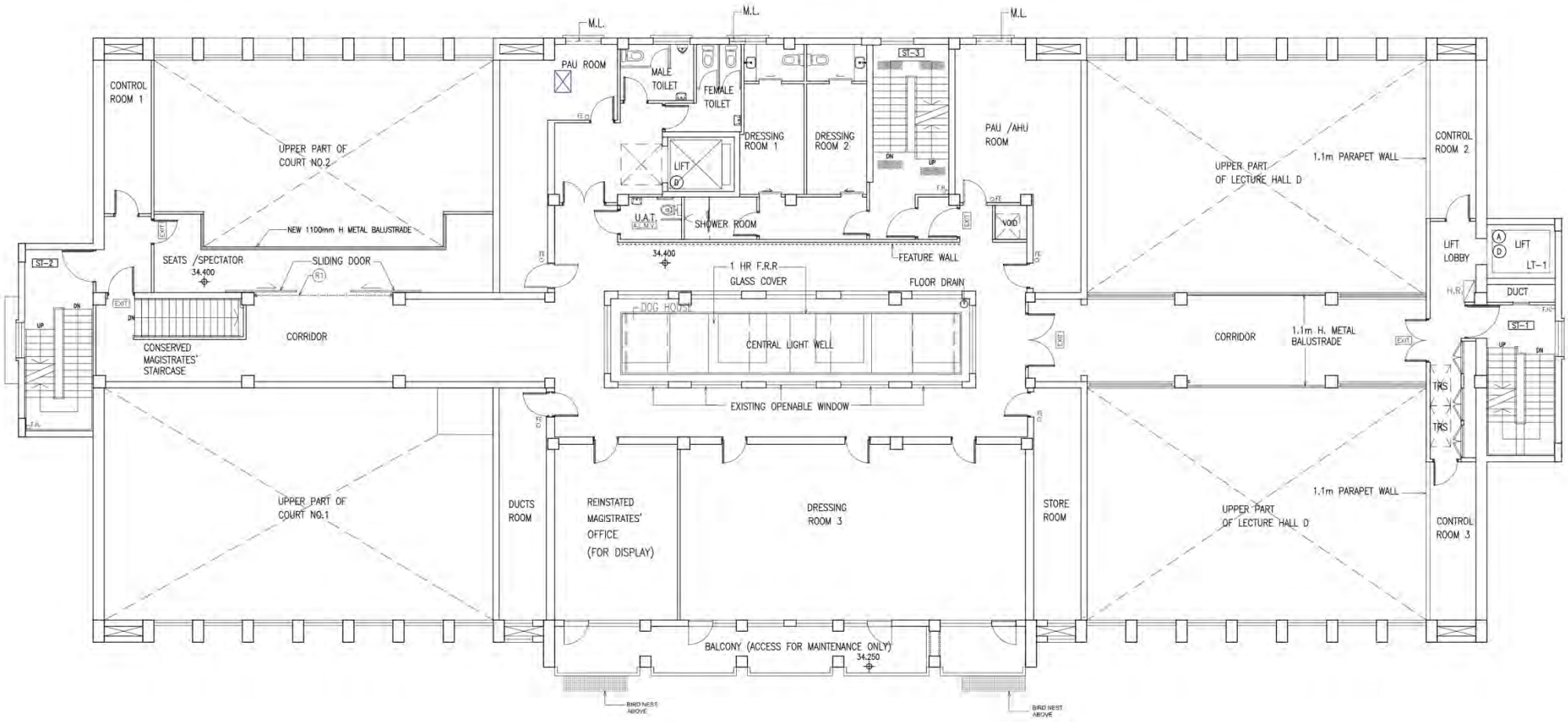
GROUND FLOOR PLAN



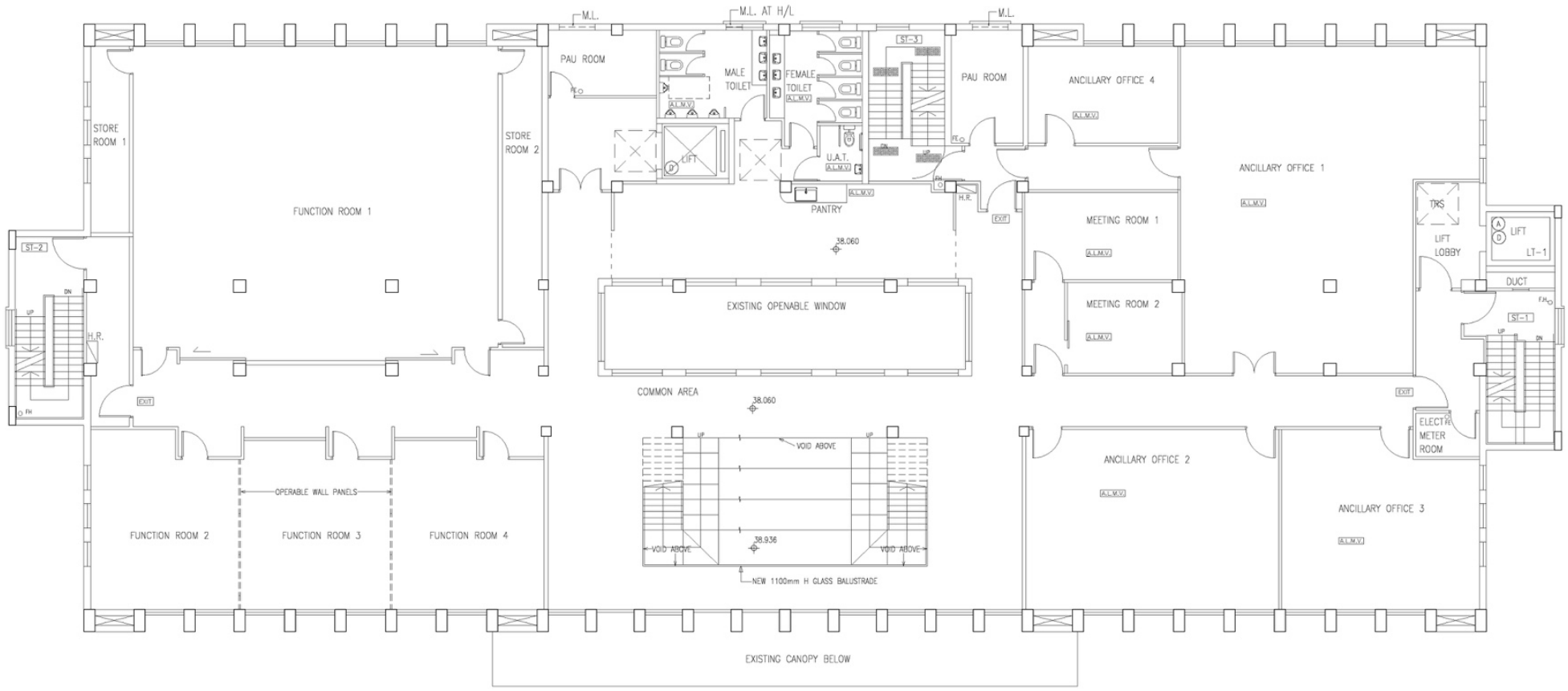
FIRST FLOOR PLAN



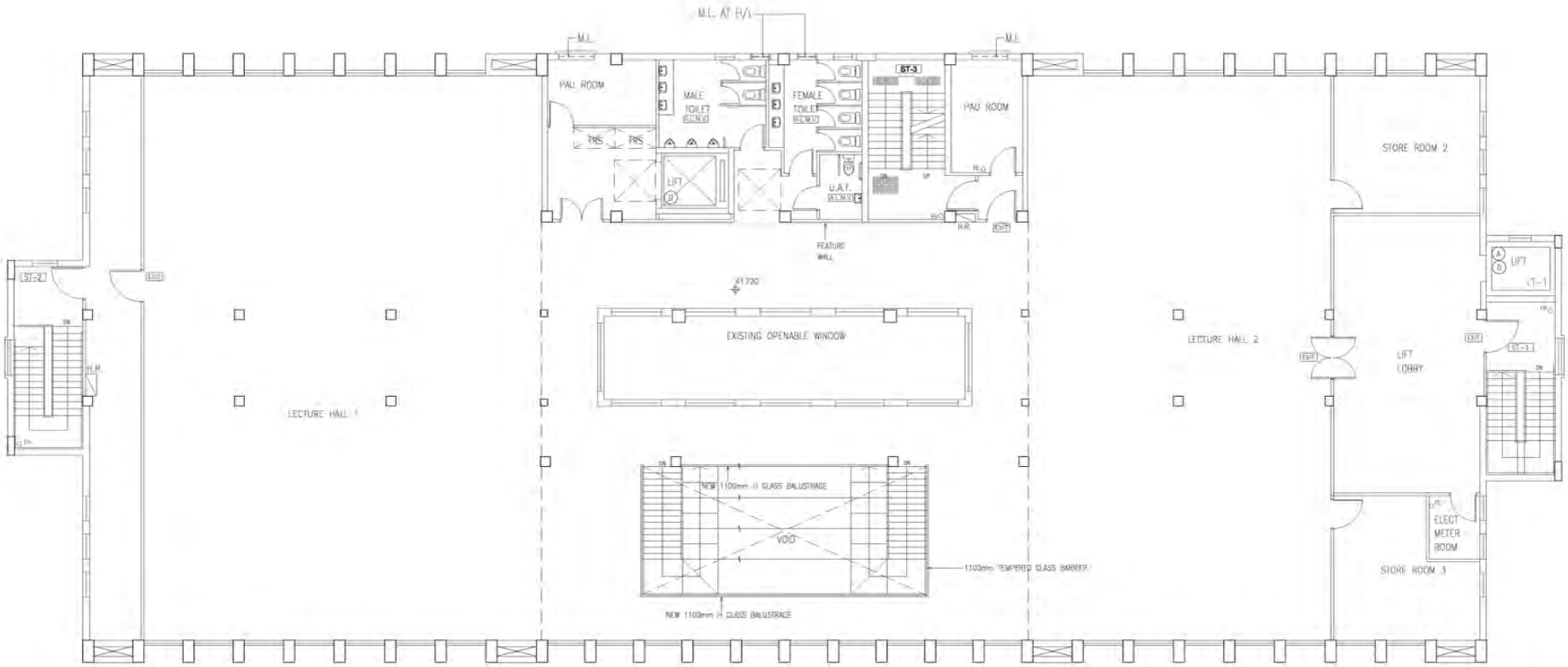
SECOND FLOOR PLAN



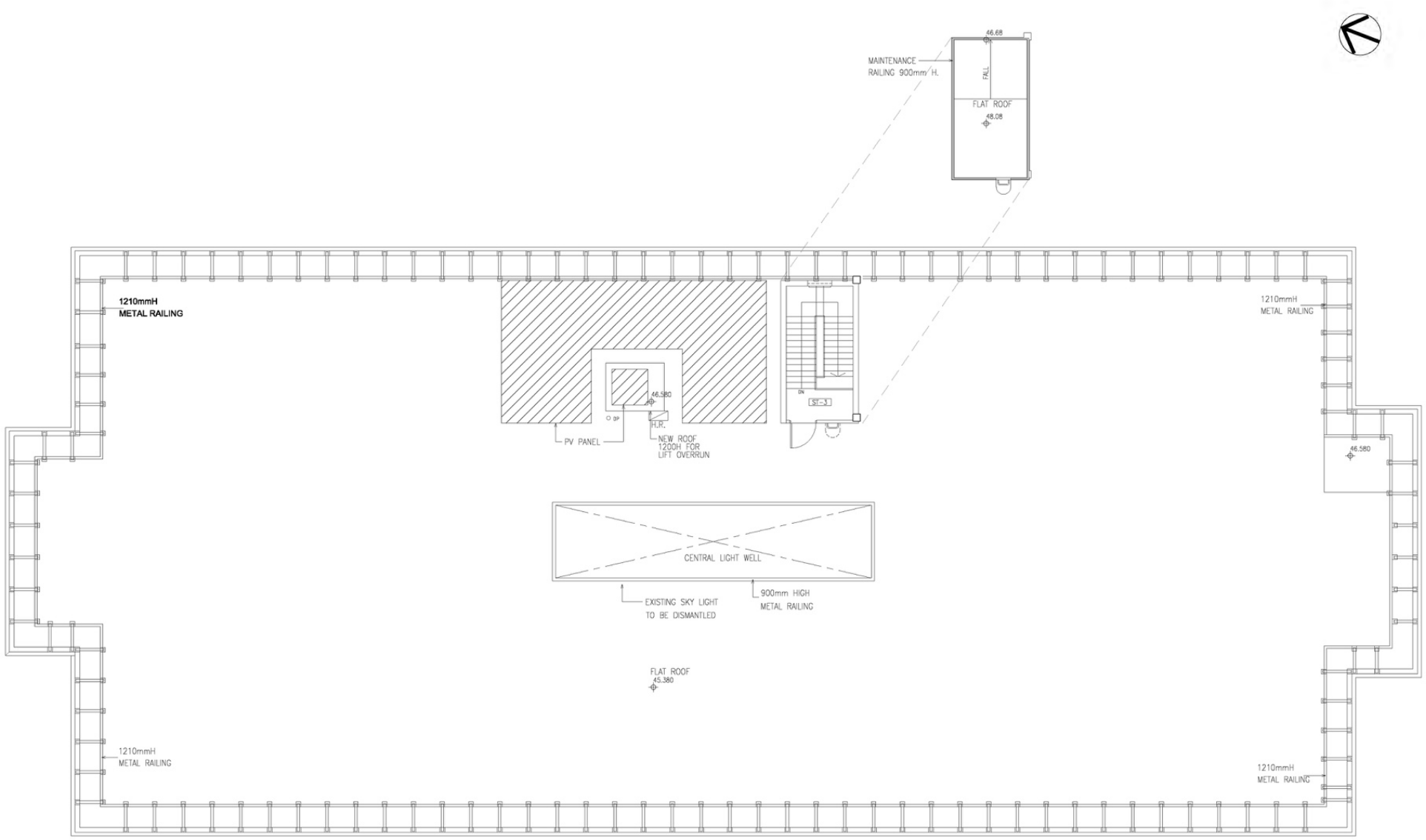
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



ROOF FLOOR PLAN

6.5 Statutory Requirements

6.5.1 Planning and Land Requirement

The subject site is situated within the “Government, Institution or Community” (“G/IC”) zone under the approved Shek Kip Mei Outline Zoning Plan No. S/K4/31 (“OZP”). The Former North Kowloon Magistracy’s proposed uses as multiple functions including “Place of Entertainment (PPE)”, “Shop and Services (not elsewhere specified)”, and “Eating Place (not elsewhere specified)”, are not permitted under Column 1 of the approved OZP. A planning application to the Town Planning Board is therefore required and is approved with conditions on March 2026.

Regarding to the Permanent Land Allocation (GLA-NK 757) to Development Bureau by the Lands Department, parking and loading &unloading of motor vehicles shall be provided to the satisfaction of the commissioner for Transport.

6.5.2 Compliance with the Building Ordinance

According to the Buildings Department’s BRAVO system, the approved set of General Building Plans for the Existing SCAD Campus can be found from 2010.

The proposed revitalisation works are Alterations and Additions (A&A) works necessitating statutory submissions to the Buildings Department. The General Building Plan was submitted to Buildings Department and in June 2025 with comment received in August 2025. Latest revision to the General Building Plan was submitted on 26 June 2026 and was approved by the Buildings Department on 24 July 2026.

6.5.2.1 Means of Escape

Existing Mean of Escape (MOE) provisions of the Former North Kowloon Magistracy comply with the current statutory requirements. ST-01 is an existing MOE staircase which no upgrading works are proposed. The existing G/F-2/F section of ST-02 shall be demolished and replaced by the reinstated Magistrates' staircase, which has also been designed to compile the MOE requirements. The existing 2/F-3/F section of ST-02 shall be modified to connect to the reinstated Magistrates' Magistrates and the remaining part of St-02 from 3/F to 5/F. ST-03 is slightly adjusted to align the latest layout of the new lift lobby.

6.5.2.2 Fire Resisting Construction

In light of the Addition and Alteration (A&A) works approved by the Buildings Department and conducted in 2010, prior to the first issuance of the Code of Practice (CoP) for Fire Safety in Buildings in 2011, potential contraventions of the latest statutory requirements were observed concerning compliance with the aforementioned Code of Practice (2024 edition).

The Lightwell is located at the centre of the building, providing natural lighting from the fifth floor to the ground floor. This design functions as an atrium, fully enclosing the Lightwell with a skylight constructed on the roof. According to the 2024 edition of the aforementioned Code of Practice (CoP), the atrium cannot interconnect more than three floors and must be separated from all other spaces by a fire barrier with a fire resistance rating (FRR) that is not less than that of those spaces.

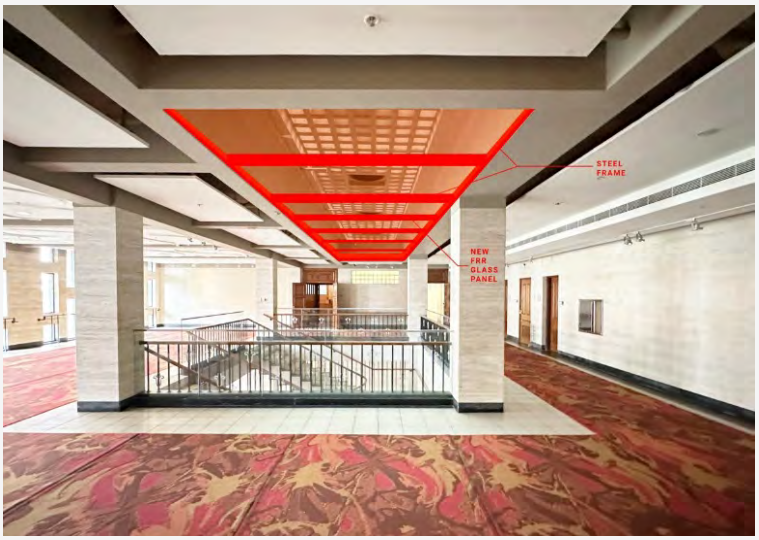
Although a flat roof with glass blocks has been constructed on the third floor, it is not regarded as a fire barrier for separation. The final decision and interpretation are subject to the Buildings Department.

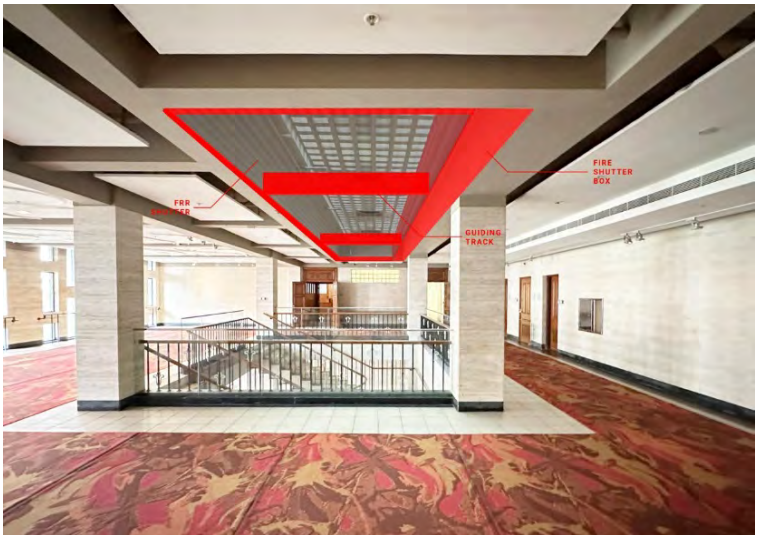
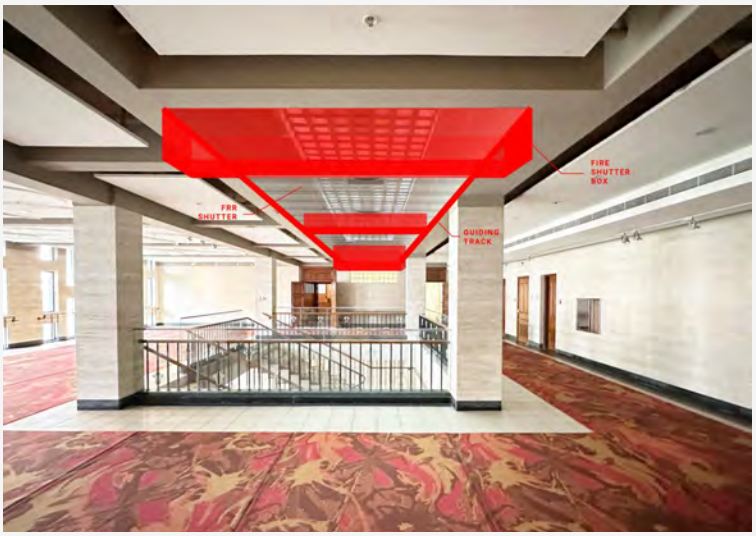
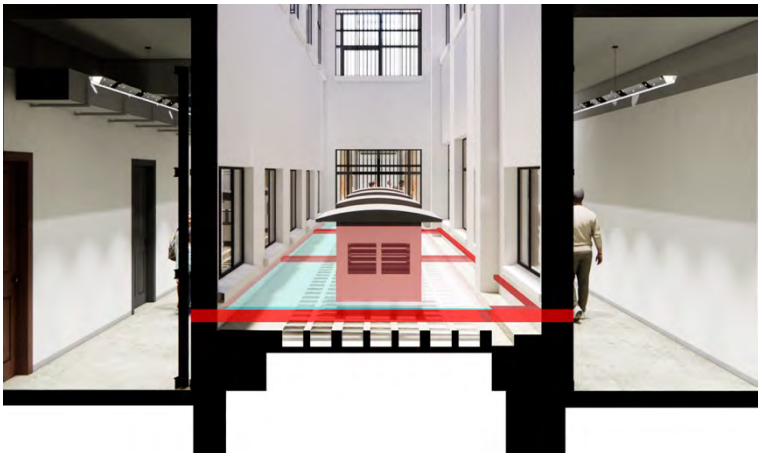
Design Consideration of the Lightwell:

Due to the need to comply with the updated Building Ordinance, new FRR separation materials shall be constructed. A total of five proposals, attached below, have been studied by the consultants, and only Option D and E is considered technically feasible with minimal impact on the CDEs.

After studying the practical needs of the future operator and the heritage value of the skylight, the team had concluded that by removing the skylight, which was added in previous revitalization and is intrusive to the authenticity of the heritage building, the architectural value of the building can be better reflected.

The consultant team is currently considering between two options (Option D and E).

Proposal	Description
	**Option A** The ceiling on the 2/F, located beneath the Lightwell, will be enclosed with FRR glazing supported by a steel frame

Proposal	Description
	**Option B** A fire shutter is proposed beneath the Lightwell to provide separation between the 2/F and 3/F, complete with guiding tracks and shutter boxes.
	**Option C** The proposal is similar to Option B, but repositioned to the shorter side of the Lightwell. It incorporates a convex-downward design to preserve the visibility of the glass block.
	**Option D** FRR-certified glazing will be installed above the existing glass blocks on a painted GMS sub-frame. FRR Promatect-H boards will be installed inside the exhaust fan housings to minimise visual impact.

Proposal	Description
	Option E A new skylight with FRR-certified glazing to be constructed to cover up the existing slab with glass block and exhaust fan housings, completed with new water gutter connecting to the existing floor drains.

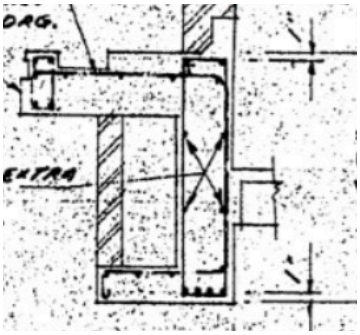
There are three major considerations while proposing the FRR separation to the floor slab and exhaust fan housings, as follows:

1. Rainwater Discharge and Waterproofing
2. Structure Concern
3. Impact to the CDE

Rainwater Discharge and Waterproofing

There is an existing 150 mm-diameter rainwater pipe beneath the floor slab for discharging rainwater. Among the five options studied, Options A, B, and C require enhancement works by applying a new layer of waterproofing material to the existing floor slab and the enclosing wall from 3/F to R/F. However, this waterproofing layer would reduce the transparency of the existing glass blocks, which may impact the historic spatial quality of the main staircase below. In contrast, Options D and E provide proper rainwater discharge solutions without covering the glass blocks with new waterproofing material.

Structure Concern



Among the five options presented above, Options A, B, and C involve construction beneath the floor slab and doghouses, with fire shutter boxes installed. Upon reviewing the structural drawings, a recess was identified in the existing beam, which has been covered with bricks. Due to the uncertainty of the existing condition, open-up checks and further investigations are required.

Figure 98 *Record drawing of structural detail.*

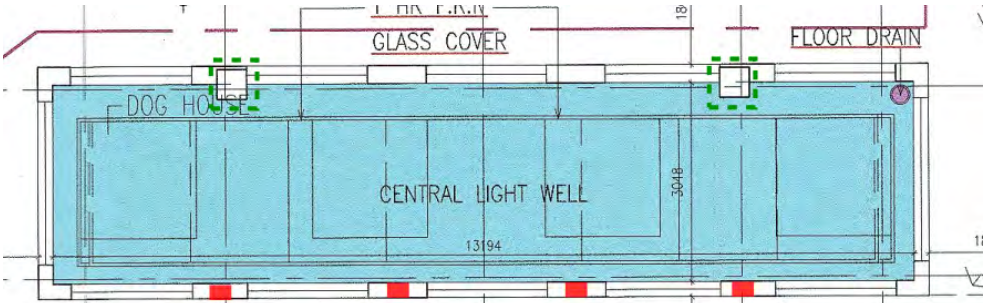


Figure 99 *Proposed strengthening works for Option D & E.*

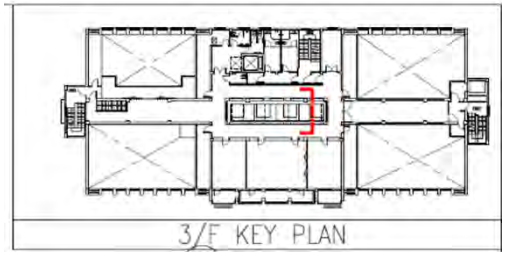
When considering Option D&E, destructive testing, open-up checks, and structural investigations are required to verify the existing condition. As advised by the Structural Engineer, localized strengthening works are required on both sides to distribute the additional loads to the existing column and beam (refer to the Figure 99 with red hatching and green clouds). The loading imposed by the new elements will be transferred to the existing structure by additional brackets on the wall and columns adjacent to the Lightwell. The exact locations and numbers of the strengthening works is subject to the result of further testing and design.

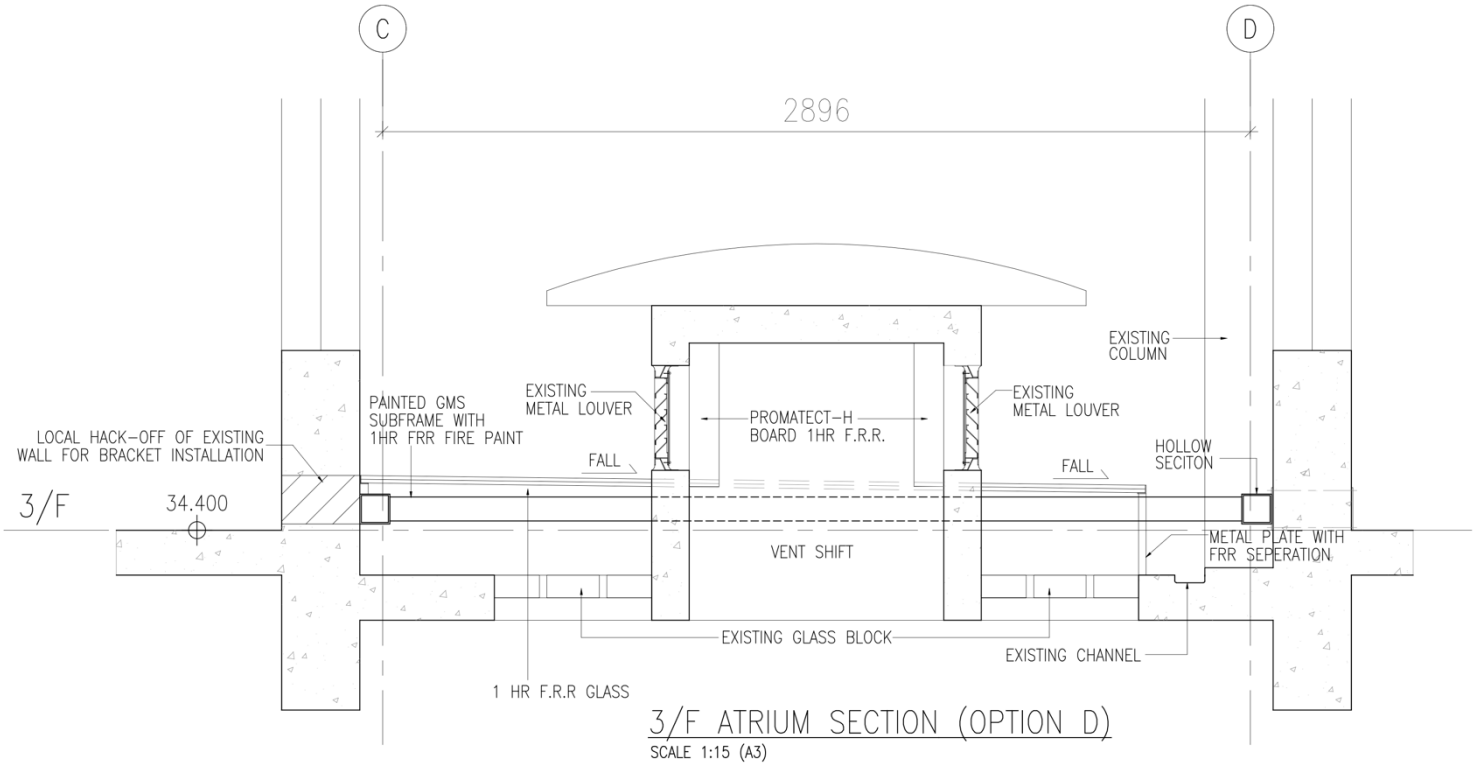
Both Option D&E share similar principle by adding FRR certificated glazing with GMS sub-frame. The strengthening works on the column side will be covered with aluminium cladding, while the other side will be concealed within the wall or covered by fitting-out works. The strengthening works are proposed in connection with the existing beam and are illustrated below with the red hatching.

Impact to the CDE

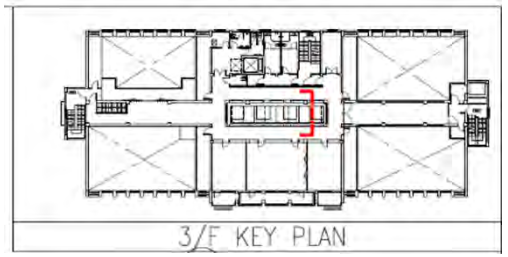
It is noted that the floor slab with glass blocks and the doghouses on 3/F are Character Defining Elements (CDEs). Options A, B, and C would affect their appearance to a certain degree, as sub-frame works are required for FRR glazing, together with guiding tracks and shutter boxes for the fire shutter. For Option D&E, although some open-up checks and strengthening works are required, such works would not affect the CDEs and can be reversed at any time. From the viewing angle at 2/F, the appearance of the CDEs would remain the same as the current condition. However, for Option D, FRR Promatect-H boards are required to be installed inside the existing exhaust fan housing to separate the fire compartments. This arrangement will have no visual impact on the CDEs.

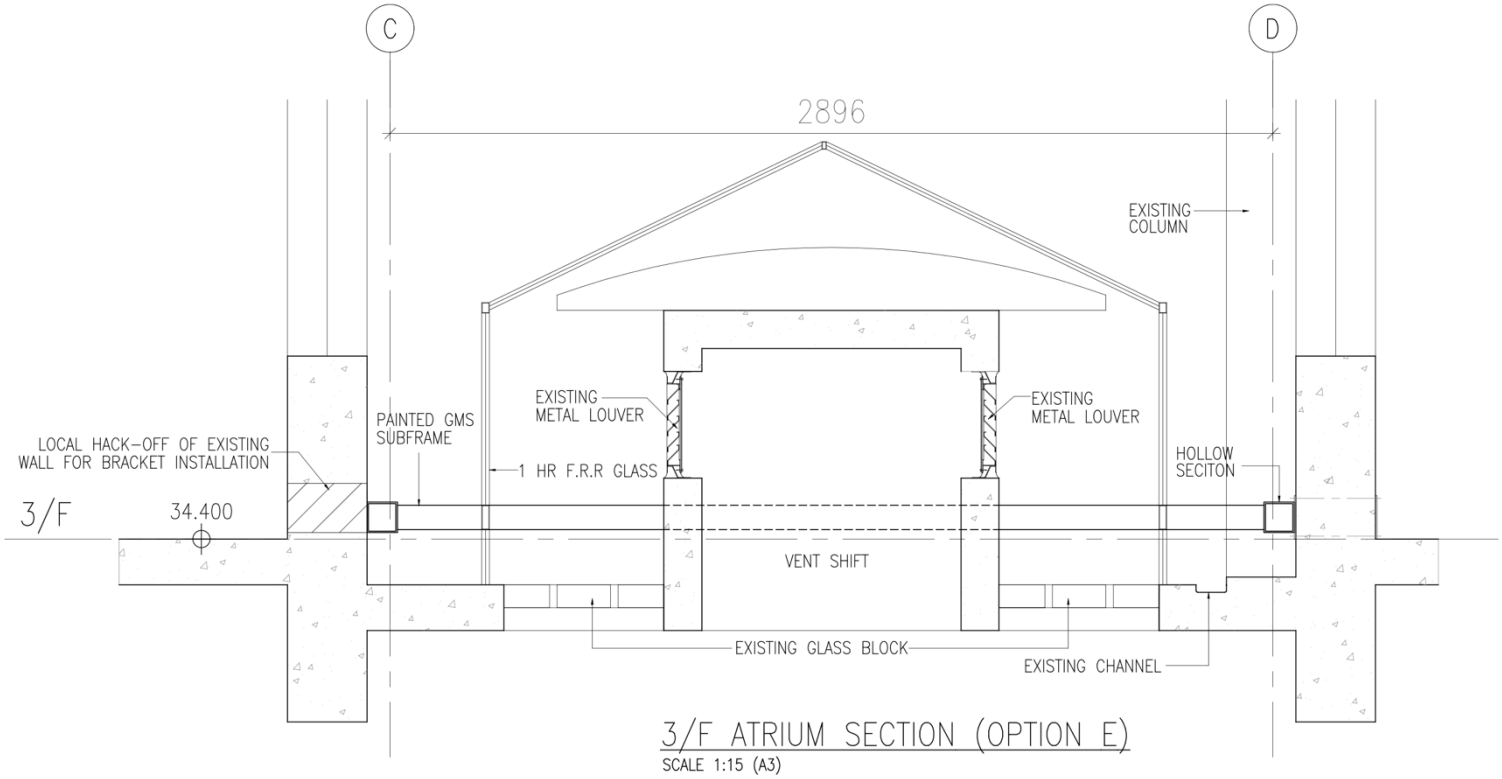
Indicative Technical Drawings of Option D





Indicative Technical Drawings of Option E





Conclusion

To conclude, after careful consideration of the above design options and their associated impacts, the consultant team believe that Option D represents the most appropriate solution. This option not only provides a proper and effective method for rainwater discharge but also ensures that the Character Defining Elements (CDEs), including the floor slab with glass blocks and doghouses, remain unaffected.

Furthermore, the proposed works under Option D is structurally feasible, with localized strengthening measures that are both reversible and concealed, thereby preserving the visual integrity of the heritage fabric. In addition, the external appearance, particularly from the 2/F viewing angle, would remain consistent with the current condition, thus maintaining the architectural authenticity of the building.

In comparison to the other options, which either compromise the transparency and texture of the glass blocks or involve reconstruction that may not guarantee reinstatement of the original material qualities, Option D offers the best balance between technical feasibility, heritage conservation, and compliance with updated Building Ordinance requirements.

Smoke Barrier

Slab opening was noted with grand stairway interconnecting the ground floor up to the second floor. According to the aforementioned Code of Practice (2024 edition), a barrier not less than 450mm measured vertically downwards from the underside of the floor should surround the opening with an FRR not less than -/30/- and be non-combustible. The barrier also known as the ‘smoke barrier’ for the purpose of ensuring the formation of a hot smoke layer to activate sprinkler system.

On the 1/F, smoke barriers are required for the main staircase atrium, as the surrounding beams do not meet the 450mm statutory depth requirement. To achieve compliance, a furring matching the finish and colour of the ceiling will be installed to extent the depth of the beam to 450mm. The design team had considered the option for using glass panels instead of solid furring. However, the glass panels would require a metal frame for fixing and would actually create more visual disturbance than using a solid design. The new additions shall be carried out in a reversible manner.

Conversely, the beams surrounding the G/F staircase are of sufficient depth to satisfy the statutory requirement without modification.

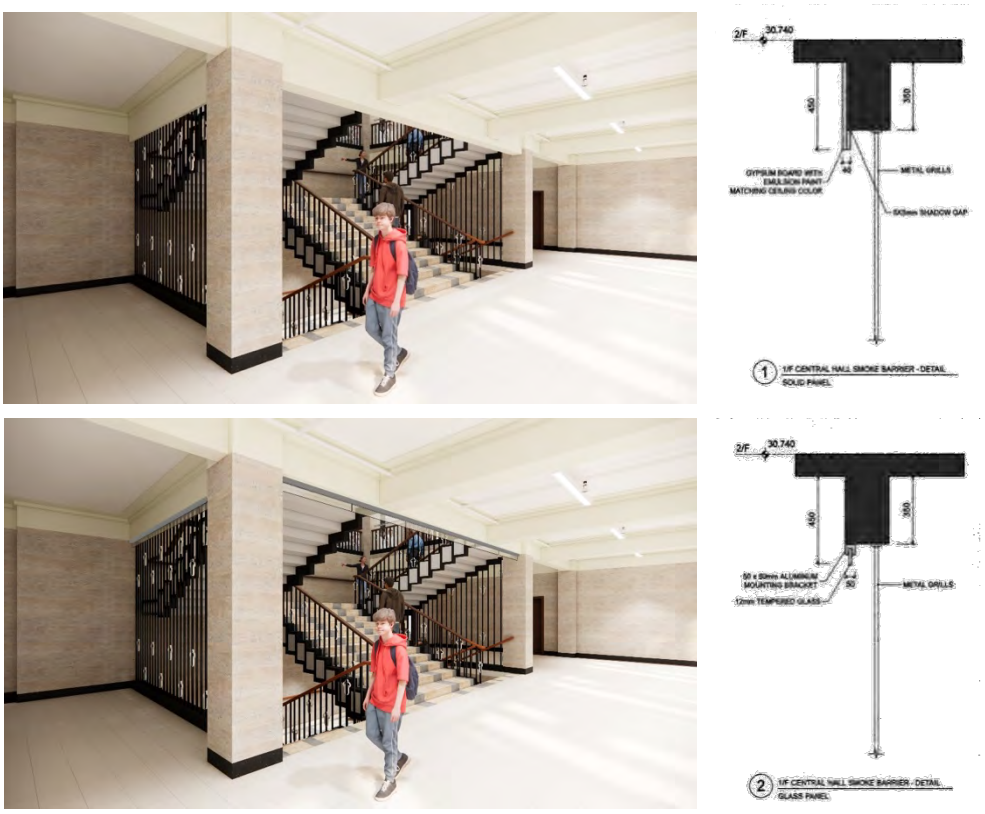


Figure 100 *Comparison of smoke barrier design options on 1/F of solid furring (above) and glass panels (below).*

6.5.2.3 Barrier Free Access

Barrier Free Access (BFA) provisions, including tactile guide paths and warning tiles, will be provided at appropriate locations throughout the site where revitalisation works are applied, in compliance with relevant requirements, include a tactile guide path from the site boundary to the new west entrance door, served by a lifting platform from LG/F to G/F for wheelchair access. The path continues to the reception and one of the service lifts, complying with BFA Design Manual Division 14 requirements. This approach could minimise the installation of tactile on the floor slab, which also minimise the impact to the building. Accessible parking space in the south car park near the entry door, and an accessible toilet within the building. Required staircases serving as exit routes and the lift lobby on the lower ground floor will also incorporate tactile guide paths with warning tiles. The relevant details will be shown in the GBP submission. A tactile guide path will be provided within the shop area in order to minimize the impact of the tactile installation on the ground storey.

Existing Barrier Free Access (BFA) provisions of the Former North Kowloon Magistracy comply with the current statutory requirements. Enhancement works was proposed and refer to 6.3.4 above.

6.5.2.4 Sanitary Fitment Provisions

Male, female, and accessible toilets were provided in the existing buildings with the approved schedule of sanitary fitments by the Buildings Department in 2010.

The proposed layout covered in this HIA report will also comply with the Building Regulation (Standards of Sanitary Fitments, Plumbing, Drainage Works, and Latrines) for the Buildings Department's approval, in accordance with the intended use of the building.

6.5.2.5 Protective Barriers

A protective barrier measuring 900mm in height was observed along the internal 'grand staircase' and the external staircase adjacent to Tai Po Road, which contravenes the Building Ordinance requirement of 1100mm. Additionally, passages for articles exceeding 100mm in their smallest dimension were noted in the existing building. According to the approved General Building Plan, drawing no. 'G-3', modifications were granted by the Buildings Department with specific conditions. The approved approach of using planters as protective barriers shall be maintained, and the planters shall be replaced with new ones of similar design that do not disturb the balustrades.

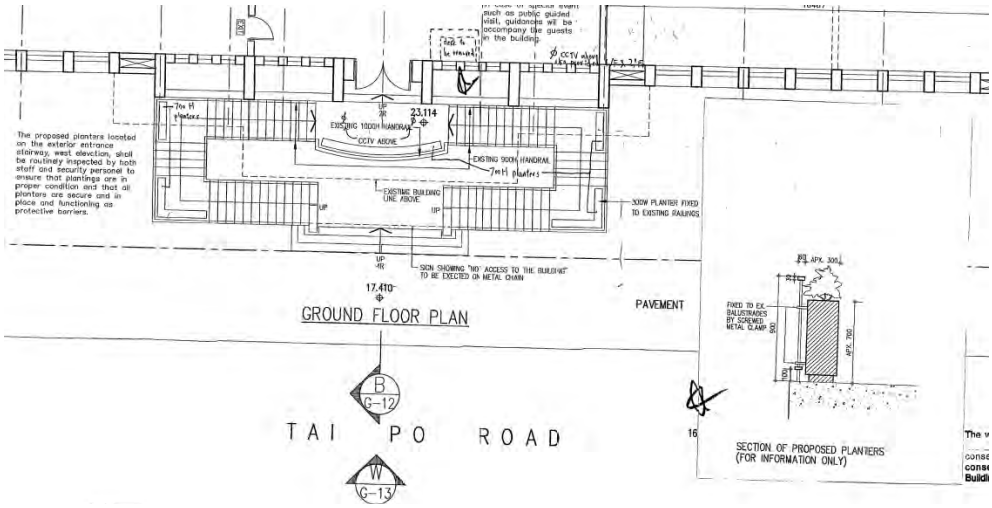


Figure 101 *Previous approved GBP.*

6.5.3 Compliance with Fire Services Requirements

The provisions of automatic sprinkler system, fire hydrant and hose reel system, manual fire alarm system (MFA), visual fire alarm (VFA), automatic fire detection, and alarm system (AFA) will be retained in the existing building, or replaced as needed according to the FSI (Fire services installation) drawing approval by the Fire Services Department.

For the sprinkler system, there is an 80mm dia. F.S. water supply pipe connected from the town main at Tai Po Road to serve the sprinkler system and F.S. system. The automatic sprinkler system serves the whole building except the plant rooms. Sprinkler water tank also located on the roof and pump room located in the south open forecourt. Sprinkler inlet installed next to the entrance at the Lower ground floor facing to the Tai Po Road (EVA).

In addition, fire hydrant and hose reel system also provided in the existing building. Fixed fire pumps also installed at the F.S. and sprinkler pump room with the water supply fed from the F.S. water tank on the roof. F.S. inlets are located at the exit of staircases ST-1 and ST-2.

Apart from the aforementioned F.S system, fire extinguishers and heat detectors are provided inside the pump room and emergency lighting and exit signs are installed in the existing building. In order to satisfy requirements in fire compartmentations on the G/F and 1/F, alteration works such as the installation of FRR doors and partitions will be conducted. For the two doors between the future Fine Dining Restaurant and the Entrance Hall, The added first shutter will be installed offset from the restored doors, and will not impact the element. For the other areas, the fire compartmentation can be achieved through modified partitions inside the rooms. No historic doors (doors that are CDEs) will be affected by the works to satisfy the statutory requirements for fire compartmentation.

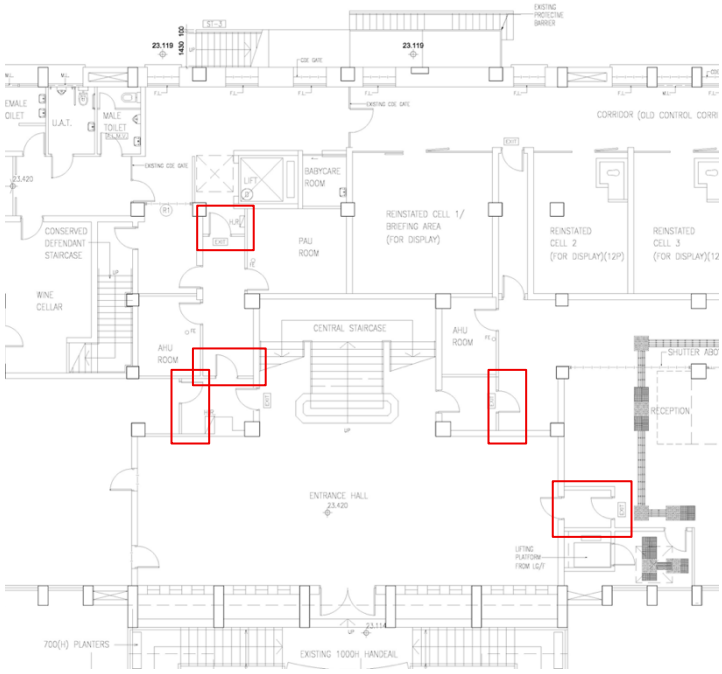


Figure 102 *Location of FRR partition and doors related to the above discussed works on G/F.*

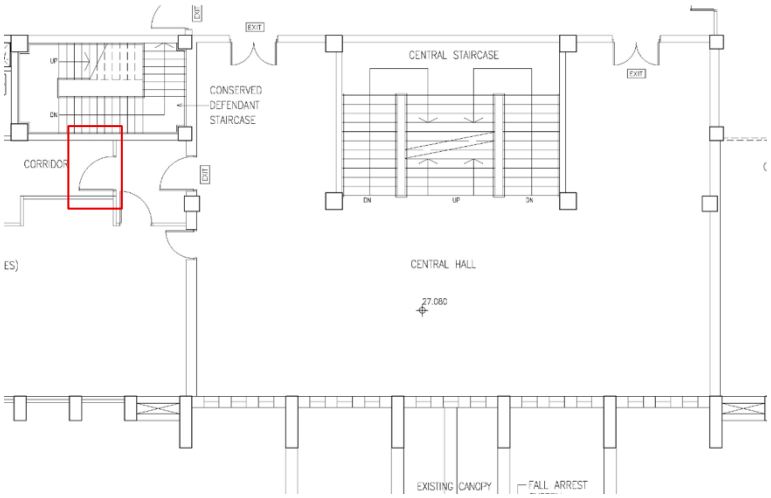


Figure 103 *Location of FRR partition and doors related to the above discussed works on 1/F.*

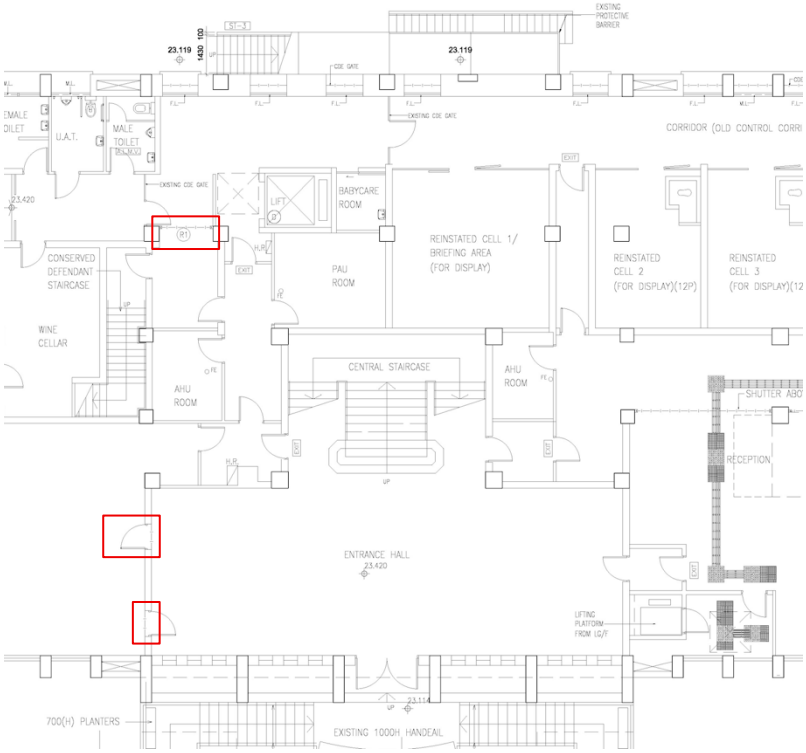


Figure 104 *Location of fire shutters on G/F.*

A fire shutter in the Controlled Corridor is needed for fire compartment separation between the Conserved Defendant Staircase and the Controlled Corridor. The provisions for fireman's lift for the building will remain unchanged, ie. LT-1 will continue to serve as the fireman's lift.

6.6 Condition of Fabric

6.6.1 Description

North Kowloon Magistracy Building was built in 1960. It is a seven-storeys building counted from LG/F. It is in reinforced concrete frame comprising the conventional slabs, beams and columns. The structural columns are supported by the pad footing.

All of LG/F and part of G/F are on-grade reinforced concrete slabs. The remaining part of G/F and all other floors from 1/F to R/F are majority of ribbed slabs with hollow clay tile forms under the 50mm thick topping. For the 3/F Lightwell area, it was constructed with mini RC beams in a waffle layout with glass panel infills to serve as a translucent floor system.

In 2010, the North Kowloon Magistracy Building was revitalized as education centre. The Addition and Alteration Works had carried out for the Batch I of Revitalizing Historic Building Through Partnership Scheme. The major structural modification works included the following:

a) Addition of FS & Sprinkler Pump Room & Tank and Cooling Towers at South open Forecourt
b) Addition of skylight covering the Central Lightwell at R/F
c) Extension of glazed lift overrun enclosure at R/F
d) Removal of lift well and internal staircases
e) Addition of staircases (ST-1 & ST-2)
f) Strengthening works for E&M Rooms
g) Re-partitioning works for layout with change of uses

The structural works (2010) were mainly constructed with structural steel elements in the Magistracy building. The FS & Sprinkler Pump Room & Tank structure was a RC structure supported on a raft footing. The cooling tower was supported on a raft footing and enclosed by metal louver.

6.6.2 Structural appraisal

6.6.2.1 Existing building condition

As mentioned in Resource Kit, a structural condition survey has been carried out in 2020.

The Magistracy:	Minor local spalling, cracks and water seepage observed in various locations in Magistracy; however, the overall structural system of the Magistracy is considered to be in fair condition.
FS & Sprinkler Pump Room & Tank:	The FS & Sprinkler Pump Room & Tank structure is in good condition without any identifiable structural defects.

6.6.2.2 Original loading capacity

The building was built in 1960, and its design is assumed to follow Code of Practice 3 (CP3): Chapter V – 1952 (LCC 1952), which specifies the design floor loading of 80 lb/sq.ft. (equivalent to 3.83 kPa) for assembly areas with fixed seatings, bank halls, chapels and churches. Given that the Magistracy falls into this category, the original design load for most of its floors hall be 3.83 kpa.

Based on the age of the Magistracy, it is reasonable to assign as reduction to the original design load of 3.83 kPa. Under the Batch I of the Revitalization Scheme in 2010, an imposed load of 3.0 kPa was proposed in general with consideration of the intended use in educational institution.

Numerous floor areas were altered and/or strengthened under the Batch I of the Revitalization Scheme. For these floor areas, the imposed load shall refer to the specified in the Plans approved by the Building Authority in 2010.

Table 8 *Summary Table of the Imposed Load of Floor Areas*

Location	Floor	Original Use	Proposed Usage in 2010 under Batch I Scheme	Original Design Imposed Load (kPa)	Estimated Current Imposed Loading Capacity (kPa)
Magistracy	LG/F (on-grade slab)	-	Plant Room	-	5.0**
	G/F (on-grade slab)	Courthouse	Education Institution	3.83#	5.0**
	G/F (suspended slab)	Courthouse	Education Institution	3.83#	3.0*
	1/F–5/F	Courthouse	Education Institution	3.83#	3.0*
		Plant Room	Plant Room	3.83#	5.0*
	R/F	Inaccessible Flat Roof	Inaccessible Flat Roof	0.72#	0.75*
F.S. & Sprinkler Pump Room & Tank	G/F	-	Pump Room	-	7.5*
	1/F	-	Water Tank	-	-
	R/F	-	Inaccessible Flat Roof	-	0.75*
North and South Open Forecourt	G/F (on-grade slab)	Carpark	Carpark	3.83#	5.0**

#According to LCC 1952 as stated in para. 4.7.5.

*According to the A&A plans approved in 2010.

**An estimated capacity for on-grade slab. Further investigation is required to determine its exact loading capacity.

6.6.2.3 Proposed new uses and recommendations

To suit the needs of the NPO and the functions proposed in this revitalization, certain structural alternations and reinforcements are needed.

The structural works proposed are as follows:

a) Addition of lift installation from G/F to Roof
b) Reinstation of slab and staircases at Grid 1-3/B-D from G/F to 3/F
c) Removal of ribbed slab at 5/F & new steps platform at 4/F Grid 7-9/A-B
d) New BFA Lift Platform
e) Fire-Separation in Lightwell
f) Extension of staircases from 5/F to Roof
g) New corridor at 3/F over the Court No. 2
h) Re-partitioning works for layout with change of uses
i) Recast existing openings at Grid 5-9/D-F from 1/F to 5/F
j) Structural reinforcement for Control Room for Lecture Hall D (Court No. 3 and 4)

In order to minimize the sizes of these structural elements, these structural works will be constructed in steel. In general, the steel beam size will be approx. 300 to 400 in depth, the steel beams will be installed within the structural beam zone. In other words, the steel beams for structural reinforcement will not cause substantial visual impact to the interior spaces. None of these proposed structural works are visible on the exterior.

For the sake of structural stability, there should be no additional load onto the existing foundation.

a) Addition of lift installation from G/F to Roof

Slab opening with structural strengthening works for supporting remained structures are involved. A lift overrun will be constructed. New steel members will be installed surrounding the slab opening for supporting the wall enclosure for lift shaft.

Structural alteration shall be in a minimal design to avoid disturbance to the existing historic elements such as the building footings and the walls of the front façade as far as it is technically possible. The construction should be designed in such as way so that impacts to the historic elements are kept at minimum. For the lift pit construction, a certain extent of the existing on-grade slab will be temporary removed. The proposed footing will be located between the existing footings, thus there is no adverse effect to the existing footing.

Proposed design and justifications are shown in the drawings below:

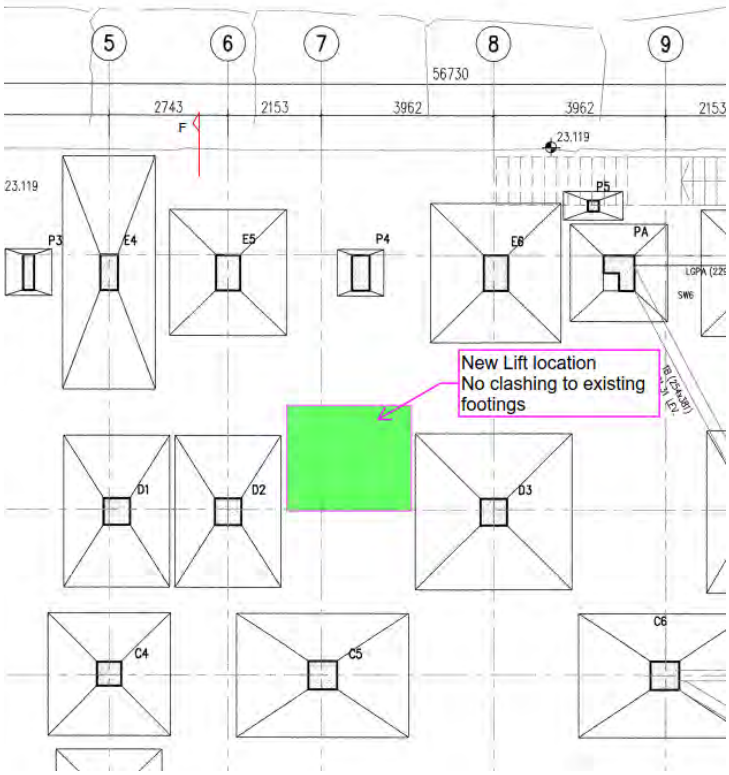


Figure 105 *LG/F Framing plan (partial) for the proposed new lift*

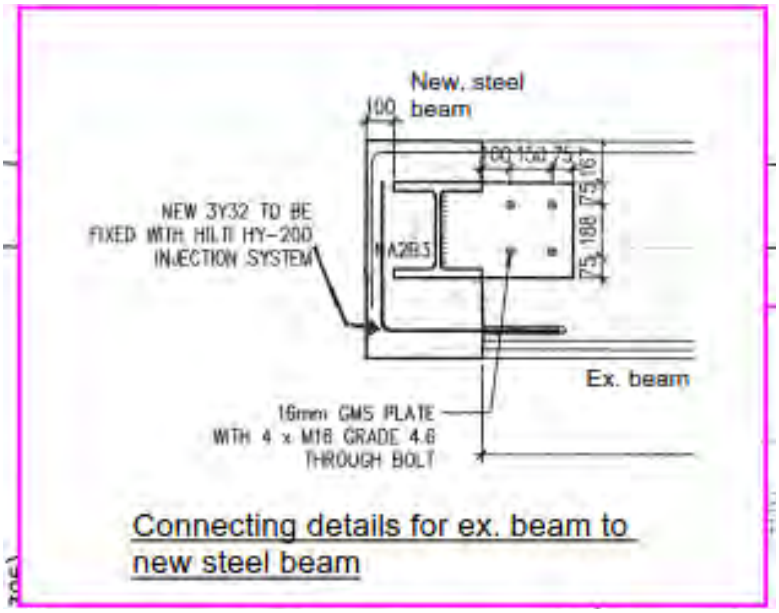


Figure 106 *1/F Framing plan (partial) for the proposed new lift.*

Red shade: Location of lift
Red solid: existing beam to be cut and removed
Purple line: proposed reinforcement beams

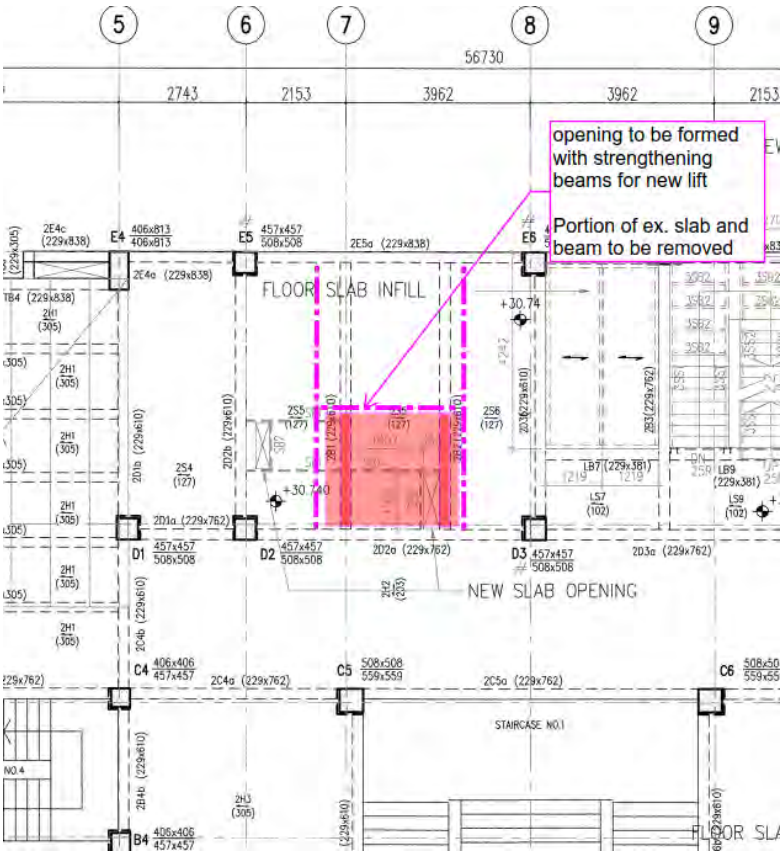


Figure 107 *2/F Framing plan (partial) for the proposed new lift.*
Red shade: Location of lift
Red solid: existing beam to be cut and removed
Purple line: proposed reinforcement beams

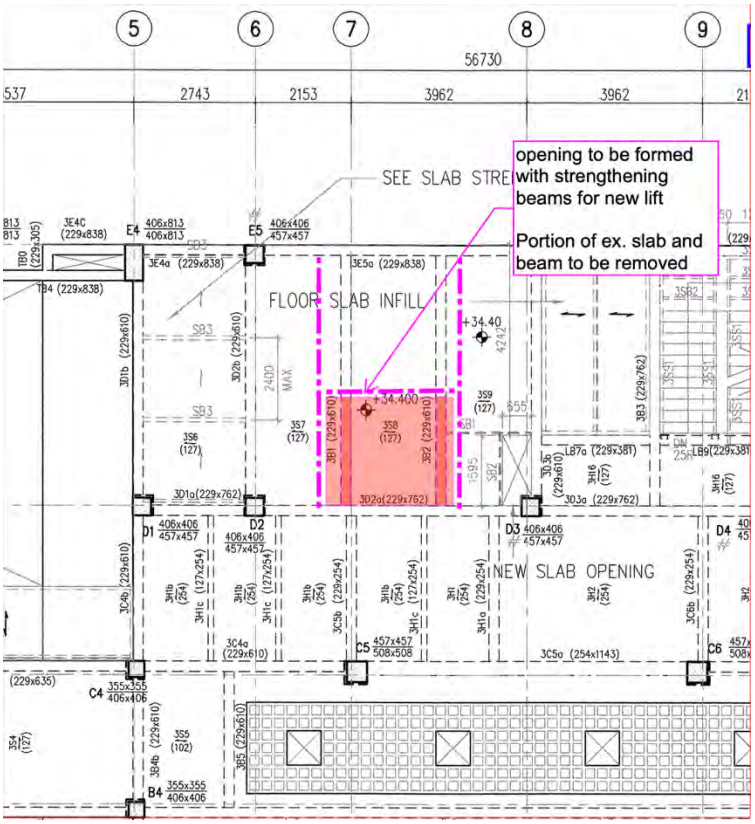


Figure 108 *3/F Framing plan (partial) for the proposed new lift.*
Red shade: Location of lift
Red solid: existing beam to be cut and removed
Purple line: proposed reinforcement beams

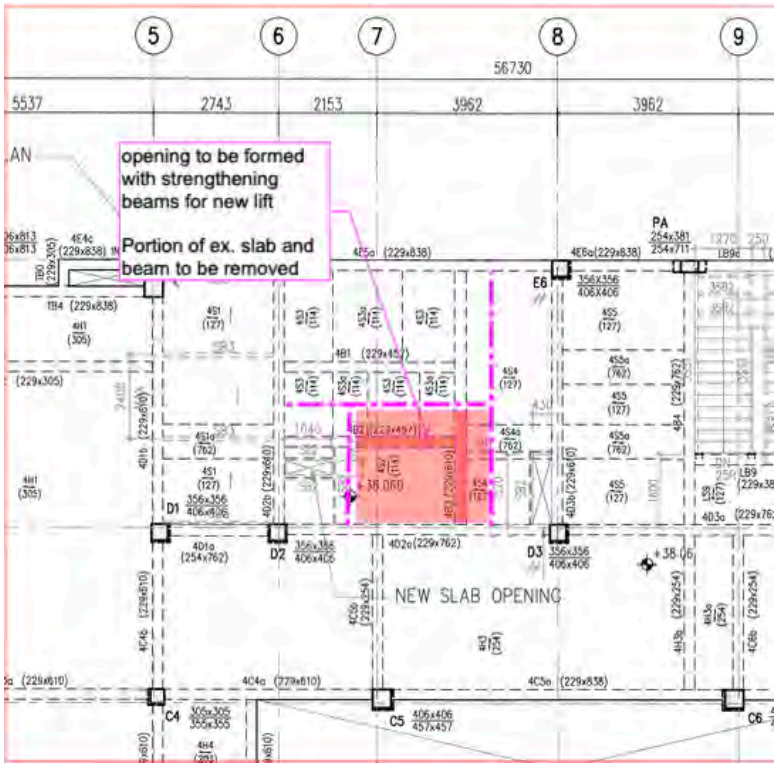


Figure 109 *4/F Framing plan (partial) for the proposed new lift.*
Red shade: Location of lift
Red solid: existing beam to be cut and removed
Purple line: proposed reinforcement beams

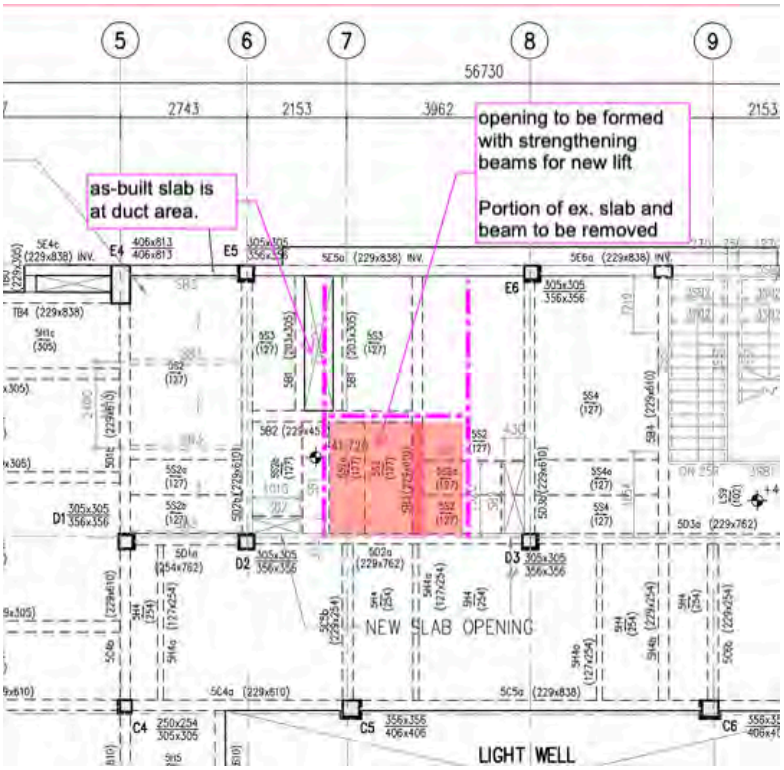


Figure 110 *5/F Framing plan (partial) for the proposed new lift.*
Red shade: Location of lift
Red solid: existing beam to be cut and removed
Purple line: proposed reinforcement beams

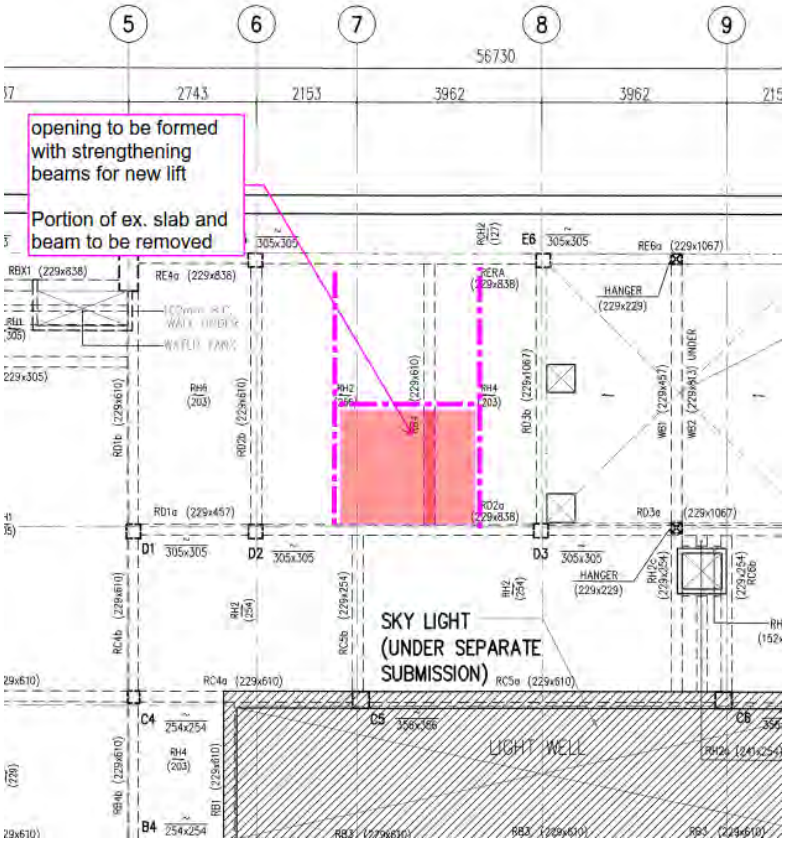


Figure 111 *Roof framing plan (partial) for the proposed new lift.*
Red shade: Location of lift
Red solid: existing beam to be cut and removed
Purple line: proposed reinforcement beams

b) Reinstation of slab and staircases at Grid 1-3/B-D from G/F to 3/F

The modification of ST-2 will reinstate the original 1960 circulation of staircase and provide code-compliance means of escape (MOE). The floor slab infill and staircases under structural works (2010) will be removed or modified to suit latest layout plan. The new floors / staircase will be constructed in structural steel works with durasteel flooring/staircase system. For the Magistrate staircase at Grid 2-3 from G/F to 3/F would be also in structural steel subject to the structure stability checking found satisfactory.

The reinstatement of the magistrates' staircase in steel is considered more reversible and less invasive than a new reinforced concrete structure. The steel staircase will follow the original form, proportions and layout of the historic stair, with refined, restrained detailing and muted finishes that minimize visual contrast with the surrounding fabric.

Figure 112 *G/F Framing plan (partial) for the proposed alteration of staircases.*

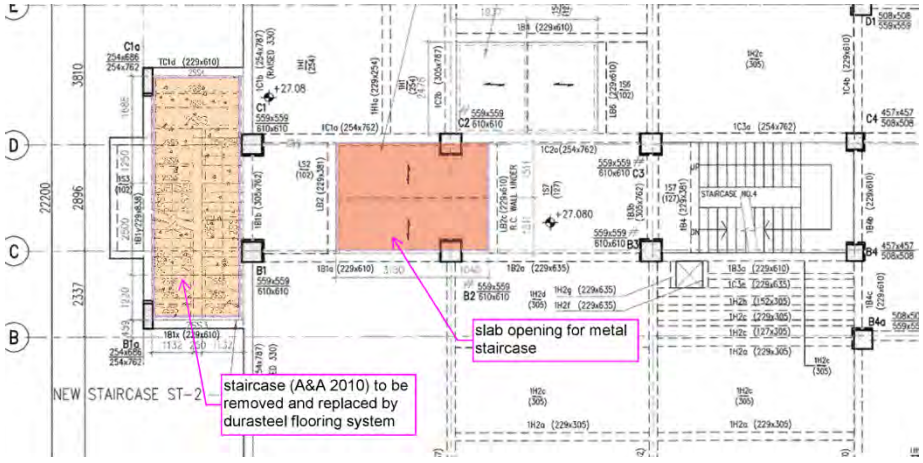


Figure 113 *1/F Framing plan (partial) for the proposed alteration of staircases.*

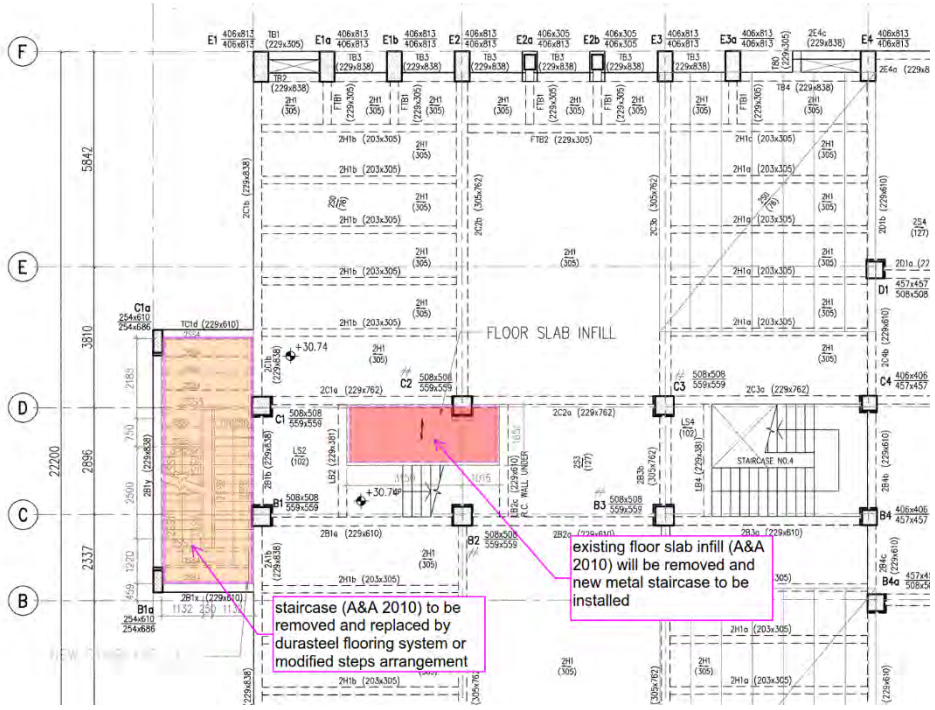


Figure 114 *2/F Framing plan (partial) for the proposed alteration of staircases.*

c) Removal of ribbed slab at 5/F & new steps platform at 4/F Grid 7-9/A-B

For new steps platform, it will be considered with light-weight material with steel structure. It will be supported by post and supported by new steel beams installed underneath 4/F slab and then the loading transferred to existing main beams or columns. In the current deisng, the structure supporting the steps will overlap slightly at the corners of windows on 3/F. The design team is currently working on a modified design that will minimise the overlapping. The new supporting beams shall also set back from the windows so as to minimize visual disturbance to the outlook of the building. As far as it is technically feasible, the beam shall be designed as compact as possible, and shall be hidden by false ceilings to minimize visual disturbance to the interior spaces, especially the reinstated Magistrate's Office.

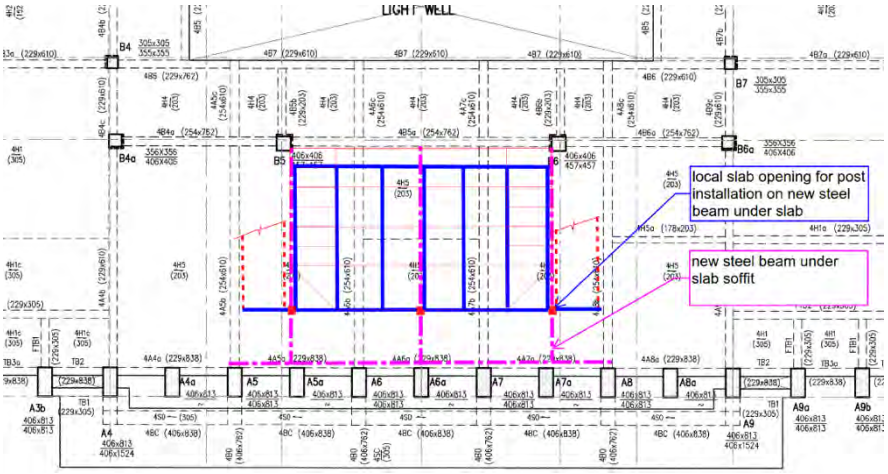


Figure 115 *4/F Framing plan (partial) for the proposed removal of slabs. Purple lines: new reinforcement beams for slab opening; blue lines: location of structural beams for new staircase*

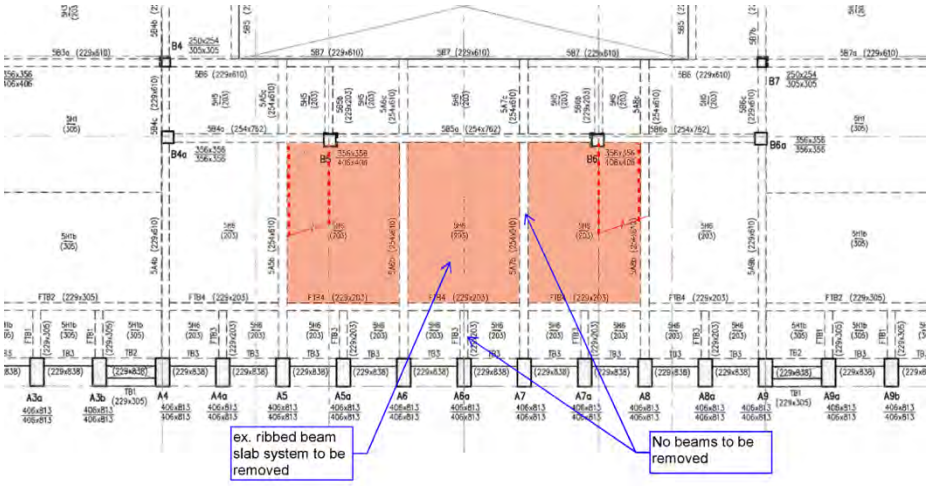


Figure 116 *5/F Framing plan (partial) for the proposed removal of slabs.*

d) New BFA Lifting Platform

To suit latest layout plan, a new BFA lifting platform is required and to be installed from LG/F to G/F. Portion of existing slab will be removed to form the lift opening. The reminded slab will be supported by the new strengthening beams and then supported by existing beams. No impact to the existing footings, walls, and front façade will be induced.

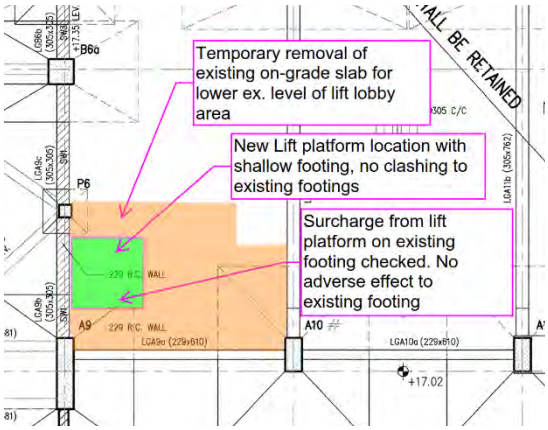


Figure 117 *LG/F Framing plan (partial) for the proposed new BFA lifting platform.*

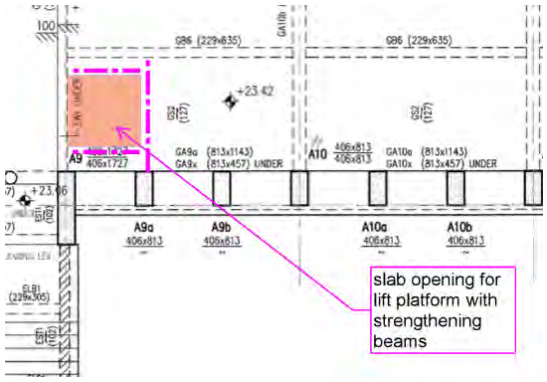


Figure 118 *G/F Framing plan (partial) for the proposed new BFA lifting platform. Purple line: new reinforcement beams*

e) Fire-Separation in Lightwell

The fire-separation will be construction with fire rated glass panel and supported by new steel frame structure. The new steel frame structure will be supported by the existing columns / beams. No structures will be attached on the existing light wall slab & exhaust fan housings. The shape of new steel frame will be further confirmed.

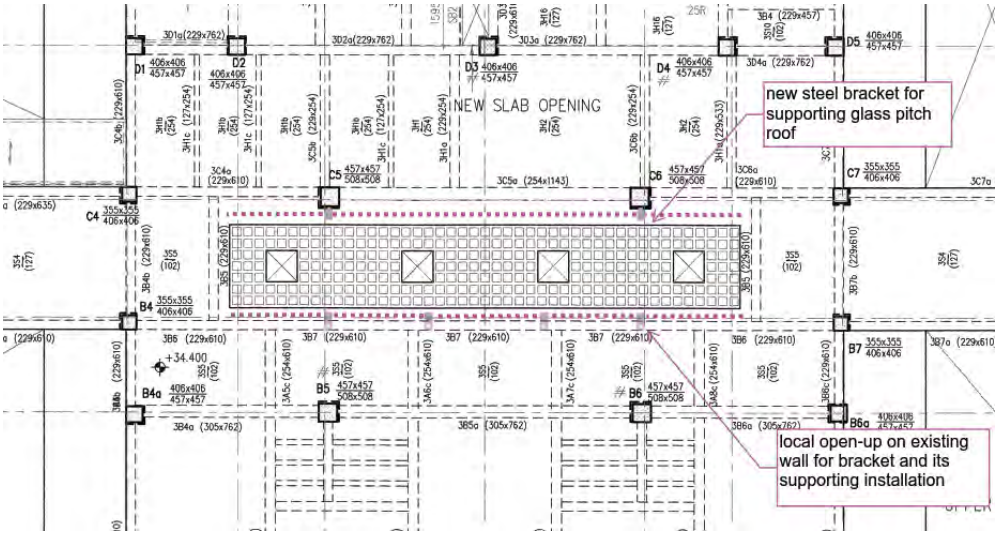


Figure 119 *3/F Framing plan (partial) for the proposed new fire rated glass panel. Purple dotted line: Hollow section along the main frame of the fire-separation.*

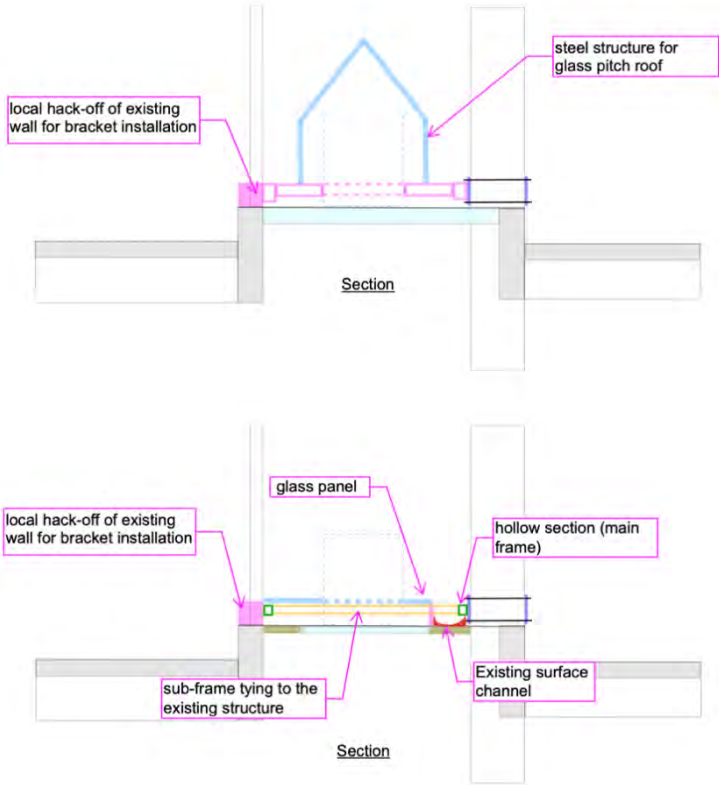


Figure 120 *Sectional diagrams for the proposed new fire rated glass panel. (Above: Option E; Below: Option D)*

f) Extension of staircases from 5/F to Roof

The ST-03 is extended to the roof floor for maintenance purpose and as a statutory requirement. For the new extension from 5/F to Roof, it will involve removal of existing water tank structure hangered at Roof soffit, removal of existing roof slab. The new staircase will be formed with steel structure member or light-weight construction material. The new staircase and its cover will be supported by the existing beams.

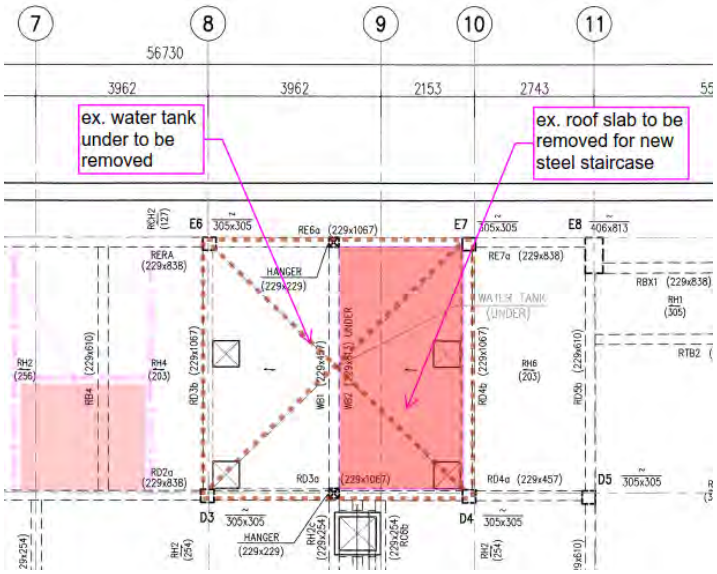


Figure 121 *Roof framing plan (partial) for the proposed extension of staircase.*
Brown dotted lines: location of existing water tank
Red shade: location of existing roof slab to be removed

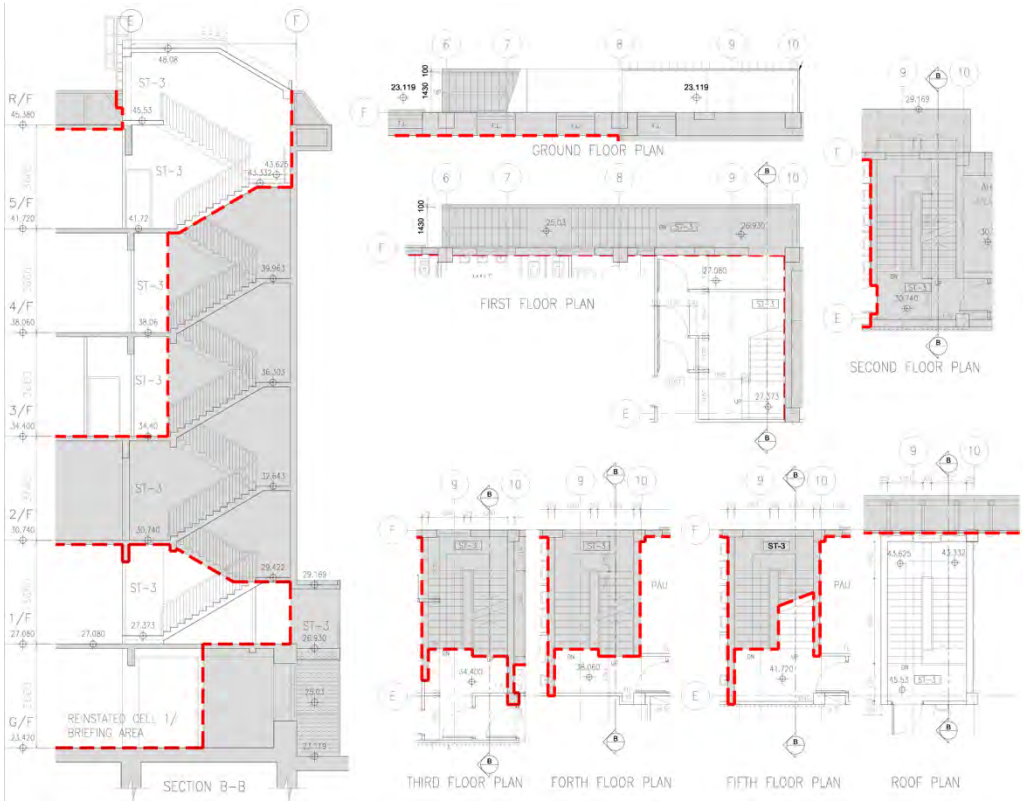


Figure 122 *Proposed design of staircase ST-3.*

g) New corridor at 3/F over the Court No.2

The new corridor at 3/F will involve the removal of existing floor slab infill and new steel beams structures with durasteel flooring system. The new beams will be supported by the existing main beam / columns then down to foundation.

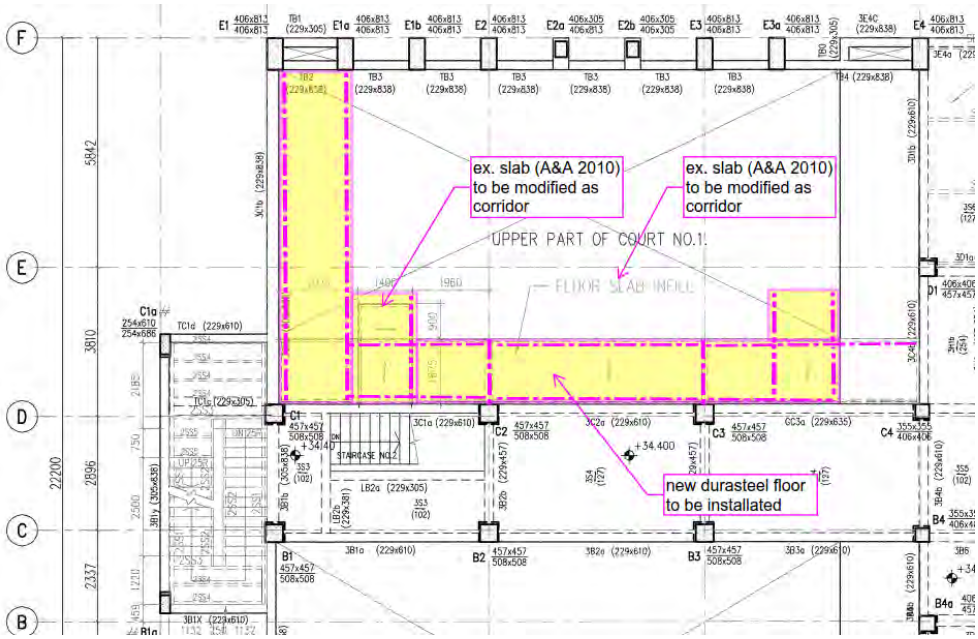


Figure 123 *3/F Framing plan (partial) for the proposed new corridor.*

h) Re-partitioning works for layout with change of uses

The partition should be the light weight gypsum block wall will be applied for the newly added structure to minimize the additional loading.

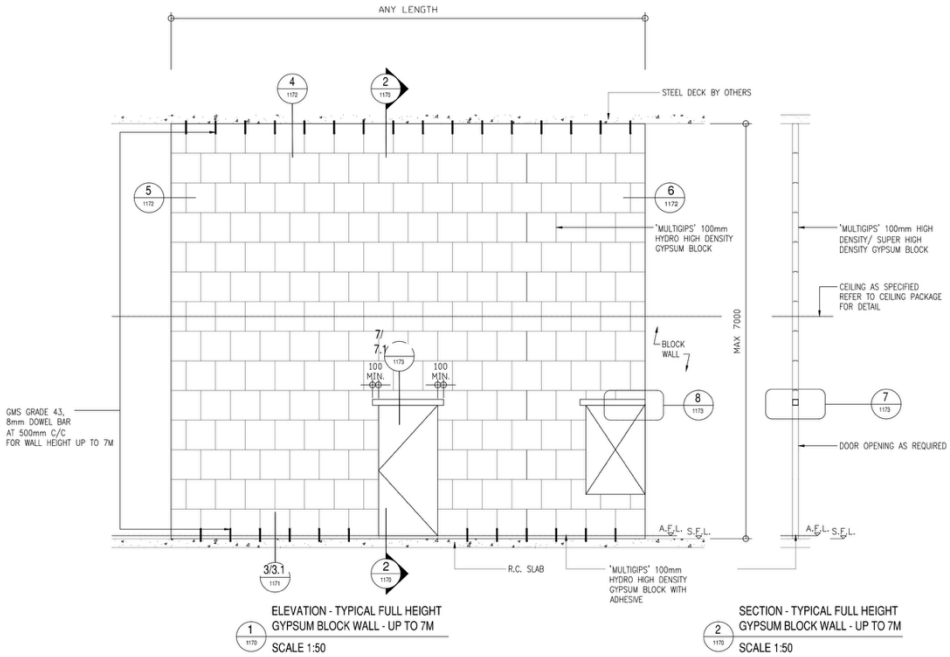


Figure 124 *Proposed installation details of the re-partitioning works.*

i) Recast existing openings at Grid 5-9/D-F from 1/F to 5/F

The existing pipe duct openings will be recast to suit latest layout. Some existing steel beam clashed with new steel beam installation for new lift construction; The existing steel beams will be cut and connected to new steel beams. After conducting detailed structural and technical assessments, reinforcement steel beams for previous openings will be reinstated if it is structurally and technically feasible.

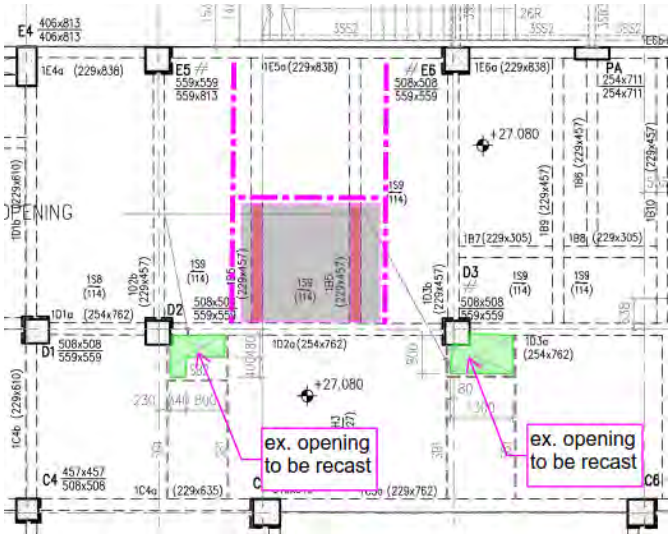


Figure 125 *1/F Framing plan (partial) for the proposed works*

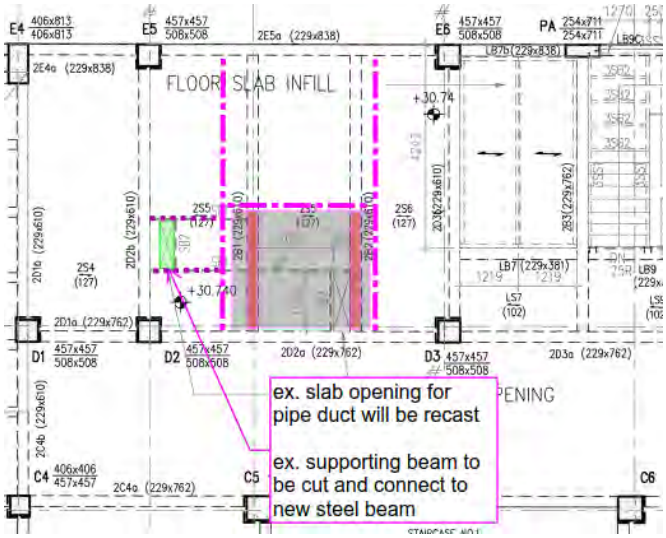


Figure 126 *2/F Framing plan (partial) for the proposed works*

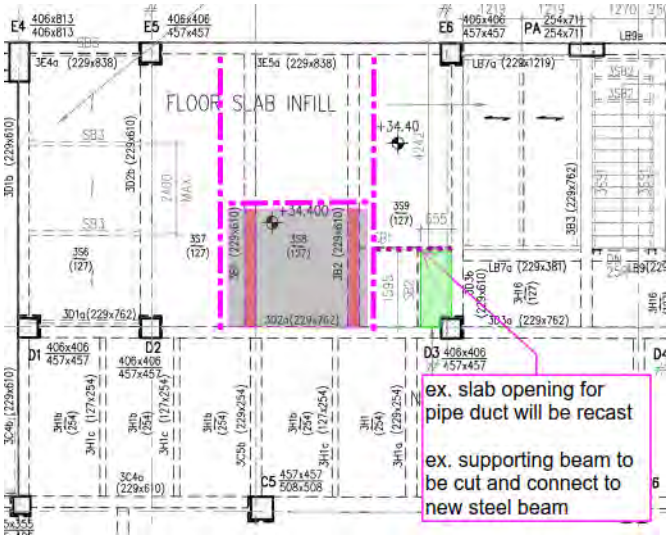


Figure 127 *3/F Framing plan (partial) for the proposed works*

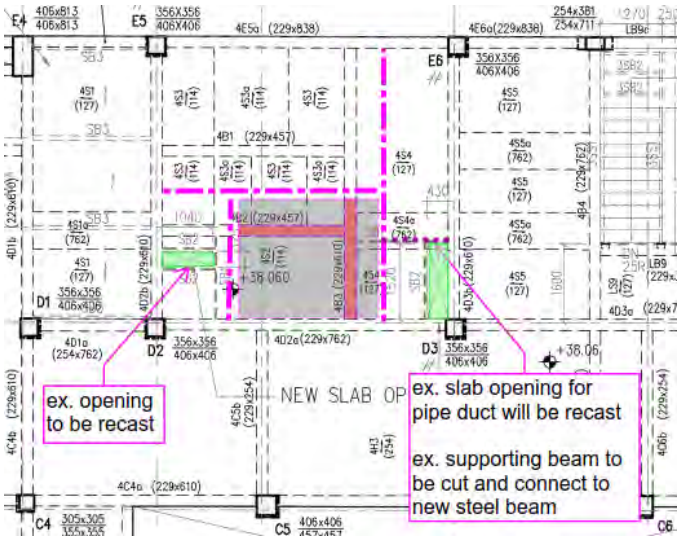


Figure 128 *4/F Framing plan (partial) for the proposed works*

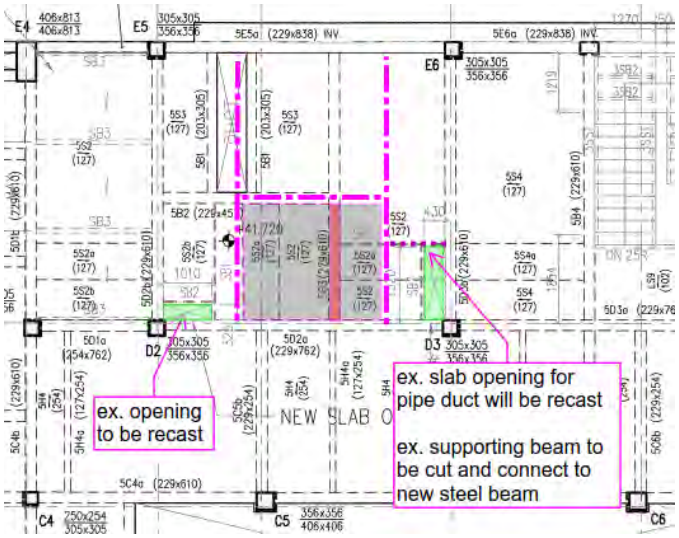


Figure 129 *5/F Framing plan (partial) for the proposed works*

j) Structural Reinforcement for Control Room for Lecture Hall D (Court No.3 and No.4)

New structural steel beam and Durasteel floor slab will be needed for construction of the new Control Rooms for Lecture Hall D (Court No.3 and No.4). The new structure will be connected to existing columns and beams.

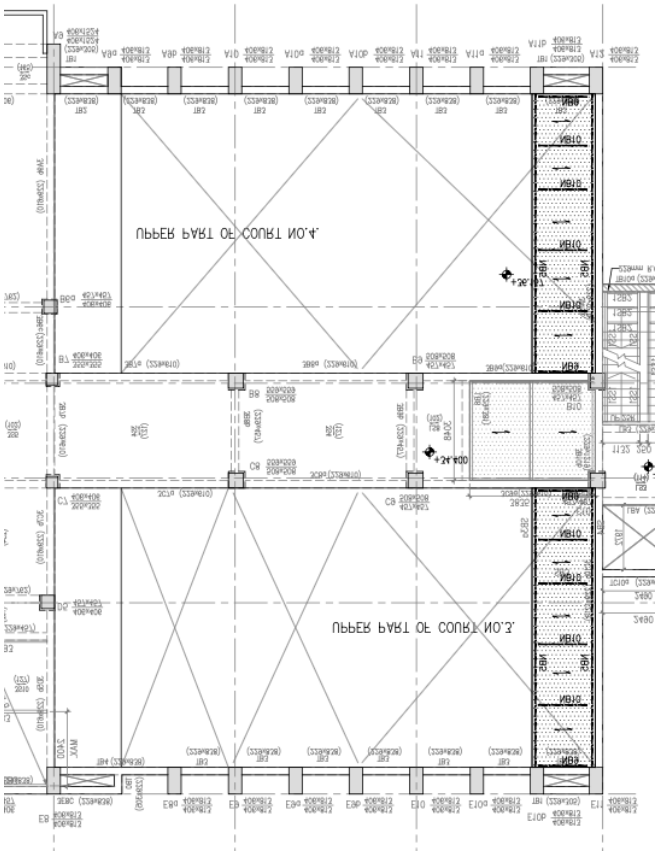


Figure 130 *3/F Framing plan (partial) for the proposed works*

Based on the new layout for Batch VI of the Revitalization Scheme, there is the proposed imposed load complied with CoP for Dead and Imposed Loads 2011 for the new layout as summarized below:

Table 9 *Summary Table of the Proposed Imposed Load*

Floor	Usage	Imposed Load (kPa)
LG/F	Plant Room	7.5
G/F	Restaurant	4.0
	Shop / Cafe	5.0*
	Detention Cell and Controlled Corridor	5.0*
	PAU Room	5.0
	Store Room	5.0
1/F	Lecture Hall	5.0*
	Plant Room	5.0#
	PAU Room	5.0
2/F	Conserved Court No.1	5.0*
	Virtual Court (Court No. 2)	5.0*
	Lecture Hall	5.0*
	Plant Room	5.0#
	Store Room	5.0
3/F	Reinstated Magistrates' Office	3.0
	Dressing Room	5.0*
	Spectator	5.0*
	PAU Room	5.0#
	Duct Room	5.0#
	Store Room	5.0#
4/F	Offices	3.0
	Function Rooms	5.0*
	PAU Room	5.0
	Meter Room	5.0#
	Store Room	5.0#
5/F	Lecture Hall 1 / Lecture Hall 2	5.0*

	PAU Room	5.0
	Store Room	5.0#
R/F	Flat Roof (Maintenance Use)	2.0**

As the imposed load for the proposed usage exceeding the original design imposed load, the management approach should be adopted to control the maximum numbers of people accessing the building and ensure the imposed load with maximum of 3 kPa*.

For R/F, there is no change in use of roof, existing imposed load for maintenance use will be unchanged with 0.75 kPa**. For the Meter Room on 4/F, Store Rooms on G/F, 2/F, 3/F, 4/F, 5/F, Plant Room on 1/F, 2/F, Duct Room on 3/F, and PAU rooms on G/F, 1/F, 3/F, 4/F, 5/F, the loading will be kept at 3kPa#.

6.6.2.4 Conclusion

From visual inspection (2020), as the Magistracy appears to be well taken care of since the revitalization works in 2010. The Magistracy is considered to be in fair structural condition, with normal wear and defects which shall be repaired in order to prevent further deterioration.

For the F.S. & Sprinkler Pump Room & Tank, no structural defect was identified. Therefore, no repairing work is anticipated.

For the structural adequacy, as the management approach will be adopted, the new imposed load for the new usage will not exceed the original design imposed load, thus there is no bulk structural strengthening works to be required. For the new structural works, it may involve some necessary structural strengthening works subject to the detailed design.

A structural condition survey will be conducted to further review on the existing building condition. A comprehensive structural appraisal will be prepared, for consolidating the structural adequacy and assessment of the building in its existing condition.

6.7 Electrical and Mechanical (E&M) Provisions

6.7.1 Modification of Existing E&M Rooms/Systems

Due to the upgrading of the generator set on the LG/F, the layout of E&M rooms in LG/F need to be modified. The proposed design will modify the existing later-added louvers behind the historic metal gates on the east elevation. The new design will not affect the historic metal gate. Therefore, in comparison with the current condition, the proposed design will not cause additional visual impact on façade.

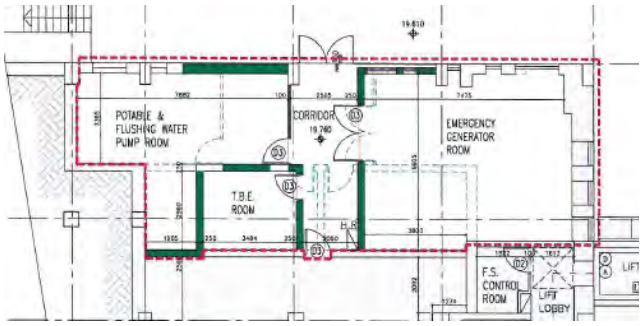


Figure 131 *Proposed E&M Layout Plan (LG/F).*

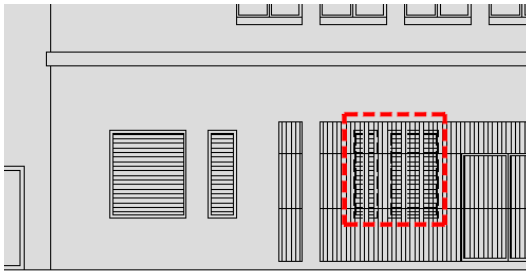


Figure 132 *Modified louvers for emergency generator*

The proposals for the existing air-conditioning and mechanical systems include the dismantling of the current AC outdoor units, with new outdoor units to be installed at the backlane to serve the wine cellar, restaurant and café. A separate CLP tariff meter will be provided for the restaurant (kitchen) and café, while an additional energy meter will be installed for the restaurant kitchen in accordance with BEC requirements. No new irrigation system is proposed, and the existing irrigation arrangements will not be retained in the current design.

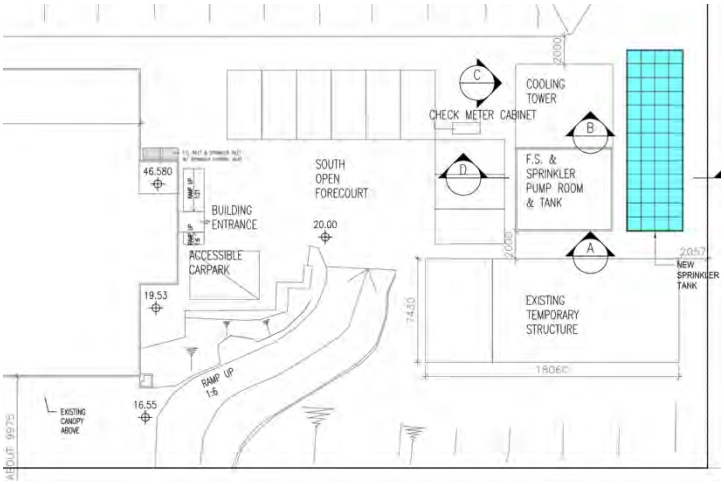


Figure 133 *Proposed E&M Layout Plan (South Open Forecourt).*

6.7.2 Addition of Louvers and Conduit Routing

The upgrading of Building Services throughout the building will also require the addition of new louvers. In the proposed design, several existing windows on the east elevation on the rear side of the building will be modified into new louvers. This proposal eliminates the needs for new openings on the walls and is a design option with least impact on the historic fabric of the building. The detailed assessment is included in section 6.10.2 of this report.

The proposed addition or replacement of E&M conduits will utilize existing openings and locations in areas that are defined as CDE as far as feasible. For reinstated cell 1 to 5, E&M provision would keep existing and remain unchanged. Existing wall openings to be

reused for replacement of E&M installation including air-conditioning unit and fire service water pipe.

A new fresh air duct will be installed using existing window in the existing disable toilet.

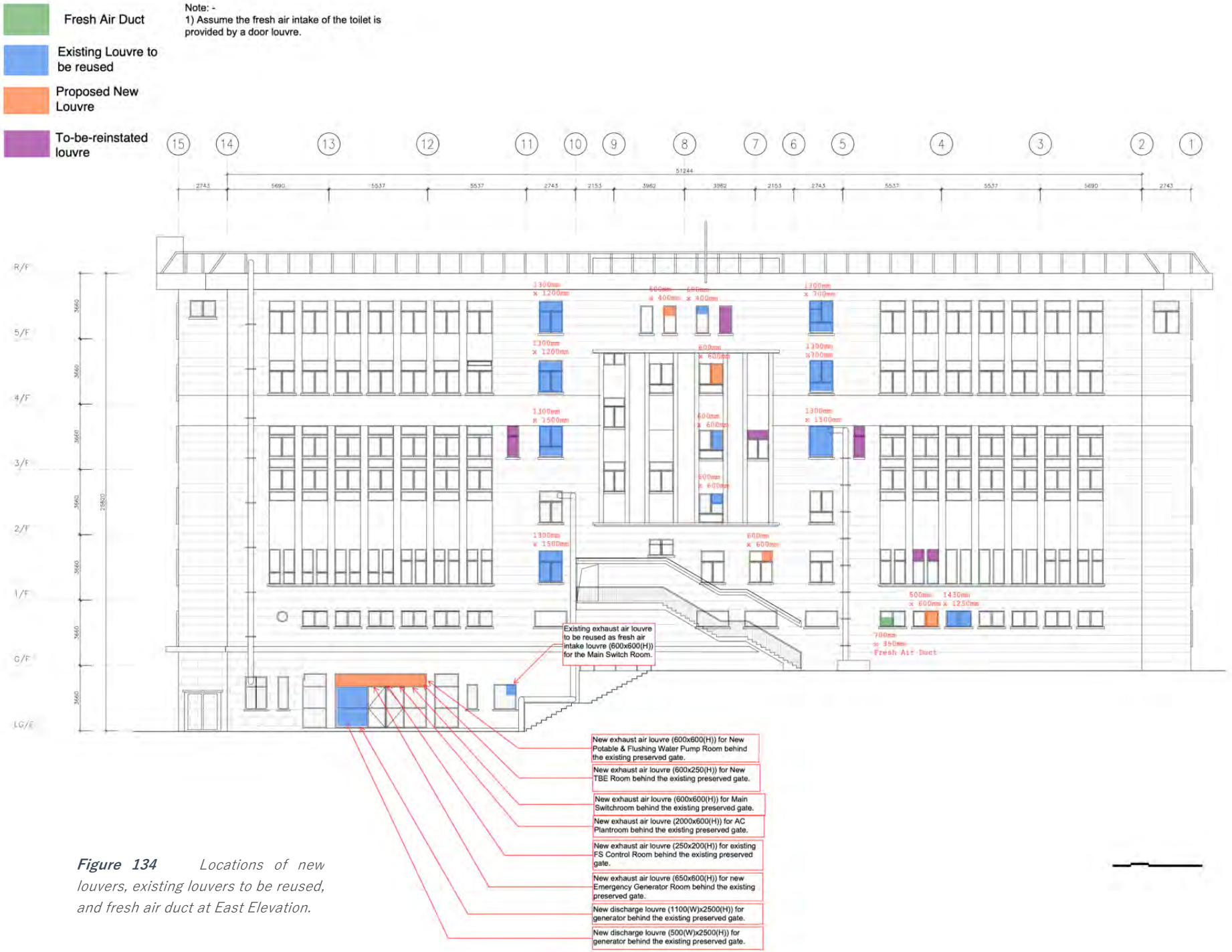


Figure 134 *Locations of new louvers, existing louvers to be reused, and fresh air duct at East Elevation.*

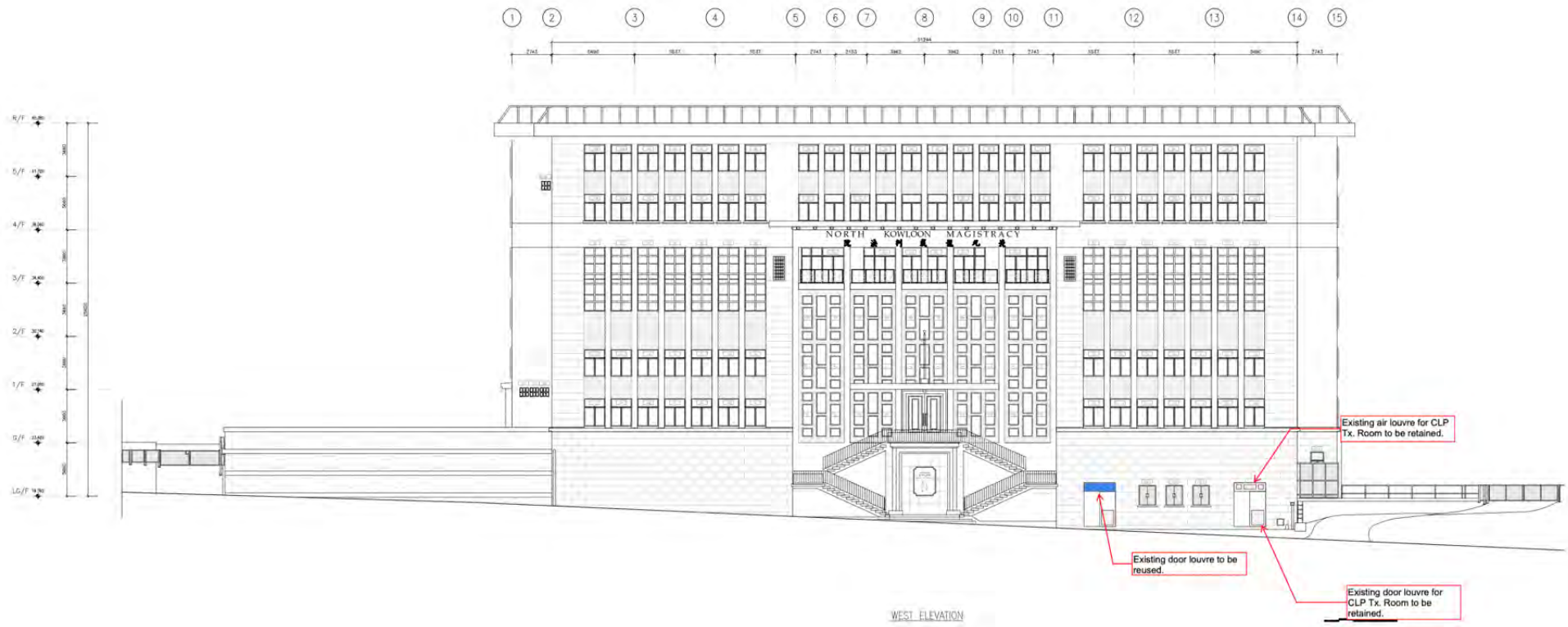


Figure 135 *Locations of new louvers (red) and existing louvers to be reused (blue) at West Elevation.*

Figure 136 *Locations of new louvers (orange) and existing louvers to be reused (blue) at side elevations.*

6.7.3 Façade Lighting

The design of façade lighting at the main elevation will adopt a minimal and unobtrusive approach without overwhelming the character of heritage building. All proposed luminaires will feature a subtle design and material palette that is compatible with, yet clearly distinguishable from, the existing building

Lighting fixtures will be discreetly located to avoid significant visual impact on the elevations. Existing openings will be reused for the installation of fixtures and routing of electrical conduits. Where new penetrations are unavoidable, they will be limited to reversible locations to prevent permanent damage to the heritage fabric.

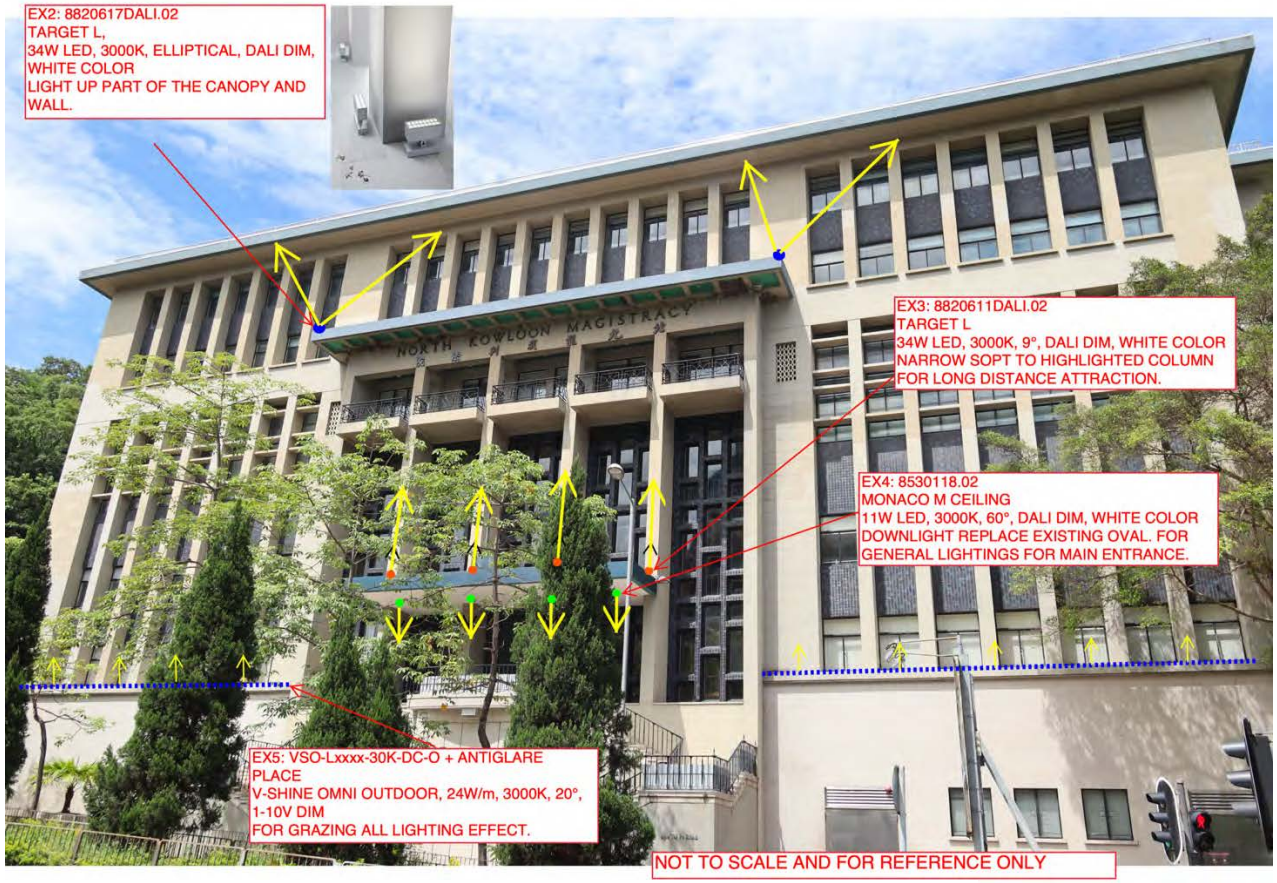


Figure 137 *Proposed location of façade lighting.*

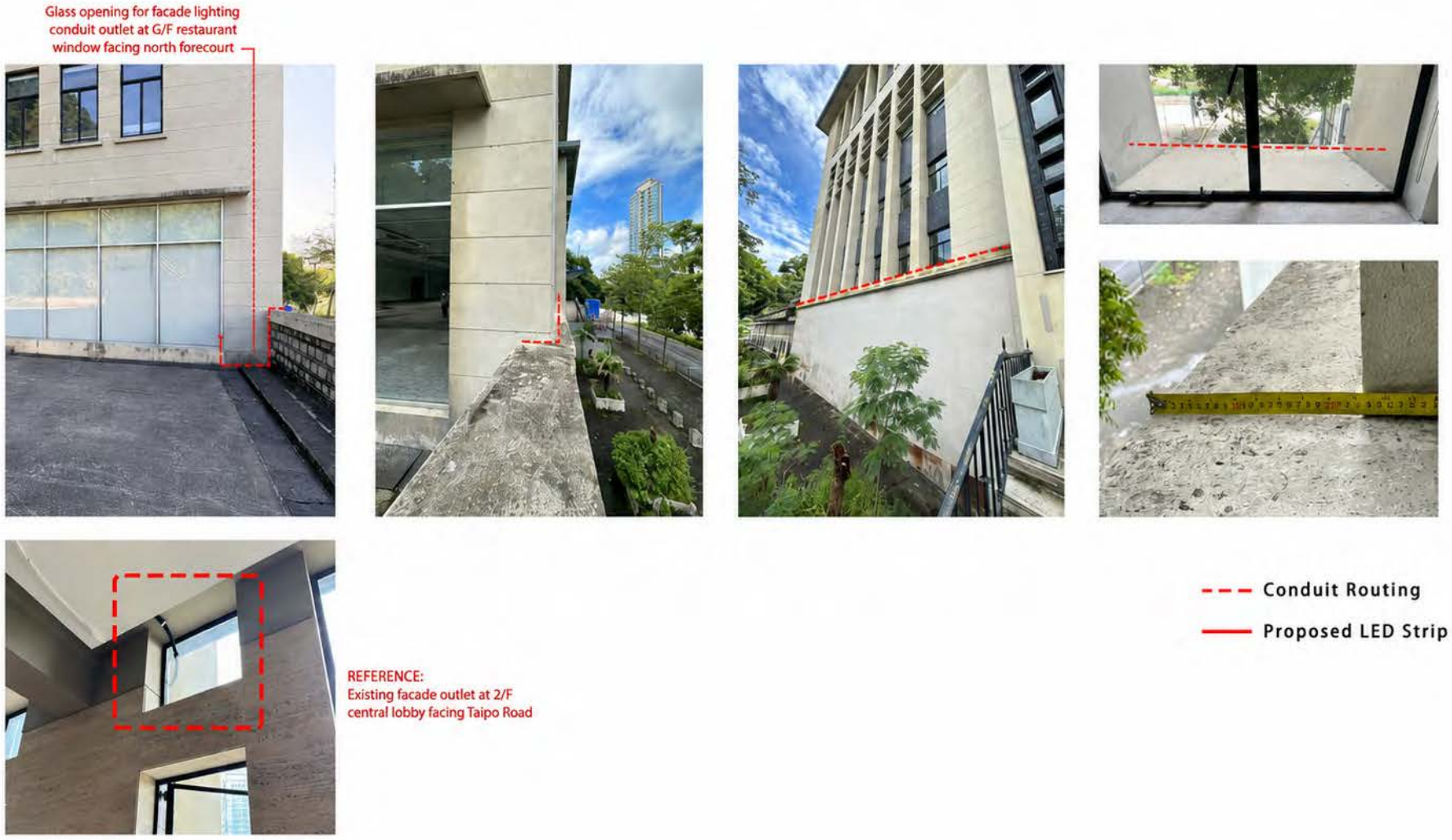


Figure 138 *Proposed routing of electrical conduits for façade lighting (along the Northern side)*

Figure 139 *Proposed routing of electrical conduits for façade lighting (along the Southern side)*

6.7.4 Summary

Preliminary survey of the existing E&M provisions is conducted by the E&M consultant. The following table summarizes the findings and proposed works:

Table 10 *Summary Table of the E&M Provisions*

Equipment	Existing E&M provisions listed on Resource Kit	Proposed design
Electrical Installations		
Switchboard	Existing Main Switchboard was located adjacent to the Transformer Room at LG/F.	As part of the MEP installations upgrade, the existing switchboard is required to further upgrade to accommodate the new loading, such as the lifting platform, as well as electrical provisions and CLP's tariff meter for the kitchen, café, and other related facilities. The updated space planning for the main switch room will be further advised.
Generator	Existing 250kVA emergency generator was located at LG/F.	Due to the replacement of new sprinkler pump capacity to suit the reclassification of the Ordinary Hazard level from OH1 to OH3, the existing 250 kVA emergency generator located on the LG/F will be upgraded to a 400 kVA unit. The new horizontal 200mm dia. chimmey to be connected to existing chimmey 200mm dia. to R/F.
FTNS equipment	100A TPN MCCB for the equipment in TBE Room on LG/F.	Due to the expansion of the generator room, a new cable connection from the main switch room to the extended area is required. Additionally, the existing FTNS equipment and associated metering devices need to be relocated to the new TBE room.
General lighting and power	-	Existing lighting and power to be replaced by new ones to suit the new GBP submitted to BD after Oct.-2025.
Distribution system	MCCB/MCB distribution board	Except for the existing MCB/MCCB boards in the Elect. Meter Room on 1/F and 4/F to relocated to the new locations. All the existing MCB/MCCB distribution boards located in the Main Switch Room on LG/F, Elect Meter Room from G/F, 2/F to 3/F and 5/F to be retained.
Cable & Cable containment	-	All existing cable wiring & cable containment systems for power and ELV distribution shall be dismantled and replaced with new cables and cable containment systems to suit the new GBP arrangement
Façade lighting	-	Fixing brackets shall be installed at intervals typically every 1m for rigid conduit and within 0.3m of any junction box, bend, or termination point to secure the conduit on building façade.

Equipment	Existing E&M provisions listed on Resource Kit	Proposed design
		Existing window opening will be utilize for penetration of lighting conduit to the façade lighting points.
Lift Installations		
New cargo lift	-	The new lift LT-2 to be installed to cater the Client's operation.
New lifting platform	-	New lifting platform to be installed to accommodate BD's requirement.
MVAC Installations		
Chiller	2 sets of water-cooled liquid chillers with 787kW cooling capacity were installed at A/C plant on LG/F.	As per Client's request, 2 nos. of existing chillers rated at 787kW to be replaced to minimise the use the annual power consumption.
AC Treatment pump & tank, make up water tank and bleed-off water tank	Chemical tanks, make-up water tanks, and bleed-off water tanks were located in the AC pump room at the South Open Forecourt.	The existing makeup tank, the pressure vessel, associated control panels and pipeworks to be relocated to suit the latest GBP. Other existing pumps and tanks water to be retained.
Primary air handling unit (PAU) / air handling unit (AHU)	Existing 8 nos. of primary air units (PAU) were installed for pre-treating outdoor air and existing 5 nos. of air handling units (AHU) were installed mainly for entrance hall, lobby/student resting area and conserved no.1 court/Lecture Hall inside the Magistracy.	All the existing Primary Air Handling Unit (PAU) and Air Handling Unit (AHU) to be retained, except the followings: - - Since the existing classrooms on 2/F to be changed to Lecture hall, additional 2 nos of AHU will be installed in the Control Rooms (Grid 11A to C and 11D to F) on the 3/F to supply air to the Lecture hall (D) (Grid 11 to 14 and A to F). Corresponding floor openings are required in the Control Rooms for return air. - The original AHU (AHU-2-1) located on 2/F to be relocated to the PAU room on 3/F. - Due to plant room space issues, the PAU-3-2 shall be replaced with a new one to suit the GBP. - The original PAUs (PAU 4-1 & PAU 5-1) located on 4/F and 5/F to be temporary dismantled and reinstated to suit the update of the architectural plan.
Fan coil unit (FCU)	Existing 185 nos. of FCU on site in which 3 nos. of FCUs was not in used on 2/F.	All the existing FCUs to be relocated to suit the new GBP submitted to BD after Oct 2025.
Air duct	Reuse the air duct as far as practicable.	All the existing air duct to be replaced to suit the new GBP submitted to BD after Oct 2025.

Equipment	Existing E&M provisions listed on Resource Kit	Proposed design
Chilled water pipe	-	All existing chilled water pipes will be replaced to align with the locations of the Fan Coil Units as specified in the new GBP submitted to BD after Oct 2025.
Chilled water pump	3 sets of chilled water pumps (2 duty & 1 standby) rated at 36.8L/s flow and 30mH are installed for circulating chilled water to all FCUs, PAUs and AHUs on all floors inside the Magistracy.	All existing chilled water pump to be retained.
Fresh air fan	-	All the existing fresh air fan to be replaced to suit the new GBP submitted to BD after Oct 2025.
Exhaust air fan	Existing fans are installed for all plant rooms and toilets on each floor.	All the existing exhaust air fan to be replaced to suit the new GBP submitted to BD after Oct 2025.
Central monitoring system (CCMS)	1 set of CCMS for AC system in G/F Control Room.	The existing BMS to be reprogrammed / modified to suit the new chiller installation.
Condensed Drainpipe	-	All the existing condensed drainpipe to be replaced to suit the new GBP submitted to BD after Oct 2025.
Fire Services Installations		
Automatic sprinkler system	The whole building was classified as Ordinary Hazard Group 1 (OH1). The existing sprinkler system with sprinkler pumps (1 duty and 1 standby at 15kW each) and jockey pump at 1.1kW, 47 cu. m water tank, and direct link were installed to accommodate in the building currently.	All existing system pumps, water tanks, and associated piping shall be upgraded from OH1 to OH3 to address the non-compliance issues identified in the EVA. The water tank capacity will be increased from 47 cubic meters with a direct link provision to 107 cubic meters with a direct link provision.
Pluming & Drainage Installations		
Water Meter Cabinet	Existing 40mm dia. freshwater meter, 50mm dia. check meter position and 15mm dia. cleansing water meter	The new check meters to be installed in the new water meter cabinet inside the lobby of the new lifting platform on LG/F. The new water meter cabinet for freshwater meter, check meter position,

Equipment	Existing E&M provisions listed on Resource Kit	Proposed design
	located in the water meter room at LG/F.	cleansing, kitchen and hydro-vent to be located at the Corridor facing the Generator Room.
Potable water pump & tank	Existing 2 nos. of potable water booster pump (flow: 14.4 m3/hr, pump head: 45m, power: 5.5kW) with 1 no. of 500L pressure vessels and 1 no. of 4000L fibreglass potable water tank were installed at the fresh water pump room at LG/F.	Existing pumps and pressure vessels to be replaced by new ones as to suit the new GBP submitted to BD after Oct.2025.
Gas Installations		
Flushing water pump & tank	Existing 2 nos. of flushing water booster pump (flow: 14.4 m3/hr, pump head: 35m cut-in 45m cutout, power: 4kW) with 2 nos. of 750L pressure vessels and 1 no. of 6000L fibreglass flushing water tank were installed at the flushing water pump room at LG/F.	Existing pumps and pressure vessels to be replaced by new ones as to suit the new GBP submitted to BD after Oct.2025.
Cleansing water pump & tank	Existing 2 nos. of cleansing water booster pump (flow: 1.44 L/s, pump head: 10m cut-in 20m cutout, power: 1.1kW) with 1 no. of 300L pressure vessels and 1 no. of 250L fibreglass cleansing water tank were installed at the flushing water pump room at LG/F.	Existing pumps and pressure vessels to be replaced by new ones as to suit the new GBP submitted to BD after Oct.2025
Kitchen water pump & tank	-	New kitchen provisions to be provided for Kitchen and café.
Hydro-vent water pump & tank	-	New kitchen provisions to be provided for Kitchen and café on G/F.

Equipment	Existing E&M provisions listed on Resource Kit	Proposed design
Grease Trap	-	2 nos. of new grease trap to be installed and reserved for Kitchen and café. – Grease trap (2700(L)x1450(W)x1500(H)) for Kitchen to be located underground at carpark area. Grease trap (2200(L)x1150(W)x1400(H)) for Café to be inside the Café on G/F level.
Gas connection	Existing 80mm dia. underground Town Gas pipe extended from Tai Po Road and terminated at the south of the building.	New gas connection and installations to be extended from the existing termination to new Kitchen and Café for future use.

6.8 Conservation Works on Building Elements

To maintain the authentic character of the historic building, conservation practices will prioritize like-for-like repairs, using traditional materials and techniques to ensure compatibility with the existing fabric. Where original materials are unavailable or deemed unsafe, carefully selected alternatives should be used to closely match the nature, colour, and texture of the original. In cases where previous inappropriate repairs such as unsuitable mortars, concrete replacements, or non-breathable paints have compromised the building's significance, corrective measures should be undertaken to reverse these interventions and reinstate historically appropriate methods.

All repair and renewal interventions should be minimal and non-invasive, retaining as much original fabric as possible. Works must adhere to the principle of reversibility, allowing future conservation efforts to improve or refine past interventions, ensuring the site's long-term heritage integrity.

The repair/conservation works anticipated:

External works

- Clean and repair existing retaining walls, including removal of organic growth, clearing blocked weep holes, stone repair, etc.
- Remove non-original signage, fixings and redundant service installations.
- Carry out structural repairs including concrete spalling, crack, etc.
- Repair defective render and stucco to external walls
- Redecorate external walls with paint colour and texture match with the existing
- Repair/replace damaged decorative glazed tiles
- Clean and carry out localized stone repair to granite elements
- Renew waterproofing layer and floor finishes on roof

Internal works

- Repair metal works including steel windows, grilles, metal bars, gates, French doors and balustrades. Carry out rust removal and repaint with anti-corrosion coating to match existing
- Repair timber works including timber doors, handrails, panel, flooring, furniture. Carry out patch repair, renew defective portion and recoating to match existing
- Repair stone works including flooring, wall lining, skirting from G/F to 2/F
- Remove all later added items of detention cells and repair/reinstate based on the original design
- Repair glass block at Central Lightwell and 2/F lobby
- Renew waterproofing system and floor finishes at Central Lightwell
- Repair existing cornice to match existing
- Repair defective render and redecorate walls, ceiling and cornice
- Gentle clean and apply protective waxing to the bronze doors
- Carry out structural repairs including concrete spalling, crack, etc.
- Reinstate original symmetrical layout of G/F Entrance Hall
- Restore altered windows to original configuration where feasible

6.9 Reinstatement Works

The revitalisation of the Former North Kowloon Magistracy into NK Future - Judicial Education Centre presents valuable opportunities to restore and adapt this heritage asset for beneficial contemporary use. The heritage building will be carefully restored while bringing it back into active service.

The reinstatement work focuses on the careful preservation and faithful reinstatement of the original architectural and historical elements of the Former North Kowloon Magistracy, ensuring it retains its authenticity as a quintessential 1960s functional public building in Hong Kong. The interior design prioritizes precise reconstruction, guided by archival drawings, historical photographs, and surviving preserved features, to authentically convey the judicial heritage of each space.

6.9.1 Restoration of the Magistrate's Staircase Balustrade

The Magistrates' staircase is a character-defining element of the magistracy, originally designed to provide a private circulation route between the magistrate's office and the courtroom. Constructed in 1960, it played a key role in maintaining the functional separation within the judicial process. However, modifications made during the last revitalization altered its layout to suit new spatial requirements.

The current proposal will seek to restore and reinstate the staircase, reinforcing its historical significance and preserving the intended spatial hierarchy of the magistracy. This restoration will enhance the authenticity of the building's judicial function and strengthen its heritage value. A detailed inspection will be conducted to verify the existing

structure against historical records. The reinstatement will be constructed in steel structure instead of concrete to avoid imposing excessive load to the existing structure, and to minimise the need for excessive structural reinforcements. The steel structure will be encased to mimic the design of the original concrete staircase. The finish of the staircase will take reference from the existing portion of the staircase, and use the same or similar materials as far as it is technically possible. The reinstated element is modern intervention and interpretation that mimics but remains distinguishable from the original heritage fabric. The design will be compatible in appearance to minimise visual impact. The detailed design will be submitted to the AMO for approval in later stages of the project.

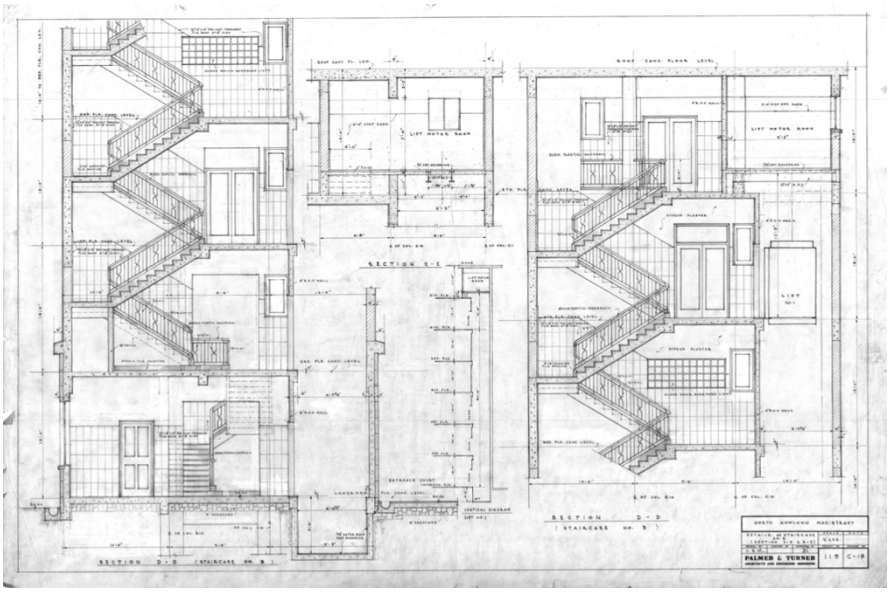


Figure 140 *The original design of the Magistrate's Staircase.*

6.9.2 Restoration of the Magistrate's Office

One of the magistrates' offices on the third floor is being restored by carefully rebuilding altered walls and layouts to recreate an authentic period setup that reflects its original character. During the design development process, the team consulted a retired magistrate to maximise the restoration of the courtroom office's historical appearance, ensuring accurate representation of furniture placement, fixtures, and spatial arrangements from that era. This approach enables the public to gain a deeper understanding of daily court operations and immerse themselves more fully in the historical context. The detailed layout and specifications of the magistrate's office will be provided in the design report at a later stage.

6.9.3 Restoration of the G/F Entrance Hall

In addition to restoring the demolished magistrates' staircase and magistrates' offices—to enable the public to better understand judges' daily work and operations and recreate the building's hierarchical circulation system — this proposal reinforces the symbolic judicial separation that was integral to its original design intent.

The original symmetrical design of the entrance lobby was altered during the building's use as a magistracy. To reinstates the symmetrical layout of the ground-floor entrance lobby following the 1960 configuration by carefully reconstructing the original symmetrical walls. The doors will be reinstated to their original directions. All repair work shall use salvaged materials where possible or closely matching replicas. Original fittings including flooring, and the railing by the window would be restored and reconstructed following the original design. The reinstatment of the partition wall should reuse the existing travertine cladding walls and skirting as far as it is technically possible. Damaged claddings and skirting should be replaced with elements with same or highly similar design. A new LED panel will be fitted on part of the restored wall that was previously part of the Library and was added during last revitalisation.

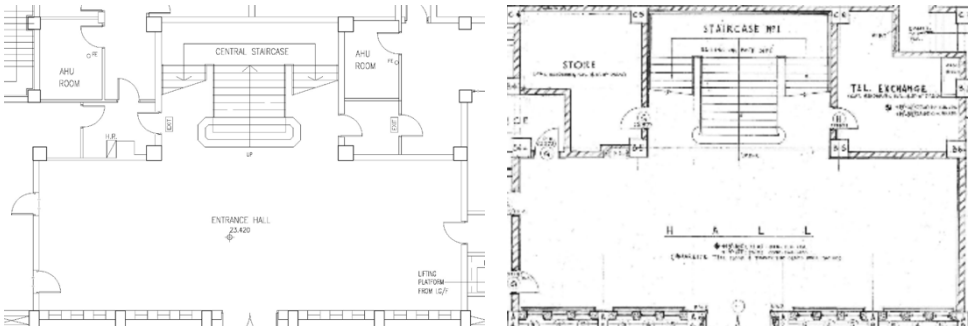


Figure 141 *The proposed design (left) and the original design (right) of the Entrance Hall.*

6.9.4 Reinstatement of the cells

The fabric and layout of the detention cells have undergone alterations over different periods, such as removal of the benches, the addition of glass panels on near the grills, the covering up of the squat toilets etc. during the SCAD revitalization.

The layout of detention cell was modestly altered between various periods of construction, in particularly removal of the benches, the addition of glass panels on near the grills, the covering up of the squat toilets etc. during the SCAD revitalization to adopt the uses of staff office. Given the detention space's significance to the building's judicial history, All surviving features and finishes should be retained and preserved. In addition, reinstatement the layout of part of the detention cells following the 1960 configuration, with one large cell, and three medium-sized cells beside the existing conserved detention cell. The removed concrete benches, squat toilets and its partition will also be reinstated to reveal the historic atmosphere during the early years of the historic building.

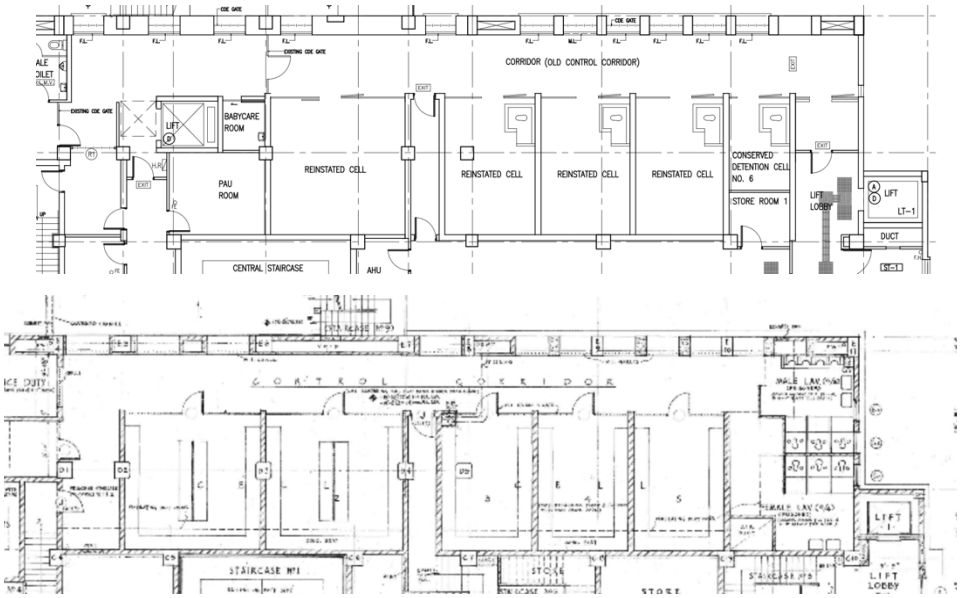


Figure 142 *The proposed design (above) and the original design (bottom) of the reinstatement of cells.*

6.9.5 Proposed External Works

The landscape and exterior design for this project emphasizes thoughtful improvements that enhance sustainability, accessibility, safety, and visual appeal while meticulously preserving the historic integrity of the Former North Kowloon Magistracy site. Key enhancements include the integration of electric vehicle (EV) charger parking facilities and new parking line markings in the car park area, promoting eco-friendly transportation while aligning seamlessly with the project's broader sustainable design goals.

Accessibility to the south forecourt is improved through the installation of a handrail along one side of the slope, facilitating safer navigation for visitors, including those with mobility needs. Roads are repainted to clearly define pedestrian-vehicle separation, thereby minimizing risks in high-traffic areas such as the general public entrance.

6.10 Heritage Impact Assessment

6.10.1 Impact Level

The impacts on historic buildings are classified into five levels of significance based on type and extent of the effects concluded in the impact assessment study:[224]

Table 11 *Table of Definition of Assessment Level of Heritage Impact Assessment*

Assessment Level	Definition
Beneficial impact	The impact is beneficial if the proposal will enhance the preservation of the heritage site.
Acceptable impact	The assessment indicates that there will be no significant effects on the heritage site.
Acceptable impact with mitigation measures	There will be some adverse effects, but these can be eliminated, reduced or offset to a larger extent by specific measures.
Unacceptable impact	The adverse effects are considered to be too excessive and are unable to mitigate practically.
Undetermined impact	The significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined from the study. Further detailed study will be required for the specific effects in question.

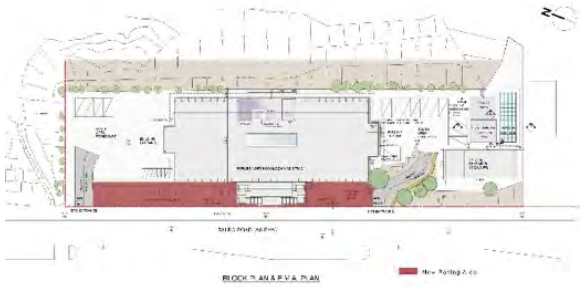
[224] Antiquities and Monuments Office, "Guidelines for Heritage Impact Assessment for Historic Underground Structure", February 2022. Development Bureau, "Technical Circular (Works) No. 1/2022 – Heritage Impact Assessment Mechanism for Capital Works Projects", 2009.

6.10.2 Impact Assessment Study

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
Change of Use (CU)						
CU1	Convert the Former North Kowloon Magistracy into NK Future - Judicial Education Centre	N/A	N/A	To cope with the needs of new operator	• Cartographic and photographic surveys should be conducted prior to the commencement of construction works. • Any renovation and alterations during construction and future operations should adhere to the policies outlined in this Heritage Impact Assessment (HIA). • Develop an interpretation strategy to educate visitors about the evolution of the historic building and celebrate its significance.	Acceptable impact with mitigation measures
Site and its Surroundings (SS)						
SS1	Repair and maintenance of slope retaining structures	A2 - Stone parapet wall at North Open Forecourt	Moderate	To ensure structural safety and stability of the retaining walls and preserving the original site setting	• Materials for repairs should be selected to match the existing fabric on a like-for-like basis. • Carry out a photographic record before and after the repair works. • The natural landscape with mature trees at the entrance of the South Open Forecourt to be retained as far as possible.	Beneficial impact
		A3 - Retaining structure at South Open Forecourt	Low		• Retain and repair existing structure with minimum intervention. • The ashlar facing shall be cleaned manually with pressurised water jet and brush to remove the stains and biological growth on their surfaces.	Beneficial impact

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
SS2	Reuse or redesign of the salvaged gates and fences which are being stored	D4 - Salvaged door and gates	Moderate	Reuse and display the salvaged historic elements as far as practicable	• Organise and research the original locations of the salvaged historic elements as far as practicable. • Reuse and display the salvaged doors and gates at their original location as far as it is technically possible. • Interpretation panels shall be provided nearby these reused elements. • Cartographic and photographic survey of the salvaged items shall be carried and submitted to AMO for record in later-stage. • Any new designs should be compatible with the heritage site and not visually intrusive. • For items cannot be reused at their original location, explore ways to reuse or display them at other appropriate locations on site as far as practicable. If any salvaged metal guard bars on windows with fleur - de - lis motifs is found, investigate its original location, repair as necessary and restore to the original location as far as practicable. • The condition report, the documentations and the proposal for all the salvaged items shall be submitted to AMO for approval. Clean, repair and treat the salvaged items as necessary for the items to be preserved in situ, reused, displayed or restored. 	Beneficial impact

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
SS3	New handrail next to the vehicular run in/out leading to the South Open Forecourt	A4 - Openness of the forecourts	Moderate	To improve safety for visitors	• The changes should be compatible with the heritage site and not visually intrusive.	Acceptable impact with mitigation measures
		A3 - Retaining structure at South Open Forecourt	Low			
SS4	Removal of sink and faucets and conduits near the entrance of the South Open Forecourt	B23 - East Elevation (Overall)	Moderate	To remove redundant building services installations for better setting and improved visual coherence	• The sink and faucets are not original and are later added elements. Remove the installation with care and make good the affected surfaces in matching materials.	Beneficial impact
		B26 - Sink and faucet of the east courtyard	Intrusive			
SS5	Modification or additional fire services system, including sprinkler water tank and inlets	A4 - Openness of the forecourts	Moderate	To cope with the new building uses and comply with current regulations' requirements	• New installations shall be designed and located to minimize visual impact on the forecourt setting. • The new water tank shall be understated in design and should not overwhelm the appearance of the forecourt. • Visual screening may be introduced where appropriate. The new materials and finishes shall be compatible with the surrounding environment. • Modifications to the routing and conduits of the sprinkler system shall be kept minimal. The new	Acceptable impact with mitigation measures

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
					sprinklers system shall utilize the existing conduits as far as it is technically possible. • The maximum height of the new sprinkler water tank, including the supporting structure and plinth, will be aligned with, or below the existing water tank height of 6.3m as far as possible.	
SS6	Addition of new freestanding signage	A4 - Openness of the forecourts	Moderate	To project a new identity and improve wayfinding	• The new design shall be compatible but distinguishable from the historic building • The signage shall be free standing with zero attach to the historic building.	Acceptable impact with mitigation measures
SS7	New paving of the open spaces at both sides of the grand double staircase, with tactile tiles in front of the entrance to the lifting platform	A6 - Open Spaces at Pavement	Moderate	To cope with the new building uses	• Existing cement sand screeding will be replace by new paving and should be subtle in design not to overwhelm the outlook of the historic building. The paving material considered durability, weather resistance, and should not overwhelm the outlook of the historic building. such as grey flamed granite or pattern paving blocks, slate etc. 	Acceptable impact with mitigation measures

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
					• The material and design of the new elements shall be compatible but distinguishable from the historic building.	
SS8	New parking lines and EV charging spots for the North and South Forecourts	A4 - Openness of the forecourts	Moderate	To cope with the new building uses	• The design of the EV charging equipment should be as compact as it is technically possible to retain the openness of the forecourt and to avoid visual disturbance to the historic building and its surroundings.	Acceptable impact with mitigation measures
SS9	New façade lighting	B1 - Tai Po Road Elevation (Overview)	High	To cope with the new building uses and enhance the outlook of the historic building by highlighting its historic design	• The location of the lighting fixtures should be discreet and should not cause significant visual impact on the elevation. • The locations of the lighting fixtures should reuse existing openings as far as technically feasible. The proposed lightings should not alter or block existing openings and should not create any new openings on the façade. • The new façade lighting fixtures should be subtle in design and should not overwhelm the outlook of the historic building. • The routing of the electrical conduits must be carefully planned to utilise existing openings or making new openings in reversible locations, so that permanent damage can be avoided. • The material and design of the new elements shall be compatible but distinguishable from the historic building.	Acceptable impact with mitigation measures
		B15 - North Façade (Overall)	Moderate			
		B21 - South Façade (Overall)	Moderate			
		B8 - Overall fenestration of metal windows and sills	High			
		B19 - Glazed Partition of the old Magistrates' Garage	Neutral			

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
SS10	Retain and repair existing on-grade planters and tree planting	A6 - Open Spaces at Pavement	Moderate	To maintain the landscape setting of the open spaces at pavement.	• The existing planters and trees, although are later additions, contribute social significance to the setting of landscape and streetscape. • Retain and repair the existing on-grade planters and tree planting subject to tree survey report. • New tree planting is restricted to existing planters.	Beneficial impact
Building Facades (BF)						
BF1	Retain and repair the facades of the historic building	B1 - Tai Po Road Elevation (Overall)	High	To preserve and enhance the heritage values of the building, ensuring its long-term integrity and condition	• The facades shall be cleaned manually with low-pressure superheated steam cleaning and brush to remove stains and biological growths. High-pressure water-jet cleaning can be considered if steam cleaning is not effective. • Hammer-tapping test shall be carried out on the facades to check for plaster deboning. The areas with deboned plaster shall be repaired on a like-for-like basis.	Beneficial impact
		B15 - North Façade (Overall)	Moderate			
		B21 - South Façade (Overall)	Moderate			

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
		B23 - East Elevation (Overall)	Moderate		• Repair defects in the retained building fabric following the recommendations outlined in the Condition Survey (More detailed proposal for repairment will be issued in later stages of the project, and submitted to the AMO for approval): • Cracked Shanghai plaster on the facades shall be repaired on a like-for-like basis. Previously repaired areas shall be hacked off and restored using the method to ensure a consistent overall appearance. • Damaged tiles on the façade shall be replaced with new tiles that matches with the appearance of the existing one. • Defective painted walls shall be repaired and repainted using materials and colours matching the existing. • All the materials for repairs should be selected to match the existing fabric on a like-for-like basis.	
BF2	Retain and repair internal CDEs of the historic building	ALL internal CDEs	Low to High	To preserve and enhance the heritage values of the building, ensuring its long-term integrity and condition	• Repair defects in the retained internal CDEs following the recommendations outlined in the Condition Survey (More detailed proposal for repairment will be issued in later stages of the project, and submitted to the AMO for approval) • All the materials for repairs should be selected to match the existing on a like-for-like basis.	Beneficial impact
BF3	Repairing the fall arrest system at the canopy above main entrance	B5 - Canopy above Main Entrance	Moderate	To fulfil statutory requirement and operation need	• The fall arrest system is a non-original, later intervention. Check the operation condition of the existing fall arrest system and repair as necessary. • No extra opening on the canopy shall be created. • Disturbance to the outlook of the canopy shall be kept at a minimum.	Beneficial impact

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
BF4	Replacing existing glazed partition and doors with an integrated louver and modifications of the existing steps at the entrance to the former Magistrates' garage	B15 - North Façade (Overall)	Moderate	To accommodate visitors with disabilities and support new functional requirements for adaptive reuse as a fine dining restaurant	• The existing glazed partition is a non-original, later intervention. New design of the glass partition, doors, and steps shall have an understated design and compatible with the existing building fabric. • The new elements should be legible and distinguished from the historical outlook of the building. • Make good the affected surfaces in matching materials.	Acceptable impact with mitigation measure
		B19 - Glazed Partition of the old Magistrates' Garage	Neutral			
BF5	Dismantle existing sky light on roof	B14 - Glazed Skylight	Intrusive	To remove the intrusive element, reveal the original configuration of the historic building, and for the compliance with statutory requirements on smoke extraction	• The existing skylight is a not original and is a later addition. The skylight should be removed to enhance the authenticity of the historic building. • Make good the affected surfaces in matching materials.	Beneficial impact

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
BF6a	Installation of new rooftop elements, including lift overrun enclosure, and staircase bulkhead with maintenance railing	B13 - Flat Roof	High	To upgrade the building for adaptive reuse and ensure compliance with current Building Regulations	• As far as practicable, new rooftop installations shall be designed as compact as possible, such as incorporating a shed roof design for the staircase bulkhead to minimise visual intrusion on the historic building, particularly from key sightlines from the ground level. • The maintenance railing should be designed as minimally and as low in height as it is statutorily allowed to minimise visual impact to the historic building. • Elements such as floor paving shall adopt an understated in design and should not overwhelm the appearance of the flat roof.	Acceptable impact with mitigation measure
BF6b	Installation of new rooftop elements: metal railings around the Lightwell	B13 - Flat Roof	High	To upgrade the building for adaptive reuse and ensure compliance with current Building Regulations	• New metal railings shall adopt an understated in design and should not overwhelm the appearance of the flat roof.	Acceptable impact with mitigation measure

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
BF6c	Installation of new rooftop elements: PV panels	B13 - Flat Roof	High	To upgrade the building for adaptive reuse and ensure compliance with current Building Regulations	• The PV panels would require a steel sub-frame. The sub-frame and the PV panel shall not compromise the structural integrity of the historic building. • The locations of the PV panel shall be offset from the edge of the building so that they can be hidden from key sightlines from the ground level. • A concrete plinth will be provided for the mounting frame, and no new openings will be made on the slabs. No cables will be routed on the façade, while all cable runs will be contained within the staircase to avoid any adverse visual impact.	Acceptable impact with mitigation measure
BF6d	Installation of new rooftop elements: roof balustrade	B13 - Flat Roof	High	To ensure compliance with current Building Regulations	• New balustrade of 900mm high are required to provide safety barrier for the Lightwell after removing the existing skylight. • The existing metal balustrades surrounding the perimeter on flat roof are later addition and are statutory compliant and do not need to be replaced/repaired, except for adding a toe board of 200mm high.	Acceptable impact with mitigation measure
BF7	Modification of existing windows into louvers for upgraded building services	B23 - East Elevation (Overall)	Moderate	To serve the needs of new upgraded building services	• As far as technically possible, the number of new openings shall be minimised to preserve the outlook of the façade to the greatest extent. The option of modifying existing windows into louvers should be prioritized before exploring new openings on the façade.	Acceptable impact with mitigation measure
		B8 - Overall fenestration of metal windows and sills	High			

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
					• Cartographic and photographic survey shall be conducted before the commencement of construction as a record for potential reinstatement in the future. • Existing windows shall be taken down with care and stored in a safe location during and after the construction for potential reinstatement in the future. • Where existing louvres are not to be reused, they will be reinstated back to windows following the original form and proportions, with compatible materials and finishes. • The works are limited to the rear elevation of the building, which is a less prominent façade, i.e. the east elevation, to minimize the visual impact.	
BF8	Reinstatement of existing louvres (previously modified from original windows) back into their original window design.	B8 - Overall fenestration of metal windows and sills	High	Remove modern, later-added interventions and restore the altered windows back to their original 1960 configuration wherever feasible.	• For areas where existing louvres are no longer required to serve the building's operational or E&M needs, reverting them to windows to enhance visual integrity and reading of the building's original regular window fenestration. • As far as practicable, the existing louvres not to be reused shall be reinstated following a like-for-like principle. • Care shall be taken during the dismantling of the louvres and the installation shall ensuring minimal damage to the adjacent intact historic fabric, specifically the external stone windowsills and the internal terrazzo windowsills. • Cartographic and photographic surveys should be conducted before the commencement of the construction works, as well as after the completion, to maintain a thorough record of the building's evolution.	

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
BF9	Replace the existing planters of the stone staircase and metal balustrade	B2 - Grand Double Staircase and Balustrade	High	To satisfy the functional need and to fulfil current statutory requirements	• An exemption from the prescribed height of the protective barrier was previously granted by the Buildings Department on the condition that planters be placed in front of the balustrade to increase the effective depth of the barrier. • New planters shall be of a minimal and subtle design that does not overwhelm the existing historic fabric, and be installed in a reversible manner similar to the existing ones.	Beneficial impact
Internal Alterations (IA)						
IA1	Modification of staircase (ST-2) to reinstate the better reflect the original design in 1960	E4 - Staircase 2 (ST-2)	Netural	To restore the original circulation of staircase and provide code-compliance means of escape (MOE)	• The proposed alteration is beneficial as the removal of steel beam reinforcements from the previous works would better reflect the original design. • New design will reinstate its original 1960 configuration from G/F to 3/F. The existing ST-2 from 3/F to 5/F will remain unaltered. The ST-2 on 2/F will be modified and join the reinstated portion of the magistrate staircase between 2/F and G/F. • Research of the original design of the magistrate staircase shall be carried out. The materiality and design of the reinstated portion of the magistrate staircase should follow the original design as close as possible and as far as it is technically possible, while adapting to the constrains of contemporary building regulations. • The materiality and design of the modified existing ST-2 staircase should be in a design and material that is	Beneficial impact

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
					distinguishable from the historical fabrics of the building, but compatible with the interior design.	
IA2	Reinstate the original design of conserved Magistrates' staircase (including configuration and balustrades) for means of escape (MOE)	E2 - Conserved Magistrates' Staircase	High	To reveal a significant characteristic and the original configuration of the historic building	• The proposed alteration is beneficial as the removal of steel beam reinforcements from the previous works would better reflect the original design. • The Magistrate's staircase is a significant element of the magistracy. Its design and configuration were altered during the last revitalisation in 2008 to accommodate new uses. • The existing balustrades at the conserved Magistrates' staircase is a later intervention. The existing balustrade shall be replaced with new design that can better reflect the outlook of the original design, while satisfying the requirements of the current building regulations. • The restoration of the Magistrates' staircase shall refer the original recorded drawings and existing remains in terms of materials, dimensions, texture and colour. • Research of the original design of the magistrate staircase shall be carried out. The materiality and design of the reinstated portion of the magistrate staircase should follow the original design as close as possible and as far as it is technically possible, while adapting to the constrains of contemporary building regulations. • A new partition wall and FRR door may be required to comply with statutory requirements. All new works shall be designed to be visually distinguishable from the historic fabric.	Beneficial impact
		E2a - The Balustrade of Conserved Magistrates' Staircase	Intrusive			

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
IA3	Installation of the new lift (LT-2) and related alterations	B23 - East Elevation (Overall)	Moderate	To satisfy the functional need of the NPO, and supporting the operation of various functions in the building	• The new lift LT-2 will be in less prominent areas of low significance, ensuring it is distanced from the historical lobby. • To reduce the disturbance of the lift to the ambience of the controlled corridor, such as the subtle design of the lift doors, provision of partition wall etc. • The location of the lift will be offset from the edge of the building and close to the back (east elevation) of the building to minimise visual impact on the main elevations of the building. • The structure of the lift shaft shall not compromise the stability of the existing structure. Reinforcements, if necessary, shall be designed minimally, with materials and design that is distinguishable from the historical fabrics of the building and compatible with the overall design. • The height of the overrun of the lift shall be minimised, to avoid visual impact on the elevation of the building.	Acceptable impact with mitigation measure
		C6 - Controlled corridor	High			
		C32 - Service spaces	Low			
		B13 - Flat roof	High			
		C2 - Former Magistracy (Structural)	Moderate			
		C6 - Controlled Corridor	Moderate		• The new design involves additional or block of wall openings on the stone cladded wall (part of 2/F Hall) shall be designed with materials distinguishable yet compatible with the historic finishes. • Dismantle and salvage the affected historic travertine cladding and original door components at 2/F for potential reuse in other locations of the project.	

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
					• Minimize disturbance and visual impacts on the structural elements, maintaining the ambience of the controlled corridor, and interpretations on the original function of the space.	
		C10 - Travertine Wall Finishes	High		• LT-2 will be studied in detail to avoid direct impact on the stone-clad wall and travertine wall finishes on 2/F wherever possible. • Where local disturbance to the wall finishes is unavoidable, affected stone and travertine panels will be carefully removed, labelled and stored for re-installation. Surplus salvaged stone will be reserved for reinstatement works at the G/F entrance hall or for future repair purposes. • The exact extent of the new wall opening shall be carefully studied and be coordinated with the pattern and layout of the travertine panels, so that the panels can be salvaged intact.	
IA3a	Recast existing pipe duct openings and removal of steel beam reinforcements	C32 - Service spaces	Low	To suit latest layout and to accommodate the operational needs of the new building's use	• The proposed alteration is beneficial as the removal of steel beam reinforcements from the previous works would better reflect the original design. • Recast existing pipe duct openings only to the extent necessary to suit the latest layout and accommodate the operational needs of the new uses.	Beneficial impact

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
					• Repair any disturbed concrete with compatible materials that respect the existing structural logic and historic stratigraphy. • Clearly record all recast duct openings and revised service routes in photographs and annotated record drawings to support future reversibility and understanding of the building's evolution.	
IA4	Modification of Staircases ST3 on 1/F	E5 - Staircase 3 (ST-3)	Neutral	The bottom part of ST-3 on 1/F will be modified due to the changes in layout for compliance with the current building code	• Cartographic and photographic survey shall be conducted before the commencement of construction works. • Record of current design shall be kept by the NPO and AMO for potential future reinstatement.	Acceptable impact with mitigation measure

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
IA5	New lifting platform from LG/F to G/F to satisfy provisions of barrier-free access	B1 - Tai Po Road Elevation (Overview)	High	To provide barrier-free access (BFA) near the front entrance of the building	• The design shall utilise existing openings and avoid irreversible alterations to the existing façade. • The new G/F door should utilise an existing opening on the wall. No new openings shall be formed on the Tai Po Road Elevation to prevent irreversible damage to the highly significant historic façade. • Structural alteration shall be in a minimal design to avoid disturbance to the existing historic elements such as the building footings and the walls of the front façade as far as it is technically possible. • The new door should adopt a subtle, design. It must be visually compatible with the historic building's aesthetic while remaining clearly distinguishable as a modern BFA intervention, avoiding a false sense of historical development. • Any necessary modifications to the existing door jambs or threshold to achieve strict BFA compliance (such as levelling the floor) must be kept to an absolute	Acceptable impact with mitigation measure

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
		C33 - Mechanical rooms	Neutral		minimum. Works must be executed carefully to protect adjacent historic wall finishes. • The installation mechanism of the door should be reversible, allowing for future removal without causing permanent scarring to the stone elements or original masonry. • The floor slab between LG/F and G/F shall be demolished with care. The condition of the adjacent structures and floor slabs, as well as the overall structure and floor slab of the building shall be monitored. • Cartographic and photographic survey shall be conducted before the commencement of construction as a record for potential reinstatement in the future.	
IA6	Addition fire separation between Lightwell and the Main Hall	C13 - Central Lightwell	High	To fulfil current statutory requirements	• The setting of the Lightwell to remain generally readable and not hindering sunlight penetration to the third floor. • Minimise the visual disruption to the Central Lightwell as well as the existing exhaust fan houses at Lightwell. • Newly installed elements will be designed to minimize any irreversible physical damages to structural elements. • The ductworks previously added to the exhaust fan housings shall be removed. • The proposed additional brackets on the walls and columns adjacent to the Lightwell shall be designed as compact as it is technically possible.	Acceptable impact with mitigation measure
		C14 - Exhaust Fan Housings	Moderate			

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
					• The structure of the proposed fire separation shall be designed as minimally and as compact as it is technically feasible. • The sub-frame of the fire separation shall be designed in a subtle and miniminal design. It should be finished and painted in a colour that is compatible with, but remain distinguishable from the original fabric, so that the visual impact to the historic fabric can be minimised. • Minimise the number of breaks between the glass panes so as to minimise the visual impact. • The affected area during the construction of the strengthening work and installation of brackets shall be kept at minimum. The affected area shall be repaired and repainted in like-for-like principle, ie same as the adjacent areas. • Cartographic and photographic survey shall be conducted before the commencement of construction as a record for potential reinstatement in the future.	

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
IA7	Transforming existing Court No.3 and 4 into a Lecture Hall	C30 - Spaces of Old Court No. 2, 3, and 4	Moderate	To facilitate a range of uses that promote a long-term sustainability and viability of the historic building.	• The original courtroom configurations and fittings have been removed during the SCAD revitalization. • The openness of the Lecture Hall can better reflect the spaces of the two court rooms and is therefore beneficial to the interpretation of the original design of the historical building. • The spatial separation of the two court rooms, i.e. the corridor, will be interpreted through interior design elements: movable partitions and columns on lower level and FRR glass partitions on high level. • The alterations should be compatible and respect the existing architectural features, such as the double-story space, ceiling details, and steel windows, to the greatest extent possible. • Materials used for new alterations should be compatible with the original fabric and distinguishable. • Installations of acoustic operable wall, LED panels, and curtains shall be mounted on trusses/tracks and installed in a reversible manner.	Acceptable impact with mitigation measure
		C2 - Former Magistracy (Structural)	Moderate		• Demolition of non-load-bearing wall will be executed in a controlled manner, where strictly necessary for the new functional layout to avoid unnecessary damage to adjacent historic fabric.	

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
IA8	New opening on the wall of the corridor on third floor and install new sliding panels	C30 - Court No. 2	Moderate	Allowing visitors to appreciate the space of the courtroom even when the space is being occupied	• The proposed modification will not impact the division of the spaces. • The walls along the corridors and in the courtrooms are featureless and can be reinstated fully in the future. • The design should retain the decorative moulding along the top edges of the corridors and the courtrooms. • Interpretation materials should be provided to allow visitors to understand the original design of the corridors and the courtrooms.	Acceptable impact with mitigation measures
IA9	Restoration of the atmosphere of controlled environment at the detention area, including corridors, cells, metal gate	C6 - Controlled Corridor	High	The controlled environment of the detention area is a significant characteristic of the building. Enabling visitors to experience and appreciate its original use.	• Remove the interior fittings like the glass panels installed in the detention cells for office use. • The reinstatement of the detention areas such as the partitions of detention cells and benches shall refer original recorded drawings, photos, and existing remains in terms of materials, dimensions, texture and colour. • Interpretive displays (e.g. protectors, display boards, and associated mounting hardware) shall be installed in a reversible manner. Fixing points shall be limited to non-principal or less significant surfaces wherever possible, avoiding damage to key historic finishes and decorative elements	Beneficial impact
		C7 - Conserved Detention Cell No. 6	High			
		C8 - Other Detention Cells	Moderate			
		E1 - Conserved Defendant Staircase	High			

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
IA9a	New fire shutter at controlled corridor	C6 - Controlled Corridor	High	To comply with statutory requirement of FRR construction	• The fire shutter shall be in a less prominent position within the corridor to minimise visual intrusion to significant architectural features. • The intervention shall be fully reversible, allowing removal in the future without permanent damage to the historic fabric. • A detailed method statement, including fixing details and interface treatment with existing materials, shall be submitted for approval prior to installation.	Acceptable impact with mitigation measures|
IA10	Rearrangement of the existing toilet layouts and addition of new babycare room	C32 - Service Spaces	Low	To accommodate the operational needs of the new building's use	• These rooms are situated in less prominent areas and not affecting the overall spatial organization. • The existing configuration of the toilets is a later intervention. • The subdivision of interior spaces should be designed based on reversible principles. • Materials used for new alterations should be compatible with the original fabric and distinguishable.	Acceptable impact with mitigation measures|
IA11	Repartitioning of the first floor and converting the space into Lecture halls	C32 - Service Spaces	Low	To facilitate a range of uses that promote a long-term sustainability and viability of the historic building.	• The proposed alterations are situated in less prominent areas which had been through major changes previously, and the works do not impact the overall spatial organization of the Central Halls. • Materials used for new alterations should be compatible with the original fabric and distinguishable. • Newly installed elements will be designed to minimize any irreversible physical damages to historic fabric.	Acceptable impact with mitigation measures|
		C35 - Classrooms/ offices partitions on 1/F	Neutral			

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
IA12	Converting the existing studio (formerly Court No. 2) into a virtual court, with additional corridor, doors, opening, balcony and balustrade, control room, seats and FRR shutter (3/F)	C30 - Court No. 2	Moderate	Enabling visitors to experience the contemporary courtroom	• The existing interior fittings of Court No. 2 were a later intervention. The current design aims to restore a contemporary courtroom layout with integration of new technologies for interpretation purposes. • Any proposed later additions to the interior, such as the new opening on the third floor, should only be permitted subject to the original architectural features being preserved, and are designed according to reversible principles. • Materials used for new alterations should be compatible with the original fabric and distinguishable. • New elements shall be designed to interface sensitively with the existing structural elements, maintaining existing structural levels as far as practicable to minimise impact on historic fabric. • The design team shall investigate operable wall panel systems during the detailed design phase to ensure the obscured windows can be readily exposed for aesthetic appreciation.	Acceptable impact with mitigation measures|
IA13	Repartitioning and reinterpretatio n and reinstatement of the original Magistrates' office	C38 - Magistrates' Offices	Moderate	Enabling visitors to experience and appreciate its original use	• The reinterpretation of the magistrates' office area should reference the original drawings and old photos. • Research (including oral interview and desktop and archival research) shall be done to reconstruct the original design and layout of the space, with references to magistrate offices in other magistracy in Hong Kong.	Beneficial impact

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
					• The existing condition of the space shall be recorded with cartographic and photograph survey and submitted to the AMO and NPO for record. • Care should be taken to ensure that the new furniture and fittings are installed in distinguishable manner, avoiding the creation of a false sense of historical development that never existed.	
IA14	Repartitioning of the existing classrooms and studios on 4/F to 5/F	C34 - Classrooms partitions on 4/F and 5/F	Neutral	To facilitate a range of uses that promote a long-term sustainability and viability of the historic building.	• The fourth and fifth floors were originally used as government department offices but have undergone significant alterations over different periods, reducing their authenticity in this area. • Monitoring measures on the overall structural stability and the conditions of the floor slab and structure adjacent to the void. • The design and material should be distinguishable from the historical fabrics of the building, while compatible with the interior design • The fixing of the new false ceiling and operable walls installed shall offset from the edges of the ceilings with decorative mouldings as far as technically feasible.	Acceptable impact with mitigation measures

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
IA14a	New steps between 4/F and 5/F	C34 - Classrooms partitions on 4/F and 5/F	Neutral	To accommodate the operational needs of the new building's use	• Options for the location of the new steps was studied by the consultant team. The option of placing the void in the middle of the floor was the best options as it aligns and respect the symmetrical design of the overall layout and elevations of the building • The ribbed floor slab and reinforced concrete structure of the 4th floor ceiling can be reinstated in modern materials and methods with close-to-none deviations from the existing and original floor slab. Current outlook of the floor slab shall be recorded in detail before the commencement of the demolition for the NPO's and AMO's record and serve as the basis for future reinstatement. • The reinforcements to the structure and the structure for the steps shall be as compact as possible to minimise visual impacts. • Although decorative mouldings are present in some of the rooms on 4/F and 5/F, they are likely not original and had undergone heavy modifications because the layout cannot match any of the historic layout. It is acceptable if the false ceiling needs to conceal the mouldings for technical or design reasons. But in any case, the mouldings shall be retained. • The new supporting beams shall also set back from the windows so as to minimize visual disturbance to the outlook of the building. • The beam shall be designed as compact as possible, and as far as it is technically feasible, it shall be hidden	Acceptable impact with mitigation measures
		C1 - Former Magistracy (Overall Spatial Layout)	High			
		C2 - Former Magistracy (Structural)	Moderate			

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
					by false ceilings to minimize visual disturbance to the interior spaces, especially the reinstated Magistrate's Office.	
IA15	Modification of building services such as electrical system, lighting, air	B23 - East Elevation (Overall)	Moderate	To accommodate the operational needs of the new building's use	• All upgrade or modification of existing building services shall be at minimal intervention and visual disturbance to the historical building elements, especially the CDEs. • Minimise disturbance to the historic walls as far as possible. Instead of forming new holes, existing openings on walls should be utilised as far as technically feasible.	Acceptable impact with mitigation measures
		C3 - Central Halls (G/F to 2/F)	High			
		C6 - Controlled corridor	High			

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
	conditioning system, plumbing and drainage system, fire services system	C15 – Court No. 1 (Overall)	High		• New openings or installation of louvres should be at less prominent location as feasible.	
		C30 - Spaces of Old Court No. 2, 3, and 4	Moderate			
		C32 - Service spaces	Low			
		C34 - Classrooms partitions on 4/F and 5/F	Neutral			
IA16	Modification of E&M rooms on LG/F	B23 - East Elevation (Overall)	Moderate	To accommodate the operational needs of the new building's use	• All upgrade or modification of existing building services shall be at minimal intervention and visual disturbance to the historical building elements, especially the CDEs. • Retain and repair the existing metal gates/grills in front of the E&M rooms on the east elevation.	Acceptable impact with mitigation measures
		C33 - Mechanical rooms	Neutral			
IA17	Installation of kitchen exhaust conduit through the Former Police Van Garage (current Common Area)	C6 - Controlled Corridor	High	To accommodate the operational needs of the new building's use	• The conduit shall be designed as minimally and as compact as possible so as to minimise the visual disturbance to the Former Police Van Garage. • The material and colour of the conduit shall be as subtle as possible so as to minimise visual impact.	Acceptable impact with mitigation measures

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
IA18	Moving fixed light window to the external side of the metal grille	C6 - Controlled Corridor	High	To better reflect the original design and to restore the controlled atmosphere of the corridor	• The later added fixed light window shall be removed carefully to minimise the impact on the interior wall. • The fixing detail of the new fixed light window shall be designed to minimise the impact to the shanghai plaster façade • The original metal grille shall be protected during the construction.	Acceptable impact with mitigation measures
		B8 - Overall fenestration of metal windows and sills	High			
		D2 - Old Metal Guard Bars	Moderate			
IA19	Installation of feature wall in Central Hall on 2/F	C10 - Travertine Wall Surfaces	High	To accommodate the operational needs of the new building's use	• The feature wall should be installed in a reversible manner. • The feature wall should be installed on top of the historic doors and cladding, and the installation should not intervene with the historic doors and cladding on the wall. • The design and material of the feature wall should be compatible but distinguishable from the historic fabrics.	Acceptable impact with mitigation measures
		C3 - Central Halls (G/F to 2/F)	High			
IA20	Installation of wall panels on 3/F corridor	C32 - Service Spaces	Low	To accommodate the operational needs of the new building's use	• The panels should be installed in a reversible manner. • The wall panels will be used as gallery walls for installation of interpretation and display materials, so as to minimise drilling on the walls of the historic building. • The design and material of the feature wall should be compatible but distinguishable from the historic fabrics.	Acceptable impact with mitigation measures

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
IA21	Demolition of existing false ceiling and install new lighting fixtures in the main staircase lobbies (G/F to 2/F)	C3 - Central Halls (G/F to 2/F)	High	To reveal the decorative mouldings on the ceiling and better reflect the original design	• The existing false ceilings shall be removed carefully to minimise the impact to the building fabric. • The ceiling shall be repaired and repainted on a like-for-like basis with materials and colour matching the existing. • A detailed inspection will be undertaken to review the existing installations concealed above the false ceilings. Any redundant or visually intrusive modern interventions will be identified and, where practicable, removed. • Lighting fixtures shall be re-routed to minimise visual disturbance to the historical building elements, especially the CDEs. Existing openings and fixtures shall be reused as far as possible and new openings on the CDEs shall be avoided. • The lighting fixtures proposed to be replaced will be generic light tube fixture.	Beneficial
IA22	Check, clean, repair, and	C15 - Court No. 1 (Overall)	High	To maintain the building and interior elements		Beneficial

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
	maintain the interior fittings and furniture of the Conserved Court No.1	ALL internal CDEs at Court No. 1 (C15-C29)	High		• Check the timber elements for termite infestation and take necessary actions to exterminate and control the infestation, if any. • Continue monitoring and enforcing termite control measures after the checking. • “Like-for-like” approach should be adopted for the repair and repainting. The outlook and colour of the elements should not be altered. • Repair and repaint the element with traditional method matching with exiting, and with material(s) matching the colour, timber species, design, and size of the existing • The elements should be revarnished using a product that will not alter the outlook and sheen of the elements. • The restoration of the elements, especially the bronze bars of the Prisoner’s Docks shall not affect the existing patina and signs of wear of the elements. The existing patina is considered as part of the aesthetics of the CDEs and shall be kept as is.	
IA23	Replacement of lighting	C15 – Court No. 1 (Overall)	High	To better reflect the original design		Beneficial

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
	fixtures in Conserved Court No.1	C26 - Existing Lighting Fixtures at Court No.1	Neutral		• The existing lighting fixtures are later-additions and affect the authenticity of the historic atmosphere of the courtroom. • The new lighting fixture should be sourced with reference to the provisions during the period, which is like the lighting fixture found in the court before SCAD revitalization to better reflect the design of old court. (Reference photo) • Decorative mouldings on should remain visible after the installation of building services and their trunkings.	
IA24	Addition of tactile tiles	C37 - Student Works Exhibition Area on G/F	Low	To fulfil current statutory requirements	• The proposed installation of new tactile tiles will not be installed on any flooring with significance.	Acceptable impact with mitigation measures

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
		C32 - Service Spaces	Low		• The tactile tiles should be laid out in such a way to minimise the visual impact to the interior spaces and shall be added in a reversible manner. • The colour and material of the tactile tiles should be compatible but distinguishable from the colour and materiality of the existing floorings.	
IA25	Extension of staircases ST - 3 from 5/F to Roof	B13 - Roof	High	To fulfil current statutory requirements	• As far as practicable, the new rooftop installations shall be designed as compact as possible (i.e. shed roof), to minimise visual intrusion on the historic building, particularly from key sightlines from the ground level. • Finishes shall adopt an understated in design and should not overwhelm the appearance of the flat roof. • The staircase structure shall be designed as compact as possible to minimise visual impact.	Acceptable impact with mitigation measures
IA26	New café and food preparation area, including installation of shutters, sink, etc.	C37 - Student Works Exhibition Area on G/F	Low	To satisfy the functional needs	• Existing wall partitions from previous works will be removed to suit the new use. • The new facilities are in less prominent interior areas at the interior and will not disturb the historic appearance. • New installation of grease traps and their associated works, and expanding the gas pipes to the new kitchen shall be carried out in a reversible manner and with minimal impact to the historic fabric.	Acceptable impact with mitigation measures
IA27	Alteration of the existing	C32 - Service spaces	Low	To cope with the new building uses		

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
	AHU room on 2/F to a storeroom	C30 - Spaces of old Court No. 2, 3 and 4	Moderate		• Part of the existing featureless wall will be removed to provide access to the storeroom connecting to the new Lecture Hall (D). • The new door shall adopt a contemporary design which is readily distinguishable from the historic wooden doors.	Acceptable impact with mitigation measures
IA28	Reinstating the original symmetrical layout of the Entrance Hall, including the restoration of historic stone flooring and travertine stone claddings.	C3 - Central Halls (G/F to 2/F)	High	To preserve and enhance the heritage values of the building	• A condition survey shall be carried out for the historic stone flooring and wall linings. • Repair/replacement shall be carried out on a like-for-like basis. • Sound but loose tiles shall be carefully removed and retained for reuse. Damage to adjacent areas shall be avoided. • Reinstated sections shall be subtly differentiated from the originals to maintain authenticity and avoid false impression that the newly reinstated parts are the original fabrics.	Beneficial impact
		C10 - Travertine Wall Finishes	High			
IA29	Installation of LED panel in the Entrance Lobby at G/F	C3 - Central Halls (G/F to 2/F)	High	To satisfy functional needs and reveal the original symmetrical design of the Entrance Lobby	• LED panel at the G/F Entrance Hall.	Acceptable impact with mitigation measures

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
					• Installation of new LED panel shall be fixed in a way to minimise impact CDEs. 	
IA30	Installation of smoke barrier on 1/F	C5 - Central Staircase	High	To fulfil current statutory requirements	• Installation shall be carried out in a reversible manner, with minimal disturbance to the historic fabric • Fixings for the smoke barrier shall be designed to be installed beneath the beam without affecting the historic ceiling mouldings and wall finishes.	Acceptable impact with mitigation measures
		C10 - Travertine wall finishes	High			
IA31	Conversion of the library and offices (originally magistrate's garage, offices, and storage vaults) into a restaurant, wine cellar, and kitchen.	C36 - Libraries and offices on G/F	Low	To cope with new uses of the building	• The modifications are in less prominent interior areas at the interior and will not disturb the historic appearance. • New installation of grease traps and their associated works, and expanding the gas pipes to the new kitchen shall be carried out in a reversible manner. • All modification of existing building services shall be at minimal intervention and minimize visual disturbance to the historic elements such as ceiling cornice. • Additional fire shutters/FRR partitions inside the restaurant area shall be integrated with the interior design of the restaurant to minimise visual disturbance.	Acceptable impact with mitigation measures
		D1 - Ceiling Cornice	Moderate			

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
IA32	Addition of FRR partition and doors on G/F and 1/F	C32 - Service Spaces	Low	To satisfy the statutory requirements in fire compartmentation	• The additional FRR partitions and doors on G/F will be in the service areas which were heavily modified in the previous revitalisation. • The additional FRR partitions and doors on 1/F will be inside the Court No.2, which was heavily modified during last revitalisation and will be integrated with the new partitions in the current proposal to reinstate the space into a courtroom. • All the additional FRR partitions and doors shall be installed away from the historic doors, and shall not physically impact the historic doors. • The additional elements shall have an understated design and distinguishable from the historic fabric. • The additional elements shall be constructed in a reversible manner as far as it is technically possible.	Acceptable impact with mitigation measures
		C30 – Spaces of Old Court No. 2, 3, and 4	Moderate			
IA33	New door opening on wall with travertine finishes on 2/F	C10 - Travertine Wall Finishes	High	To satisfy new functional needs.	• As advised by the Structural Engineer, the existing foundation footings must remain unaltered to avoid clashes, which strictly dictates the only structurally feasible location for the newly proposed lift. Because the lift's position is dictated by the foundation, the new lift shaft will inevitably block the existing door openings on the 2/F. • The travertine walls on 2/F is partially modified and was fitted with a large trunking and louvers. In other words, the additional opening can be deemed as a minor	Acceptable impact with mitigation measures

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
					modification to an already modified fabric. Given the lack of alternative locations due to the foundation constraints, this minor modification is considered a necessary and acceptable conservation compromise. • Disturbance to the travertine wall finishes must be kept to an absolute minimum, ie. the size of the opening should be as compact as possible. The construction should be executed with precision to ensure minimum damage to the wall. Keep the adjacent intact travertine panels strictly protected during construction. • Where local disturbance is unavoidable, the affected historic travertine cladding and panels should be carefully dismantled, labelled, and salvaged. Surplus salvaged stone should be securely stored for potential reuse in other reinstatement works (such as the G/F entrance hall) or reserved for future repair purposes. • The new door and wall opening enclosure should adopt an understated design. The new elements must be designed with materials that are visually distinguishable from, yet highly compatible with, the historic finishes to preserve the ambiance of the corridor.	
IA35	Modification for PAU/AHU	C31 - Old Duct Rooms	Moderate			

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
	room and Duct Room	C32 - Service Spaces	Low	To cope with spatial requirements of the upgrade building services	• Floor/wall openings for new PAU/AHU rooms and the walls of the PAU room and old duct room are featureless and can be reinstated easily in the future. • Photographic and cartographic survey of the existing spaces should be carried out to record the existing design of the space.	Acceptable impact with mitigation measures
IA36	Conversion of dressing room on 3/F	C32 - Service Spaces	Low	To satisfy new functional needs	• The existing configuration of the toilets is a later intervention, and the proposed dressing room are situated in less prominent areas. • The subdivision should be designed based on reversible principles.	Acceptable impact with mitigation measures
IA37	Renew waterproofing layer and floor finishes on roof	B13 - Flat Roof and Projecting Roof Eaves	High	To maintain the heritage building	• Water proofing works at roof would be remodified to suit the extension of lift overrun and staircase enclosure. • The use of repair material shall be compatible to the existing and new roof tiles shall be reinstated with matching materials, size, texture and colour.	Beneficial impact
IA38	Localized stone repair to granite elements	B2 - Grand Double Staircase and Balustrade	High	To maintain the heritage building	• Detailed documentation including photographic and cartographic survey of the heritage site including the affected CDEs shall be carried out before the commencement of works. • The granite elements shall be repaired and reinstated with matching materials, size, texture and colour.	Beneficial impact
		B3 - Buttress and Stone Tablet	High			
		B20 – North Side Entrance Door	Moderate			

No.	Assessment Items	Affected CDEs/ elements	Level of Significa-nce	Objectives/Justifications	Recommendations/ Mitigation	Impact Level
		B22 – South Side Entrance Door	Moderate			

Figure 143 *Artist impression of the Main elevation of the North Kowloon Magistracy.*

Figure 144 *Artist impression of the North elevation of the North Kowloon Magistracy.*

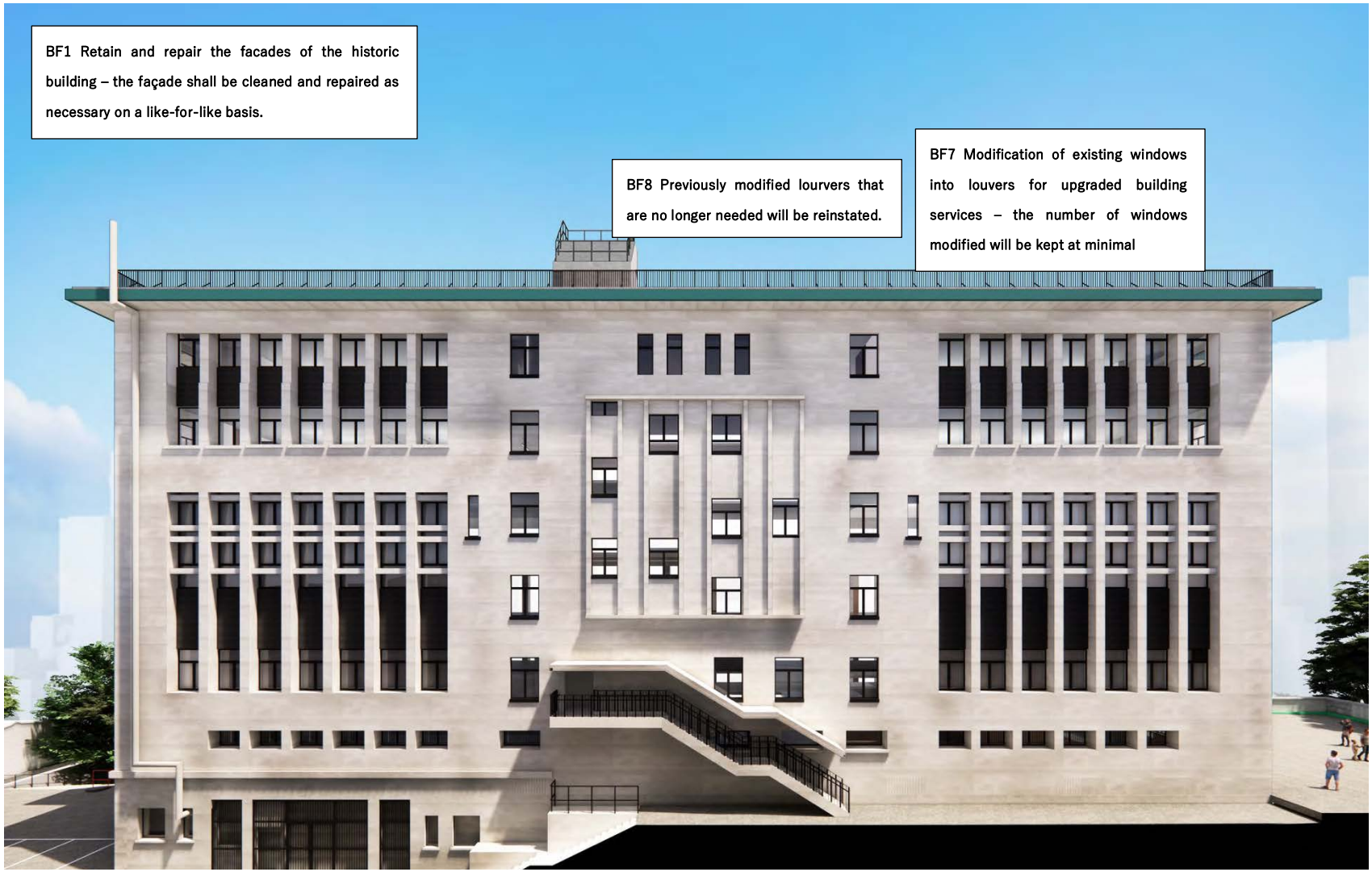


Figure 145 *Artist impression of the back elevation of the North Kowloon Magistracy.*

Figure 146 *Artist impression of Controlled Corridor at G/F*

Figure 147 *Artist impression of the Controlled Corridor and Conserved Detention Cell.*

IA19 Installation of feature wall in Central Hall on 2/F – it will cover the door openings that are no longer useful in the new layout. It is acceptable as long as the installation do not intervene with the historic cladding on the wall and is done in an reversible manner.

Figure 148 *Artist impression of the Section of the Magistracy from G/F to 2/F.*

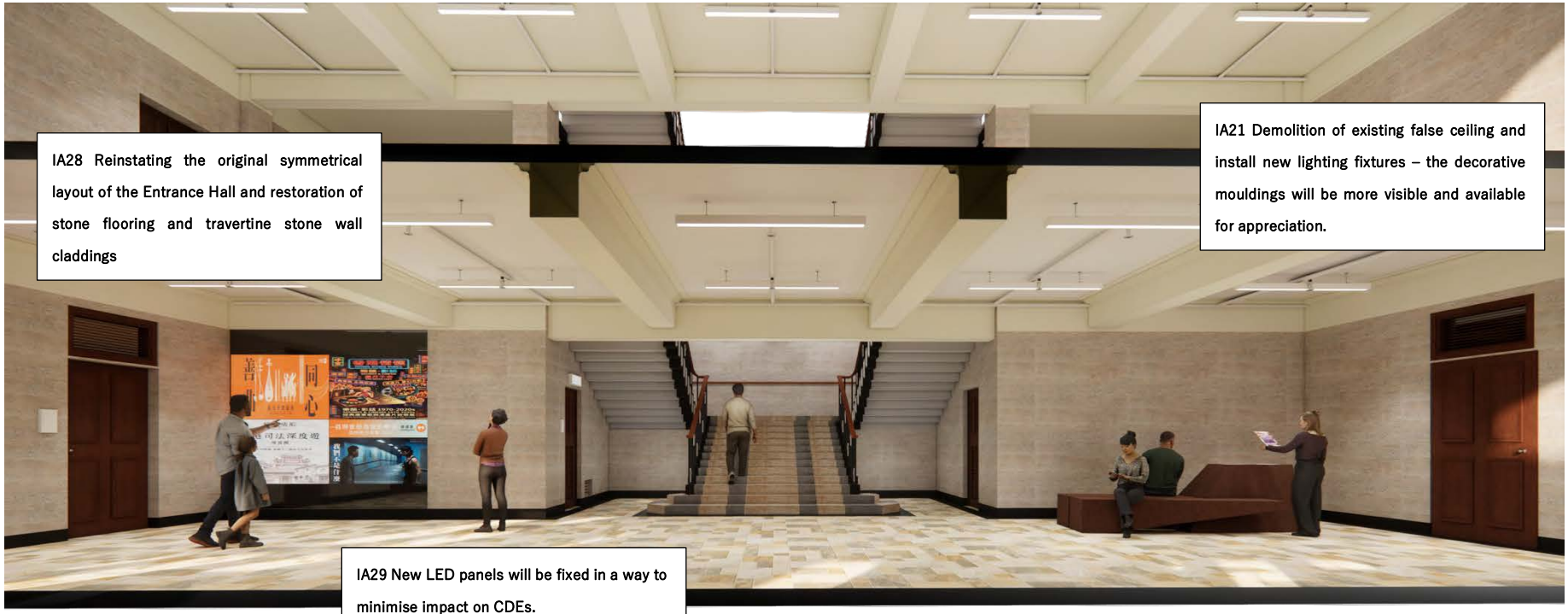


Figure 149 *Artist impression of the Entrance Hall (G/F)*

Figure 150 *Artist impression of the Central Hall (2/F)*

IA23 Replacement of lighting fixtures - The existing ceiling light fixtures will be replaced to better reflect the original atmosphere and outlook of the Court.

IA22 Check, clean, repair, and maintain the interior fittings and furnitures – The elements shall be maintained as necessary, while keeping the existing patina.

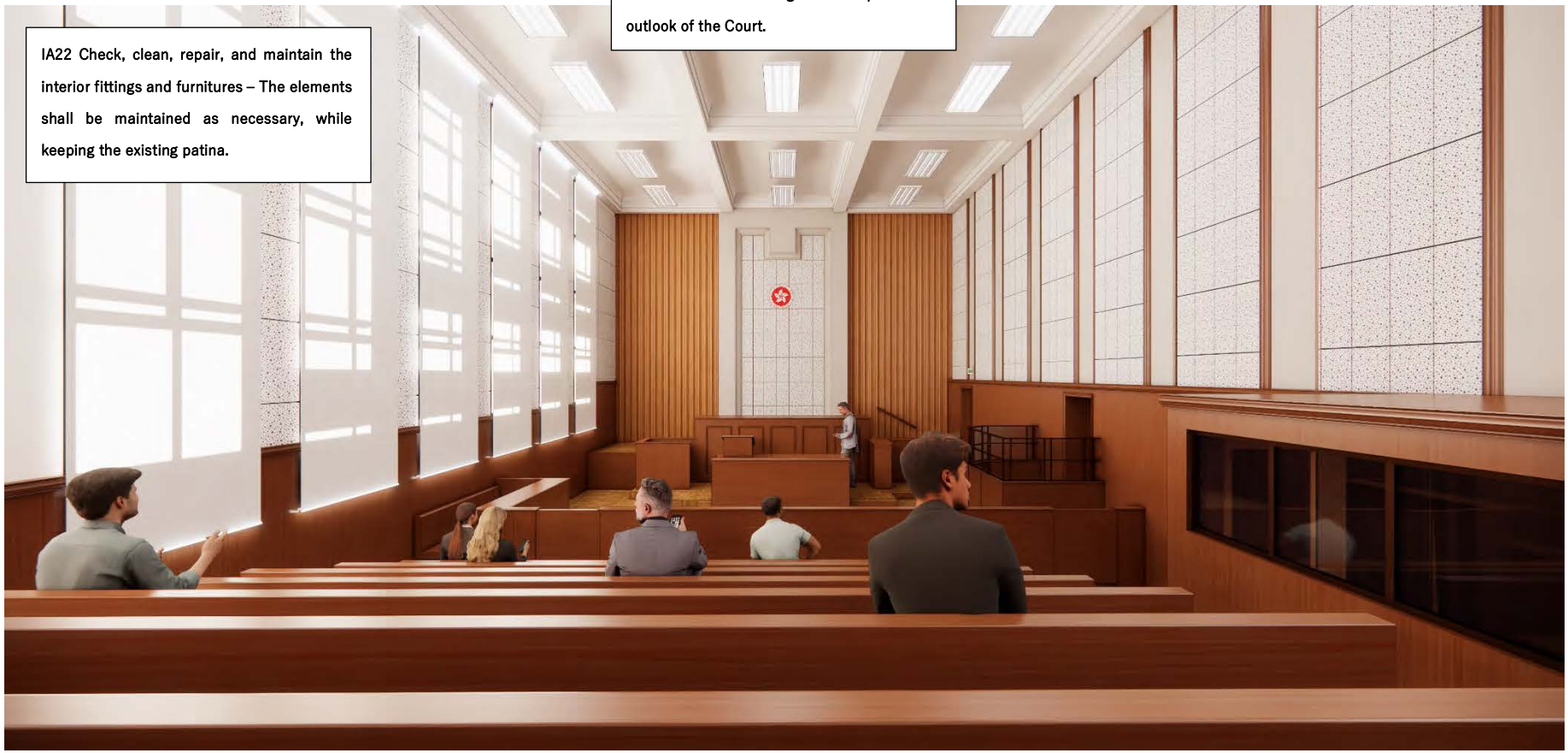


Figure 151 *Artist impression of the Conserved Court No. 1.*

IA7 Conversion of existing Courtrooms (Court No.3 and No.4) and corridor into a Lecture Hall – Equipments and curtains shall be mounted on trusses, which will be fixed to existing structure on the sides. Decorative mouldings on the ceiling will be revealed for interpretations.

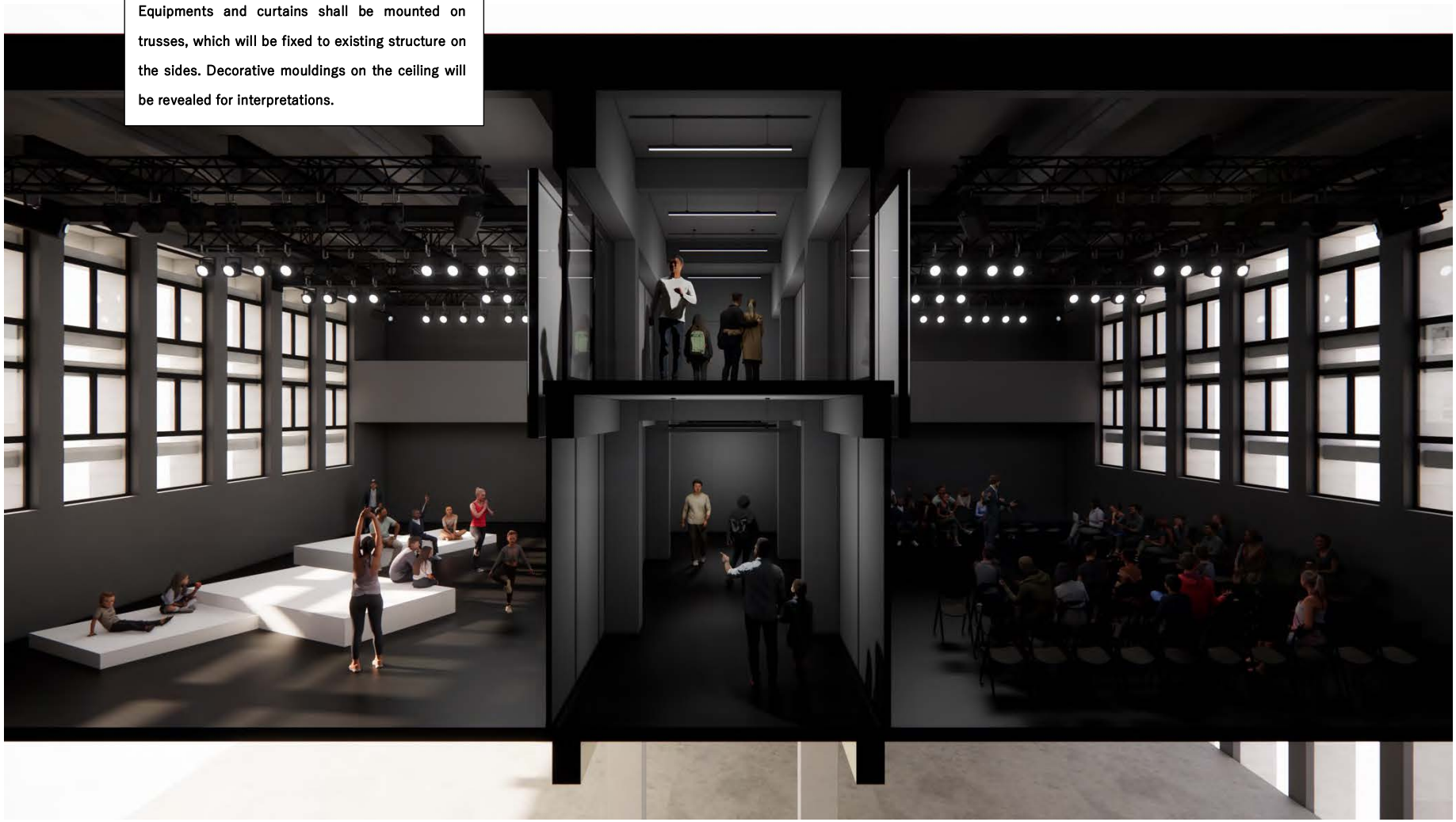


Figure 152 *Artist impression of the Lecture Hall D (Split Mode).*

Figure 153 *Artist impression of the Lecture Hall D (Seminar Mode).*

IA20 Installation of wall panels – The panels can minimise the drilling on walls of the corridor when installing interpretation and other display materials. It is acceptable as long as the panels are installed in an reversible manner.

Figure 154 *Artist impression of the Corridor at the Third Floor.*

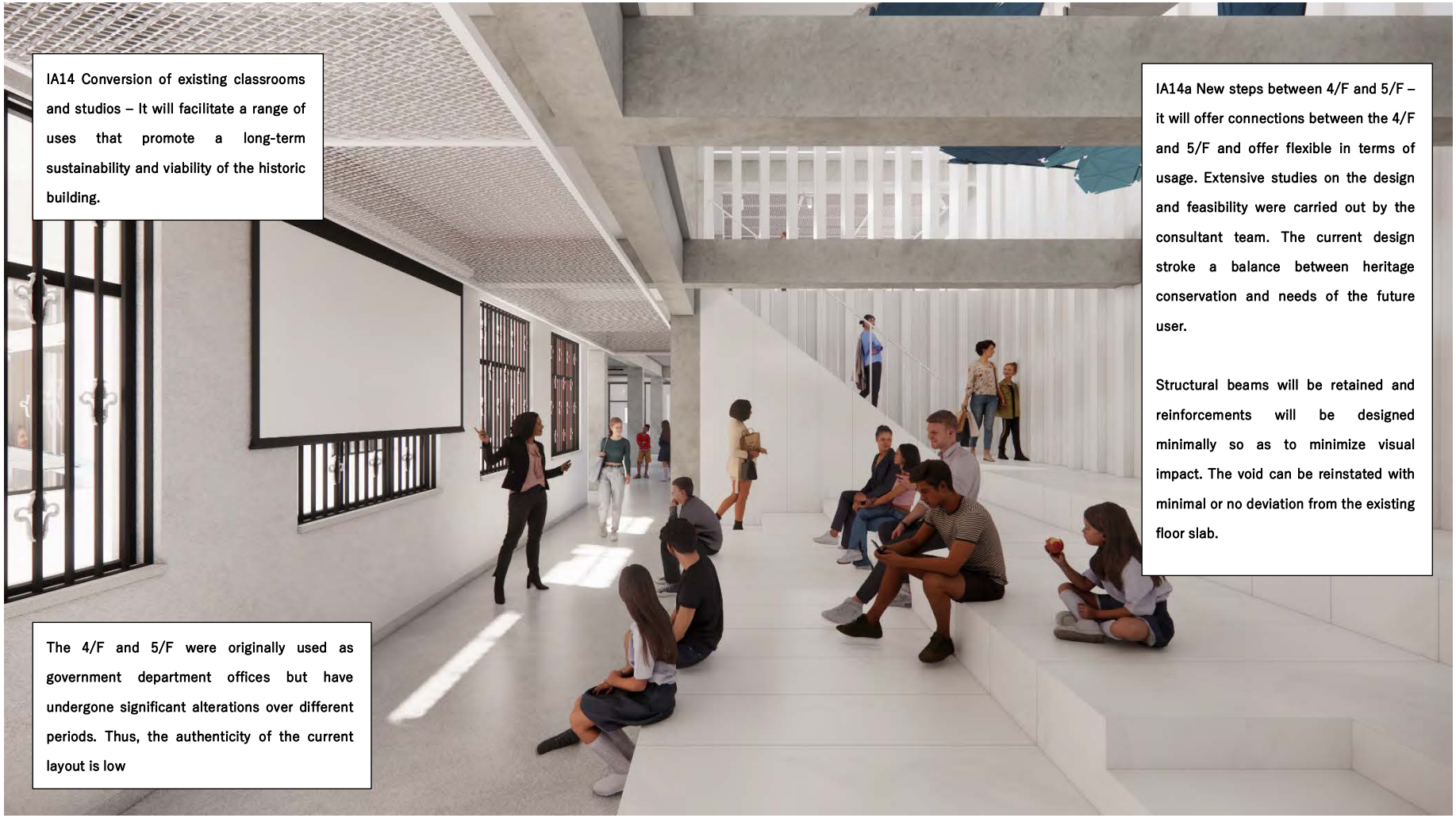


Figure 155 *Artist impression of the void and new steps at 4/F.*

Figure 156 *Artist impression of Practice Room at 4/F.*

Figure 157 *Artist impression of Training Room at 4/F*

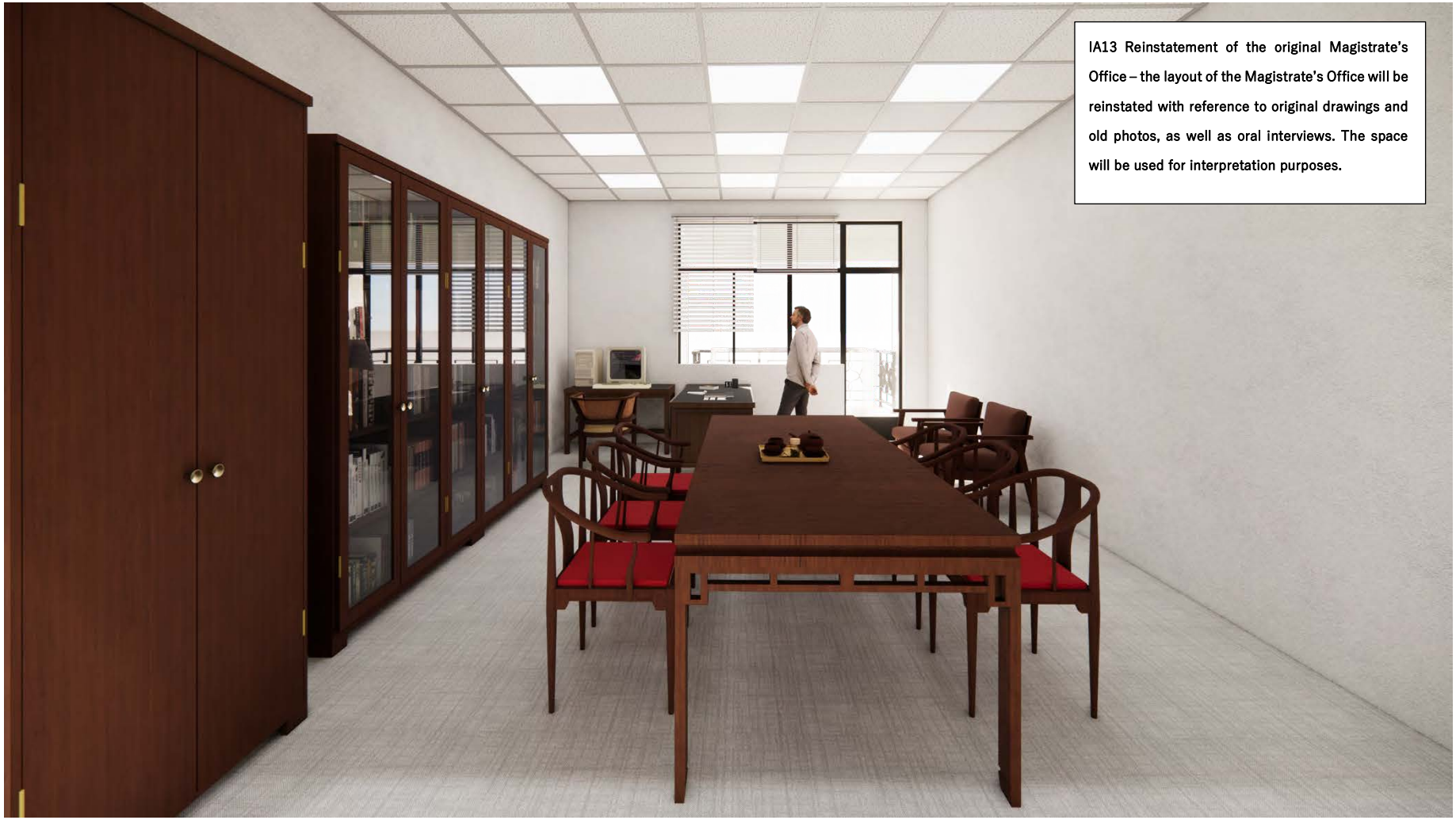


Figure 158 *Artist impression Reinstated Magistrate's Office at 3/F*

Figure 159 *Artist impression of reinstated detention cell (to be used as briefing area for tours) at G/F*

07

CHAPTER SEVEN
INTERPRETATION

7.1 Interpretation Strategies

7.1.1 Overview

Heritage interpretation is an educational activity that aims to uncover factual information, meanings, and relationships found within historical assets. It seeks to foster a connection between visitors or the public and the historic site by relating it to their own knowledge, experiences, and backgrounds. Through first-hand experiences, media, and other supporting elements, heritage interpretation operates in three dimensions: presentation, education, and engagement. These dimensions work together to provide a comprehensive and immersive experience for participants, allowing them to gain a deeper understanding and appreciation for the historic building.

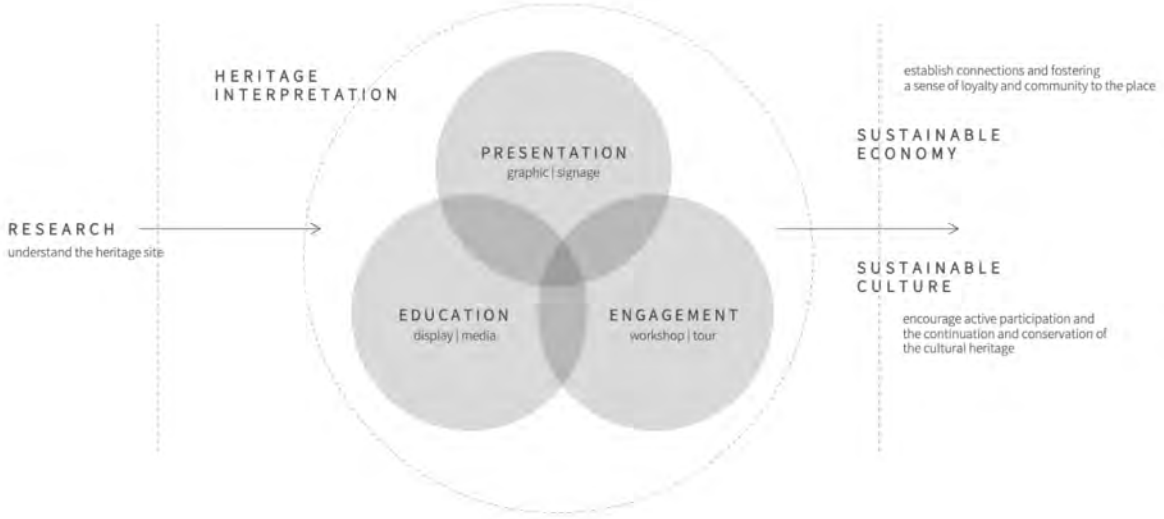


Figure 160 *Diagram of heritage interpretation strategies.*

The interpretation strategy for the Former North Kowloon Magistracy adopts a whole-building approach, ensuring that the architectural, historical, and social significance of the historic building is meaningfully conveyed to the public. Key storytelling points will be strategically located in historically significant areas, such as the conserved court rooms, detention cells, and magistrates' office, where a combination of interpretive displays and digital screens could be considered to enhance visitor engagement.

To deepen the public's understanding of the cultural and historical significance of the historic building, an individual exhibition space, the Hong Kong Memories Exhibition Hall, could be set aside to further interpret on its role in the legislative history of Hong Kong as well as the longstanding association with Sham Shui Po and its local community.

Beyond static displays, the interpretation strategy will incorporate guided tours, educational programs and interactive activities. Activities shall be designed to enhance public appreciation and celebrate the ambience of the Former North Kowloon Magistracy in the past.

7.1.2 Key Strategies

1. Heritage Tours

Guided tours are the most direct way to tell the building's story. Guides will not only introduce the building's Stripped Classical architectural style features (such as clean lines and functional design) but also lead participants into key spaces like courtrooms, detention cells, and judges' chambers, narrating real historical events, judicial procedures, and stories of people associated with them. Tours can be designed around different themes, such as "Architectural Beauty," "A Day in the Judiciary," or "Focus on Major Cases," to cater to visitors with varying interests, transforming cold architecture into a narrative space filled with human stories and historical warmth.

2. Judiciary-Related Events

This aims to establish the project as a "living judicial museum." Retired judges, lawyers, legal scholars, and historians can be invited to give lectures discussing the evolution of Hong Kong's judicial system and the legal principles behind landmark cases. Workshops can be more interactive, such as "Mock Trials" allowing students to experience court proceedings and understand the jury system, or "Legal Knowledge Workshops"普及 (popularizing) basic concepts of the rule of law in an engaging way. These activities delve deeper into the building's essence, allowing its historical functionality to continue and educate future generations, going beyond superficial tourism.

3. Display Representative Artifacts from the Former Magistracy

Physical objects are the most powerful evidence of history. Displaying original items like the "Judge's Bench," "Dock," " prisoner's cage," "old signage," "seals," "typewriters," and even (anonymized) "case files" provides an irreplaceable sense of authenticity. Curating should employ professional museology techniques, using carefully designed lighting, explanatory labels, and multimedia aids (e.g., scanning QR codes to listen to an object's

story) to make these static exhibits "speak." They are not just displays but crucial props for creating immersion, making visitors feel as if they have stepped back in time decades ago.

4. Conduct Oral History Interviews with Historians and Individuals Associated with the Former North Kowloon Magistracy

This is key work for "bringing history to life." The building's concrete and steel are its skeleton, but the stories of the people who worked and lived within it are its flesh and blood. Interviewing former judges, court clerks, bailiffs, lawyers, and even members of the public who attended court, recording their first-hand experiences and feelings (e.g., which case left the deepest impression, what the working atmosphere was like). These precious oral histories can be presented in various ways: produced into short documentary films shown in the exhibition space, compiled into textual archives for public access, or even used as source material for immersive theater scripts. This effectively preserves fading collective memory and makes the historical narrative more three-dimensional, comprehensive, and humanized.

Through the deep integration of the above four points, the "NK. Future" project can truly realize its vision: making this historic monument not just an object to be viewed, but a cultural powerhouse that tells stories, provides experiences, inspires thought, and co-creates the future with the community.

7.2 Interpretation Contents

7.2.1 Outline of Contents

"NK Future" is a revitalization and adaptive reuse project for the former North Kowloon Magistracy, a Grade II historic building. The project aims to go beyond mere architectural conservation by infusing innovative thinking and community participation. It seeks to transform this iconic building, a witness to Hong Kong's judicial history, into a multifaceted platform integrating history, culture, art, education, and social innovation. The core of the project lies in respecting history while embracing the future, allowing the monument to "live" dynamically in the present and serve the community.

An interpretation plan would be provided to AMO at a later stage detailing the interpretation contents.

7.2.2 Key Themes of Interpretation Contents

The four key content themes of the “NK Future” are as follows

1. Judicial Education:

Restoring and preserving important facilities from the court era (e.g., detention cells, judges' private stairs, courtrooms) to allow visitors to experience the trial process from

the perspectives of the public, judicial officers, and defendants, thereby enhancing public awareness of the rule of law.

2. Hong Kong Memories & Culture:

This theme will be structured around both short-term and long-term activities or collaborations. The "Hong Kong Memories & Culture" theme is broadly categorized into the following areas: Music, Film, Comics, History, Fashion, Literature, Lifestyle, and Everyday Objects. For short-term initiatives, the "Multi-purpose Activity Rooms" on various floors will be utilized to host various types of "pop-up" or limited-time events. This approach aims to attract visitors and increase the rate of returning guests. These short-term activities will be organized in collaboration with local young curators, non-profit organizations, and brands. This cooperative model helps reduce costs while increasing the number and turnover of events. Preliminary collaborative topics for these short-term activities include: Local Fashion Sensibility and the Future, Hong Kong People's Lifestyle Taste, Literature and the City, and 100 Years of Hong Kong History.

For long-term programming, the NPO will collaborate with renowned local curators to develop more extensive and interactive local cultural projects over a longer duration. It is initially estimated that NPO will focus on the theme of "Local Music and Film Legends." These projects will take the form of exhibitions, workshops, seminars, and exchange sessions, utilizing the 5th floor as the dedicated base for the "Hong Kong Memories & Culture" theme. This long-term strategy is designed to attract both local and international participants.

3. Leisure & Lifestyle:

It is the NPO's vision to transform this historic building into an "urban oasis," aligning with its ongoing community goal of promoting "holistic wellness." The Leisure component involves establishing "Relax Corners" and "Happy Walls" on different floors. These areas will utilize text, artwork, and music to allow the public to unwind and recharge. The NPO will also regularly host events centered on holistic wellness themes, providing visitors within the NK Future building a temporary respite from urban stress and an opportunity for self-discovery.

The Lifestyle aspect entails inviting multiple local cross-disciplinary artists and designers to enhance the historic building with artworks featuring local themes. These pieces will be placed in various public areas across the floors. This not only adds an artistic dimension to the spaces but also allows the public to experience Hong Kong's diverse artistic culture as they move through the building. This interactive approach facilitates an understanding of Hong Kong's most authentic character.

4. Partnership and co-sharing (Shum Shui Po Partners):

The NPO will collaborate with various stakeholders, including arts groups, schools, district organizations, community centers, elderly centers, and youth centers. They will conduct a series of activities and research projects addressing issues of mutual concern. An "Artist/Community Group-in-Residence" program will be established to design a series of

activities. These will primarily take the form of "experimental activities" held on the building's 4th floor, enabling participants to explore the history and culture of the Sham Shui Po district through different mediums.

The objective of these initiatives is to benefit the residents of Sham Shui Po by enhancing their quality of life and expanding their social networks. Furthermore, by connecting the strengths and resources of various institutions and organizations, the NPO aim to implement more substantial projects within the district, thereby injecting greater vitality into the community.

7.2.3 Principles on Future Uses

"NK. Future" uses five principles (five-“I”s) as guiding tenets for all planning and activities, ensuring clear and forward-thinking project direction.

1. Iconic

This principle emphasizes the building's role as a "landmark" and "cultural symbol." The project is not just about restoring an old building but also about strengthening its unique status as a "witness to Sham Shui Po's history" and a "carrier of Hong Kong's judicial memory." By establishing partnerships with local long-term residents, schools, businesses, art groups, and non-profit organizations to co-plan activities (e.g., co-creating community maps, historical story collection projects), the building will be truly integrated into the community's fabric, becoming a cultural core for Sham Shui Po, not just an isolated tourist attraction.

2. Innovative

"Innovation" is manifested on two levels. First, innovation in content and form: utilizing the unique atmosphere of the historic space to host non-traditional art performances and exhibitions (e.g., play readings in courtrooms, performance art exhibitions in detention cells). Second, innovation in social value: the project has a strong social mission. It will offer training courses teaching youth and rehabilitated individual’s skills in cultural management, event planning, tour guiding techniques, cultural and creative product development, and even provide startup incubation support. This not only empowers people but also allows the project to generate its own income for sustainable development.

3. Inspiring

The monument's own narrative and architectural features are the greatest source of inspiration. The project encourages artists, designers, educators, and social innovators to use themes like "judiciary," "justice," "history," and "community" for creation and curation within this space. The spatial design will strive to remain flexible and adaptable (e.g., movable display panels, modular furniture) to suit the needs of different activities. For example, a courtroom space could be a traditional exhibition hall one day and transform into a venue for a fashion show the next. This uncertainty and potential are key to inspiring creativity.

4. Immersive

This is the most important technical means to "revitalize" history. Simple text and image displays cannot easily convey the solemnity and historical weight of a courtroom. The project will design "immersive theater" experiences where actors lead participants in re-enacting historical court case proceedings, allowing them to play roles like jurors or witnesses. Simultaneously, **AR (Augmented Reality)** technology will allow smartphone apps to scan the area and recreate historical courtroom scenes and figures; **VR (Virtual Reality)** technology can fully immerse people in the historical setting of decades past. Such experiences can significantly enhance educational impact and visitor engagement.

5. Interactive

This principle emphasizes "two-way communication" rather than "one-way output." All activity designs will incorporate interactive elements. For example, installing voting devices in exhibitions for visitors to share their opinions on historical cases; encouraging workshop participants to touch replica historical documents or artifacts; collecting participant feedback through instant response systems (e.g., QR code surveys). This not only increases engagement but also allows the management team to continuously optimize content, making the project a "living" institution that evolves with the times and responds to public needs.

7.2.4 Summary of Interpretation Areas

Below is a summary of proposed interpretation contents in various interpretation areas of the “NK Future”:

Floor	Proposed Contents	Location(s)
Ground Floor (G/F)	Hong Kong Memories & Culture - District History	Entrance Hall (G/F)
	Judicial Education - Rule of Law Experience	Detention Cell & Corridor (G/F)
First Floor (1/F)	Architectural Features & Revitalisation Process	Central Hall (1/F)
	Multi-purpose activity rooms, supporting guided tours, workshops with a Hong Kong Memories & Culture theme	Lecture Halls A, B, and C
Second Floor (2/F)	Judicial Education - Judicial History	Central Hall (2/F)
	Judicial Education - Rule of Law Experience	Conserved Court No.1 and Virtual Court (Court No.2)
	Events, showcasing the spirit of legal education through music and drama.	Lecture Hall D
Third Floor (3/F)	Displays on law history, legal system, and the role of judges	Reinstated Magistrates’ Office

The Entrance Hall on G/F explores the history of the Sham Shui Po district through physical exhibition boards and cabinets, tracing its evolution from early villages and mid-

century industrial booms to its current creative culture, alongside the social significances of the Magistracy.

The Detention Cells and Controlled Corridor on G/F provides an immersive rule of law experience by recreating the historic detention atmosphere and sharing oral histories from rehabilitated offenders using multimedia projection equipment.

The Central Hall on 1/F details the building's architectural significances and specific design features, while outlining the project's restoration efforts, its future vision as a judicial education centre, and showcasing preserved historical artifacts.

The Central Hall on 2/F focuses on judicial history, utilising floor-standing furniture to display a timeline of Hong Kong's legal development and introducing the hierarchy and trial procedures of the broader judicial system.

The Conserved Court No.1 and Virtual Court (Court No.2) on 2/F offers a practical rule of law experience, allowing visitors to understand the trial process through mock trials and oral histories of former magistrates presented via multimedia equipment.

The Reinstated Magistrates' Office on 3/F features a physical, simulated magistrate's office to directly introduce the daily work and responsibilities of a magistrate.

7.2.5 Public Accessibility

Areas that are accessible free-of-charge to the public, will be located throughout the entire building complex, encompassing both outdoor and indoor spaces. These areas are designed not only for the appreciation of the architectural features and style of this historic building but also to provide visitors with an understanding of Hong Kong's unique cultural sentiments and the distinctive cultural characteristics of the Sham Shui Po district through installations curated by the NPO.

The following outlines the distribution and content of the public areas across various spaces and floors:

- Parking Area: Featuring leisure seating and pet-friendly facilities.
  (Freely accessible by public)
- G/F Entrance Hall:
  Equipped with leisure seating and an introductory display about the building.
  (Freely accessible by public)
- G/F Former Police Van Garage, Controlled Corridor, and Detention Cells:
  Designated as a zone for guided judicial education tours and exhibition displays.
  (Accessible via free guided tour)
- Central Hall (1/F): Providing leisure seating and community exhibition spaces.
  (Freely accessible by public)
- Central Hall (2/F): Furnished with leisure seating, interactive installations, and exhibition areas.
  (Freely accessible by public)

- Conserved Court No.1, The Defendants' Staircase and the Magistrates' Staircase, and Virtual Court (Court No.2).
  (Accessible via free guided tour)
- Third Floor Corridor and Reinstated Magistrate's Office:
  Dedicated to guided judicial education tours and exhibition regions.
  (Accessible via free guided tour)
- New Steps (between 4/F and 5/F):
  Offering leisure seating alongside artistic installations.
  (Accessible by registration)

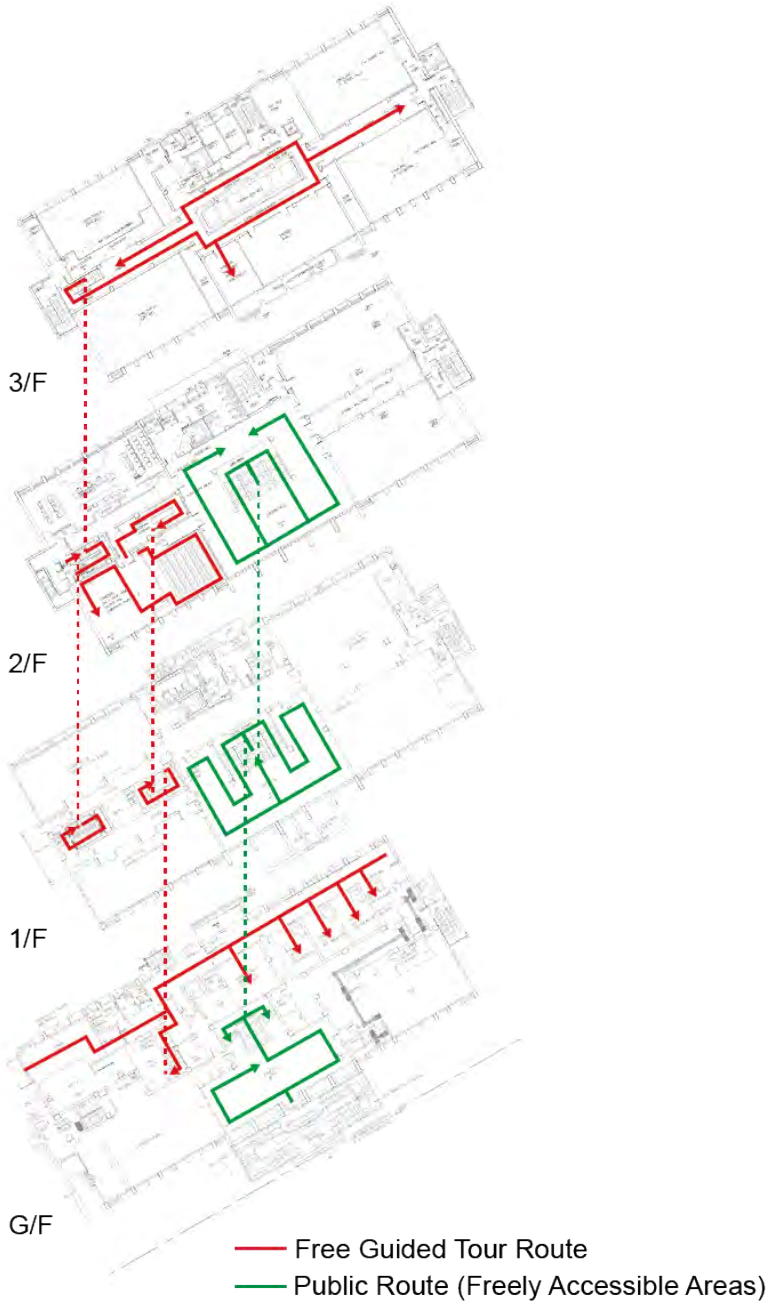


Figure 161 *Diagram of Free Guided Tour Route and Public Route*

08

CHAPTER EIGHT
MANAGEMENT

8.1 General

The Former North Kowloon Magistracy should be managed in a manner that ensures its sustainability and, where feasible, to enhance its significance. Ongoing maintenance is crucial for the proper upkeep of the historic building, and it is essential that all stakeholders involved in the utilization of the historic site understand its value.

8.2 Maintenance

A management and maintenance manual for the Former North Kowloon Magistracy should be compiled after the revitalisation work. Maintenance work should be governed by the Burra Charter principle of “Do as much as necessary and as little as possible”, The manual should be reviewed the maintenance management program annually with input from management and heritage conservation professionals to ensure proper execution of the maintenance schedule.

The maintenance manual should include, but not limited to, the follow information:

- Structure of operational staffs and building management team,
- CDE maintenance schedule,
- Frequency of inspection of building elements, with specifications on the personnel in-charge of the inspection, and guidelines on when to seek advice(s) from experts,
- Strategies in trainings for operational staffs and other potential users and make sure that the heritage values of site and their duties are well understood.
- Glossary of terms and building elements to aid frontline maintenance staffs and management team in understanding their duties and values of the heritage site and building elements.

- Operational issues on the use of site, i.e. access control, assistance for visitors, arrangements of tours, operation of the interpretation area, fire-safety, etc.
- Maintenance and repair guidelines, with information on recommended procedures and methods of carrying out the maintenance works, schedule of building materials,

Routine maintenance and minor repair works should be carried out in accordance with the guidelines in the maintenance manual. No new work, however minor or seemingly insignificant, shall be done without approval from the building management team.

8.2.1 Building Management Team

A building management team comprising heritage conservation professional(s) should be established to oversee regular upkeep, day-to-day maintenance, and repair works of the Former North Kowloon Magistracy. The team should be provided with maintenance and management manuals. Handbooks summarizing the cultural, social, architectural, historical significance of the the Former North Kowloon Magistracy, as well as maintenance requirements and guidelines, should be made available to the frontline staff and management staff. It should be reinforced by briefing sessions or training workshops to ensure a thorough understanding of maintenance responsibilities.

8.2.2 Maintenance Schedule

A maintenance schedule should include but not limit to the following:

- Regular inspections of the condition of all character-defining elements.
- Regular inspections of the condition of building structure
- Regular inspections of internal and external finishes and fittings.
- Regular inspection and enforcement of termite control, especially on the timber elements such as doors, windows, and roof structures.
- Regular checks of the site drainage system, both above and below-ground.
- Regular maintenance of the condition of the surrounding slopes.

8.3 Documentation

Before the commencement of any major repairs, alterations, and additions on the heritage site, a detailed photograph and cartographic survey should be conducted by qualified surveyor/architect/conservationist/ to provide reference to future restoration or renovation. For minor repairs, a photographic record before and after the works should be carried out.

All documentations of the whole conservation process, including all the studies, researches, investigation findings, as well as all reports, plans, photographic records, construction stage records, mock-up results, and future alteration works should be filed and kept at the site office during construction, and at the management team's office after

construction, for future references. These reports and record shall be made available to the users and professionals responsible for the up-keeping and maintenance of the historic site. These materials may also form part of the interpretation and educational materials for the public. The process of renovation shall be documented for record and interpretation purposes as well.

8.4 Site Supervision

The following actions should be carried out during the construction period of this revitalisation work:

- Implement adequate protective and monitoring measures to safeguard existing historic building throughout the construction period.
- Supervision and monitor the construction work stages by qualified site supervisors with experiences in historic building projects.
- Conduct regular site supervision by conservation architect or heritage consultant at bi-weekly intervals.

8.5 Future Development

Prior consultation and consent should be sought from the Development Bureau and Antiquities & Monuments Office before the commencement of any renovation works, alterations or additions that deviates from the final drawings vetted by the AMO or may impact the retained features or character-defining elements.

For any future proposed works not specified in this HIA, including demolition, alternation and addition works, restoration and repair works to the CDEs, shall be reported to the AMO with mitigation measures for further approval.

All future developments should follow the policies and guidelines outlined in the Heritage Impact Assessment, the Conservation Guidelines set out in the Resource Kit and the internationally recognised conservation principles, which should be carried out by qualified conservation architects or heritage consultants.

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Index of Abbreviations

A&A: Alterations and Additions

AFA: Automatic Fire Detection and Alarm System

AHU: Air Handling Unit

AMO: Antiquities and Monuments Office

AR/VR: Augmented Reality / Virtual Reality

BFA: Barrier Free Access

BLAC: Bilingual Laws Advisory Committee

CCMS: Central Monitoring System

CDEs: Character Defining Elements

CoP: Code of Practice

E&M: Electrical and Mechanical

EVA: Emergency Vehicular Access

FCU: Fan Coil Unit

FRR: Fire Resistance Rating

FSI: Fire Services Installation

G/F: Ground Floor

G/IC: Government, Institution or Community

GBP: General Building Plan

GMS: Galvanized Mild Steel

HIA: Heritage Impact Assessment

HSBC: Hong Kong & Shanghai Banking Corporation

ICOMOS: International Council on Monuments and Sites

LG/F: Lower Ground Floor

LT: Lift (e.g., LT-1, LT-2)

MFA: Manual Fire Alarm System

MOE: Means of Escape

NKM: North Kowloon Magistracy

NPO: Non-Profit Organization

OZP: Outline Zoning Plan

P&T: Palmer & Turner

PAU: Primary Air Handling Unit

PRC: People's Republic of China

PWD: Public Works Department

R/F: Roof Floor

RC: Reinforced Concrete

SCAD: Savannah College of Art and Design

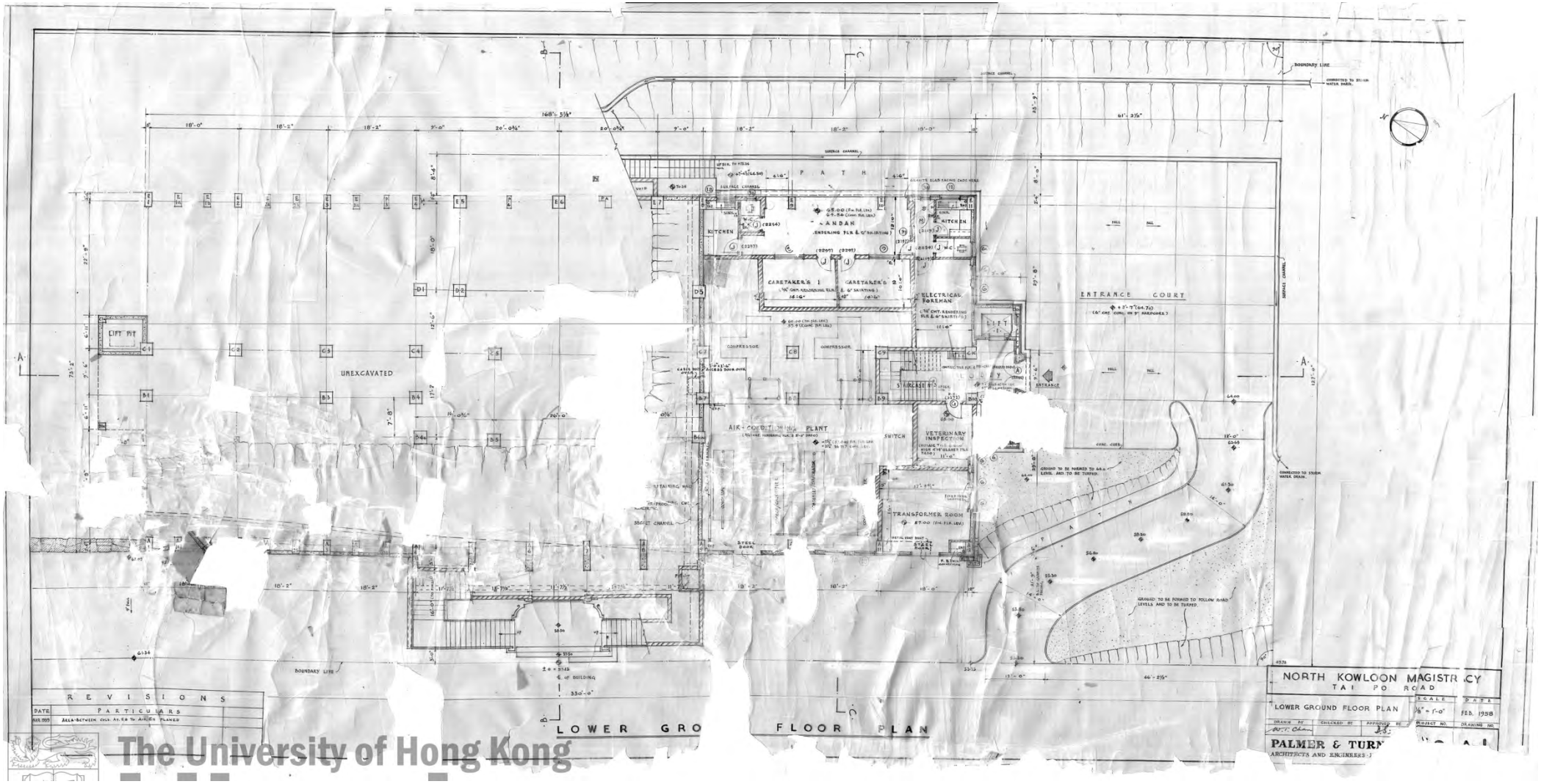
SRACP: Society of Rehabilitation and Crime Prevention, Hong Kong

ST: Staircase (e.g., ST-1, ST-2)

VFA: Visual Fire Alarm

Appendix A

BUILDING PLANS (1957-1960)



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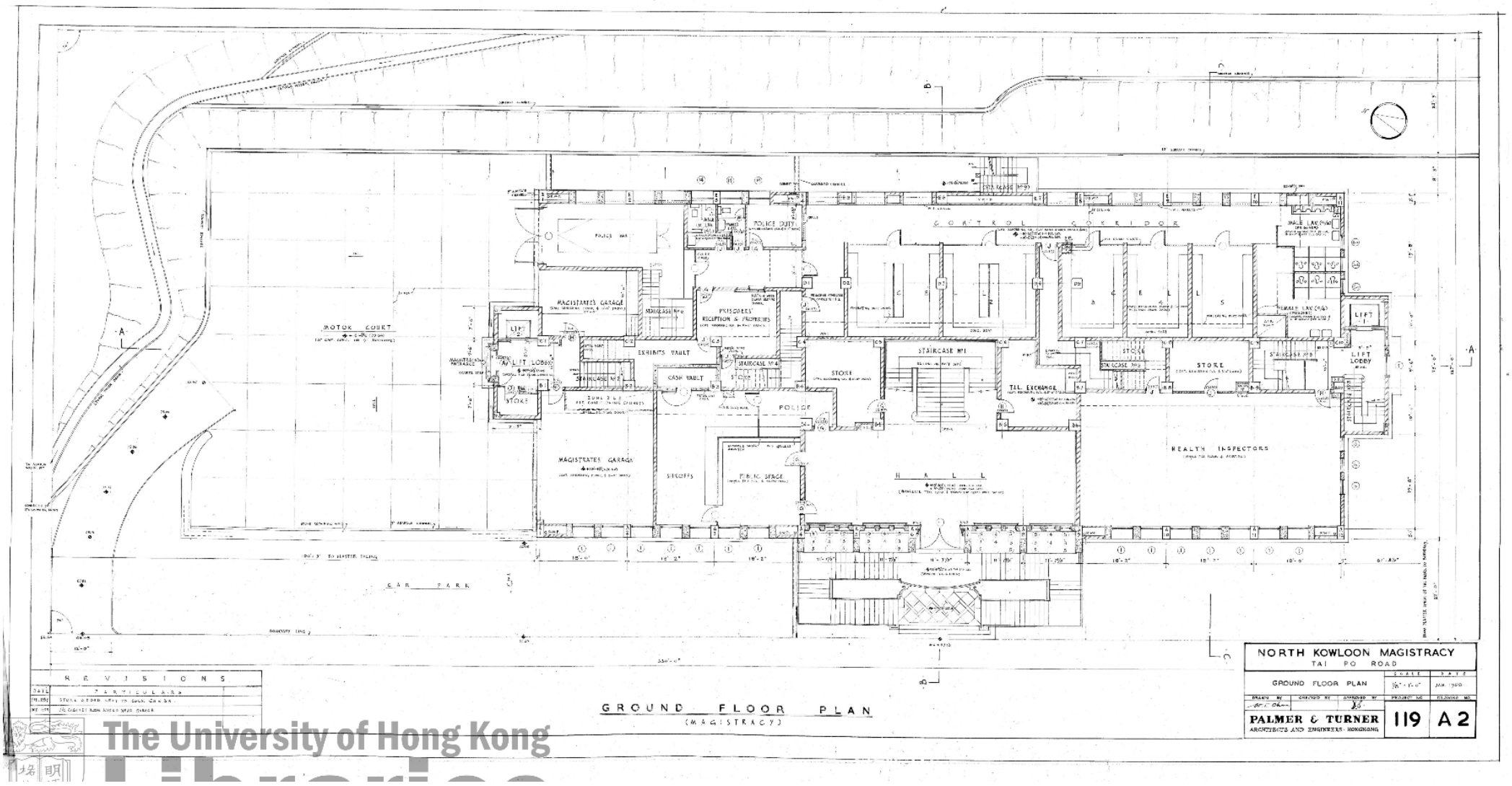

GROUND FLOOR PLAN
(MAGISTRACY)

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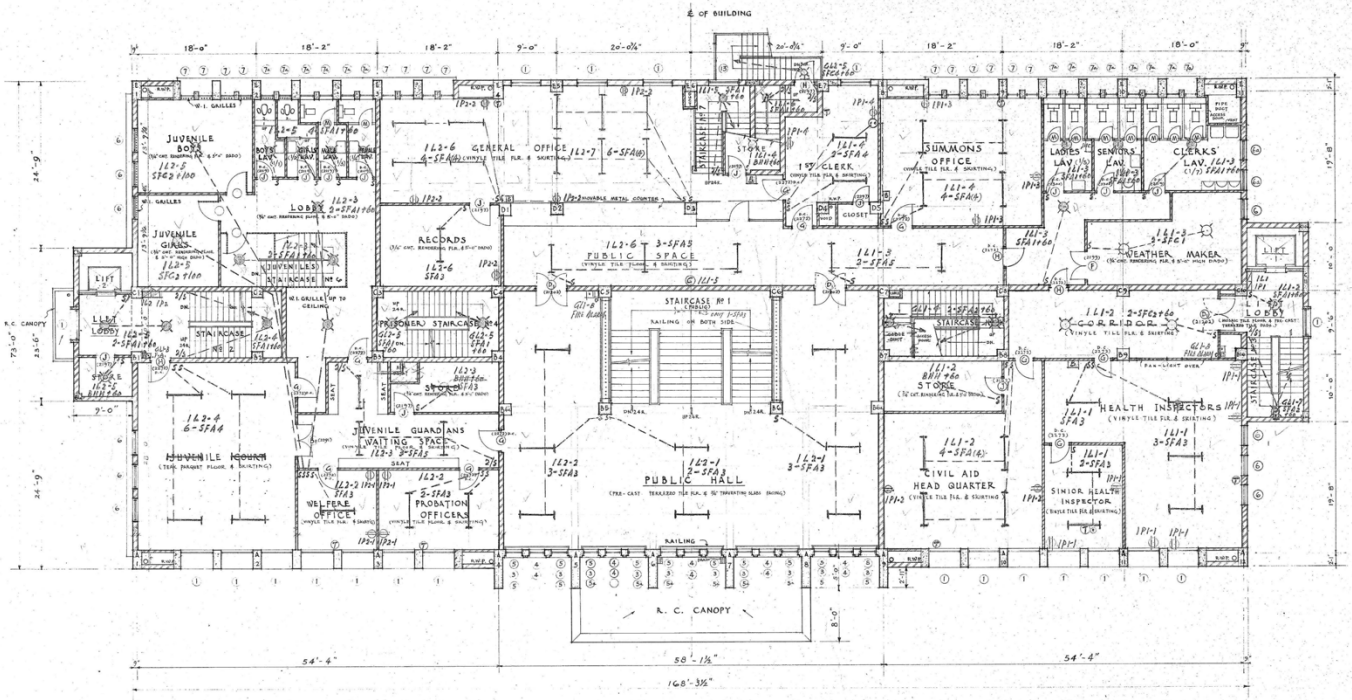

FIRST FLOOR PLAN

(MAGISTRACY)

ELECTRICAL LAYOUT

REVISIONS	
DATE	PARTICULARS
FEB. 1959	SPARE OFFICE REPLANNED (BETWEEN COLS. A4 & 5 TO A23, C20)

NORTH KOWLOON MAGISTRACY
TAI PO ROAD

FIRST FLOOR PLAN	SCALE	DATE
	1/8"=1'-0"	JULY, 1957.

DRAWN BY	CHECKED BY	APPROVED BY	PROJECT NO.	DRAWING NO.
K.C. Lee		D.S.		

PALMER & TURNER
ARCHITECTS AND ENGINEERS · HONGKONG

119 A3

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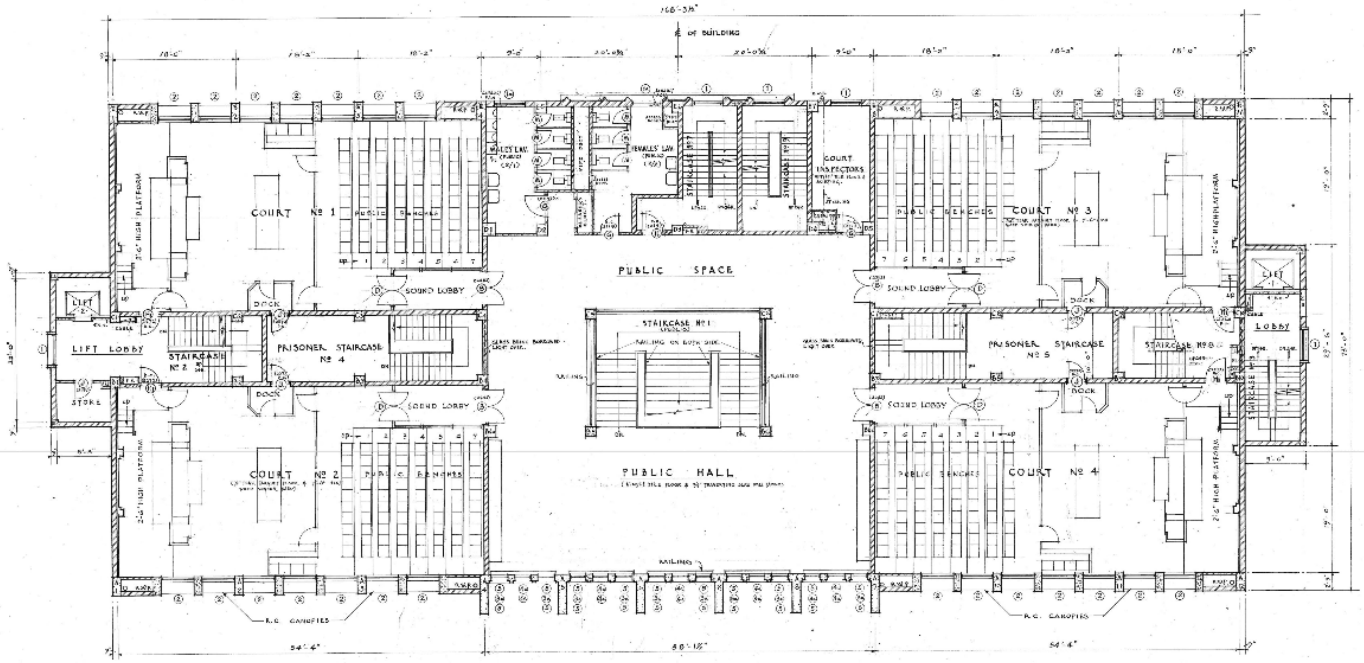

SECOND FLOOR PLAN
(MAGISTRACY)

REVISIONS

NORTH KOWLOON MAGISTRACY TAI PO ROAD					
SECOND FLOOR PLAN				SCALE 1/8" = 1'-0"	DATE AUGUST, 1957
DRAWN BY K.C. Lee	CHECKED BY	APPROVED BY	PROJECT NO. 119	DRAWING NO. A4	
PALMER & TURNER ARCHITECTS AND ENGINEERS - HONGKONG					

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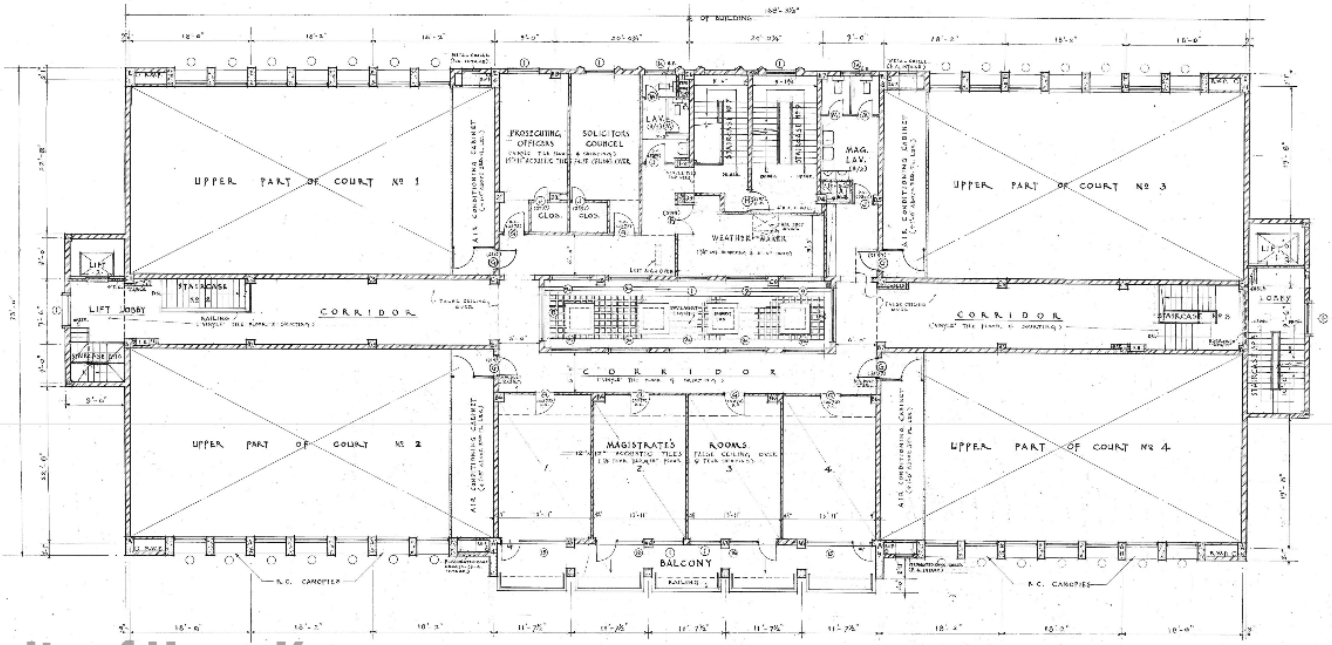

THIRD FLOOR PLAN

(MAGISTRACY)

REVISIONS

NO.	DATE	PARTICULARS
1.		LEDGE, CABINET BOOK OF UPPER PART OF COURTS
2.		BALCONY WATER TANKS, ETC.

NORTH KOWLOON MAGISTRACY
TAI PO ROAD

THIRD FLOOR PLAN

SCALE: 1/8"-1'-0" DATE: AUGUST, 1959

DRAWN BY: K.C. Lee CHECKED BY: APPROVED BY: PROJECT NO.: 119 DRAWING NO.: A5

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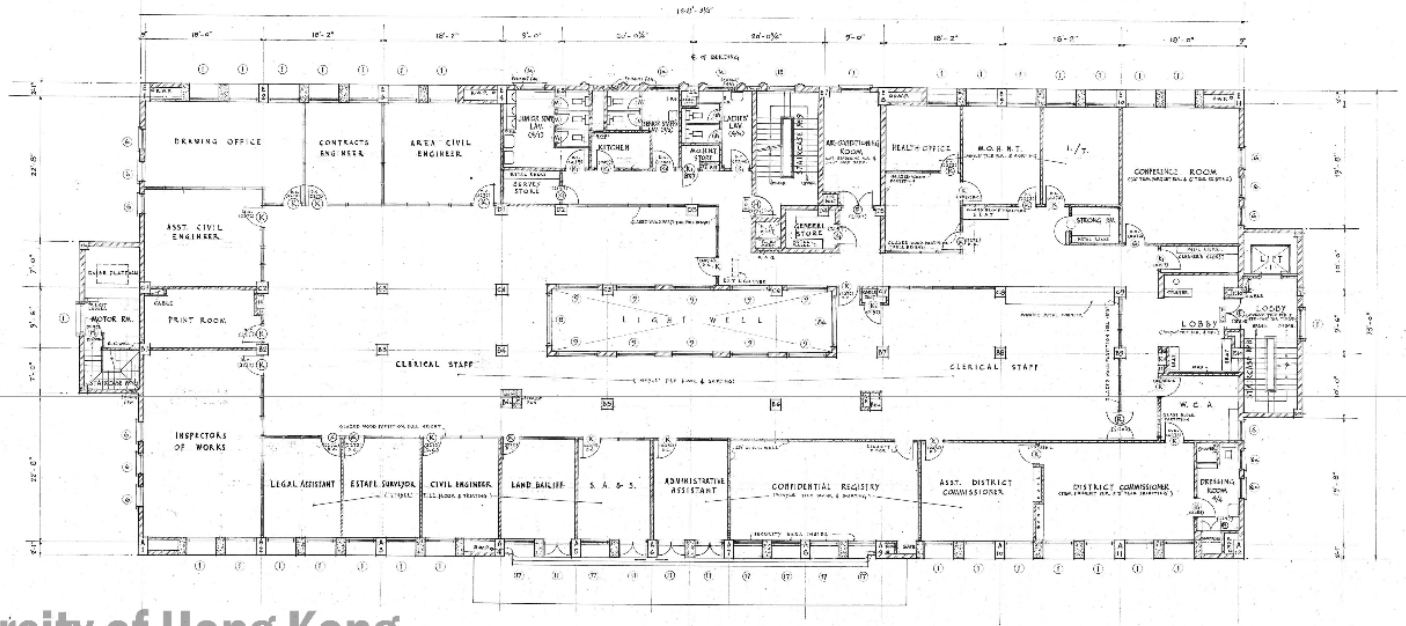

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FOURTH FLOOR PLAN

(DISTRICT COMMISSIONER, N. T.)

REVISIONS

DATE	PARTICULARS
SEP. 54	ARC. ROOM & STORE-RM STORE ALTERED
OCT. 54	BARE-RANKED TROLLEY, ADDED 1 W.C. IN PERSONNEL ROOM
OCT. 54	ADDED 2 N.O. PIPE RAILS TO STAIRCASE NO. 5
JUL. 55	ADDED OFFICE BETWEEN GRID A TO 1
SEP. 55	ARC. CLERK, SUPERVISOR & TIMEKEEPER TO HEALTH OFFICE & MAIN ENT. GRAB ROOM, PARTITION TO WAIT. AR.

NORTH KOWLOON MAGISTRACY
TAI PO ROAD

FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: JULY 1956

DRAWN BY: A.T. Chan

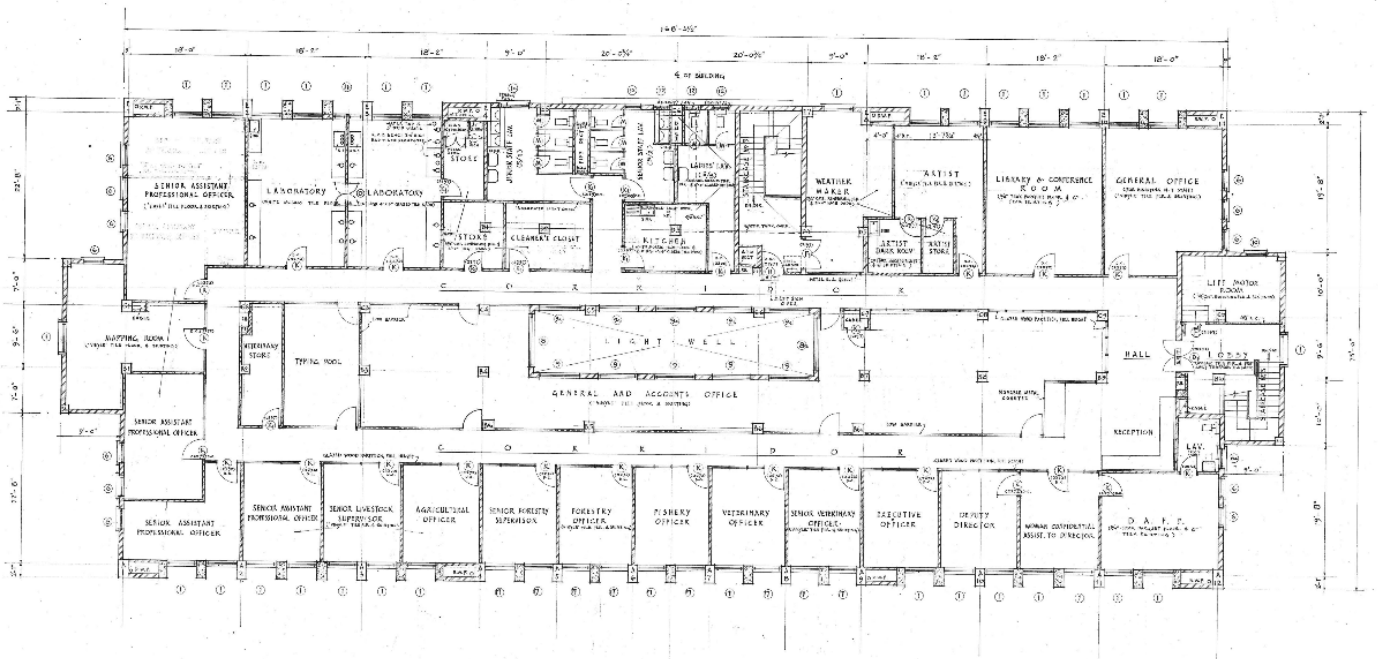
CHECKED BY:

APPROVED BY: J.S.

PROJECT NO.: 119

DRAWING NO.: A6

PALMER & TURNER
ARCHITECTS AND ENGINEERS - HONGKONG



FIFTH FLOOR PLAN

(HEADQUARTERS FOR THE AGRICULTURAL, FORESTRY & FISHERY DEPARTMENT)

REVISIONS		
DATE	PARTICULARS	
FEB 1955	REVISED HOOD PLAN	
DEC 1955	ALTERATION OF LABORATORIES & ARTIST ROOM	
OCT 1970	ENLARGED OFFICE AREAS ROOM.	
-	ARTIST DRAUGHTSMAN'S & STORE OFFICES	
-	ADDED ACCESS AT 7.300 BANK STAIRCASE NO. 9.	
FEB 1971	OFFICE ALTERATIONS AT N.E. & S.W. CORNERS	
JUNE 1980	LARGE SCALE WORK INVOLVING CHANGES IN FIRE RESISTING AND HEAT SENSITIVE ELEMENTS. PARTICULARS WILL BE GIVEN AS WORK IS PROCEEDING.	

NORTH KOWLOON MAGISTRACY
TAI PO ROAD

FIFTH FLOOR PLAN

SCALE 1/8"=1'-0" DATE FEB. 1958

DRAWN BY A.T.C. CHECKED BY APPROVED BY

PALMER & TURNER
ARCHITECTS AND ENGINEERS - HONGKONG

PROJECT NO. 119 DRAWING NO. A7

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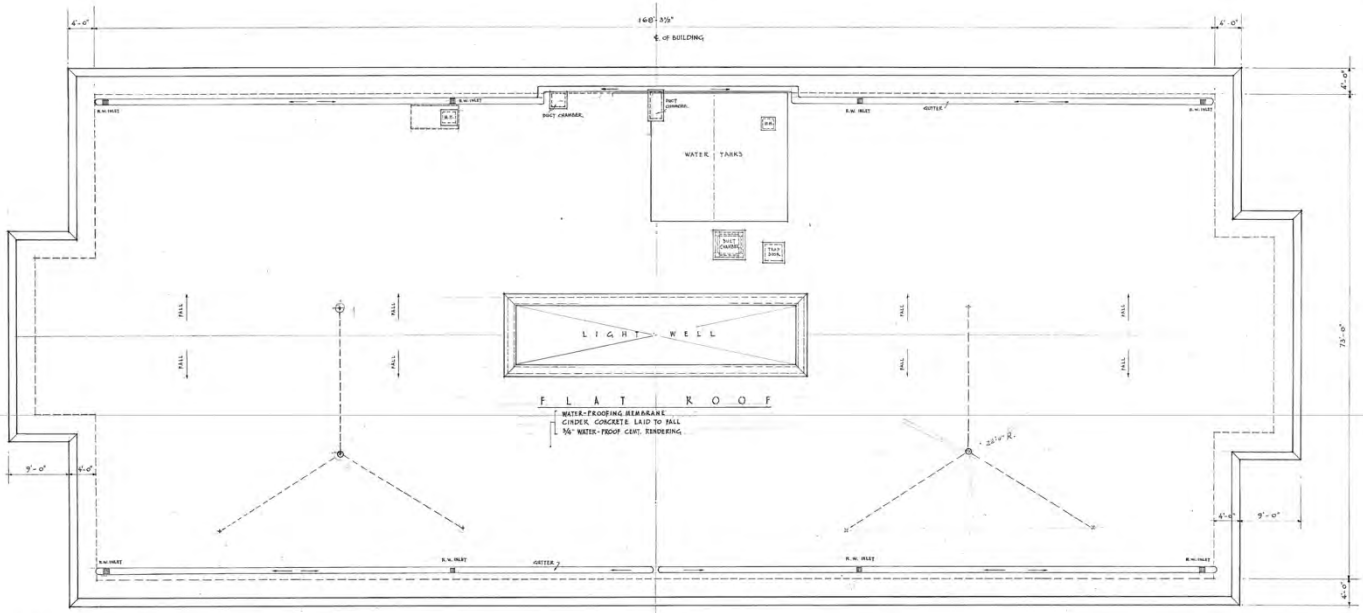

ROOF PLAN

NORTH KOWLOON MAGISTRACY
TAI PO ROAD

ROOF PLAN	SCALE 1/8" = 1'-0"	DATE MAR. 1958
DRAWN BY A.T. Chan / CHECKED BY / APPROVED BY	PROJECT NO. 119	DRAWING NO. A8

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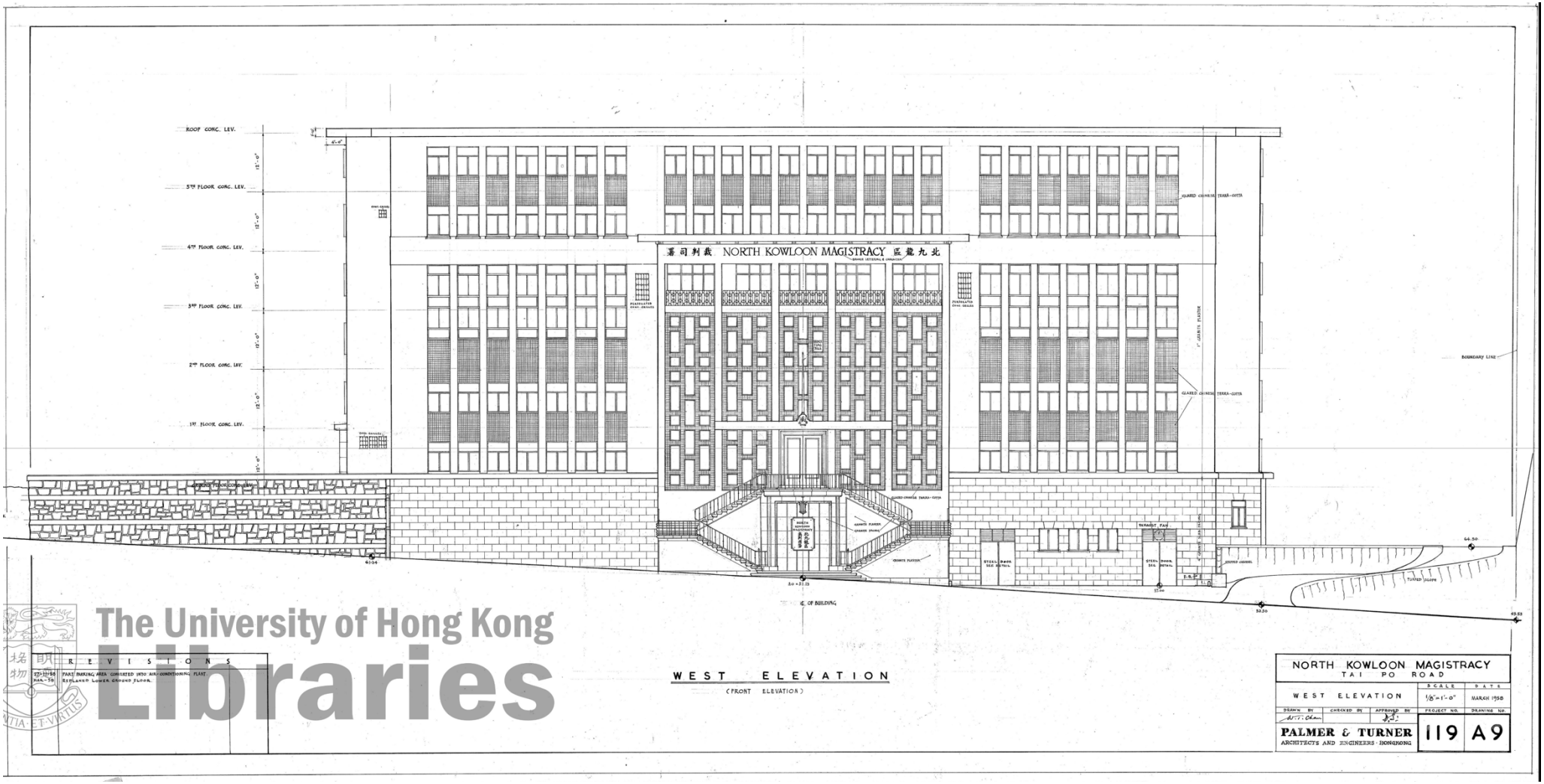

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REVISIONS

27-11-58 PART PARKING AREA CONVERTED INTO AIR-CONDITIONING PLANT ROOM - T.S.
REPLACED LOWER GROUND FLOOR.

WEST ELEVATION
(FRONT ELEVATION)

NORTH KOWLOON MAGISTRACY
TAI PO ROAD

WEST ELEVATION	SCALE 1/8"=1'-0"	DATE MARCH 1958
DRAWN BY M.T. Chan	CHECKED BY	APPROVED BY
PALMER & TURNER ARCHITECTS AND ENGINEERS · HONGKONG	PROJECT NO. 119	DRAWING NO. A9

EAST ELEVATION

(BACK ELEVATION)

NORTH KOWLOON MAGISTRACY TAI PO ROAD					
EAST ELEVATION				SCALE 1/8"=1'-0"	DATE MAR. 1958
DRAWN BY A.T. Chan	CHECKED BY	APPROVED BY	PROJECT NO. 119	DRAWING NO. A10	
PALMER & TURNER ARCHITECTS AND ENGINEERS - HONGKONG					

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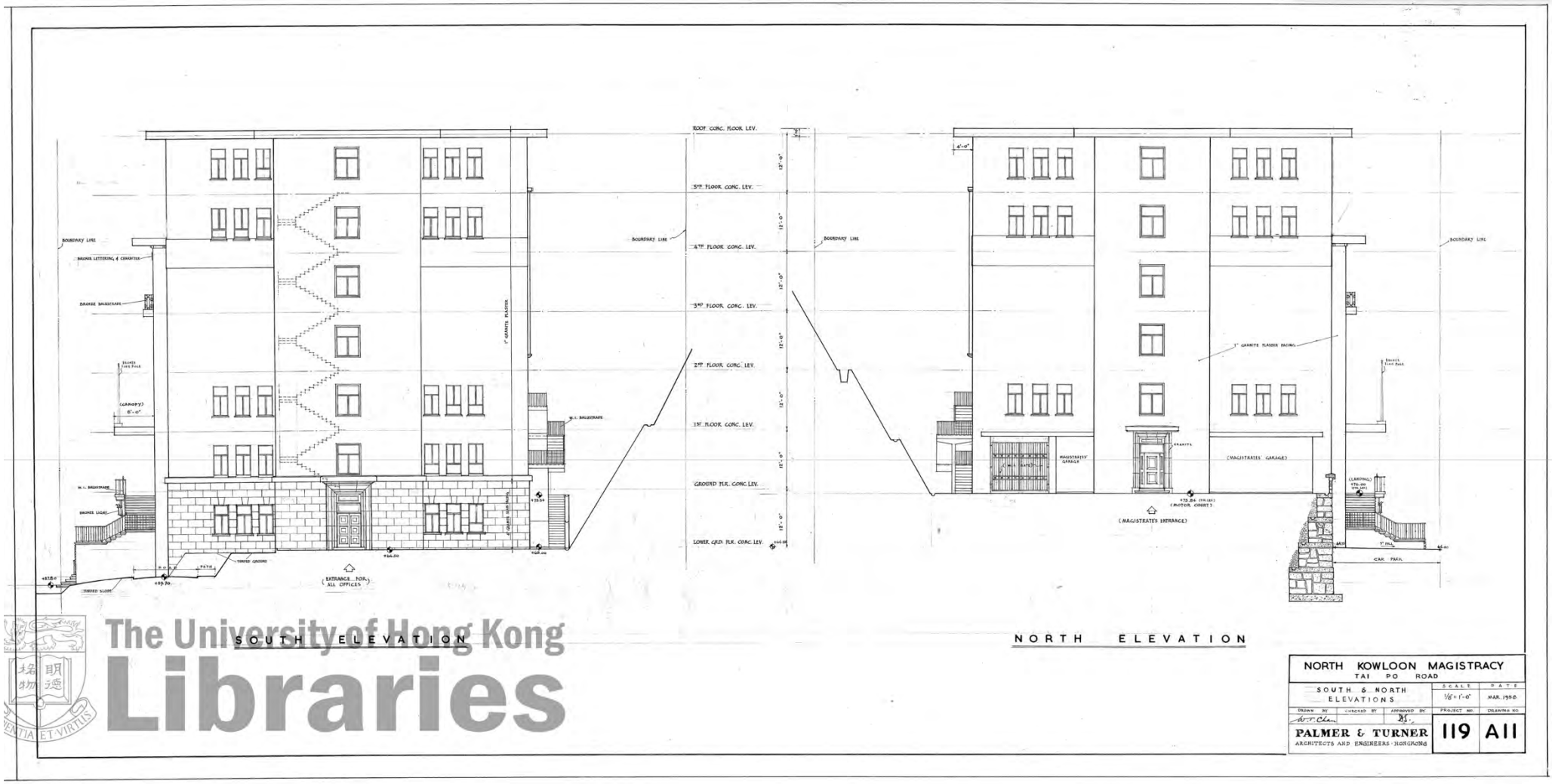

SOUTH ELEVATION

NORTH ELEVATION

NORTH KOWLOON MAGISTRACY
TAI PO ROAD

SOUTH & NORTH ELEVATIONS			SCALE 1/8" = 1'-0"	DATE MAR. 1958
DRAWN BY	CHECKED BY	APPROVED BY	PROJECT NO. 119	DRAWING NO. A11

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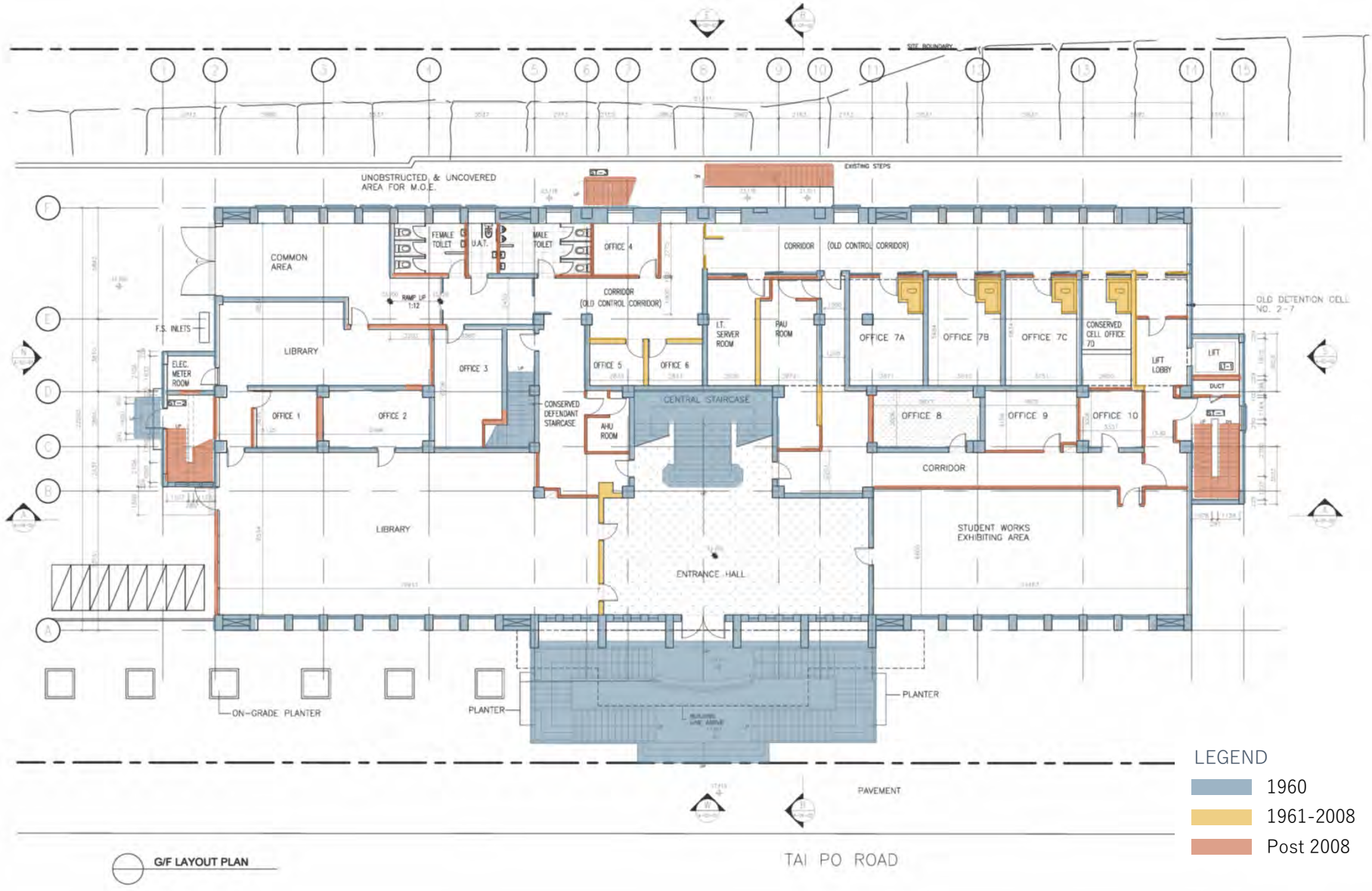
Appendix B

Mapping of Interior Evolution

1 LG/F LAYOUT PLAN

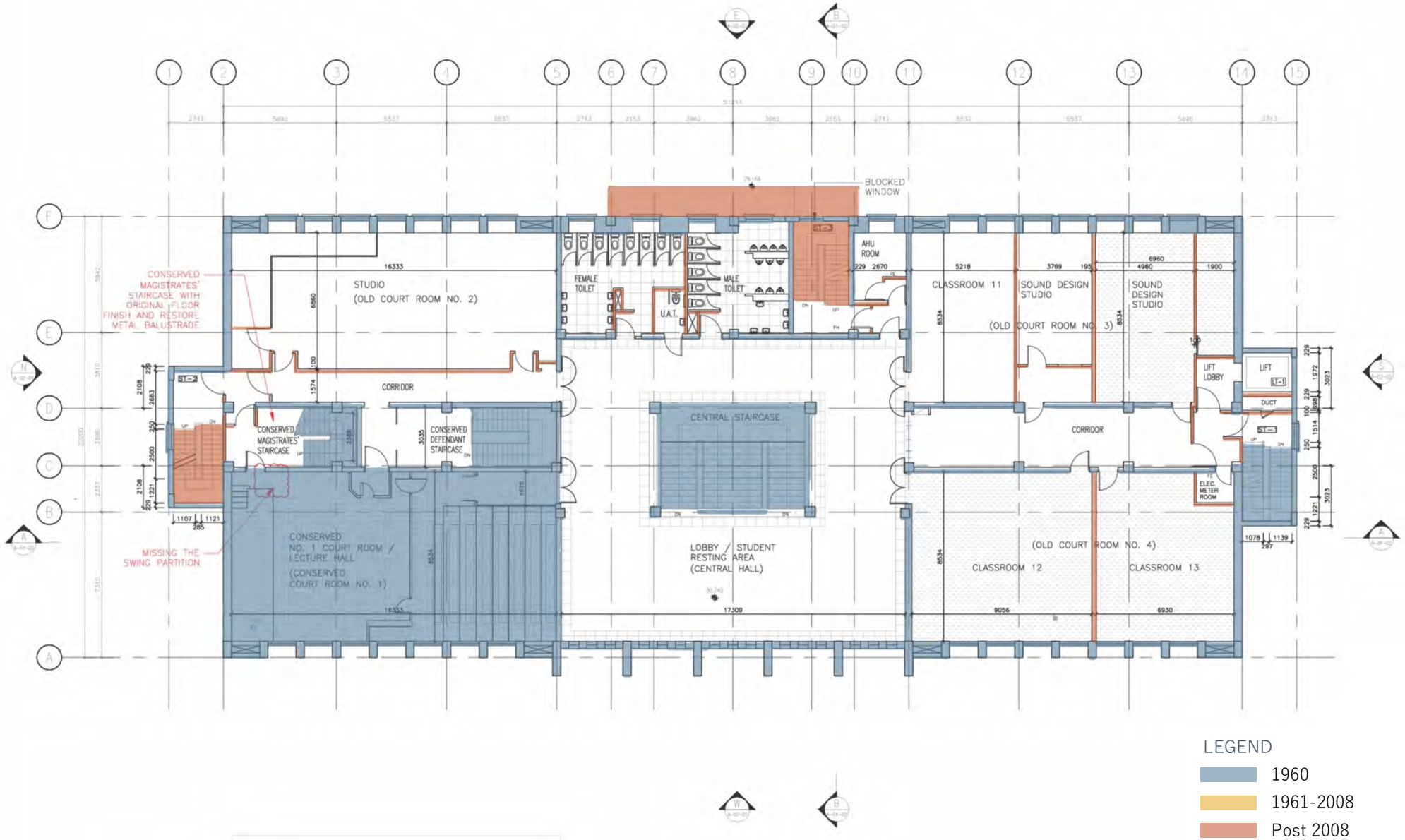
LEGEND

- 1960
- 1961-2008
- Post 2008



G/F LAYOUT PLAN

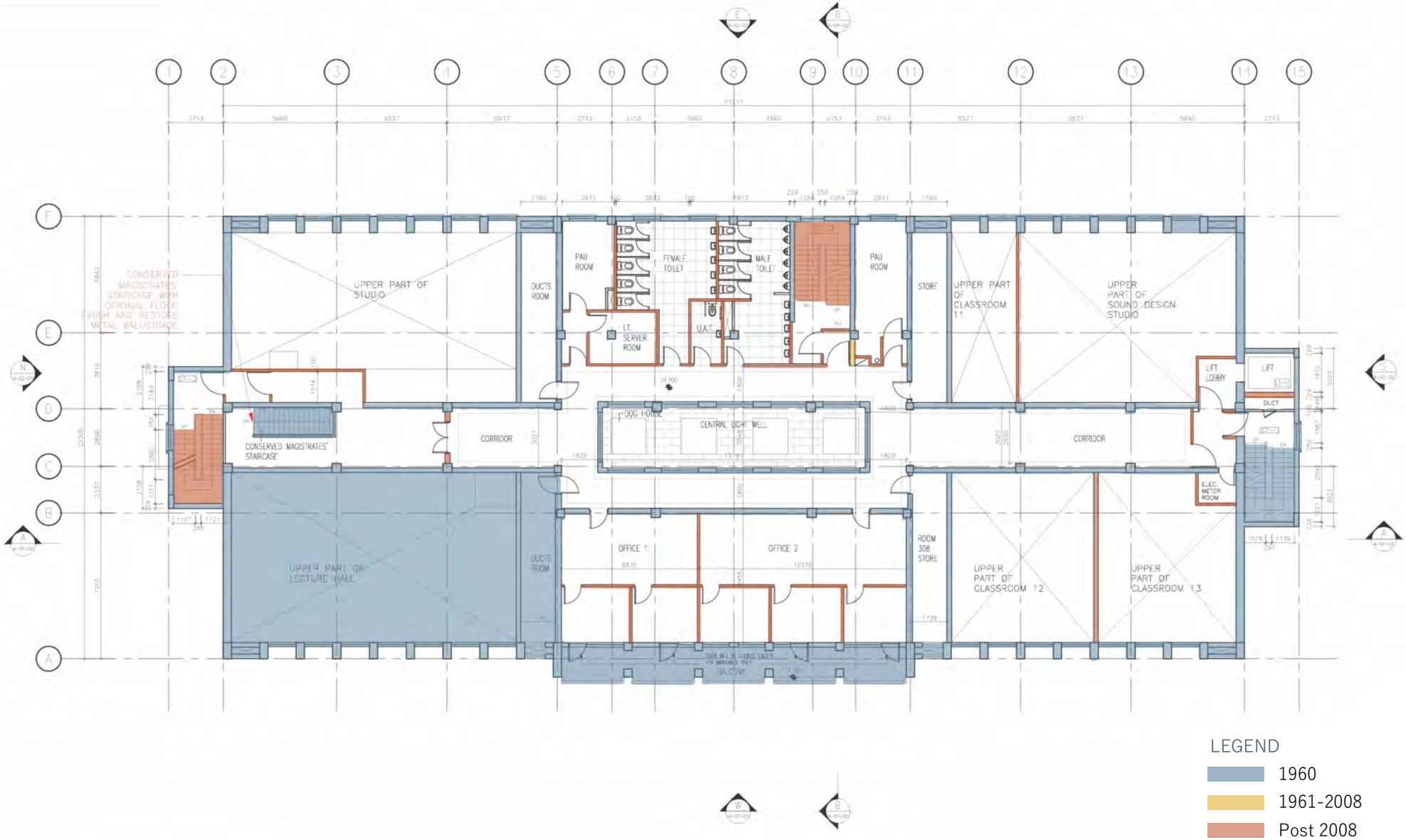
1/F LAYOUT PLAN



LEGEND

- 1960
- 1961-2008
- Post 2008

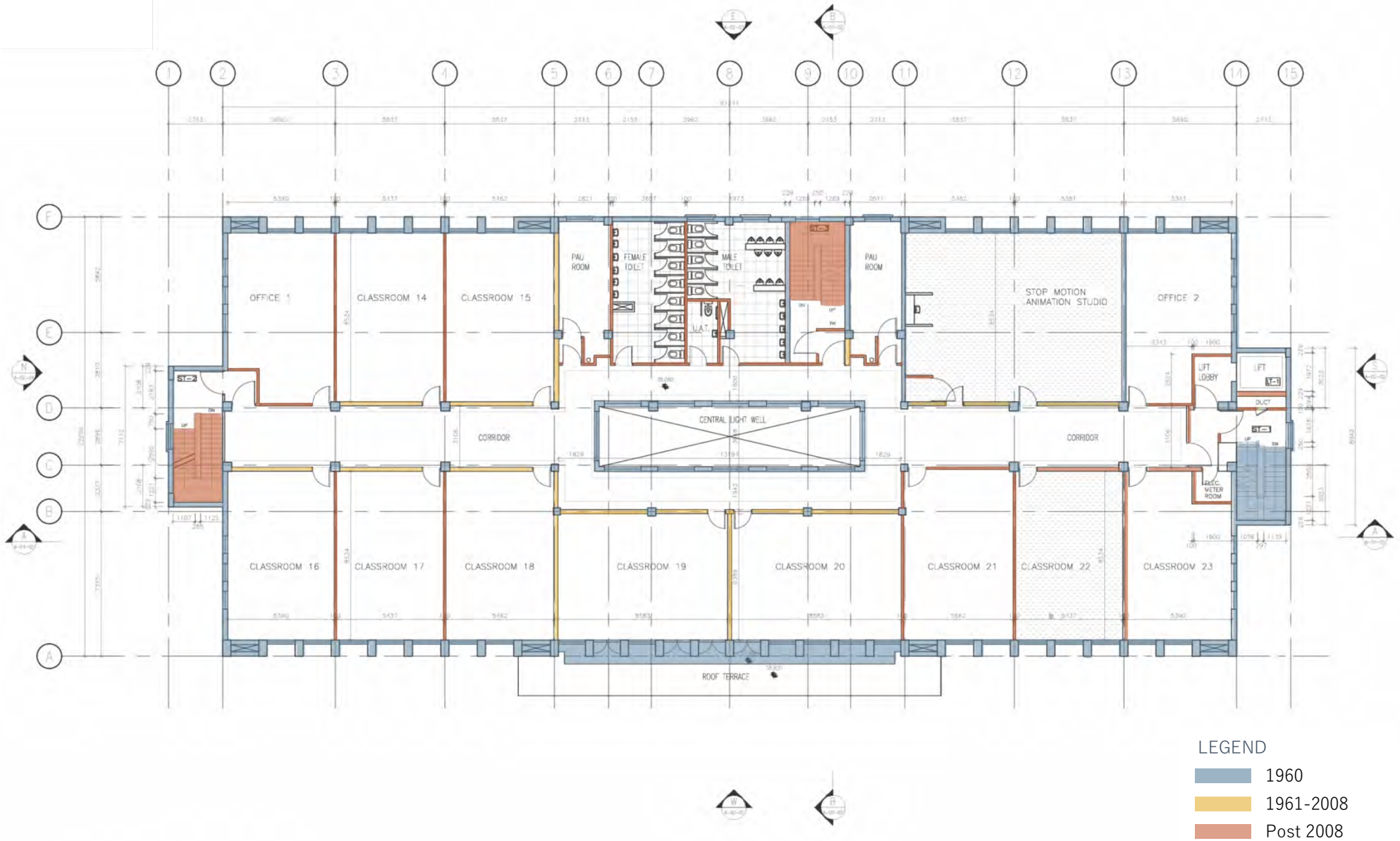
2/F LAYOUT PLAN



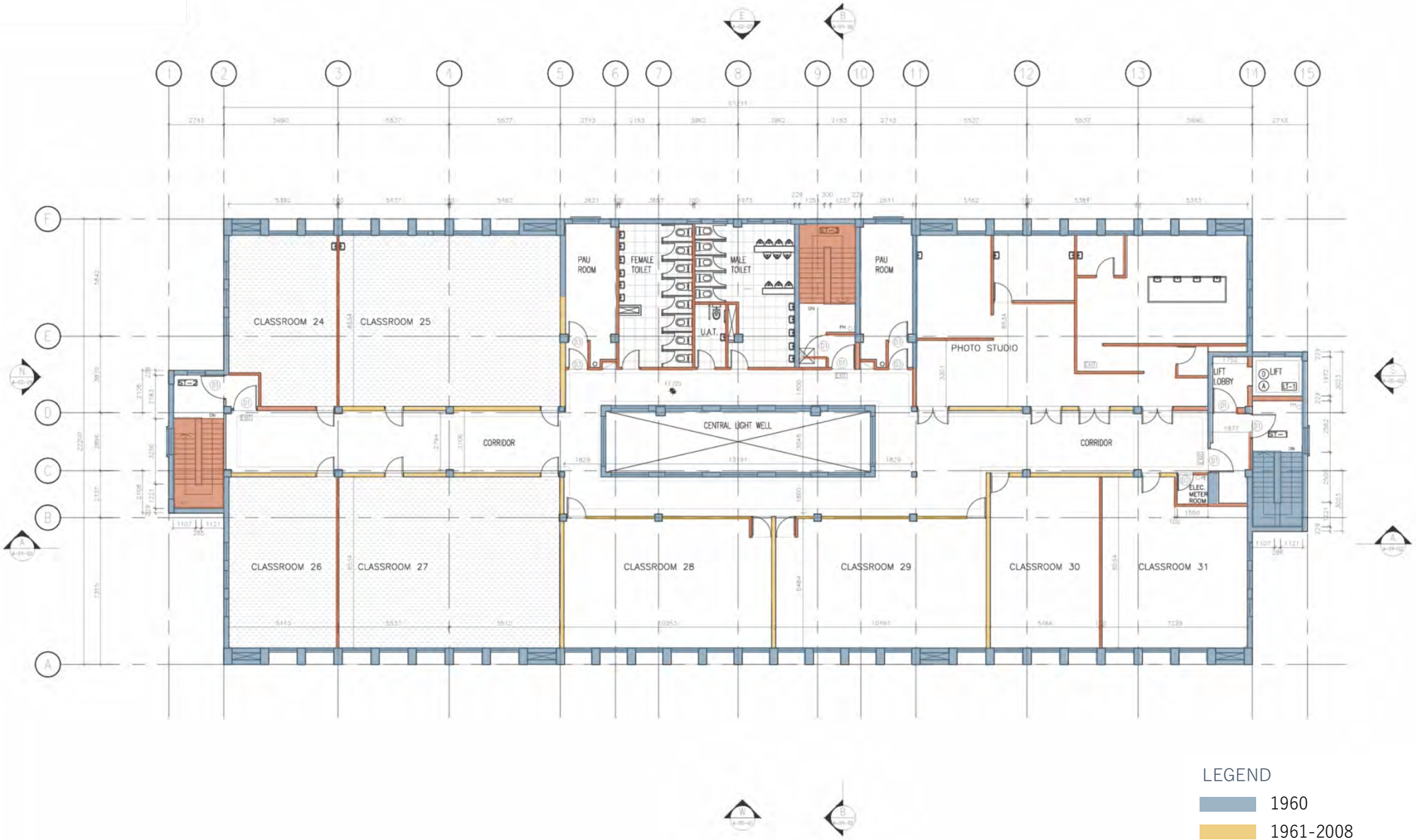
LEGEND

- 1960
- 1961-2008
- Post 2008

3/F LAYOUT PLAN



4/F LAYOUT PLAN



LEGEND

- 1960
- 1961-2008
- Post 2008

5/F LAYOUT PLAN