

中西區關注組
Central & Western Concern Group

a heritage conservation & good urban planning advocacy group
www.centralandwestern.org

Postal Address: PO Box 33711, Sheung Wan, Hong Kong

19 April 2011

The Chairman & Members
Legislative Council Development Panel
Legislative Council Chambers
Central
Hong Kong

Dear Members

**Re: Former Married Police Quarters – Aberdeen Street & Hollywood Road
PWP Item No. 3400IO – Development Panel Meeting 20 April 2011**

The Central & Western Concern Group has read the Administration's Briefing Paper requesting funding for upgrading of the Former Married Police Quarters.

We make the following comments that may be of interest to Members:

1. There is currently a zoning application made by the future operator of the site, the PMQ Management Company Limited/The Musketeers Foundation, to the Town Planning Board (application A/H3/401) that, as yet, has not been heard by the Board. Currently, there is no planning approval for the site to be used as described in this funding request by the Administration. We believe, until planning permission has been given by the Town Planning Board this application for funding by the Administration is premature. Surprisingly, in the Paper presented to the Legislative Council, this current planning application has not been revealed to Members.

We believe that the Legislative Council Development Panel cannot recommend funding until the Town Planning Board has itself granted planning permission.

2. The Central & Western Concern Group has thoroughly read the planning application to the Town Planning Board and the subject LegCo Paper and believes that the design, construction plans and future management direction for the site fail to meet public aspirations for this site, do not adequately preserve the heritage features including the trees fronting Hollywood Road, nor meet the government's announced policy guidelines for the site.

Consequently, we believe that the Legislative Council Development Panel cannot recommend funding until it has thoroughly looked at the submitted design and future management of the site. We request that the Panel open a future meeting for the public and the PMQ Management Company/The Musketeers Foundation to make presentations for Members to consider.

It is noted that it has been Administration and government officials who have publically spoken about this site to the press, the Central & Western District Council, organized public meetings

and site open days over the last 3 years, in contrast the PMQ Management Company and its backing charitable Foundation have met the public once about its plans for the site.

3. Attached is correspondence including our letter to the Town Planning Board outlining our objections to the current planning application. These documents give background information useful to Members in considering whether this funding request should be agreed to. We urge Members to thoroughly read this objection letter and the other documents. In particular, Members should note that we believe the following, amongst other design features, are improper and wrong:

- There are too many restaurants included within the site – indeed, we believe that allocation of these restaurant sites may have already been, inappropriately, allocated to existing restaurant operators.
- That retail shops should not be included within the site – again, we believe that allocation of these retail sites may have already been, inappropriately, allocated to existing retail operators.
- The engineering to enable construction of the new linking building, the iCube, will damage heritage features, including trees on Hollywood Road.
- The entire plans are over-designed and are a waste of public money – including the iCube, gallery areas and a rooftop restaurant that will, from a planning point of view, disturb the surrounding residential nature of the area.
- That plans for the site will benefit a small section of design professionals (who already benefit with such facilities as the Innocentre in Kowloon Tong) rather than being a practical joint community facility for use by residents of the Central & Western District.
- The open space on the lower plateau alongside Hollywood Road is not usable open space with grass and play facilities for children but designed as a pathway leading to an inappropriately located elevator.
- It is stated that the Foundation will put in HK\$17 million towards the architectural upgrading costs of the site. It also appears that this amount can be recovered during the lifetime of managing the site. Is this appropriate? A further amount of HK\$93 million is mentioned by the Administration with which the Musketeers Foundation will contribute as a total “HK\$110 million contribution in support of the project” However, it is not explained what this amount actually is, nor actually what it is used for. Can Members find out? Is it also recoverable during the term of the Foundation’s management of the site? Or – does it really exist?
- The artist impressions of the site show an ugly, over-designed set of buildings. As Professor Vito Bertin argues, the present buildings need minimal intervention and only require upgrading, as the current building form is perfect as is. The proposed Hollywood Road front signage, demolition of fences and disturbance of trees on Hollywood Road will be vigorously challenged by the Central & Western Concern Group.

We hope you can consider our request for a public meeting of the Panel so we can orally present our concerns for the site. In the meantime, we urge that you do not recommend this funding request.

Kind regards

John Batten & Katty Law
Convenors of the Central & Western Concern Group



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Postal Address: PO Box 33711, Sheung Wan, Hong Kong

28 March 2011

The Secretary & Members
Town Planning Board
333 Java Road
North Point
Hong Kong

Dear Madam & Members

**Re: Former Married Police Quarters – Aberdeen Street & Hollywood Road
Application A/H3/401**

We strongly object to the proposed renovation and new development works for the Former Married Police Quarters (FMPQ) site as outlined by the applicant in this application.

To support our objection, attached are previous submissions and correspondence relating to this site, dating back to 2005 when the Central & Western Concern Group first began a campaign to save the site from being sold by the government for high-rise residential redevelopment.

Consequently, attached are:

1. A flyer prepared by Dr Vito Bertin, a former member of the Chinese University of Hong Kong Architecture Department outlining the importance of Blocks A&B; these two buildings predate the Declared Monument Mei Ho House in Shek Kip Mei, the first public housing building in Hong Kong. Dr Bertin believes that the two blocks of the FMPQ were precursors and models for the design of Mei Ho House.
2. Various letters to the Antiquities Advisory Board discussing the proposed grading of the FMPQ.
3. An outline of the complete statutory planning process initiated by the Central & Western Concern Group and how it has led to the site being preserved, and protected from high-rise redevelopment.
4. The Central & Western Concern Group's Proposal for the use of the site sent to the Development Bureau – that, without acknowledgement to our Group for formulating these ideas, have been predominantly adopted by the Development Bureau and the government in finding direction for the renovation and future use of the site. Our proposals record our Group's open-minded attitude in the renovation and future uses of the site.

5. The original site investigation and archeological report made by the Antiquities & Monuments Office.

You can see from these attachments that the Central & Western Concern Group has been determined to strike the correct balance between preserving the site's historical ambience, finding practical uses for the three buildings on the site and ensuring that the site is open to the public with proper recreational facilities incorporated into the final design.

We object to the proposals as outlined in this application and this objection is outlined in 4 major objection points (in bold text) with commentary as below:

- 1. The government's policy directive for this site to be a "heritage site for the creative industries & related uses" is not achieved in the proposed design and additional new facilities outlined in this application. The maximization of commercial space for exhibition, food & beverage outlets and conference facilities (over 25%) and the rented studio facilities is being built for a small sector of the population rather than a nurturing creative industries facility of benefit to the entire Hong Kong community.**

The applicant has maximized the commercial and development potential of the entire site to the detriment to the heritage ambience of the buildings and the recreational facilities for the general public.

It is highly inappropriate for the site to contain so many food and beverage outlets and the Central & Western Concern Group will immediately be writing to the Liquor Licensing Board and the Lands Department pointing out that the site does not meet the criteria for licensed premises nor such a maximization of commercial uses under its current zoning.

The site is zoned as a "heritage site for the creative industries & related uses". One, possibly two, cafés is appropriate for the site to meet the needs of tenants and users of the facilities, but 6 major outlets as proposed by the applicant is not within the discretionary uses for this site as outlined by the Outline Zoning Plan. The Central & Western Concern Group will reserve its right to take further statutory and legal action to ensure the site is appropriately used and (re)developed.

We fail to see the input and financial outlay that the applicant – a charitable foundation – is undertaking when the site will be completely renovated by the government using public funds and will be producing rental income from tenants and from other commercial entities such as restaurants once the site is operational.

The applicant has teamed up with the Polytechnic University of Hong Kong and appears to take a narrow definition of 'creative industries' – visual artists and other craftspeople seem to have little place under their proposals – despite established criteria (that includes, visual and performing artists, for example) used by the HK Arts Development Council. Why?

The applicant has not included any operational management or governance plans for the site with this application: e.g. what is the criteria for selection of tenants; how long can they stay; who makes the selection; how is the site managed and governed; how is community and public input achieved; is it fair and above corruption (indeed, has the applicant consulted with the ICAC as does the Hong Kong Arts Development Council when it must take applications for funding/selection to fill positions/residencies/scholarships and must be seen to be fair and not open to abuse)?

The Town Planning Board must enquire and be assured that the site will be used within the zoning guidelines for the site. If this management and governance information has not been submitted with this application, the Planning Department should request this and a further round of public consultation should be undertaken so the public can see how the site will be managed and used according to the OZP.

Government's policy directives for the site, including undertakings made by the Secretary for Development and her officials, including Mr Robin Lee of the Development Bureau, that the site will be open to the public and that it will be preserved according to international heritage guidelines (including the Burra Charter) – undertakings given in meetings with the Central & Western Concern Group – do not appear to be achieved in this proposed development.

- 2. The proposed facilities for this site do not meet the zoning intention as outlined in the Sai Ying Pun & Sheung Wan Outline Zoning Plan e.g. open space should not include a mid-air (thus inaccessible) area on the new building called "iCube". The historic modernist married Police Quarter Blocks, Central School-era fences, protected trees, lack of usable open space and heritage ambience will be destroyed by the proposed engineering works and construction of unnecessary new buildings and additions.**

The application includes detailed studies undertaken on behalf of the applicant. The 2007 site investigation states:

"1.3 The historical importance of the Site was discussed at the Antiquities Advisory Board (AAB) meeting on 5 July 2005, 29 November 2005, 24 January 2006 and 27 March 2006. After the deliberations, the AAB considered that heritage preservation requirements should be imposed on the redevelopment of the Site. The AAB recommended that the existing retaining walls together with the trees along Shing Wong Street and Hollywood Road and at the lower platform within the Site; the granite steps leading to the lower platform together with the remaining rubble wall; and the original granite plinths and pillars of the fenced walls of Staunton Street and Aberdeen Street should be preserved, while some alterations should be allowed to strike a balance between heritage preservation and the future development of the Site. The prospective developer would be requested to submit a conservation plan for the preservation and maintenance of the historic features at the Site to the satisfaction of the Antiquities and Monuments Office (AMO). The requirements have been incorporated by Planning Department into the draft Planning Brief. At the AAB meeting on 6 March 2007, the AMO undertook to conduct a site investigation to ascertain the archaeological potential of the Site."

The applicant has submitted a proposal (with photographs) that clearly states and shows that some of these heritage features will be destroyed and detrimentally disturbed. The heritage trees fronting Hollywood Road could be lost due to landscaping works and engineering works associated with landscaping and the the proposed 'iCube' will disturb trees and the archeological foundations of the Central School. This is unacceptable that the walls will be destroyed.

In the two previous planning application that the Central & Western Concern made concerning this site – we spent hours and days talking to local residents: they all made similar comments: the site needs to be 1/ maintained as a low-rise building 2/ contain a park with grass for children to play on 3/ have public facilities to benefit the wider community (e.g. student reading

rooms, library, swimming pool, community rooms for hire etc). This application makes no allowances for these community aspirations. Indeed, the applicant has made NO public consultations with the public – this is disappointing and unacceptable.

It is completely unacceptable for the applicant to build the 'iCube' and have a rooftop restaurant that will destroy the modernist form of the two Blocks and will create a barrier to air ventilation and good facilities.

The proposed landscaping of the FMPQ grounds is terrible: the lower platform has merely become a pedestrian thoroughfare. This is valuable and safe open space for children to safely play on grass - why has this not been incorporated? The location of the lower level elevator should be moved to the Aberdeen Street side – so the lower platform can be a vibrant playground for children.

Likewise, the open space between Blocks A and B should be open and grassed for enjoyment by the public. The notion that it can be a performance area is silly and naïve, a suggestion by an applicant never previously involved in the planning and execution of arts or performance events. The planned concrete space will be hot in summer and cold in winter – a useless and wasted piece of land.

The OZP demands a minimum of 1,200 metres of open space for this site: the area on top of the 'iCube' should not be included in this calculation – public access will be restricted and/or difficult. Recent guidelines issued by the Development Bureau do not allow that public open space be contained within the built confines of a development/building as the entry/exit is problematic and makes the management of access difficult for both the public and the property manager of such sites.

The space under the 'iCube' is only 6 metres in height and will become a de facto outdoor room rather than being a really good, usable open space with clear sightlines to the sky. The iCube is a white elephant with an unnecessary exhibition room that should be cancelled off the design for the site.

The glass gallery is unnecessary and just maximizes the space of the entire site – why should public funds pay for a facility that will not be usable?

The suggestion by the applicant to use the underground toilet on the corner of Aberdeen Street and Staunton Street for its M&E facilities is appalling. In public consultations to zone this site at a recent OZP hearing the Secretary and Chairman for the Town Planning Board both categorically explained during my submission in which I mentioned the underground toilet that the area of the toilet was outside the discussions related to the OZP. The applicant has no rights to use the underground toilet and all mention of it should be deleted from the proposals for the FMPQ site.

3. All facilities have been designed using an inappropriate 'Architectural Services Department' rather than a sustainable design approach. Heritage features such as cross-air ventilation in the original A&B Blocks have been deleted and the landscape design focuses on paths for access rather than good recreational facilities (e.g. grass, playing areas for children and quiet places for the elderly) - all demanded by local residents.

As previously mentioned the applicant's proposals have been governed by their discussions with government departments and the preliminary plans developed by architects from the Architectural Services Department. Rather than good, sustainable design we are given a design that maximizes the usable land of the site and – significantly – uses the entire HK\$300

million that government has allocated to renovate the site.

The result is a heavy-handed design which does not allow for simple organic evolution of the site. Blocks A&B should be simply renovated and up-graded rather than being stripped of all their important defining features. The inclusion of a restaurant that strips away the defining architecture of one block is totally unacceptable. The inclusion of such an 'iconic' restaurant in a residential area is unacceptable. The roof-top restaurant proposal should be deleted as it is 1/ ugly design 2/ unsustainable design 3/ will cause light pollution and noise problems for surrounding residents and 4/ destroys the modernist lines of Block B.

In the attached letter it can be seen that the Central & Western Concern Group were assured that the archeological integrity of the site will be protected because of the underground artifacts situated underground:

“Mr Tom Ming (Secretary of the AMO) later explained the significance of the archeological features of the site and how this fact will restrain any new building or great intervention on the entire site, but we wish to reiterate that the Former Married Police Quarters should be given, through the correct statutory process, Heritage Monument status. We hope that your Board will concur and make that recommendation to the Antiquities Authority.”

It now appears that, despite the application site being a designated archeological site (and thus protected from disturbance, according to the AMO), there has been considerable bargaining with and within government departments about what can be built on the FMPQ site. The proposed development of the site goes beyond what is acceptable and we believe a precedent will be created if the 'iCube' is allowed to be built, it will be destructive and out-of-character with the original two FMPQ Blocks and during its construction will be intrusive and destroy the ambience of the site.

- 4. This application includes no outline of the management and public access arrangements; commercial facilities and studios are only geared to paying members of the public. There are few public facilities, despite the use of large public funds - this neither meets public aspirations nor government policy directives for the revitalization of the site.**

Recently, I read the HK Jockey Club's application for a permit under the Environmental Impact Ordinance made to the EPD. The HKJC had given considerable space to explaining how its Central Police Station heritage redevelopment will be managed and governed once the renovation is completed. The applicant has given NO similar information about the continuing management and governance of the FMPQ site. This is unacceptable. If Members of the Town Planning Board wish to approve this application, then they must have information to assess whether the continuing and future uses of the site fall and remain within the zoning uses of the site as approved in the OZP.

As there is no information, I fail to see how Members of the TPB can assess this application.

Further information about the management and governance of the site must accompany the application and should be open for public comment or, if no information is submitted, then the application should be rejected.

We look forward to the considered and critical assessment by Members of the Town Planning Board and are happy to provide any additional information to help Members reach their decision.

Yours faithfully

John Batten
for Central & Western Concern Group

Postal Address: PO Box 33711, Sheung Wan, Hong Kong.

Below is the Burra Charter for Members Reference:

BURRA CHARTER

Conservation principles

Article 2

The aim of conservation is to retain or recover the cultural significance of a place and must include provision for its security, its maintenance and its future.

Article 3 □ Conservation is based on a respect for the existing fabric and should involve the least possible physical intervention. It should not distort the evidence provided by the fabric.

Article 4 □ Conservation should make use of all the disciplines which can contribute to the study and safeguarding of a place. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

Article 5 □ Conservation of a place should take into consideration all aspects of its cultural significance without unwarranted emphasis on any one at the expense of others.

Article 6 □ The conservation policy appropriate to a place must first be determined by an understanding of its cultural significance and its physical condition.

Article 7 □ The conservation policy will determine which uses are compatible.

Article 8 □ Conservation requires the maintenance of an appropriate visual setting, e.g. form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the settings which adversely affect appreciation or enjoyment of the place should be excluded.

Article 9 □ A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

Article 10 □ The removal of contents which form part of the cultural significance of the place is unacceptable unless it is the sole means of ensuring their security and preservation. Such contents must be returned should changed circumstances make this practicable.

Conservation processes

PRESERVATION

Article 11 □ Preservation is appropriate where the existing state of the fabric itself constitutes evidence of specific cultural significance, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 12 □ Preservation is limited to the protection, maintenance and where necessary, the stabilisation of the existing fabric but without the distortion of its cultural significance.

RESTORATION

Article 13 □ Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric and only if returning the fabric to that state recovers the cultural significance of the place.

Article 14 □ Restoration should reveal anew culturally significant aspects of the place. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

Article 15 □ Restoration is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

Article 16 □ The contributions of all periods to the place must be respected. If a place includes the fabric of different periods, revealing the fabric of one period at the expense of another can only be justified when what is removed is of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance.

RECONSTRUCTION

Article 17 □ Reconstruction is appropriate where a place is incomplete through damage or alteration and where it is necessary for its survival, or where it recovers the cultural significance of the place as a whole.

Article 18 □ Reconstruction is limited to the completion of a depleted entity and should not constitute the majority of the fabric of a place.

Article 19 □ Reconstruction is limited to the reproduction of fabric, the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

ADAPTION

Article 20 □ Adaption is acceptable where the conservation of the place cannot otherwise be achieved, and where the adaption does not substantially detract from its cultural significance.

Article 21 □ Adaption must be limited to that which is essential to a use for the place, determined in accordance with Articles 6 and 7.

Article 22 □ Fabric of cultural significance unavoidably removed in the process of adaption must be kept safely to enable its future reinstatement.

Conservation practice

Article 23 □ Work on a place must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing fabric recorded before any disturbance of the place.

Article 24 □ Study of a place by any disturbance of the fabric or by archaeological excavation should be

undertaken where necessary to provide data essential for decisions on the conservation of the place and/or to secure evidence about to be lost or made inaccessible through necessary conservation or other unavoidable action. Investigation of a place for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the place.

Article 25 □ A written statement of conservation policy must be professionally prepared setting out the cultural significance, physical condition and proposed conservation process together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

Article 26 □ The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

Article 27 □ Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

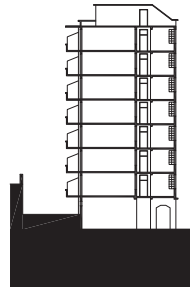
Article 28 □ The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

Article 29 □ The items referred to in Article 10 and Article 22 should be professionally catalogued and protected.

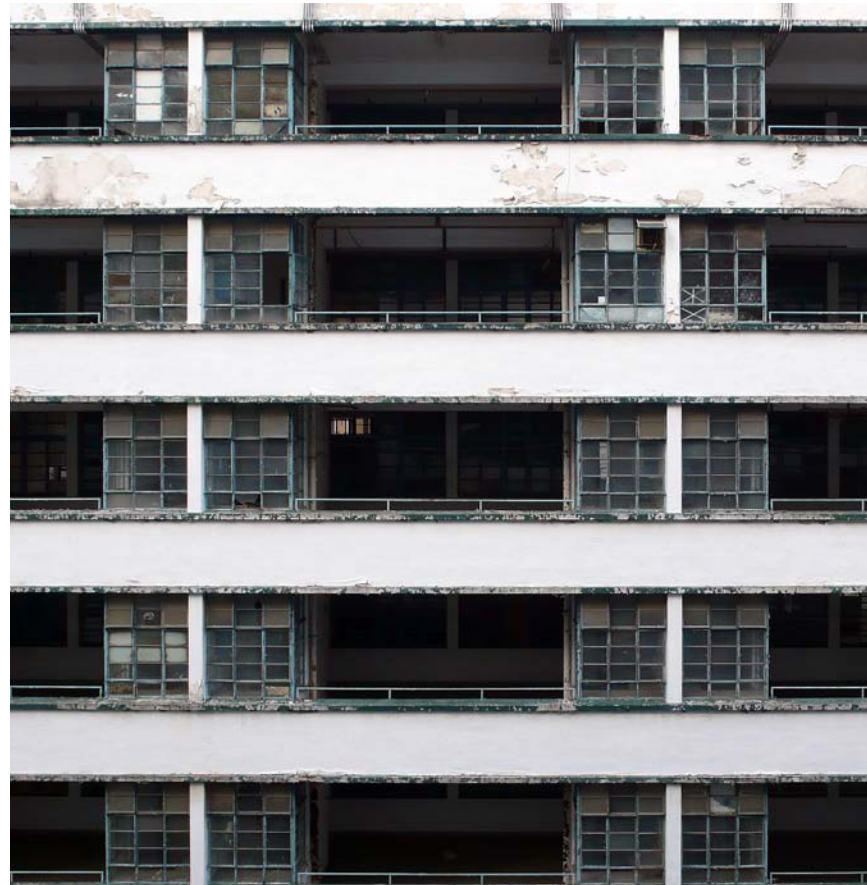
hollywood road police quarters

the design of a building's space

hollywood road pmq open day 22.02.2009 | central & western district council



www.centralandwestern.org



When the Government Central School – founded in 1862 and originally located in nearby Gough Street – moved to a new building on the corner of Aberdeen Street, Staunton Street and Hollywood Road in 1889 it was renamed Victoria College, and later renamed again as Queen's College. The building was especially impressive at the time and remained an important landmark of the city until damaged in World War II and subsequently demolished. Queen's College reopened at another site and has been located in Causeway Bay since 1950.

The Hollywood Road Police Married Quarters were originally built on the site as the Asiatic Police Quarters in 1951, and vacated almost 50 years later in 2000. The architect – the Architectural Office of the Public Works Department – made use of the existing site formation including some of the original retaining walls and stairs. These buildings were outstanding for their time, and they retain – even now – a very strong presence in the city: two housing blocks with 140 single and 28 double units over seven floors together with other types of supporting spaces: one block with an additional garage floor; and, a recreation centre which became the Central Junior Police Call Clubhouse in 1974.

The buildings are now empty and a decision will soon be made about the future use of the site. We offer a few thoughts from an architect's point of view, and expand on our ideas in another text which can be seen on the Central & Western Concern Group website.

If one or all of these buildings were demolished, more space would be created - but this might not be a real gain. We only perceive immaterial space through the physical elements that define that space. Such a space definition is currently provided by the buildings, creating a wide range of differentiated spaces: the space of Staunton Street; the terraces up from Hollywood Road; the central space between the two housing blocks and opening towards Aberdeen Street; the roof top spaces; and, the various spaces within the three buildings. A demolition of the buildings would therefore also destroy all these generous spaces; and, there is also a danger that instead of having an open space, a decorated emptiness would be created.

The buildings themselves were carefully designed and now have rare architectural qualities; being designed by architects who had a high level of design know-how and wisdom. This thoughtfulness is imbedded in the buildings, so that their preservation through renovation should reflect the original design and allow us – now and for future generations – to read and appreciate the design achievements of a previous time; as well as enjoying these spaces through the life brought about by their new use.

The Chinese University of Hong Kong · Department of Architecture · Tectonic Studio
Vito Bertin · text | Gu Daqing · photos | Zhu Jingxiang · Chinese translation



建筑的頂端构成為一個量体
Composition of the top end corner in the facade and as a volume



中央開放庭院的左側容納有車庫
Central common space with the garage to the left

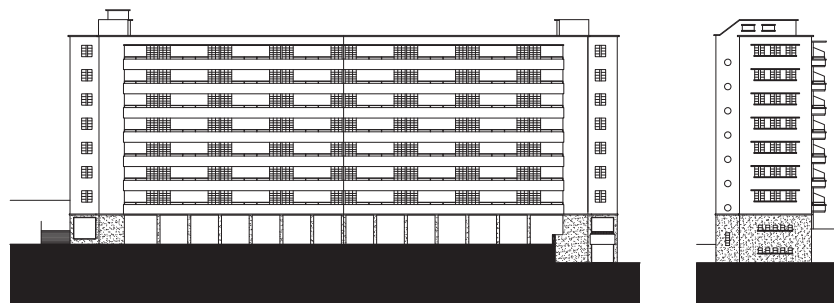


支柱強調了房屋與地面的接觸形態
Articulation of ground contact with supporting elements

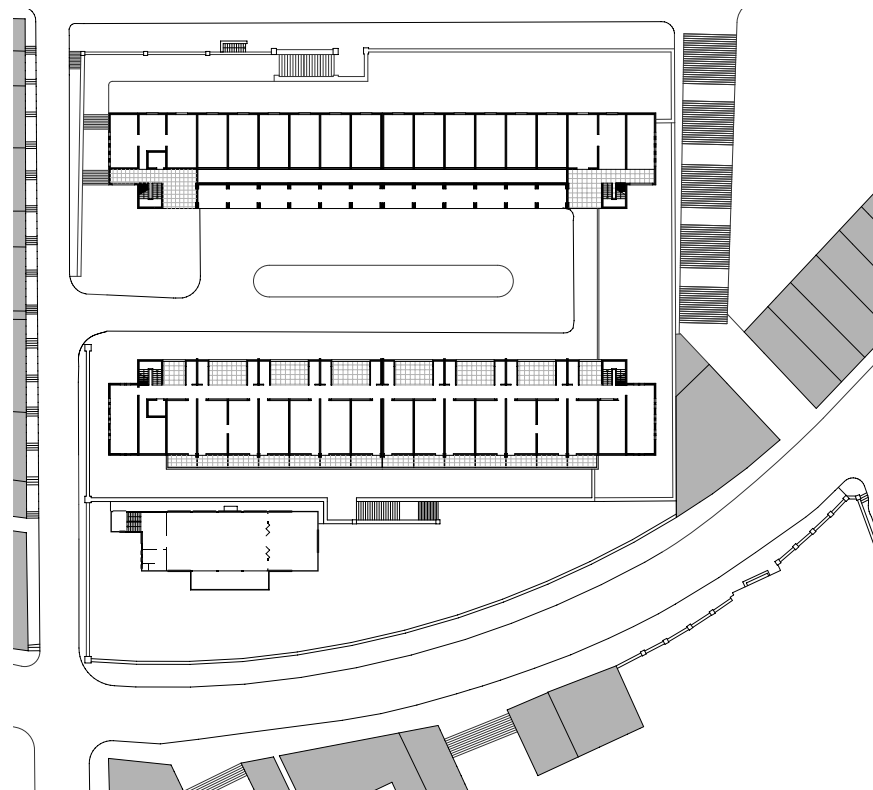
荷李活道警察宿舍

the design of a building's space

hollywood road pmq open day 22.02.2009 | central & western district council



A座正立面与側立面圖 Front and side elevations of block A 1:1000



總平面与首層平面圖 Site plan with ground floor plans 1:1000

中央書院1862年成立於歌賦街。當它於1889年移至鴨巴甸街的一幢新校舍之時，被更名為維多利亞書院，並於1894年成為皇仁書院。這座校舍在當時予人深刻印象，並一直是城市的一個重要部分，直至它於第二次世界大戰中被破壞，隨後再被拆除。皇仁書院在另一場址重新開放，並自1950年來一直座落於銅鑼灣。

荷李活道已婚警察宿舍於1951年在上址作為華裔警員宿舍興建，在近50年之後的2000年騰空。建築師—香港工務局—負責利用既有之場地，其中包括一些擋土牆與樓梯。這些建築物在那個時代就十分出眾，今日仍以一種強烈的方式存在於城市之中：140個單間單位、28個兩間單位以及不同類型的輔助空間被安置於兩個七層住宅中，其中一個在底層增設有車庫，此外還有一個在1974年成為中央少年警訊會所的娛樂中心。

這些建築物目前都已空置，關乎這塊場地未來的決定迫在眉睫。這裡我們從建築師的角度提供一些想法：如果拆除這些建築物或只是其中一座，也許能提供多些開敞空間。但這可能並非一個實際的獲益。人們只有從那些限定一個空間的物質元素中體察到無形的空間。這些建築物目前對空間的限定塑造了多樣的、差異化的體驗：士丹頓街一側的空間，朝向荷李活道的平台，兩個居住建築之間的朝向鴨巴甸街的中央院落，存於三幢建築物內部的多樣空間，還有屋頂之上的平台。夷平這些建築物自然會摧毀空間的豐富性，而另一種危險也難以避免：一個裝飾了的開敞空間最後佔據著這塊場地。

荷李活道已婚警察宿舍由擁有高水平設計技巧及智慧的、過去的建築師們精心設計，從而擁有現在少見的建築品質。這些深思熟慮凝固在建築物之中，所以只有以一種創造性的方式表現初始的設計，保育方能使現在的我們以及未來世代讀懂並感念過去的設計成就，並通過由新用途所帶來的生活繼續享有這些空間。

以上想法由另一篇文章詳加說明，它可以在中西區關注組的網頁上找到：

www.centralandwestern.org。

香港中文大學建築學系建構工作室：柏庭衛，文字 | 顧大慶，攝影 | 朱競翔，翻譯



廚房內置壁櫃，灶台朝向中央庭院

View into a kitchen with built in cupboards and worktop towards the central space



廚房單元界定了朝向中央開放庭院的共享空間

View of a kitchen block defining the shared space open to the common central space



房間盡端的陽台，後來加建的衛生間擋住了部分窗戶

View through a room into the balcony with the later added toilet partially blocking the window

The Central & Western Concern Group

A Proposal for the Use of This Site

The Central & Western Concern Group offers the following proposal for the future use of the Former Police Married Quarters and Central School site:

Firstly; a decision about the fate of all the buildings on the site needs to be made, so the future design parameters are known. We believe:

- Block A – be retained
- Block B – be retained
- The Junior Police Call Building – be retained
- The underground toilet on the corner of Aberdeen Street & Staunton Street needs to be investigated and assessed for its heritage value
- The central open space should be grassed/treed and a minimal emergency vehicle entrance be incorporated
- The Hollywood Road lower platform becomes a park
- We also believe a minimalist linking corridor/building be built between Block A & Block B

Our proposal for the use of the site and given to the Development Bureau in 2008 comprises:

- a youth hostel
- a multi-disciplinary (e.g. writers, musicians, visual artists, film makers etc) artist residency programme
- a heritage centre including historic information about the Central area, the site & the recent archeological excavation
- affordable workshops/studios/offices that can be used by:
 - Visual artists
 - Traditional musical instrument makers
 - Fashion designers
 - Ceramicists
 - Crafts
 - Old Hong Kong folk crafts: lantern-makers; silversmiths; paper-cutting
 - Web designers
 - Writers
 - Film makers
 - NGOs

The Site:

The open areas of the site will be landscaped with grass, trees and seating and will always be open to the public, with security features for the buildings. The site will have new entrances on Aberdeen Street near Hollywood Road and the gate on Staunton Street will be re-opened; the main entrance will remain on Aberdeen Street.

A gate will open directly from near the corner of Aberdeen Street and Hollywood Road to a children's grassed playground on the lower-level area of the site.

The Junior Police Call Centre will be a public kiosk with an outdoor seating area offering good quality *chan cha teng* styled food and drinks.

Management

A non-profit non-government organization (NGO) would be set-up to manage the site and a Board of Trustees would supervise the running of the site with a small team of experienced arts managers. Some areas will be sub-contracted to experts e.g: youth hostel managed by experienced providers; kiosk by experienced *chan cha teng* operators etc

This is an abbreviated summary of our proposal to the Development Bureau

Central & Western Concern Group Convenors brings considerable artistic experience and ideas to this initial and exploratory proposal:

- Katty Law is a practicing ceramicist and member of The Pottery Workshop.
- John Batten is a former Advisor to the Asia Art Archive; Advisor to 1aspace at the Cattle Depot; a regular contributor on the arts and cultural policy for the *South China Morning Post*, he has curated over 100 exhibitions in his own gallery & overseas; and, organizes the annual charity event Hong Kong ArtWalk.

The Central & Western Concern Group (C&WCG) is a heritage conservation and urban planning advocacy group of local residents and instrumental in conserving this site from its high-rise redevelopment fate – achieved with the support of the community and, eventually, government decision-makers. The Group has also been active in making strong representations on the H18 Graham Street Market and H19 Bridges Street Urban Renewal projects; the MTRC West Island Line; district Outline Zoning Plans and efforts to keep Central & Western districts as low-rise bulding areas.

How Determined Community Action Saved the Central School Site

Public interest and decisive community action has played a critical role in changing the fate of the Hollywood Road Police Married Quarters/Central School site at 35 Aberdeen Street, Central.

The Central & Western Concern Group

The Central & Western Concern Group (C&WCG) is a heritage conservation and urban planning advocacy group of local residents who came together precisely because of their concern for the future of this site after it was placed on the Government Land Sale List in 2005. Its impending sale would have meant another inappropriate high-rise building being built in Hong Kong's historic Central district; an area already overbuilt, suffering traffic congestion, noise and air pollution, and with few community facilities, including parks.

An Important Heritage Site in a Heritage Area

This site housed Hong Kong's first government school – the Central School – completed in 1889 and the *alma mater* of many important figures including Dr Sun Yat-sen. It lies at the heart of Old Central, which still includes the historic Tung Wah Hospital, Man Mo Temple, Graham Street Market, the Central Police Station & Victoria Prison Compound, the Bishop's House (in Lower Albert Road), the Government Hill area now housing the Central Government Offices, St John's Cathedral and back uphill to Government House, the Zoological Gardens and Hong Kong Park - this area is the historic heart of Hong Kong. A holistic approach to preserve ALL these sites is urgently needed - an approach that the Hong Kong government has not considered despite great public support to preserve Hong Kong's Central District.

Fig. 1 In June 2005, in response to the land-sale announcement, a group of Central & Western district councillors organized a campaign to save the wall trees along Hollywood Road

Fig. 2 John Batten, Katty Law, Priscilla __, Leong Ka Tai & Roger Ho organised the exhibition *Coming Near You: the Destruction of Central Hong Kong* in John Batten Gallery in nearby Peel Street which highlighted the threat of overdevelopment in the area, August-September 2005

First Town Planning Application

On 22 August 2005 the C&W Concern Group made its first re-zoning application to the Town Planning Board under Section 12A of the Town Planning Ordinance in an attempt to preserve the site for community use. Between 1889 to 1997 the site had a 'community use' status (technically known as GIC) - used firstly for educational purposes by the Central School and then for government use as the Police Married Quarters – however, in 1997 the Planning Department, without informing the public or organising any public discussion, sought and was granted a change of use for the site: to a Residential (A) zoning – the precursor to the site being made available for sale and then development.

The C&W Concern Group sought public support and nearly 1,000 letters of support were received to rezone the site back to its original GIC status. However, at the Town Planning Board hearing in November 2005 to hear the application, the Planning Department proposed that the site, once sold at auction, should comprise of two residential tower blocks, an elderly people's home and a rubbish collection facility.

Despite strong arguments presented by the Group, the Town Planning Board rejected the application, instructing the Planning Department to revise the planning brief of the site - to reduce the height of the two residential buildings to 30+ storeys for each tower and the retention of the Hollywood Road wall trees and preserve a portion of the original Central School fence.

Fig. 3 The Planning Department's own impression of the development it proposed for the Former Police Married Quarters

Further Research and Action

Not giving up, the Group went to the C&W District Council with Dr Gillian Bickley, a historian who has done extensive research about the history of education in Hong Kong and the Central School; and Julian Kwong, a *kai fong* who discovered that the site was subdivided at one of Hong Kong's first land auctions in 1842 and that it actually housed a Shing Wong Temple (Hong Kong's first city temple) prior to the Central School being built. This was an important finding as even the Antiquities & Monuments Office had no previous knowledge of the early history of the site.

Despite the Group making direct representations to the Antiquities Advisory Board, the Government kept the site on the Land Sale List awaiting public auction.

However, the situation dramatically changed with the demolition of the Star Ferry Pier towards the end of 2006.

Many Hong Kong people were shocked to see the Government tear down the Star Ferry Building and Clocktower, and a strong public concern for heritage conservation was born. During the many public forums held by civil society and those organized by the Home Affairs Bureau, the Group continued to talk about the Hollywood Road site and call for its better conservation.

The discovery of the foundations of the Governor's summer villa on The Peak also inspired the Group that there may be a possibility of extant foundations of the Central School underground on the site.

Second Town Planning Application

A second Town Planning application under Section 12A of the Town Planning Ordinance was made by the Group in early 2007 and in a detailed submission the history of the site was described for the benefit of the Town Planning Board: a site of important historical associations that housed Hong Kong's 'city' temple - the Shing Wong Temple. The history of the Central School and Queen's College and their important role in Hong Kong's development of education was outlined. Also, this area - known as the 30 Shops area - was the very district in which Sun Yat-sen and supporters of the Chinese Republican movement lived and worked. The site was also adjacent to a living link with Hong Kong's past and continuing cultural life: an elaborate Yu Lan Festival held yearly on the corner of Aberdeen Street and Staunton Street. In submissions to the Town Planning Board, the C&W Concern Group requested that an archaeological investigation be undertaken before any decision was made on the site.

Fig. 4 C&W Concern Group's planning application

During the three week public consultation period prior to the Town Planning Board hearing, the C&W Concern Group organised a determined public information-giving campaign by setting up information displays and meeting the public on the Mid-levels Escalator to explain the Planning Department's proposal for this site. An unparalleled number of 1,800 public comments were received by the Town Planning Board in support of rezoning the site as Open Space and GIC. The Town Planning Board deferred hearing this application pending the results of the Antiquities & Monuments Office archaeological investigation.

Fig. 5 C&W Concern Group conducting public consultation

Archeological Investigation by the Antiquities & Monuments Office (AMO)

The importance of this site was emphasized by the extent of the archaeological investigation that the AMO undertook.

The C&W Concern Group observed these investigations and kept the public and media informed about the old stone foundations that were slowly being revealed during the excavation. Our Group requested that the AMO allow us to observe the excavation, but were repeatedly turned down.

Fig. 6 Three views of the archeological dig undertaken by AMO and observed by C&W Concern Group

In early July 2007, the C&W Concern Group was surprised to find the excavation and foundations covered and refilled with sand without any announcement about the discovery. Even in a district council meeting in September 2007, the AMO did not confirm the nature of its findings. This prompted the Concern Group to organize a press conference to release its own series of photographs taken over the period of excavation.

Within three weeks, the Government announced the discovery of the historic foundations of Central School on the Hollywood Road site. In the Chief Executive's policy address in October 2007, he announced that the site would be taken off the Land Sales List for one year pending further public consultation.

The C&W Concern Group finally made its oral presentations for its second town planning application to a hearing of the Town Planning Board – arguing that the site had important heritage features, the Group presented an argument for the site to have a special 'heritage' land use zoning. The Planning Department however were awaiting a policy decision about the site from the Secretary of Development and argued that the current Residential zoning should remain until the use of the site was known.

A few weeks after this hearing and without much constructive 'public consultation', the Chief Executive announced the permanent removal of the site from its land sales programme – the Chief Executive also announced that the site would be used for 'educational' and 'creative industry' uses.

And that is the situation right now.

The C&W Concern Group is now taking a monitoring role – ensuring that the Former Police Married Quarters is used by the community and is an open site with access for the public.

The Government has made a commendable effort to rethink its heritage conservation policies since the demolition of the Star Ferry – this now needs to be demonstrated by being sensitive about Hong Kong fragile older areas. Current wholesale urban renewal policies make no allowance for the conservation of heritage, implementing sustainable and holistic urban planning strategies, retaining existing communities and the subtle 'Hong Kong' ambience that makes Hong Kong.

The Central & Western Concern Group and convenors Katty Law & John Batten have been active in making strong representations on the H18 Graham Street Market and H19 Bridges Street Urban Renewal projects; the MTRC West Island Line; district Outline Zoning Plans and efforts to keep Central & Western districts as low-rise bulding areas.



a heritage conservation & good urban planning advocacy group
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28 October 2010

Mr Bernard Chan, Chairman
Antiquities Advisory Board
c/- Antiquities & Monuments Office
136 Nathan Road
Tsim Sha Tsui
Kowloon.

Dear Bernard

Re: Former Married Police Quarters – Aberdeen Street & Hollywood Road

Many thanks for arranging and meeting the Central & Western Concern Group and other concerned members of the community and professionals with some of your fellow Antiquities Advisory Board members, to discuss the Former Married Police Quarters.

The AMO Secretariat have sent the notes following our meeting and I wish to make the following amendments to these notes:

1. Dr Vito Bertin explained (and it was a crucial part of his presentation) that the two blocks of the Former Married Police Quarters were the first examples of such housing for non-ranking staff of the Hong Kong Police. They were built using a particular modernist and functional design AND these building were the pre-cursors and a model for the first public housing built after the Shek Kip Mei fire in the 1950s. In other words, the Historic Monument Mei Ho House was modeled on THESE two original blocks of the Former Married Police Quarters. Ms Patsy Cheng made the same point in a later presentation, but Dr Bertin's presentation has been significantly summarized and there is no mention of his very valuable photographic presentation of the site as an important example in the architectural continuum of functional design in Hong Kong. I think the AAB members that did not attend this special meeting will not be able to appreciate the ARCHITECTURAL IMPORTANCE of these two FMPQ blocks if they just read the brief meeting notes.
2. Consequently, Dr Bertin argued that the heritage grading for this site must, logically, be high. Strong consideration to granting Monument status – which would be absolutely justifiable considering the architectural importance of the extant buildings PLUS the archeological relics, the collective memory contained in the site, and the site being of “cultural significance” (due to its importance as the original site of Hong Kong's first city temple, the Shing Wong Temple, and as the site of Hong Kong's public school, the former Central School and Queen's College).
3. In my (John Batten's) presentation I explained that under the current Tender document for revitalization issued by the Development Bureau and depicted in Architectural

Services Department impressions after the site had been restored (or using the more interventionist term, 'revitalised') there is a very high possibility that the site could be irretrievably damaged. This is in contrast with the heritage report done by the AMO that clearly outlined a heritage-led renovation, governed by such international best practice heritage charters as the Burra Charter (which I attach below). John Batten also talked about APPROPRIATE uses for the site and suggested AS AN EXAMPLE the use of one block as a youth hostel (retaining the original residential use of the building & a demonstrable need for cheap hostel-type accommodation and that would add vibrancy to the site) and the other block as a multi-disciplinary set of offices and/or studios (minimal renovation as the current layout is conducive for offices and studio use). He argued that the FMPQ should have minimal physical/structural changes and that the open area between Blocks A & B be grassed and open to the public and the former Police Call Centre building be retained.

Consequently – the meetings notes should reflect these presentations and should be re-written. The following meeting note point should also be re-written as the capitalised word was incorrect:

2. Mr John Batten added that he was concerned about the monitoring of the conservation work for the site. The real challenge was how to maintain the PMQ's ambience and reflect its historical significance AFTER the revitalization process.

Mr Tom Ming later explained the significance of the archeological features of the site and how this fact will restrain any new building or great intervention on the entire site, but we wish to reiterate that the Former Married Police Quarters should be given, through the correct statutory process, Heritage Monument status. We hope that your Board will concur and make that recommendation to the Antiquities Authority.

Many thanks again – and we are all happy to contribute again, if necessary.

I can be contacted on 97580048.

Kind regards

John Batten
for Central & Western Concern Group

Attached: The Burra Charter

Appendix

BURRA CHARTER

Conservation principles

Article 2

The aim of conservation is to retain or recover the cultural significance of a place and must include provision for its security, its maintenance and its future.

Article 3 □ Conservation is based on a respect for the existing fabric and should involve the least possible physical intervention. It should not distort the evidence provided by the fabric.

Article 4 □ Conservation should make use of all the disciplines which can contribute to the study and safeguarding of a place. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

Article 5 □ Conservation of a place should take into consideration all aspects of its cultural significance without unwarranted emphasis on any one at the expense of others.

Article 6 □ The conservation policy appropriate to a place must first be determined by an understanding of its cultural significance and its physical condition.

Article 7 □ The conservation policy will determine which uses are compatible.

Article 8 □ Conservation requires the maintenance of an appropriate visual setting, e.g. form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the settings which adversely affect appreciation or enjoyment of the place should be excluded.

Article 9 □ A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

Article 10 □ The removal of contents which form part of the cultural significance of the place is unacceptable unless it is the sole means of ensuring their security and preservation. Such contents must be returned should changed circumstances make this practicable.

Conservation processes

PRESERVATION

Article 11 □ Preservation is appropriate where the existing state of the fabric itself constitutes evidence of specific cultural significance, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 12 □ Preservation is limited to the protection, maintenance and where necessary, the stabilisation of the existing fabric but without the distortion of its cultural significance.

RESTORATION

Article 13 □ Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric

and only if returning the fabric to that state recovers the cultural significance of the place.

Article 14 □ Restoration should reveal anew culturally significant aspects of the place. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

Article 15 □ Restoration is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

Article 16 □ The contributions of all periods to the place must be respected. If a place includes the fabric of different periods, revealing the fabric of one period at the expense of another can only be justified when what is removed is of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance.

RECONSTRUCTION

Article 17 □ Reconstruction is appropriate where a place is incomplete through damage or alteration and where it is necessary for its survival, or where it recovers the cultural significance of the place as a whole.

Article 18 □ Reconstruction is limited to the completion of a depleted entity and should not constitute the majority of the fabric of a place.

Article 19 □ Reconstruction is limited to the reproduction of fabric, the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

ADAPTION

Article 20 □ Adaption is acceptable where the conservation of the place cannot otherwise be achieved, and where the adaption does not substantially detract from its cultural significance.

Article 21 □ Adaption must be limited to that which is essential to a use for the place, determined in accordance with Articles 6 and 7.

Article 22 □ Fabric of cultural significance unavoidably removed in the process of adaption must be kept safely to enable its future reinstatement.

Conservation practice

Article 23 □ Work on a place must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing fabric recorded before any disturbance of the place.

Article 24 □ Study of a place by any disturbance of the fabric or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the conservation of the place and/or to secure evidence about to be lost or made inaccessible through necessary conservation or other unavoidable action. Investigation of a place for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the place.

Article 25 □ A written statement of conservation policy must be professionally prepared setting out the cultural significance, physical condition and proposed conservation process together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

Article 26 □ The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

Article 27 □ Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

Article 28 □ The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

Article 29 □ The items referred to in Article 10 and Article 22 should be professionally catalogued and protected.

中西區關注組

Central & Western Concern Group

a heritage conservation & good urban planning advocacy group

www.centralandwestern.org

Postal Address: PO Box 33711, Sheung Wan, Hong Kong

30 October 2010

Mr Bernard Chan, Chairman & Members
Antiquities Advisory Board
c/- Antiquities & Monuments Office
136 Nathan Road
Tsim Sha Tsui
Kowloon.

Dear Bernard & Members

**Re: Former Married Police Quarters – Aberdeen Street & Hollywood Road
Grading Submission**

Further to our recent 'informal' presentation to some Members of the Antiquities Advisory Board, the Central & Western Concern Group makes the following brief comments about the proposed grading of the Former Married Police Quarters:

Former Chinese University of Hong Kong lecturer in the Architecture Department, Dr Vito Bertin, outlined, in the 'informal' meeting the importance of Blocks A & B on the site – these buildings are:

1. The first example of residential housing for non-ranking staff of the Hong Kong Police - specifically built to give better accommodation and circumvent low morale and the possibilities of corruption.
2. They were built in 1951 using a particular modernist and functional design of which there is only one other example in Hong Kong.
3. Architecturally important because they were the pre-cursors and models for the first public housing built after the Shek Kip Mei fire in the 1950s. In other words, the Historic Monument Mei Ho House was modeled on THESE two original blocks of the Former Married Police Quarters.
4. Furthermore, to maintain the architectural integrity of the site, the former Police Call building should be preserved intact.

Consequently, Dr Bertin argues that the heritage grading for this site must, logically, be high.

The Central & Western Concern Group Strongly recommends that the entire site be of Grade 1 Heritage Building status and that it also be considered for Monument status.

We believe this can be justified because of the architectural importance of the extant buildings PLUS the archeological relics, the collective memory contained in the site, and the site being of "cultural significance" (due to its importance as the original site of Hong Kong's first city temple, the Shing Wong Temple, and as the site of Hong Kong's public school, the former Central School and Queen's College).

Page 2

Additionally, the Central & Western Concern Group is concerned that the site will have inappropriate new additions during the revitalization process that will demean the entire site.

We were impressed that the heritage report done by the Antiquities & Monuments Office (AMO) clearly outlined a heritage-led renovation, governed by such international best practice heritage charters as the Burra Charter.

In line with this AMO report and the articles of the Burra Charter, we strongly believe that the buildings of the FMPQ should have minimal physical/structural changes and that the open area between Blocks A & B be grassed and open to the public and the former Police Call building be retained.

We are well aware that the archeological features of the site will restrain any new building or great intervention on the entire site, but we wish to reiterate that the Former Married Police Quarters should be given, through the correct statutory process, Grade 1 and then Heritage Monument status. We hope that your Board will concur and make that recommendation to the Antiquities Authority.

Many thanks again – and we are all happy to contribute again, if necessary.

I can be contacted on 97580048.

Kind regards

John Batten
for Central & Western Concern Group

(DRAFT)

**Notes of the Informal Meeting with
Central & Western Concern Group
held on Wednesday, 29 September 2010 at 10:00 a.m.
in Conference Room, Hong Kong Heritage Discovery Centre
Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon**

Present:

Antiquities Advisory Board

Mr Bernard Charnwut Chan, GBS, JP (Chairman)

Central & Western Concern Group

Mr John Batten

Convenor, Central & Western Concern Group

Ms Katty Law

Convenor, Central & Western Concern Group

Prof Leng Woo

Associate Professor, School of Architecture, CUHK

Prof Vito Bertin

Associate Professor, School of Architecture, CUHK

Prof Gu Daqing

Associate Professor, School of Architecture, CUHK

Dr Sujata Govada

Managing Director, Urban Design & Planning

Consultants Limited

Ms Patsy Cheng

Founder, SEE Network Limited

Mr Roger Ho

Executive Director, The Conservancy Association

Centre for Heritage

Ms Heaster Cheung (Secretary to AAB)

Chief Administration Manager (Antiquities and
Monuments)

Leisure and Cultural Services Department

In Attendance:

Antiquities Advisory Board

Ms Susanna Chiu Lai-kuen (Member)

Mr Andrew Lam Siu-lo, JP (Member)

Mr Laurence Li Lu-jen (Member)

Professor Bernard Lim Wan-fung, JP (Member)

Dr Linda Tsui Yee-wan (Member)

Development Bureau

Mrs Laura Aron

Commissioner for Heritage

Leisure and Cultural Services Department

Dr Louis Ng

Assistant Director (Heritage and Museums)

Mr Tom Ming

Executive Secretary (Antiquities and Monuments)

Mr Kenneth Tam

Chief Heritage Manager (Antiquities and Monuments)

Mr Kevin Sun

Curator (Archaeology)

Dr Alan Fung

Assistant Curator I (Building Survey)

Miss Amanda Leung

Senior Executive Assistant (Antiquities and Monuments)

Planning Department

Ms Anny PK Tang (Town Planner/HK 8)

The Chairman welcomed representatives from the Central & Western Concern Group (C&WCG) and remarked that this was an informal session for C&WCG to present their views on the Former Married Police Quarters, Hollywood Road (PMQ). He thanked Members and representatives from Government departments for joining the meeting. Noting that C&WCG had concerns over the proposed grading of the PMQ, he reiterated that the proposed Grade 3 status was recommended by the Expert Panel and yet to be confirmed by the Antiquities Advisory Board (AAB).

2. In response to Mr John Batten's query on the absence of media at this meeting, the Chairman explained that this meeting was called upon by himself to facilitate the C&WCG to provide their views and information on the PMQ. As this was not a meeting of AAB, the official meeting procedures of AAB would not be relevant and therefore the media were not invited.

3. Mr John Batten said that the purpose of the presentation today was to put forward from various perspectives relevant considerations of the proposed grading of the PMQ. He emphasized that the site where the former Central School was situated was having a much longer history than the PMQ which was built in the 1950s. The site thus deserved a grade 1 status, followed by being declared as a monument.

4. On behalf of the team comprising Prof. Leng Woo and Prof. Gu Daqing, Prof Vito Bertin presented their views on the design and architectural significance of the PMQ. The PowerPoint slides and the leaflet on the PMQ prepared by the team were attached at Annex A.

5. On the historical background of the site, Prof Vito Bertin mentioned that the PMQ was one of a group of police quarters built after the Second World War for Asian members of the police force. The bigger quarters complex on Canton Road had been demolished and the Western District Police Quarters was of a different design and will soon be demolished. The PMQ was carefully placed on the site where the former Central School was situated. Architecturally, Prof Vito Bertin highly commended the then architect for having injected a hierarchical composition of design concept into the building as well as the using of bare necessities for achieving rich expression with very high quality of workmanship. He emphasised that it was the first example of residential housing for non-ranking staff of the Hong Kong Police - specifically built to give better accommodation and circumvent low morale and the possibilities of corruption. It is architecturally important because it was used as a model for the design of Hong Kong's first public housing block in Shek Kip Mei, Mei Ho House – now graded as a Monument. It can be argued that the PMQ is as important.

6. The Chairman thanked Prof Vito Bertin for his thorough presentation. Before

moving on to the next presentation, Mr Tom Ming clarified that the appraisal on PMQ prepared by AMO had made reference to the input from the general public, including the leaflet prepared by the team, which formed the background information for the Expert Panel's consideration in assessing the heritage value of the PMQ.

7. Dr Sujata Govada then shared her views on PMQ from an urban design perspective. Her summary proposal is attached as Annex B. She started her presentation by commending the Government's initiative in conserving Central and setting aside the PMQ site for adaptive re-use for the creative industries. Given the close proximity of the PMQ, the Central Market and the Central Police Station, Dr. Sujata Govada put forward her proposal that a "Cultural Triangle" should be formed by linking the three cultural nodes with the Mid Levels escalator and the roads nearby. Given the relationship, Dr. Sujata Govada opined that the PMQ should deserve a higher grading than the proposed Grade 3 such that sufficient protection could be provided to the PMQ.

8. Dr Sujata Govada moved on to suggest on the design concept by intertwining the following five strands together to create the "Living Heritage" within the dense urban context.

- (i) Shing Wong / Town Hall Heritage;
- (ii) Central School Heritage;
- (iii) Police married Quarters Heritage;
- (iv) Creative Industry Use; and
- (v) Sustainable, Eco Friendly, Green Development.

9. The Chairman concurred and informed the meeting that these five elements had been imposed by the Government for revitalization of the PMQ site.

10. In reply to Dr Sujata Govada's question on the demolition of Junior Police Call Centre (JPC), the Chairman advised that the proposals selected for the final round of the Revitalization Scheme did not propose to demolish the JPC.

11. Ms Patsy Cheng followed to present her views from historical perspective by

introducing her publication entitled “匍匐維城的伏線” as attached in Annex C. She focused on the historical development of the PMQ site, including the former Central School and the PMQ from pre-nineteenth centuries onwards.

12. Ms Patsy Cheng stressed that PMQ was a construction project taken up by the Public Works Department and could possibly be a mode for early public housing estates such as Mei Ho House in Hong Kong. She also pointed out that massive involvement of the community had been engaged on the preservation of the site in the past few years, demonstrating the high level of its social value to the community. She added that a documentary film in this respect had been released online for public appreciation.

13. Ms Patsy Cheng then brought up her queries and concerns below for the meeting’s consideration.

- (i) Was the assessment system adequately reflected the social and cultural values of the building?
- (ii) Were there any conflicting views from the architectural value and social value perspectives?
- (iii) The conservation guideline for PMQ site was not detailed enough to identify the architectural elements to be retained for the future generations.

14. In response to Ms Patsy Cheng’s further question whether the archaeological remnants of the former Central School formed part of the building and its implication to the grading, Mr Tom Ming pointed out that historic buildings and structures and archaeological sites are assessed and protected under their corresponding mechanisms to take account of the unique sets of assessment criteria and preservation requirements. Gradings were the administrative arrangement for protecting historic buildings and structures where as archaeological sites of heritage value were protected as Sites of Archaeological Interest. The archaeological remnants of the former Central School had been an item on the list of Sites of Archeological Interest and protected under the HIA mechanism. The site investigation report had been uploaded to AMO’s website in 2007 for public information.

15. While the proposed grading of the PMQ was yet to be confirmed, Mr Tom Ming added that the social value of PMQ was not comparable to that of Mei Ho House which witnessed the launch of public housing in Hong Kong.

16. The Chairman said that he shared with Ms Patsy Cheng that the importance of public engagement. He pointed out that AAB has put a much greater emphasis on public engagement and educational activities in its work on heritage conservation.

17. Mr Roger Ho pointed out that it was rather rare to find a site of archaeological interest in the heart of urban centre as in the case of PMQ. He pointed out that intangible heritage such as traditional craftsmanship should be equally treasured. He quoted with overseas examples and proposed that a certain area in the PMQ be reserved for learning traditional handcraft.

18. The Chairman expressed his appreciation of Mr Roger Ho's views and would relay it to the Advisory Committee on Revitalisation of Historic Buildings (ACRHB) for consideration. Mr Andrew Lam shared similar views on the importance in preserving intangible heritage.

19. Ms Katty Law brought up her views and questions about the various procedures relating to the excavation, assessment and conservation of the archaeological remnants of the former Central School. Her reviews were detailed at Annex D and summarized as follows.

- (i) the assessment should follow the practice stipulated in the Charter for the Protection and Management of the Archaeological Heritage (1990);
- (ii) the public should have opportunity to see the archaeological remnants before the site was backfilled;
- (iii) the diversity of views on the conclusion of the archaeological investigation report;
- (iv) lack of statutory requirements for preserving the remnants of the former Central School.

20. As the questions set out in paragraph 19 above were not directly related to the

grading of the PMQ, AMO would revert to Ms Katty Law separately.

21. Mr John Batten added that he was concerned about the monitoring of the conservation work for the site. The real challenge was how to maintain the PMQ's ambience and reflect its historical significance after the revitalization process. The current tender documents for revitalization issued by the Development Bureau and artists' impression produced by the Architectural Services Department after the site had been restored is not in keeping with heritage-conservation best practice and outlined and emphasized in the excellent AMO produced heritage assessment report on the site.

22. Mr John Batten presented his suggested proposal on the use of PMQ as set out in Annex E. He said any revitalization must be appropriate and suggested, as an example, that one of the two blocks could function as a youth hostel to retain the original residential function of the building and the other block to be used by artists and traditional industries as workshops and studios which would require little renovation to convert to this use. He then cited an example of the Overseas Chinese Town in Shenzhen which was a good revitalization project. He also said that the MPQ should have minimal physical/structural changes and that the open area between Blocks A & B be grassed and open to the public and the former Police Call building be retained

23. Mr Andrew Lam added that the conservation guidelines for the PMQ site had provided adequate flexibility to cover different revitalization proposals. He further asked about the C&WCG's views on alteration to the buildings. Mr John Batten replied that minimal intervention with the PMQ was preferred as its present condition was good enough for reuse. Dr Sujata Govada concurred with this view.

24. The Chairman remarked that feasibility for adaptive re-use is a key for revitalization of historic sites. Examples could be found in Shenzhen, Shanghai and Beijing. He considered that Government had made relentless efforts in conserving PMQ for revitalization.

25. Mr Laurence Li sought clarification whether the C&WCG was mainly concerned that PMQ should be conserved and revitalized properly, rather than the grading itself. He added that it would be important to ensure that the site could be revitalized with a new life.

26. Mr. John Batten expressed his concern about the expansion of the gallery area to 2,000 sq. metres which would inevitably require additional supporting structures and might cause damage to the site. He did not agree with the proposed spending of HK\$300 million on a giant gallery of which collections had not been identified.

27. The Chairman concluded the meeting by thanking the C&WCG for their thorough presentation with comments from various perspectives. The Secretariat would sum up the discussion for the consideration of the AAB.

28. The session was adjourned at 12:05 p.m.

Antiquities and Monuments Office
Leisure and Cultural Services Department
October 2010

Ref: LCS AM 22/3

Former Hollywood Road Police Married Quarters 2007 Site Investigation Report

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Abstract

The site of the Former Hollywood Road Police Married Quarters (the Site) was formerly the school premises of the Central School. At the meeting of the Antiquities Advisory Board (AAB) on 6 March 2007, the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department undertook to conduct an archaeological investigation to review its heritage value.

Fieldwork of site investigation was conducted between 19 March and 25 July 2007 in two phases. On the basis of documentary research, site investigation comprised on-site inspection and subsurface investigation covering about 600 m². The post excavation analysis and research took place afterwards.

Investigation focused on the car park between quarters at the upper platform and the playground at the lower platform. During the site inspection, the above-ground remnants of the Central School were identified along the boundary and the retaining walls surrounding the Site. Excavation at the playground platform revealed the previous playground surface believably of the Central School. Old stone steps near the existing staircase leading to the playground were recovered. Features identified at the upper platform included fragments of cement flooring, layer of hard-core, underground drainages, foundation walls, mortar wall and white mortar floor, inked marks on granite blocks and remains of mud walls. Finds collected from the subsurface investigation included ceramic sherds, bronze coins and ceramic floor tiles. Manufacturer marks impressed on the tiles found at the Site were the same as those on the tiles unearthed from the Former Mountain Lodge at the Peak.

The site investigation reconfirms that the foundations and other features of Central School have been significantly disturbed by works in the past. It is not possible to locate the foundation of Shing Wong Temple from the findings of documentary research and field investigation. The Chief Executive announced in his 2007-08 Policy Address that the Site will be removed from the List of Sites for Sale by Application for a year and proposals will be invited on its revitalization. Any revitalization proposals should be based on the premise that the remaining features of Central School mentioned in Para. 8.1 of this report and have full regard to the historical significance of Central School to the development of Hong Kong.

摘要摘要摘要摘要

中環舊荷李活道已婚警察宿舍(下稱該址),前身為中央

書院校址。康樂及文化事務署轄下古物古蹟辦事處於古物諮詢委員會2007年3月6日的會議上承諾進行實地考古勘察以再次檢視該址的文物價值。

是次勘察的田野工作由2007年3月19日至7月25日，分兩階段進行。勘察工作以文獻資料為基礎，進行實地視察及發掘工作，發掘面積合共約600平方米。隨即展開發掘後的資料整理及分析研究工作。

實地視察工作沿着該址周邊的圍牆進行，確認一些中央書院於地面的建築構件。操場平台的發掘工作揭示操場原有的地面，並在現有梯階附近發現一些舊石級；上平台發現的建築遺跡包括破碎的原混凝土地面、一層由紅泥和碎石混成的墊層、地下渠道、牆基、在部份石條上發現的墨跡、板灰牆和白灰地面，以及一些土牆的殘餘部份。遺物方面包括瓷器碎片、銅錢和鋪地瓷磚等。鋪地瓷磚背後印有與舊總督山頂別墅同一瓷磚製造商的名稱。

是次勘察証實中央書院的房基和地下遺跡遭受過往工程的嚴重破壞。就現有的文獻及田野資料來看，城隍廟地基在該址內的具體位置難以確定。行政長官的《2007-08年施政報告》已宣布會將該址從政府勾地表中剔出，為期一年，並邀請各界提出活化方案。活化方案的建議須基於本報告第8.1段提及該址的現存構築物等，以及充份考慮中央書院對香港發展的歷史意義。

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1. Introduction

1.1 The site of the Former Hollywood Road Police Married Quarters (the Site) was the address of the former Central School(中央書院) - the first government school originally established in 1862 at Gough Street. In 1889, the Central School moved from Gough Street to the site at Hollywood Road. The school buildings were destroyed during the Japanese Invasion in 1941, and were later demolished in 1948 to give way for the development of the Police Married Quarters now occupying the Site. The Quarters were opened in 1951 and completely vacated in 2000.

1.2 The Site was rezoned from “Government, Institution and Community” (“G/IC”) to “Residential (Group A)” on the Sai Ying Pun and

Sheung Wan Outline Plan (OZP, No. S/H3/11) in 1998. It was included in the List of Sites for Sale by Application in March 2005 (The Chief Executive announced in his 2007-08 Policy Address that the Site will be removed from the List of Sites for Sale by Application for a year and proposals will be invited on its revitalization.). Further to the rezoning application in late 2005, another application to rezone the Site from “R(A)” to “Open Space” and “G/IC” was submitted to the Town Planning Board in January 2007. A supplementary submission was made in March 2007. There were claims that the foundations of Shing Wong Temple(城隍廟) and Central School might have been preserved in-situ at the Site, probably prompted by the recent discovery of the Former Mountain Lodge at the Peak.

1.3 The historical importance of the Site was discussed at the Antiquities Advisory Board (AAB) meeting on 5 July 2005, 29 November 2005, 24 January 2006 and 27 March 2006. After the deliberations, the AAB considered that heritage preservation requirements should be imposed on the redevelopment of the Site. The AAB recommended that the existing retaining walls together with the trees along Shing Wong Street and Hollywood Road and at the lower platform within the Site; the granite steps leading to the lower platform together with the remaining rubble wall; and the original granite plinths and pillars of the fenced walls of Staunton Street and Aberdeen Street should be preserved, while some alterations should be allowed to strike a balance between heritage preservation and the future development of the Site. The prospective developer would be requested to submit a conservation plan for the preservation and maintenance of the historic features at the Site to the

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satisfaction of the Antiquities and Monuments Office (AMO). The requirements have been incorporated by Planning Department into the draft Planning Brief. At the AAB meeting on 6 March 2007, the AMO undertook to conduct a site investigation to ascertain the archaeological potential of the Site.

1.4 Fieldwork of subsurface investigation was conducted between 19 March and 25 July 2007, totaling 80 working days in two phases. The total excavated area was approximately 600m². This investigation report serves to report on the key findings of the fieldwork.

2. History and Present Condition

2.1 The Former Hollywood Road Police Married Quarters is located in Central District, bounded by Hollywood Road to the north, Staunton Street to the south, Aberdeen Street to the east and Shing Wong Street to the west.

2.2 The Shing Wong Temple (城隍廟) and a Chinese settlement once

occupied the site before the construction of the Central School. Carl T. Smith concluded that the Shing Wong Temple was built in 1843 and could be regarded as a Chinese “Town Hall”, the first community project of the Chinese population in Hong Kong. In 1852, Floriano Antonio Rangel, a Portuguese bookkeeper, bought Lot 91 at a public land auction, and that land lot’s boundary coincided with that of the Former Hollywood Road Police Married Quarters. Rangel built some 50 Chinese houses around the Shing Wong Temple, which was called Rangel’s Row, Rangel’s Alley or Kow Kong Lane. Rangel passed away in 1873 and the Government bought his property three years later for building the premises of the Central School (Smith 1973). In 1877, the Government gazetted to sell the “materials, bricks, stones, tiles, doors, windows, joists, floors, etc. of the buildings on Inland Lots 55, 93, 91 and 91A. – known as Rangel’s Estate”, including “ Joss House, No. 10 Shing Wong Street” at a public auction (Hong Kong Government Gazette 1877). However, no plan was attached to the Gazette to show the exact location of Joss House.

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2.3 The Central School was the first government school providing upper primary and secondary education to the public. The original school campus was established at Gough Street in 1862. It was later relocated to the site at the juncture of Aberdeen Street and Hollywood Road and was renamed as Victoria College in 1889 (Hong Kong Government Gazette 1890). In 1894, the school was renamed as Queen’s College (皇仁書院). The school buildings of the site were severely damaged during the Second World War and completely demolished in 1948 to make way for the development of the Police Married Quarters. The Queen’s College was reopened at a temporary site on Kennedy Road in 1947 and moved to its present site on Causeway Road, opposite to the Victoria Park in 1950. (Stokes 1987)

2.4 In the early days, the Hong Kong Police Force provided quarters or housing allowances for high-ranking officers only. When Duncan William MacIntosh was Commissioner of Police, the Police Force started providing married rank and file officers with quarters. The first of these police quarters were the Hollywood Road Married Quarters (HKPF 2004). The Site was partially vacant in September 1999 (LegCo Record 1999) and has been wholly vacant since February 2000 (LegCo Record 2000).

2.5 The AMO conducted an initial appraisal of the existing structures of the site on 14 December 2005. The site was found bounded by different types of retaining walls and boundary walls constructed in different periods. A preliminary investigation was also conducted at various positions of the existing walls along Staunton Street and Aberdeen Street to determine their construction materials and methods. A small portion of the cement

rendering was chipped off from the existing walls with hand tools. Only brickworks were revealed under the 10-15mm thick cement rendering, but not balustrades or pierced panels.

2.6 Further investigation was undertaken on 5 January 2006 in the attempt to obtain more complete samples by a concrete coring machine. Core hole positions were strategically set out on sections of walls that could be identified in the historical photographs dated 1897 and 1903 respectively. A core size of less than 50mm was chosen to provide a significant sample while at the same time reducing any non-reversible damage to the walls. According to the historical photographs dated 1897 and 1903, there were pierced panels/balustrades on the upper portions of the boundary walls

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fronting Staunton Street and Aberdeen Street. However, it was revealed from the cored materials that only brickworks were in existence. Among the coring samples the materials of the small panel walls at the Staunton Street Entrance were grey bricks and contemporary ceramic tiles, indicating the different construction periods as compared with the other sections of walls composed of red bricks.

2.7 Prior to this site investigation, remnants of Central School could be identified around and within the site such as granite shafts and plinths of the boundary walls, the retaining walls as well as the quoin stones at the corners of these retaining walls, flights of steps linking different platforms, etc.

2.8 The existing public utilities for the Police Married Quarters such as drainage, water mains, electricity sub-station and pumping station could be identified at the car park area and open area of the four platforms.

2.9 There was an underground Public Latrine situated at the juncture of Staunton Street and Aberdeen Street. A detailed description of the construction of the latrine was given in the Annual Report of the Director of Public Works for the year of 1918. However, the latrine was not the scope of this site investigation.

3. Objectives and Methodology

3.1 Objectives

3.1.1 To conduct on-site inspection and subsurface investigation based on the building plans of Central School in 1883 (Report of proposed new Central School, CO129-210: 14974) as well as other archival materials;

3.1.2 To examine the possibility of any foundation of Shing Wong Temple

buried under the Police Married Quarters and Central School; and

3.1.3 To record and assess the preservation conditions of building foundation if any at the site.

3.2 Methodology (Plate 1-2)

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3.2.1 Following the general practice of field archaeology, the course of excavation, stratigraphic deposits and sequence, artefacts collected and archaeological features were recorded systematically during the course of the site investigation. The field archives included all the standard registers for photographs, drawings, video recording, finds and special finds, etc.

3.2.2 As the Site was completely covered by concrete, diggers were engaged to break the concrete and to clear fill materials. The exposed surface was then excavated through manual labouring and machineries under the direct supervision of field officers.

3.3 The investigation was divided into two phases. In the first phase, test grids/trenches were excavated on the second platform (car park area) and the lowest platform of the Site. In order to obtain further information about the features identified, subsurface investigation was mainly extended at the second platform in the second phase. Based on the stratigraphy obtained, machineries were fully utilized in the course of the second phase to clear the concrete surface and fill materials. All the features were totally cleared by hand excavation so as to avoid any damage caused by the machineries.

3.4 Works of this investigation included on-site inspection of the remnants of the Central School above ground and the excavation covered about 600 m² at three plateaus of the Site. Test grid/trench No. 1-8 and No. 9-15 were excavated in the first and second phases, covering 188m² and 412 m² respectively.

3.5 Details of the subsurface investigation areas (Fig. 1) were set out below:

Location mentioned in 1883
report

Area
(m²)

Excavated area (m²)

of 2007 investigation

1. First plateau 710 2
2. Second plateau (main platform)

3340 577

(i.e. existing car park area)

3. Third plateau (latrine platform) 650 (no excavation due to the electricity sub-station)

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4. Fourth plateau (playground platform)

1250 20.5

Total 5,950 599.5

3.6 Site constraints encountered in the course of this investigation were as below:-

- a. Owing to the limited areas available for storing excavated soil, several planned test grids/trenches could not be fully excavated for the sake of site safety.
- b. As a result of the sequence of features identified at the car park, a larger area close to Shing Wong Street was blocked by excavated soil .
- c. Considering the typhoon season and site safety, the excavated areas were backfilled by the end of July 2007.

3.7 Upon the completion of the investigation, all the features identified were recorded and preserved in-situ following the general practice of field archaeology. The excavated areas were backfilled with a layer of sand and filling materials in accordance with the requirements of the General Specification for Building (2003 edition) and monitored by a registered structural engineer.

4. Documentary Research (Annex D and E)

Archival materials about the Shing Wong Temple, Central School and Police Married Quarters such as the historic maps and aerial photographs of the Survey and Mapping Office of Lands Department, historical photographs from Hong Kong Museum of History, building plans of Architectural Services Department, archives of the Public Records Office and the Library of the University of Hong Kong, etc, were gathered to form the frame of reference for this site investigation.

4.1 Shing Wong Temple

According to the Hong Kong Government Gazette issued on 6 January 1877, Lot No. 4 was Joss House, No. 10, Shing Wong Street, which might be Shing Wong Temple. However, the archivist of the Public Record Office confirmed there was no plan attached to the Gazette preserved. Moreover,

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the locations of Inland Lots 55, 93, 91 and 91A (i.e. the Site) were clearly marked on the Plan of Victoria in 1856 but the street number of Shing Wong Street could not be identified on any maps before 1877 that could be obtained from the Mapping Office. Hence, there is no concrete evidence to conclude the exact location of Shing Wong Temple in the Site.

4.2 The Central School at Hollywood Road (built in 1889)

4.2.1 Site Condition before the proposed new Central School

The 1883 Report of the then proposed new Central School (CO129-210: 14974) clearly described the site as “somewhat unfavourable and discouraging in respect of shape and configuration, for it not only slope[?] steeply from south to North but also East to west ”and “These actual levels with considerable modifications in respect of this dimensions will be retained in the manner shown in Drawing No. 1” . Probably, substantive site formation works were arranged before construction works of the new school building began. Retaining walls of the Hollywood Street, Shing Wong Street and the first to the third plateaus were very likely the products of site formation works.

4.2.2 Layout of the Central School

The report and Drawing No. 1 also indicated clearly that the Site were divided into four plateaus with different functions and levels, i.e. the first plateau near the Staunton Street entrance at 161.5 feet above the sea, the second plateau for the main building at 153 feet, the third plateau for lavatory and coolie house at 147 feet near Shing Wong Street; and the fourth plateau for the playground at 140 feet near Hollywood Road.

4.2.3 Design of the new school building

The main school building at the second plateau was an E-shaped three-storied structure, i.e. the basement floor, ground floor and first floor. The basement floor was designed to provide adequate light and ventilation due to the level difference between the first and second plateaus.

(a) Basement Floor: The West Wing of the basement was a covered-playground while the East Wing included a laboratory for

experimental chemistry, a cloak room, a lunch room and two store rooms. The square space under the large Lecture Hall was a cellar, which was consistent with the general design for raising the ground floor of the building above the level of the compound. It was not designated for any specific function. Ample stairs led up from both West Wing and East Wing to the Lecture Hall and to the classrooms on the ground floor.

(b) Ground Floor: The Ground Floor included a large Lecture Hall, four large classrooms and eight small classrooms. The Lecture Hall, flanked on each side by lobbies with staircases, was 75 feet by 66 feet and 39 feet in height. Apart from being used for lectures, it would also be used for roll-call every morning and for public gatherings or Prize Day. Leading off from the lobbies on each side of the Lecture Hall were the eight large classrooms. Four of the classrooms were opened into two small classrooms with glass doors to enable one European teacher to supervise two Chinese assistant teachers.

(c) First Floor: The general arrangement of the Upper Floor was the same as the Ground Floor. The only difference was that part of the classrooms of East Wing was used for teachers' offices, school library and stationery room.

4.2.4 Drainage and other facilities

The lavatories, urinals and closets were situated on the third plateau accessible from the covered playground. The closets and urinals were portable without connection with any drain or sewer. All floors and walls of the urinals and closets were made impervious by being rendered with Portland cement rubbed to a smooth and polished surface. Soap-suds and waste waters from the lavatories would be discharged into a proposed new public sewer in Shing Wong Street. There were no sewers in the main school building. Rain drainage was carried off from every portion of the ground in glazed stoneware 10 inch pipes set in cement leading to outlets on the western boundary of the site and finally discharged into the Shing Wong Street sewer. In order to prevent the subsoil water from the Southern compound and from Aberdeen Street soaking towards the basement floor of the building, deep subsoil drains were run along the toe or foot of all the

retaining walls. To secure dryness, the basement floor was paved with a layer of Portland cement concrete.

4.2.5 Tender was called for the new Central School by the Acting Colonial Secretary Frederick Stewart in the Gazette dated 26 September 1885.

4.2.6 The new Central School (renamed as the Victoria College in 1890 and later as Queen's College in 1894) were completed and occupied in August 1889. However, the public works report pointed out the roof leakage of the new building due to flat portions not properly covered by sheet lead. (Papers Laid Before the Legislative Council of Hong Kong 1889)

4.2.7 Judging from the map in 1889, the general layout of the four plateaus was slightly different from the proposed layout plan in the 1883 report. The location of the southern entrance at Aberdeen Street was changed to the present location of the main entrance. A turf slope linking the second plateau with the third plateau was absent but a flight of steps was built next to the lavatory (the third plateau), linking with third plateaus. At the fourth plateau, a small structure was erected close to a small entrance at Aberdeen Street.

4.2.8 According to the old maps in 1901, 1910 and 1936, the overall layout of the school premises was probably unchanged before Japanese Occupation period. Historical photographs and maps also indicated that the approximate locations of four entrances at Shing Wong Street (1), Staunton Street (1) and Aberdeen Street (2) remained intact.

4.2.9 The Director of Public Works reported that extensive damage was done by the storm in April 1926 on the east side of the retaining wall encircling the site. Further damage also occurred during July 1926. By the end of 1926, the damaged portion of the wall was taken down for rebuilding.

4.2.10 Two historical photographs taken in 1897 and 1903 respectively show that the boundary wall along Staunton Street originally had pierced panels between the granite shafts, but not solid panels as it is now. Moreover, the stepped walls along Aberdeen Street and Shing Wong Street originally had panels of exposed brickwork.

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4.2.11 Plan of the Site (c. 1949?) from Architectural Services Department indicated there was no flight of steps linking Staunton Street with the first plateau. An aerial photograph in 1949 also shows the same condition. Conceivably, the flight of steps could be covered by the debris at that moment.

4.3 Married Police Quarters

A series of the Asiatic Police Quarters (Hollywood Road Police Married Quarters) plans in 1950s obtained from Architectural Services Department indicates that -

4.3.1 The overall settings of four plateaus in the Site were unchanged. The quarters comprised two buildings (Block A & B) at the second

plateau and a recreation centre at the fourth plateau.

4.3.2 The left side of a matching flight of stairs from Staunton Street leading to the first plateau was not indicated in those plans. The western staircase of the first plateau was overlaid by Block A. Both western ends of Block A and B were situated on the third plateau. The main entrance at Aberdeen Street was kept and the open space between two blocks would be car park area. The staircase linking the western part of the second plateau with the third plateau and the entrance at Shing Wong Street could not be located in those plans. The small entrance at Aberdeen Street might be blocked since 1950s.

4.3.3 Extensive drainage works were marked at the open area between two blocks on the layout plan, signifying extensive disturbance to the original floor and foundation of Central School in 1950s.

4.3.4 Retaining Wall: A plan was prepared for the rebuilding method of the demolished portion of retaining wall but the exact location of the retaining wall was not specified clearly.

4.3.5 Foundation of Block A and B: The foundation plan of Block A indicated that most of the concrete footings were about 5 feet underground, except its eastern and western ends. The foundation plan of Block B specified the footings to be "determined on site".

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4.3.6 The recreation centre was changed to the Junior Police Call House in 1981.

5. Results of site investigation

5.1 Findings of On-site inspection (Fig. 2-3, Plate 3-10)

Based on the historical photographs and plans, the site inspection identified the remnants (above ground) of the original Central School (probably built in 1889 or before 1941) as below:-

- a) granite steps of Shing Wong Street entrance,
- b) granite step of Aberdeen Street small entrance (near Hollywood Road),
- c) granite gate posts of Aberdeen Street entrance,
- d) granite gate posts of Staunton Street entrance,
- e) rubble retaining wall along Shing Wong Street,
- f) rubble retaining wall of Hollywood Street with dressed quoin stones at east and west corners,
- g) rubble retaining wall (partially disturbed) of first plateau with dressed quoin stones at west corner,
- h) rubble retaining wall of second plateau (partially disturbed) with granite plinths and slabs , ceramic pipes and dressed quoin stones at east and west corners,

- i) rubble retaining wall of third plateau with dressed quoin stones at west corner,
- j) flight of granite steps at Staunton Street entrance,
- k) flight of granite steps linking the second and fourth plateaus,
- l) granite shafts and plinths of Staunton Street and Aberdeen Street boundary walls.

5.2 Subsurface investigation at the playground platform (Fig. 4-7, Plate 11-14)

5.2.1 Four test grids (T1, T2, T5 and T15 from east to west) were laid on this platform, totaling 20.5m² excavated (lowest or fourth plateau). All test grids were 2 x 2m, and T5 was extended twice in the first phase.

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5.2.2 Stratigraphy of all the test grids at this platform was consistent except T5 which was lacking in Stratum 3. Stratum 1 was a modern cement surface (0.08-0.16m thick), Stratum 2 was a modern fill (approx. 0.08-0.16m thick), Stratum 3 was a yellowish brown layer of fill (approx. 0.1-0.5m thick), Stratum 4 was a dark brownish layer of fill (approx. 0.05-0.5m thick), and Stratum 5 was a blackish asphalt layer, probably the surface of the previous playground. Excavation works at this platform ceased at about 1-1.1m below the existing playground in order to preserve the previous playground surface. However, Stratum 5 in T15 was not well preserved and compact fills of yellowish soil, mixed with brick and mortar fragments was identified below Stratum 5 (i.e. Stratum 6).

5.2.3 Features in test grids T1, T2, T5 and T15

T1: Features denoted as "A to D" are made of cement, which were identified below Stratum 4 and on the surface of Stratum 5. "A", located in the northern part of test grid, was in square shape (0.27x0.27m) with an iron ring. "B" is 0.5m long and 0.24m wide. "C" was 0.59m long and 0.35m wide. Both "B" and "C" were partially exposed and extended underneath the west profile. "D" was located in the southern part of test grid, L-shape, 1.8m long and 0.3m wide.

T2: A rectangular granite block was found below Stratum 4 and its base cut into stratum 5. It was 0.5m wide, 0.25m thick and 0.55m long (not fully exposed as extended into east profile)

T5: Stone objects, denoted as "A", "B" and "C", were found in stratum 4. "A" was a well-dressed granite base, 0.6m long, 0.5m wide and 0.4m high, same as the existing square base of staircase (D1). "B" was a well-dressed granite block, 2m long,

0.4m wide, 0.3m thick, one side with cut marks for fixing steps. "C" was a broken granite step, 0.95m long, 0.35m wide and 0.15m thick, dressed except the backside. "A", "B" and "C" were structural parts of the staircase linking the second and fourth plateaus. Features associated with Stratum 5 were D2 (step covered by concrete, 3m long, 0.35m wide, 0.15m thick), D3 (traces of stone steps, hard reddish areas for laying steps), E

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(rubble retaining wall under the existing playground surface, about 1.2m high in T5) and another granite slab probably relating to retaining wall in eastern part of test grid (outside the extent of test grid).

T15: Stratum 5 was seriously disturbed except a small intact area near the west profile (c 0.03m thick only). 0.3m of stratum 6 was excavated but not yet fully exposed due to site safety. An iron pipe was found cut through the eastern part of test grid but its stratigraphical relationship with Stratum 6 was not clear.

5.2.4 Judging from the features identified in the T1, T2 & T15 as well as the objects and traces of steps in T5, the previous surface was about 1.1-1.2m below the existing playground matching with the remaining stone bases along the Hollywood Road retaining wall.

5.3 Subsurface investigation at the platform near Staunton Street (Fig. 8, Plate 15)

5.3.1 Test trench T13 (1 x 2m, 2m from east to west) was laid at this platform, covering 2m² at the bottom of the staircase of Staunton Street. Stratigraphy of T13 as follows:-

Stratum 1: modern cement surface, 0.05-0.07m thick,;
Stratum 2: reddish layer of hard-core, seriously disturbed, 0.05-0.1m thick, no artifact found;
Stratum 3: hard yellowish brown decomposed granite (D.G.) with occasional red spots, only 0.15m of this layer excavated, no artifact found.

5.3.2 Excavation of T13 confirmed no further stone step of this staircase under the existing surface. Stratum 2 was similar to those layers found at the car park area but relatively reddish in colour. Stratum 3 demonstrated the level of the D. G, giving clues for understanding the original landform.

5.4 Subsurface investigation at the Main platform (Fig. 9, Plate 47)

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5.4.1 Stratigraphy at main platform (Fig. 10-12, Plate 16-17)

Main areas of this investigation were laid at the car park area between Block A & B, totaling 577m². Five test trenches were excavated in first phase and extension of investigation area was subject to the sequence of features identified in second phase. Test trenches at the car park area in second phase were marked indicatively for collecting finds and recording features. No baulks between each test trench were intentionally kept during the course of second phase at the car park area. The stratigraphy of test trenches at this area was not completely identical and decomposed granite (D.G.) could only be identified in T8 and a small area close to stone foundation No. 3, No. 9 and No. 10. All archaeological features relating to Central School were identified below the modern fill, disturbed deposits caused by public utilities, or fills for the Central School. Excavation works for the area close to Shing Wong Street and the area south of stone foundation No. 9 ceased at about 3.8m and 4.2m below the existing surface respectively. Considering the stability of building foundation and site safety, all the archaeological features were exposed by hand excavation for recording purpose as far as practical.

a) Test trench T8 (2x3m) was laid within the parking area of Block A. Stratigraphy of T8 was as follows:-

Stratum 1: modern concrete floor, 0.18-0.5m thick, a concrete beam crossing the northern part of trench;
Stratum 2: modern fill mixed with cobbles, 0.14-0.24m thick;
Stratum 3: yellowish brown soil mixed with crushed bricks and tiles, 0.1-0.64m in thick, uneven distribution and especially thick in southern portion;
Stratum 4: reddish brown coarse decomposed granite and stones, excavation ceased at about 1.1m below the surface.

b) Test trench T14 (2x1m) was laid at the north edge of this platform, about 4m north of the exterior wall of Block B. Stratigraphy of T14 was as follows:-

Stratum 1: modern concrete surface, 0.03-0.1m thick, a sewer

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manhole (沙井) found at the southwest corner;
Stratum 2: disturbed layer mixed with cement and cobbles, 0.4m thick, not fully excavated due to its compactness;
(matching with the notes on foundation plan for Block B:
ground to be thoroughly consolidated before ground floor beams and slabs are cast as they are not self supporting)
Stratum 3: light red hard-core layer, 0.3m thick, similar to those found at T4, T6, T7 and T9 but in different soil colour.
A brick structure was found below this layer, sloping from north to south and similar to the drain No. D1 in T4. Considering the stability of retaining wall, excavation works were not further extended and ceased at 0.7m below the surface.

c) Test trench T4, originally laid as 10x5m in first phase, was located close to the west edge of this platform. Stratigraphy of T4 was as follows:-

Stratum 1: modern concrete surface, 0.1-0.15m thick;
Stratum 2: yellowish coarse sand with frequent pebbles, 0.1-0.15m thick;
Stratum 3: collapse deposit, 0.6m thick, full of stones, bricks and tiles debris, underground facilities such as water mains, electricity cables and gas pipelines found in this layer; features such as hard core layer, drains and stone foundations found below this layer. Excavation ceased at 2.2m below the surface in the first phase.
Stratum 4: below the reddish layer of hard core in T4 is also fill materials, full of stones, bricks and tiles debris. Cut ditch for drain No. D1 could be discerned. Further excavation in second phase demonstrates that the fill (Stratum 4) is more than 3m thick at the western part of this platform. However, no colour or composition change of filling materials in all test trenches could be confidently detected in course of this investigation.

d) Archaeological features relating to the main building of Central School (Fig. 13) were identified below Stratum 3 and 4 as well as

below or on the layer of hard-core. They were recorded as cement floor, layer of hard-core, underground drainage, foundations, inked marks & etc. in sections below.

5.4.2 Feature of cement floor (Fig. 14, Plate 18)

After clearing the modern fills, a small area of cement floor was identified only in northwest part of T9 (near Block B), where was seriously disturbed by public utilities such as electricity cable and pipes. The smooth greyish cement floor was about 6.7m wide, 0.7–1m long and 0.02-0.07m thick, superimposed on the layer of hard-core. There were two parallel pieces of rectangular stones with a distance of 1.8m at north edge of this feature. Both stones were 0.5m long and 0.25m wide with symmetrical “q-shape” hollows and wooden fragments inside. This feature was considered to be possibly the floor of covered playground referring to the west wing of basement floor marked on 1883 plan. However, the functions of two stones and wooden fragments were not certain.

5.4.3 Layer of hard-core

Below the modern fill (Stratum 3) and collapse deposit, a layer of hard-core was identified in T3, T4, T6, T7, T9 and T10, covering 89m² in area and ranging from +43.7 to +44.03m. It was a mixture of reddish soil and gravels with a smooth surface (trowel finish), similar to those found in T13 and T14. Among the four areas of hard-core in the existing car park, the area in T9 was overlaid by the cement floor.

a) Layer of hard-core at T4

It was about 12.5m long, 2m wide and 0.08 to 0.1m thick. The underground drainage No. D1 was discovered at its east edge. With reference to the basement floor plan, this area would be outside the west exterior wall of school building.

b) Layer of hard-core at T6

Two small areas of hard-core were located next to Foundation No. 2. They were in rectangular shape, separated by yellowish brown fill. The northern one is 1.65m long, 1m wide and 0.5m thick, its elevation same to the mortar floor close to Foundation No.2. Seriously

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disturbed by a man-hole, the southern one was about 1.4m long, 1.6m wide and 0.3m thick.

c) Layer of hard-core at T9, T7 and T10

The area of hard-core in these test trenches was about 9.9m long, 1.8m wide and 0.03 to 0.1m thick. The underground drainage No. D2 and No. D3 were discovered on its eastern surface and feature of cement floor was identified at its western portion. This area would be the west veranda of the basement floor.

d) Layer of hard-core at T3

The area of hard-core was about 12m long, 1.4m wide and 0.04 to 0.06m thick, disturbed by the pipes and cables. The underground drainage No. D4 and No. D5 were discovered on its eastern surface. This area would be the east veranda of the basement floor.

5.4.4 Features of underground drainage (Fig. 15, Plate 19-21)

Two types of underground drainage, denoted as No. D1-D5, were discovered in this platform. D1 was a brick drain close to the west retaining wall. D2-5 were gullies found on the surface of hard-core in different conditions, relating to the ceramic traps (marked as U- shape return bend ceramic pipe on figures) placed along the northern wall of foundation No. 8.

D1

Covered by the layer of hard-core, D1 was located in the middle of T4 about 0.5m below the existing surface. Both ends of D1 extended into Block A & B, and about 12m long of D1 was identified along the edge of hard-core. It was made of 8 brick courses with round interior cemented bottom. Two boxes in D1 were placed with stones and ceramic traps (u-shape pipe work) at its top edge. A small area of hard-core in T4 was excavated, demonstrating that a ditch (approx. 0.75m deep) cut into the fill materials before placing the bricks of D1.

D2

D2 was found on the surface of hard-core at the northeast corner of T9, below Stratum 3 at elevation of +43.70m. It was running from southwest to northeast, about 1.5m long, 0.4m wide and 0.2m deep. Fragments of ceramic trap were collected around this gully.

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D3

Seriously disturbed by modern drainage, D3 was found on the surface of hard-core in T10 below Stratum 3 at elevation of +43.74m. It was formed by three gullies with some bricks: left was running from southwest to northeast (2m long and 0.4m wide in average), right was running from southeast to northwest (1.9m long and 0.4m wide in average) and top was running from east to west (1m long and 0.2m wide). The left and right gullies were connected with the top one at their northern ends.

D4

Seriously disturbed by modern drainage, D4 was found on the surface

of hard-core in T3 below Stratum 3 at elevation of +43.72m. Similar to D3, it was formed by three gullies with some bricks: left was running from southwest to northeast (0.5m long and 0.27m wide), right was running from southeast to northwest (2.4m long and 0.4m wide in average) and top was running from east to west (remaining 0.65m long). The left and right gullies were connected with the top one at their northern ends. Fragments of iron pipe were collected from the second gully.

D5

D5 was found on the surface of hard-core at the northeast corner of T3, below Stratum 3 at elevation of +43.72m. It was formed by two gullies with some bricks: the right was running from northwest to southeast with an iron pipe (2m long and 0.2m wide), and the second was running from northeast to southwest (0.3m long and 0.25m wide). Several fragments of red square tiles were collected during the course of excavation.

5.4.5 Features of foundation walls

Fourteen groups of foundation walls denoted as Foundation No.1-14 were identified in the excavation area at the existing car park. All these foundations essentially formed by granite blocks were discovered at different elevations in varying conditions. Sizes of granite blocks were generally 1.2-1.9m long, 0.25– 0.35m wide, 0.25– 0.35m thick. All

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the granite blocks were jointed by reddish soil and alternatively arranged in horizontal or vertical lines. Under Stratum 2 or 3, the Foundation No. 6, 7 & 8 were well preserved with red bricks and cement finish on the top of stone foundation wall. Breakage of granite blocks, broken bricks attached on the foundation wall or traces of stone blocks on reddish soil could be found at Foundation No. 3, 6, 7 & 9. Locations of foundations identified by this investigation could match with the Proposed Basement Floor Plan in 1883 except the Foundation No. 9, 12, 13 & 14. Considering the site safety and stability of archaeological features, excavation works to decipher the bottom of each foundation were not totally conducted except the small area between Foundation No. 3 and No. 9 and the southwest corner of No. 8.

Foundation No. 1 (Fig. 16, Plate 22)

Located in T4, Foundation No.1 was in three parts that were found at 2.1-2.4m below the existing surface. Excavation of the first phase ceased at 2m below surface at the southern part of T4 and resumed

after discovering Foundation No. 3 and 6. Part (a) formed by 6 horizontal granite blocks was located in the northern part of T4, 2.2m long and 2m wide. Part (b) also formed by 6 horizontal granite blocks was located in the middle of T4, 1.1m long and 2m wide. Part (c) formed by 12 granite blocks in six vertical lines was located in the southern part of T4. Excavation works ceased due to site safety but sides of Part (a), (b) and (c) could demonstrate at least 2, 3 and 4 layers of granite blocks respectively.

Foundation No. 2 (Fig. 17, Plate 23)

Located in T6 and T11, three vertical lines of granite blocks were found at its top layer in 1m wide. In order to preserve the mortar floor and Foundation No.3 adjacent to this feature, only the east side was excavated with a length of 8m showing at least six layers of granite blocks alternatively placed on this location.

Foundation No. 3 (Fig. 18, Plate 24-26)

Located in T12 and T10, this foundation had twelve layers of granite block in 'cross' shape. The overall height of twelve layers was 3.94m with a length of 11m. It could be divided into two parts: -

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(a) the southern part (4.35m wide) in cross shape alternatively placed with eight layers (1st to 8th layers), its western sub-area only with four layers(4th to 7th layers), its eastern sub-area in trapezium shape laid on a layer of hard-core (i.e. three horizontal lines at 1st layer and at least 6 vertical lines at 8th layers showing from its north side), its northern sub-area in irregular shape similar to staircase, its southern sub-area starting at 4th layer extending under the Block A ;

(b) the northern part alternatively laid with 8th to 12th layers, the 11th and 12th layer laid on the decomposed granite (number of granite blocks lesser than the above layers), the 8th and 9th layers extending to joint the Foundation No. 8 but uncertain about the 10th-12th layers.

Foundation No. 4 (Fig. 19, Plate 27)

Located in T3, it was about 1.9m long, 1m wide, and 0.8m high after clearing the disturbance caused by modern drainage and kerbs. Four layers of granite blocks could be identified at its east side. Red bricks and cement were laid on the top of 1st layer and northern side of 2nd layer of granite blocks.

Foundation No. 5 (Fig. 20, Plate 28)

Same to disturbance of Foundation No. 4, it was alternatively placed with three layers of granite blocks, approx 1.6m long, 1.4m wide and 1.4 high. Red bricks were placed on the first and second layers of granite blocks.

Foundation No. 6 (Fig. 21, Plate 29)

It was about 10.8m long and 1.6m wide, uncovered in the eastern part of T12. Its northern end was linking with Foundation No. 8 while its western side was jointing with Foundation No. 9. The west profile of this foundation showed at least four layers of granite block and its southern portion was starting with its third layer in 4 vertical lines. A course of red bricks was laid on the first layer of granite block.

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Foundation No. 7 (Fig. 22, Plate 30)

It was about 8.4m long and 1.5m wide, uncovered in the eastern part of T12. Its northern portion was disturbed by modern drainage, linking with Foundation No. 8. The west profile of this foundation showed at least four layers of granite block and its southern portion was starting with its third layer in 4 vertical lines. A course of red bricks and a thin layer of cement were laid on the first layer of granite block.

Foundation No. 8 (Fig. 23, Plate 31)

After clearing the disturbance caused by modern drainage, its north profile showed at least 4 layers of granite blocks. Inked marks and 4 ceramic traps were found along its 30.3m north profile. Buttress formed by 9 granite slabs in different colour were located at its southern side. Chinese character inked mark were found at the surface of east buttress. Red bricks with a width of 0.7m were laid on the first layer of granite block. A thin layer of cement was found along the edge of bricks and the first layer of granite block. Excavation at its southwest corner demonstrated this foundation wall had at least 8 layers of granite blocks. According to the results of test auger holes, Foundation No. 8 might extend to T9 at its 8th layer. Regrettably, its relationship with the mortar wall and white mortar floor in T7 and T10 had not been determined due to site constraints and sequence of features identified as mentioned in Section 3.6 of this report.

Foundation No. 9 (Fig. 24, Plate 32)

Located in the middle of T12, it was found at the elevation of +42.94 and below the surface about 1.53m. Mainly composed of four horizontal lines of granite blocks and a layer of hard-core, two layers of granite blocks were found at its eastern ends on top of the main layer

linking with Foundation No. 6. Four horizontal lines were 1.5m wide and 19m long. A layer of hard-core was laid under the main horizontal lines and above the decomposed granite as shown at its southwest corner (about 2.4m thick and 4.2m below the surface). The two additional layers at its eastern end were placed with four lines of granite blocks horizontally at top and vertically at the bottom but some were incomplete granite blocks, its surface at +43.69m. The western ends of this foundation were about 0.9m higher than the 8th layer of Foundation No. 3. The layer of hard-core was laid over the 9th-12th

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layers of Foundation No. 3, demonstrating that Foundation No. 3 was built earlier than this foundation.

Foundation No. 10 (Fig. 25, Plate 33)

South of Foundation No. 9, 5 lines of granite blocks about 1.7-1.8m long or wide in square shape were found at approx. 0.5-0.6m below the surface. Excavation at its west and north profile showed six layers of granite blocks, vertical at the 1st, 3rd & 5th layers and horizontal at the 2nd, 4th & 6th layers with a height of 2.3m. Below the modern iron pipe, traces of a course of red bricks measuring about 0.8x0.8m was laid with cement on the top of it's the 1st layer. The 6th layer was laying on several large boulders.

Foundation No. 11 (Fig. 26, Plate 34)

Parallel to Foundation No. 10, another square-shape foundation in similar size was found at the same level. Line orientation of each layer was also same as Foundation No. 10 but excavation ceased at the 5th layer in order to provide safe access for the digger. Trace of brickwork on the cement could be discerned at its top layer, similar to the size of red bricks on Foundation No. 10.

Foundation No. 12 (Fig. 27, Plate 35)

South of Foundation No. 10 about 2m, another square-shape foundation was found at similar level measuring 1.2m long and 1.8m wide, about 1.32m high. Below the modern iron pipe, its eastern part was covered by cement. Line orientation of each layer was different from Foundation No. 10. Excavation ceased at 5th layer due to the issue of site safety.

Foundation No. 13 (Fig. 28, Plate 36)

Located in the northern edge of T3 and about 0.5m below the surface, two groups of granite blocks denoted as No. 13 and No. 14 were found between Foundation No. 4 and 5. The exposed portion of No. 13 was 1.15m wide and 0.3m long, and the rest was covered under the existing

pavement. Its south profile showed 4 vertical lines of granite blocks at the 1st layer and excavation ceased at the 2nd layer due to limited excavation area.

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Foundation No. 14(Fig. 29, Plate 37)

Same to the line orientation of Foundation No. 13, the exposed portion of this group was 1.3m wide and 0.36 long. Its south and west sides were covered by red bricks with cement. Mud Wall No.3 was found close to its west side and excavation was ceased at the level same to Foundation No. 13.

5.4.5 Mortar Wall and White mortar floor (Plate 38)

During the first phase of this investigation, a mud wall with mortar and traces of wooden board on its interior surface was found at 1.5m below existing surface. Due to the limited area in T7, excavation ceased at 2m below the surface and the bottom of this “L-shape” wall has not yet been confirmed at that moment.

In course of clearing Foundation No. 3, a similar wall was found at the 1m below the surface in T11. At the bottom of wall in T11, a white hard mortar floor of 5cm thick was surrounded by wooden poles (0.1m in diameter) probably as a frame to build the wall. Further excavation at T7 revealed two walls likely belonging to a same structure in rectangular shape, 6.9m long, 4m wide, 0.5m – 1.2m high and 0.45m – 0.7m thick. Besides, a granite block was placed underneath its south wall and above the Foundation No. 3. However, the mortar walls and white hard mortar floor were not fully exposed due to site constraints. Their functions and relationships with Foundation No. 2, 3 & 8 were not clear.

5.4.7 Inked marks on granite blocks

A number of inked marks were discovered on the topside and sides of granite blocks. Beside some irregular or straight lines, there were 13 numbers, 3 Chinese characters and some alphabetic letters. Numerical marks on the southern portion of Foundation No. 3 seemed to be in sequential order such as “1”, “AS”, “8” on the topside of granite blocks and “5”, “ ”, “4”, “3”, “2” on the north side of foundation wall. (Plate 39-40) Another group of numerical marks was found at the north side of foundation wall where was the third layer of the granite blocks of Foundation No. 8. They were “3”, “4”, “3”, “4”, “6”, “6”, “11” from east to west. Three Chinese characters “ 叉占至頂 ”(stick up to the top) were marked on the topside of granite slabs

located at the east buttress of Foundation No. 8. (Plate 41-43) All these marks would be instructions to workers or markers for identification during the course of construction.

5.4.8 Remains of mud walls

During the course of removing fill materials, three mud walls, made of yellowish soil and gravels, were found at T12 and T3. A small portion of mud wall was noticed in the trail pit south of the Foundation No. 11. Owing to the access problem for digger, the trial pit was backfilled without formal recording.

- a) Mud Wall No.1 was located horizontally between Foundation No. 3 and 10, approx. 1.75m long, and approx. 0.4m wide. While clearing the area close to Foundation No.3, plaster finish on both surfaces and its stone base laying on the D. G. could be noticed. No elevation drawing could be arranged as it collapsed immediately after taking photographs. It was estimated the height of this wall could be about 2.4m and cut by Foundation No. 3 and 10. (Plate 44)
- b) Mud Wall No.2, vertically next to Foundation No. 6, was about 4.5m long, 0.4m wide and 0.8m high within the excavated area of T12. Due to site constraints, this wall was not fully exposed. (Plate 45)
- c) Mud Wall No.3 was found at the area next to Foundation No. 14, seriously disturbed by modern drainage. The exposed portion of this wall measured as 1.77m long, 0.43m wide and 0.2m high. (Plate 46)

Considering the stone base of Mud Wall No. 1 on the decomposed granite, these walls might be built before the school and turned to fill materials during constructing the school.

6. Finds collected

Apart from the features unearthed at the first, second and fourth plateaus of the Former Central School (i.e. platform near Staunton Street, existing car park area and playground platform), a considerable amount of objects were also recovered from the existing car park area and playground platform including ceramic tiles, blue-and-white porcelain wares, glazed

pottery wares, building materials, glasses, bronze coins and iron chips. For the existing car park area, objects were collected from the third (collapse deposits of the Central School) and the fourth strata (fill materials for

constructing the Former Central School). For the playground platform, objects were collected from the third and fourth strata (collapse deposits of the Central School). Preliminary assessments on the finds collected by this investigation reveal that no finds could be attributed to early Qing or late Ming, and most of ceramic sample in table 1 were not typical products from Wun Yiu.

6.1 Special finds of below sections are detailed in the Table 1.

6.2 Ceramic Floor Tile from T3 (Table 2)

The great majority of ceramic tiles were unearthed from the third strata (collapsed deposits of the Central School) of T3 and two pieces of ceramic tiles were found in the third stratum of T6, totaling 1,929 pieces. They were complete, broken or cement floor fragments with floor tiles. Most were monochrome tiles in green, blue, yellowish, brown, white, dark brown colors. Tile sizes in square, rectangle, triangle, strip, hexagon, trapezium or pentagon shape varied. Only four types of encaustic tiles were collected (SF 1, 2, 18 & 19 in Table 1). Several types of tiles were impressed with the same manufacturer name or abbreviation on their backs (rubblings in Table 1) as the floor tiles unearthed from the Former Mountain Lodge in January 2007.

6.3 Building materials (Table 3)

They were flat tile, semi-cylindrical tile, fragments of baluster, fragments of ceramic traps & etc. 14 of fragments of pottery baluster were collected from T5. Fragments of ceramic traps were the same as the traps discovered at the underground drainage.

6.4 Porcelains (Table 4)

661 pieces, including 409 pieces of blue and white sherds (fragments of bowl, basin, teacup and spoon, etc), 23 western style sherds in underglazed purple or dark blue and others.

6.5 Pottery (Table 5)

6.5.1 399 glazed items were:

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- (a) 260 black glazed sherds of pots or jars,
- (b) 56 green glazed sherds, probably decorative parts,
- (c) 76 brown and brownish yellow sherds of pot or jar,
- (d) 2 complete brownish yellow jars (SF57 and SF69 in table 1),
- (e) 2 blue glazed, 1 red glazed and 2 white glazed pottery sherds.

6.5.2 119 unglazed pottery sherds could be attributed to pot, teapot, smoking pipe and lamp etc.

6.5.3 Fragments of brown glazed pot were impressed with “ (?)YNAND

FO(?) AMSTER(?)" on exterior surface that might be Amsterdam.
(SF31 in table 1)

6.6 Other Finds (Table 6)

53 objects are eight bronze coins, one stone object, one jade object, seven iron chips, one bone object, glasses, and shells. The small size of bronze coin was similar to those "HONG KONG ONE MIL" coins recovered by the archaeological investigation at Fat Tau Chau in 2004 (to be confirmed after conservation treatment).

7. Observation and Interpretation

7.1 Excavation at the playground platform confirms that the previous playground surface and some structural parts of granite staircase are still preserved in-situ. It is believed that the surface had once been used as the playground of Queen's College after a series of alterations since 1889. The level difference between the previous playground and the existing pavement of Hollywood Road was the result of extensive site formation works of the Former Central School. Consistent stratigraphic deposits in test grids and the height of retaining walls also demonstrate that the playground platform was built on the backfill materials.

7.2 Since no plan was attached to the 1877 Gazette to show the location of Joss House in Lot 91, it is difficult to determine the exact location of Shing Wong Temple in question. In fact, all the tiles, bricks and stones of the Shing Wong Temple were believed to be removed after a public land auction in 1877. The possibility of discovering the presumed Temple foundation under the fill materials of some 3 to 7m thick at the northwest portion of the Site is extremely low.

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7.3 With reference to the basement floor plan of the Central School in 1883 (Fig. 30-32), it is noted that the major features identified at the main platform (Fig. 13 & Plate 47) basically match the layout of the Central School. Details of the findings are set out below: -

Features identified

at car park area

Location on 1883 Plans

Foundation 1 West exterior wall

Foundation 2 & 3 West staircase

Foundation 6 & 7 East staircase & a small portion
of east wing exterior wall

Foundation 4 & 5 Walls of the Porch

Foundation 8 Wall of Cellar
Foundation 10 & 11 Column bases for Cellar
Underground drainage D1-5 Drainage system in Layout Plan
Fragment of cement floor Floor of covered playground

Foundation No. 9, which was not shown on the basement plan of 1883 report, might be the structural part of the Central School foundation. Simultaneously, the excavation reveals that the foundations of the school building are preserved in different conditions due to the damages, demolition and construction works in 1940s as well as the different extent of continual disturbances caused by works for the public utilities. For instance, Foundation No. 8 is preserved with some structural details such as red bricks and cements on the top of stone foundation wall at the middle and eastern parts of main platform. The conditions of Foundations No. 6 & 7 (east staircase) are relatively better than No. 2 & 3 (west staircase).

7.4 Evidences of decomposed granite identified at the first and main platforms clearly illustrate extensive modifications of the original landform (Fig. 33). The bottoms of Foundations No. 3 and 9 were laid on the decomposed granite at the elevation different from Test Trench 8. It is evident that all the bottoms of stone blocks were laid on decomposed granite (e.g. 11th & 12th layers of Foundation No.3). The depth of southern building foundation was different from the ones at Foundations No. 8 and No. 6 & 7. Since most footings of Block A were only about 5-7 ft deep, the conditions of the building foundations under Block A would not be identical to the features of foundations identified at the car park area. The building foundation

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under Block B and the nearby pavement had been seriously damaged by concrete footings and repeatedly disturbed by various construction works around Block B over the past years.

7.5 Apart from the remnants on the boundary and retaining walls surrounding the Site, findings of subsurface investigation indicated that approximately 40% of the building foundations were partially preserved in different conditions at the area between Block A & B. It is also found that the building materials and method of construction of the Central School were not completely identical to Mountain Lodge, mainly due to their different size and site conditions. But, something similar between the former Central School and Mountain Lodge is that both buildings were demolished in late 1940s and were changed to other uses, signifying the revitalization after the Japanese Occupation. Both sites have experienced different degrees of damages and frequency of disturbances.

7.6 If further excavation works are arranged at the existing playground

or platform next to Shing Wong Street, the stability of retaining walls would be inevitably affected and the tree roots at Hollywood Road would be irreparably damaged. Given the complexity and stability of underground features identified by this investigation, all the underground features have been properly covered to avoid landslide and deterioration of features before any concrete plan is drawn up for the Site.

8. Conclusion

8.1 The site investigation reconfirms that, other than the existing retaining walls together with the unique trees along Shing Wong Street and Hollywood Road, and at the lower platform of the Site; the granite steps leading to the lower platform together with the remaining rubble wall; and the original granite plinths and pillars of the fenced walls along Staunton Street and Aberdeen Street that have been reasonably preserved, the foundations and other features of Central School have been significantly disturbed by works in the past. There is also no trace of the location of Shing Wong Temple. Based on the findings of the site investigation, the chance of finding better preserved parts within the Site through a further site investigation is slim. Taking into account the risk to the tree walls and the stability of underground features, further site excavation work cannot be

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justified.

8.2 The heritage value of these remains of the school foundation uncovered can be assessed in terms of their authenticity and integrity. The alignment of the granite blocks of the foundation walls were basically in line with the layout plan of 1883, and generally reveals the configuration of the school foundation. These structures now below ground, together with other above-ground historic structures, constitute an integral historical setting of the site, which could help illustrate the history of the former Central School. However, as the foundations have been considerably disturbed and, as a result, their value for aesthetic appreciation and academic research has been reduced, their overall heritage value has also been diminished to such a degree that the total in-situ preservation cannot be justified. A small portion of the foundations should be preserved intact for integrating into the future re-development of the site subject to technical feasibility and the interface with the redevelopment project.

8.3 The heritage value of the remaining structures within the Site mainly lies in their association with the former Central School. The Central School was the first government school giving upper primary and secondary education to the public. Its opening in 1862 marked a new phase in the development of public education in Hong Kong. In the early years,

education on Hong Kong Island was afforded in a few small vernacular schools run by the local Chinese with Government's subsidy. Public education was provided by the missionary schools which received practically no financial support from the Government. The establishment of the Central School heralded the Government intention to reform education on a secular basis and to establish her own school under her sole control. Since then, the Government's educational policy was to confine itself to secular instruction and such a policy has been upheld till nowadays. The Central School is noteworthy for the training of brilliant figures who served Hong Kong and China with their bilingual abilities and cross-cultural experiences. Among the graduates, many emerged as Hong Kong community leaders, and many others held high posts in commercial firms and China's administration. Exemplary old boys of the Central School who became important figures in the history of China and Hong Kong included, but were not limited to the Hon Mr Ho Fook (何福, 1863-1926), Sir Ho Kai (何啓, 1859-1914), Mr Ho Kom Tong (何甘棠, 1866-1950), Sir Robert Ho Tung (何東, 1862-1956), the Hon Mr

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Lau Chu-pak (劉鑄伯, 1867-1922) and, last but not the least, Dr Sun Yat-sen (孫逸仙, 1866-1925) who, after having received an earlier education in Hawaii, gained admission to the Central School in 1884 at the age of eighteen and left in 1886. Although the Central School was moved from Gough Street to Hollywood Road after Dr Sun had left the School, their association with the School would be a valuable memory for Hong Kong.

8.4 In his 2007-08 Policy Address, the Chief Executive announced the removal of the Site from the List of Site for Sale by Application for a year and that proposals will be invited on its revitalization. Any revitalization proposals should be based on the premise that the remaining features of Central School mentioned in Para. 8.1 above will be preserved and have full regard to the historical significance of Central School to the development of Hong Kong.

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A Proposal for the Use of the Former Police Quarters / Former Central School Site from the Central & Western Concern Group

Introduction

The Central & Western Concern Group believes that any initiative on the Former Central School site must be open and allow multiple uses of the site to benefit the community as well as ensure that the site is used in a creative way that allows it to be vibrant and not stagnant.

We believe the three existing buildings on the site should be retained. The two main blocks are a rare example in Hong Kong of single load-bearing architecture. The former Junior Police Call building is a perfectly proportioned building that could be used for many small-scale uses.

We are, however, aware of the limitations to the activities that can take place within the two main blocks due to the small size of rooms – the Central & Western Concern Group offers the following proposal as a realistic use for the buildings.

The Buildings and their Uses

Block A (backing onto Staunton Street/Bridges Street):

To house a youth hostel comprising dormitory, single, double occupancy and family accommodation with communal cooking and bathing facilities. This youth hostel will cater for the following groups:

- Hong Kong based study-groups that would attend courses emanating from Block B.
- Overseas (including China) tourists
- Accommodation for a visiting residential artists programme. A multi-disciplinary (e.g. visual artists, musicians, dance, craft etc) local and overseas artists that would have accommodation in this Block, while having artist studio space in Block B)

The youth hostel situated at the Overseas Chinese Town industrial (now creative) park in Shenzhen is an example of the conversion of a building that is very similar to Block A. This youth hostel serves as accommodation for visiting artists to OCT and which recently hosted the Shenzhen section of the Hong Kong-Shenzhen Architecture Biennial.

Block B:

Ground Floor:

Will host a historic display about the history of the Thirty Shops Area; Shing Wong Temple; Central School; Queen's College & the Former Police Quarters as well as explain the history of Hong Kong's Old City. Included will be findings from the recent archeological dig on the site and adjacent will be a section of the dig exposed for display (if possible).

Upper Floors:

The present flats will be converted into individual non-resident studios to be used in two complementary areas as follows:

1. A multi-disciplinary Creative and Traditional Industries Centre.

These studios will comprise a mixture of contemporary art and crafts with traditional Hong Kong folk industries.

The majority of studios will house the following for 1-2 year residential period at an low rental:

- Visual artists
- Traditional musical instrument makers
- Fashion designers
- Ceramicists
- Crafts
- Old Hong Kong folk crafts: lantern-makers; silversmiths; paper-cutting
- Web designers
- Writers

2. An Artist Residency Programme

Will have a maximum of 10 studios (together with a room at the adjacent youth hostel) for 1 – 3 month residencies for artists in any visual art, dance, music, writing areas. This residential programme would be free of charge for participants and will be open to both local Hong Kong and international artists.

Existing models for this type of Creative and Traditional Industries Centre and Residency programmes include: Gertrude Street Artist Studios in Melbourne, Australia and the Taipei Artists' Village, Taipei, Taiwan.

New Wing:

A new low-rise connecting block between Block A & B to house: a craft gallery and contemporary art space and lecture rooms opening out onto a landscaped grassed, treed and garden area in between Blocks A & B.

We believe the site could have excellent potential to develop a variety of education programmes in the area of the arts as well as cross-using the new spaces to, for example, providing study spaces for local students.

Junior Police Call Centre and Play Area:

A gate will open directly from near the corner of Aberdeen Street and Hollywood Road to a children's grassed playground on the lower-level area of the site.

The Junior Police Call Centre will be a public kiosk with an outdoor seating area offering good quality *chan cha teng* styled food and drinks.

The Site:

The open areas of the site will be landscaped with grass, trees and seating and open to the public. The site will have new entrances on Aberdeen Street

near Hollywood Road and the gate on Staunton Street will re-open; the main entrance will remain on Aberdeen Street.

Managament Structure:

A non-profit non-government organization (NGO) would be set-up to manage the site and a Board of Trustees would supervise the running of the site with a small team of experienced arts managers. Some areas will be sub-contracted to experts e.g: youth hostel managed by experienced providers; kiosk by experienced *chan cha teng* operators.

Costs:

After initial renovation and capital works and then on-going maintenance – hopefully funded by the Development Bureau or government infrastructure funding - we believe that the ideas presented in this proposal would largely be self-funding.

Central & Western Concern Group Convenors brings considerable artistic experience and ideas to this proposal:

Katty Law is a practicing ceramicist and member of The Pottery Workshop.

John Batten is an Advisor to the Asia Art Archive; Advisor to 1aspace at the Cattle Depot; on the Editorial Advisory Board of *Broadsheet*, he has curated over 100 exhibitions in his own gallery and organizes the charity event Hong Kong ArtWalk.

This is a very brief outline of our proposal and further details can be discussed once a more substantial survey of the site has been shown.

中西區關注組
Central & Western Concern Group

a heritage conservation & good urban planning advocacy group
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Postal Address: PO Box 33711, Sheung Wan, Hong Kong

19 August 2010

Mr Bernard Chan, Chairman
Antiquities Advisory Board
c/- Antiquities & Monuments Office
136 Nathan Road
Tsim Sha Tsui
Kowloon.

Dear Bernard

Re: Public Latrine, corner of Aberdeen & Staunton Streets, Central, Hong Kong

We kindly request that the Antiquities Advisory Board assess the heritage merits of the (now-closed) public toilets situated underground next to the Former Married Police Quarters on the corner of Aberdeen and Staunton Streets, Central.

We have been advised by the Planning Department that these toilets are situated outside the boundary of the Former Married Police Quarters and are not included in the future 'revitalization' of the site. We had wished to discuss this site with the Town Planning Board during the zoning proposals for the Former Married Police Quarters, but as the toilets are outside the boundary under discussion, this is not possible.

These toilets were built in the 1920s and are possibly a time capsule of interior public facilities architecture of the period as the toilets were closed several years ago. Furthermore, these toilets are one of the few remaining examples of underground public toilet facilities left in Hong Kong – the only still functioning example is the Men's Toilet on the corner of Queen's Road Central and Wellington Street, Central.

The toilets on this site served a very practical function, but their preservation and eventual re-opening – which we strongly support - would add a further dimension to the heritage in Central's 'Old City' area. We look forward to your assessment of this site.

We are happy to assist with any further information, and can be contacted on 97580048 (John Batten) or 90266187 (Katty Law) and hope to hear from you very soon.

Kind regards

John Batten
Katty Law
Convenors
for Central & Western Concern Group