

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

**PROPOSED ENHANCED DESIGN OF THE ARBUTHNOT WING
AT THE FORMER CENTRAL POLICE STATION, VICTORIA PRISON AND
CENTRAL MAGISTRACY SITE, HOLLYWOOD ROAD, CENTRAL, HONG KONG**

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED

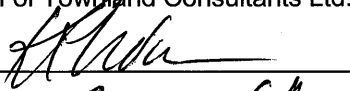
SECTION 16 PLANNING APPLICATION

PROPOSED ENHANCED DESIGN OF THE ARBUTHNOT WING AT THE FORMER CENTRAL POLICE STATION, VICTORIA PRISON AND CENTRAL MAGISTRACY SITE HOLLYWOOD ROAD, CENTRAL, HONG KONG

SUPPLEMENTARY PLANNING STATEMENT

Applicant	The Jockey Club CPS Limited
Planning Consultant, Visual Impact Specialist and Submitting Agent	Townland Consultants Limited
Architects Design Consultant Heritage Executive	Herzog & de Meuron Purcell Miller Tritton Rocco Design Architects Limited
Environmental Consultant	ERM-Hong Kong Limited
Traffic Consultant	MVA Hong Kong Limited
Infrastructure, Fire and Geotechnical Engineer	Ove Arup & Partners Hong Kong Limited

File Reference: CPSVPFCM/4

For and on behalf of Townland Consultants Ltd.
Approved by : <u></u>
Position : <u>Chief Executive Officer</u>
Date : <u>9.12.11</u>

9 December 2011

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EXECUTIVE SUMMARY

On 6 May 2011, the Town Planning Board (“**TPB**”/the “**BOARD**”) Approved an Application (TPB Ref: TPB/A/H3/399, hereinafter referred to as the (“**Approved Scheme**”) for the Conservation and Revitalisation of the Central Police Station, Former Victoria Prison and Central Magistracy Compound (“**CPS Site/ Application Site**”) for Cultural, Recreational and Commercial Uses.

This was followed by a period of detailed architectural design and refinement of the layouts for the two new buildings, the Arbuthnot Wing and Old Bailey Wing. Taking into consideration the latest best practice for theatre design for the benefit of the arts community and the public, a number of improvements are introduced to the Approved Scheme in relation to the Arbuthnot Wing. The proposed enhanced design will house a versatile multi-purpose hall to allow for a greater variety of art performances and functions to appeal to a wider cross section of the people of Hong Kong. It is also recognized that with the enhanced design, the adjacent historic buildings, D Hall and E Hall, can be better utilized to achieve the adaptive reuse objectives of the CPS Site.

The overall aims of this enhanced design can be summarized as follows:

- a. Increasing the area of the covered public space by approximately 10%;
- b. Providing a more defined covered public space capable of holding outdoor events and film screening;
- c. Providing a spatially better and more technically equipped multi-purpose hall capable of holding a greater variety of art performances and functions;
- d. Better utilization and integration of the existing historic building and connection to the new Arbuthnot Wing; and
- e. A consistent design approach for the Arbuthnot Wing and the Old Bailey Wing, with regard to the relationship with the revetment wall.

To achieve the above aims, the following improvements are made to the design:

1. Lowering the Arbuthnot Wing building soffit to create a more suitable covered public space to allow for a broader range of activities such as film screenings, art performances; or simply a recreational space for the enjoyment of the public.
2. Providing the opportunity for inclusion of a technical ceiling inside the multi-purpose hall to increase the flexibility and functionality. As a result of lowering the Arbuthnot Wing soffit, the multi-purpose hall will also gain floor-to-floor height without changing or exceeding the maximum building height of the Approved Scheme at 80mPD. This will enhance the visitors' experience, as well as increase the variety of art performances.
3. Simplifying the floor plan to increase floor efficiency and overall circulation with the enhanced design by combining the two lift/stair cores to form a centralized core in a strategic location that D Hall and E Hall can share. This will facilitate circulation and increase efficiency; reduce intervention to the historic buildings; as well as free up more space within D Hall and E Hall for ancillary art support facilities. This will create a synergy and better integration between the old and new buildings.
4. Due to the adjustment of the multi-purpose hall and the central core layout, the Arbuthnot Wing will need to increase its length towards the east but still remain within the indicated building zone in the Draft Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/26 (the “**OZP**”). This adjustment aligns the Arbuthnot Wing with the revetment wall in the same way as the Old Bailey Wing building as per the Approved Scheme. This consistent approach will improve visual coherence and clarity in design.

In order to introduce the above-mentioned improvements, a Section 16 Planning Application (the “**Application**”) is hereby submitted on behalf of The Jockey Club CPS Limited (the “**Applicant**”) to seek permission from the TPB for approval in relation to the proposed enhanced design of the Arbuthnot Wing.

The proposed enhanced design of the Arbuthnot Wing will allow the CPS Site to accommodate a greater diversity of art performances. It is considered to be a more fit-for-purpose and efficient spatial arrangement of the Arbuthnot Wing's multi-purpose hall to meet the ultimate Mission of the Project.

In view of the justifications presented above and in this Supplementary Planning Statement, the TPB is respectfully requested to favourably consider this Application.

摘要

(內文如有差異，以英文版本為準)

2011年5月6日，城市規劃委員會（「城規會」）批准了一項保育和活化中區警署、前域多利監獄、和前中央裁判司署（即「中區警署」／「申請地點」）的申請（城規會參考編號：TPB/A/H3/399，下稱「已批准方案」），作文化、康樂及商業用途。

方案獲批後，申請人對兩座新大樓，即亞畢諾翼及奧卑利翼的佈局作出詳細設計及修訂。申請人從藝術團體和公眾的利益出發，亦參考了近期的最佳劇院設計後，對亞畢諾翼的設計作出多項改善建議。優化後的亞畢諾翼，將可容納一個容許更多林林總總的藝術表演和活動進行的多功能廳，吸引更多廣闊的社會層面，而且能夠更有效地運用鄰近的D倉和E倉，符合本計劃的宗旨，活化再利用歷史文物。

概括來說，亞畢諾翼的優化設計目標如下：

- a. 有蓋公眾休憩空間的面積增加了大約10%；
- b. 營造一個更清晰的有蓋公眾休憩空間，舉辦戶外活動和放映會；
- c. 提供一個有更良好空間和技術設備的多功能廳，舉辦更多不同類型的藝術表演和活動；
- d. 更有效地活化現有的歷史文物，並且加強歷史文物與新亞畢諾翼的融合和連繫；及
- e. 關於圍牆與新建築之對應，採用統一的設計手法處理亞畢諾翼及奧卑利翼。

爲了達到以上目標，申請人對亞畢諾翼的設計作出了以下改善：

1. 降低了亞畢諾翼的室外天花，以便營造一個更舒適的有蓋公眾休憩空間，讓形形色色的活動，例如放映會、藝術表演等在此進行，或是純粹一個供市民享用的康樂空間。
2. 同時亦可借此機會，在多功能廳內增設一個技術頂棚，使多功能廳的使用更具彈性和實用性。降低了亞畢諾翼的室外天花後，不但沒有改變或超過最高建築物高度，即80主水平米，多功能廳的淨高度，這將提昇公眾對空間的體驗，並增加藝術表演的種類。
3. 修訂方案簡化了樓層的佈局，以改善樓層的實用率和人流，包括在策略性位置把兩組升降機及樓梯合二爲一，成爲一個中央核心筒，亦讓D倉和E倉能夠共同使用。這不但改善了人流和樓層的實用率，並且減低對歷史文物的干擾，亦爲這兩個倉騰出更多空間容納輔助設施，將營造協同效應，令新舊建築物之間更爲融合。
4. 因爲調整了多功能廳、升降機及樓梯的佈局，所以亞畢諾翼需向東面伸展，但它仍然位於分區計劃大綱草圖的可建築地區之內。而這項修訂可視作爲設計優化，因爲亞畢諾翼將與監獄圍牆對齊，與已核准方案中，奧卑利翼的設計手法一樣。這設計手法令中區警署在視覺上更一致，亦使歷史建築與周邊社區更和諧地融合。

爲了實行上述改善建議，本公司代表是賽馬會文物保育有限公司（「申請人」）提交是次城市規劃條例第16條申請（「申請」），爲亞畢諾翼取得城規會的許可。

亞畢諾翼的擬議設計將提升中區警署項目舉辦更多不同類型的藝術表演的能力，經修訂的亞畢諾翼多功能廳的佈局，能更切合實際運作上的需要及更有效率地使用空間，符合此計劃的最終目的。

基於以上的理據和補充規劃綱領文件內的詳細陳述，懇請城規會成員對本申請予以支持。

Reference: CPSVPFCM/4
Date: 9 December 2011

TO THE TOWN PLANNING BOARD:

**SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED ENHANCED DESIGN OF THE ARBUTHNOT WING
AT THE FORMER CENTRAL POLICE STATION, VICTORIA PRISON AND
CENTRAL MAGISTRACY SITE
HOLLYWOOD ROAD, CENTRAL, HONG KONG**

- SUPPLEMENTARY PLANNING STATEMENT -

1. INTRODUCTION

1.1 Background

On 6 May 2011, the TOWN PLANNING BOARD (“**TPB**”/the “**BOARD**”) approved a Section 16 Planning Application (TPB Ref: TPB/A/H3/399, hereinafter referred to as the “**Approved Scheme**”) for the Conservation and Revitalisation of the Central Police Station, Former Victoria Prison and Central Magistracy Compound (“**CPS Site/ Application Site**”) for Cultural, Recreational and Commercial Uses. Subsequent to the approval, the two new buildings (i.e. the Arbutnot Wing and the Old Bailey Wing) have been subject of detailed architectural design and refinement. Taking into consideration the latest best practice for theatre design for the benefit of the arts community and the public, a number of improvements are introduced to the Approved Scheme in relation to the Arbutnot Wing in order to better meet the Project’s Objectives and Mission as presented below:

Objectives and Mission Statement of the CPS Project

OBJECTIVES
Heritage <ul style="list-style-type: none">• To set the Hong Kong benchmark for excellence in the restoration, revitalization and adaptive reuse of historic structures; and• To be the focal attraction in Government’s “Conserving Central” policy initiatives.
Visual Arts <ul style="list-style-type: none">• To establish an international reputation for organizing art exhibitions;• To attract a high quality cluster of arts organizations;• To create a programme and arts facility that will appeal to a wide cross-section of the people of Hong Kong;• To complement the visual arts with a lively and varied performing arts schedule;• To provide an international platform for Hong Kong and Pearl River Delta creative talent;• To attract international talent to Hong Kong through exhibitions and artists’ residency programmes; and• To provide a practical training base for Hong Kong and China based arts professionals.
History <ul style="list-style-type: none">• To provide a unique and informative interpretive experience;• To relay the history and stories of the Site to students, local visitors and tourists; and• To explain the role of law and order in the context of Hong Kong development.
MISSION
To transform a cluster of declared monuments into a thriving cultural and historic centre which is financially supported by suitably compatible commercial activities.

1.1.1 This Section 16 Planning Application (the “**Application**”) is submitted on behalf of The Jockey Club CPS Limited (the “**Applicant**”) to seek permission from the TPB for the Proposed Enhanced Design of the Arbuthnot Wing.

1.1.2 The Proposed Arbuthnot Wing is located on the existing Laundry Yard Site in the Southeastern corner of the CPS Site, adjacent to Arbuthnot Road. It is situated in the Upper Courtyard between “D Hall” and “E Hall” of the former CPS Site, which rests on the higher of the two distinctive levels of the CPS Site, (refer to **Figure 1.1**).

1.2 Design Enhancements to the Arbuthnot Wing

1.2.1 The enhanced design of the Arbuthnot Wing aims to increase the area and functionality of the covered public space underneath the building for a more suitable environment capable of hosting a wider range of public activities; provide a spatially better and more technically equipped multi-purpose hall capable of holding a greater variety of art performances and functions; allow for better utilization and integration between the Arbuthnot Wing and adjacent historic buildings; and adopt a consistent design approach for the Arbuthnot Wing and the Old Bailey Wing to improve architectural clarity within the CPS Site as a whole.

1.2.2 These aims can be realized through the following changes to the design of the Arbuthnot Wing:

- 1) Lowering the Arbuthnot Wing building soffit to create a more suitable covered public space to allow for a broader range of activities such as film screenings, art performances; or simply a recreational space for the enjoyment of the public.
- 2) In association with 1) above, the inclusion of a technical ceiling inside the multi-purpose hall to increase the flexibility and functionality of the space, without changing or exceeding the maximum building height of the Approved Scheme at 80mPD.
- 3) Simplifying the floor plan to increase floor efficiency and improve overall circulation with the enhanced design; to minimize intervention to the adjacent historic buildings; as well as free up more space for these halls as ancillary art support facilities. This will create a synergy and better integration between the old and new buildings in the revised plan.
- 4) Due to the adjustment of the multi-purpose hall and the central core layout, the Arbuthnot Wing will need to increase its length towards the east but will still be within the building zone in the Draft Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/26, (the “**OZP**”). This adjustment aligns the Arbuthnot Wing with the revetment wall in the same way as the Old Bailey Wing building as per the Approved Scheme. This consistent approach will improve visual coherence and clarity in design.

1.2.3 The proposed enhanced design (refer to **Appendix A**) has provided a more fit-for-purpose and efficient spatial arrangement of the Arbuthnot Wing’s multi-purpose space and covered public space to accommodate a greater diversity of cultural performances and meet the ultimate Mission of the Project.

1.2.4 There is no change to the function of the Arbuthnot Wing or the Development Schedule as compared to the Approved Scheme. Aside from the enhanced design of the Arbuthnot Wing, other components of the Approved Scheme remain unchanged or can be classified as Class A Minor Amendments, which are always permitted under the Statutory Notes Attached to the OZP.

1.2.5 Given the minor nature of changes to the Approved Scheme, there is no change to the findings of the Technical Assessments previously undertaken with respect to the Approved Scheme, with the exception of one Viewpoint presented in the Urban Design and Visual Impact Assessment attached to the Approved Scheme (“**UDVIA**”). All other previous findings remain valid and no additional Technical Assessments are required, with the exception of the Revised VIA at **Appendix C**.

1.2.6 Further details of the proposed design improvements are detailed within this Supplementary Planning Statement (“**SPS**”) to facilitate understanding of this Application.

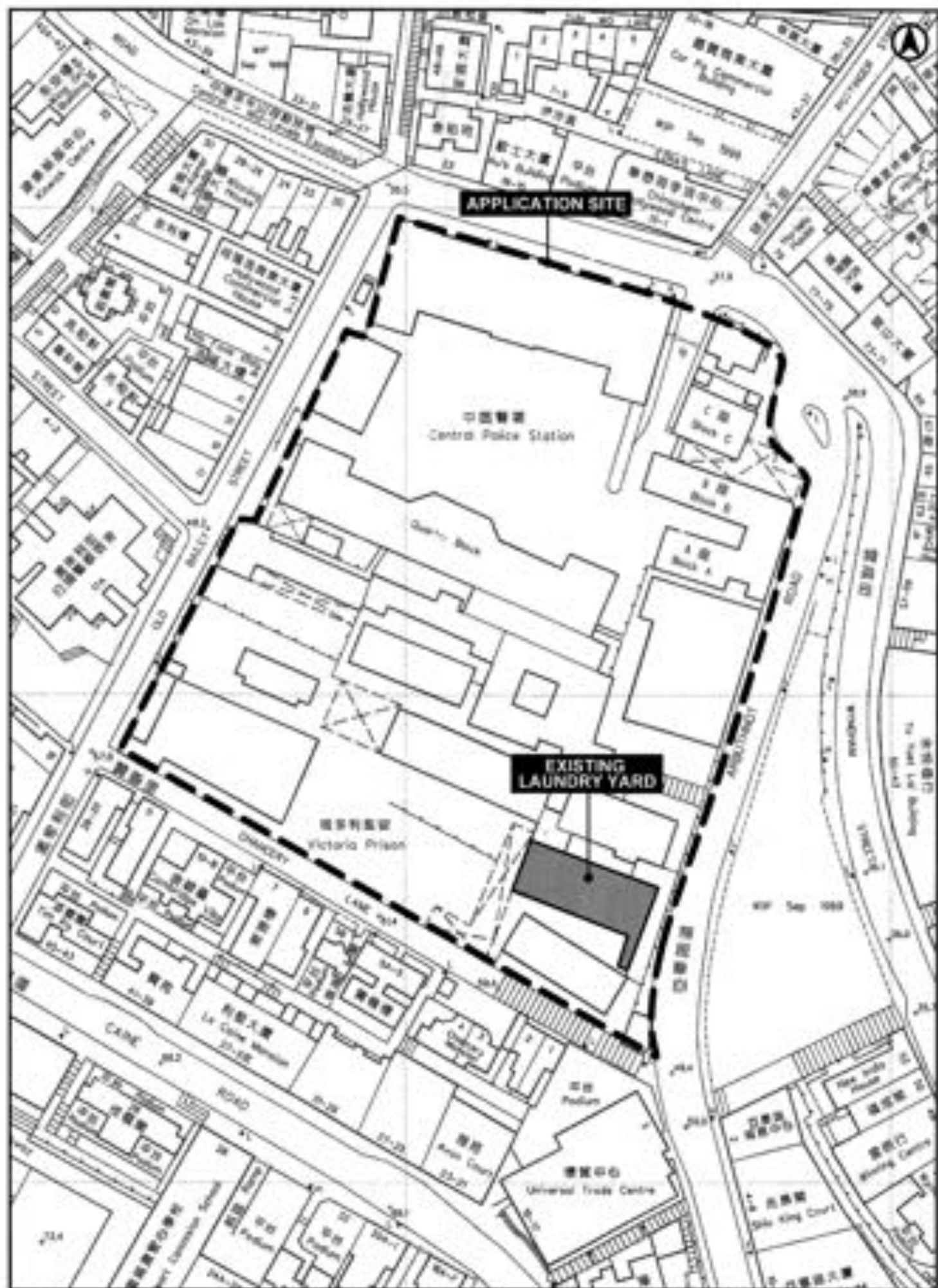


FIGURE 1.1 SITE LOCATION PLAN

SCALE 1 : 1,000

2 PLANNING CONTEXT

This Section reviews the Strategic and Statutory planning context with respect to the proposed enhanced design.

2.1 Strategic Planning Context

2.1.1 As per the Approved Scheme, the proposed enhanced design of the Arbuthnot Wing is consistent with the broad Strategic Vision for the Site as stated in the Policy Addresses of years 2004, 2007 and 2010/2011, which is to preserve the CPS Site as a heritage site and also revitalise the Site as a World class arts and culture destination.

2.1.2 The proposed enhanced design of the Arbuthnot Wing is also consistent with the *Hong Kong 2030 Planning Vision and Strategy Final Report ("HK2030")*, which recognises the importance of the Cultural and Creative Industries in strengthening Hong Kong's long-term economic well-being and cultural ambience. Amongst the eleven identified cultural and creative industrial sectors, arts, antiques, crafts and performing arts are all included within the CPS Site.

2.1.3 The proposed enhanced design of the Arbuthnot Wing is consistent with the *Hong Kong Planning Standards and Guidelines ("HKPSG")* and has addressed the Urban Design Guidelines ("**UDG**") under Chapter 11 of the HKPSG. These have a particular emphasis on re-use, compatibility, preservation of local character and recreated heritage. The proposed enhanced design of the Arbuthnot Wing complies with these Guidelines and is compatible with other sites of historic and cultural significance in the surrounding area.

2.2 Statutory Planning Context

2.2.1 The CPS Site (inclusive of the Arbuthnot Wing) is zoned "Other Specified Uses" annotated "Historical Site Preserved for Cultural, Recreational and Commercial Uses" Only ("**OU (HSPCRC)**") on the OZP (refer to **Figure 2.1**). The Planning Intention is "*to preserve, restore and convert the historic site into a heritage tourism attraction that would provide a wide range of cultural, recreational and commercial facilities for the enjoyment of local residents and tourists*" (refer to **Figure 2.2**).

2.2.2 With regard to the proposed enhanced design of the Arbuthnot Wing, it is stipulated under the Statutory Notes of the OZP that "*Any new development, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance*".

2.2.3 The land use provisions under the OZP provide a broad range of uses that are always permitted under Column 1 to support the planning intention in respect of the Application Site. The proposed function of the Arbuthnot Wing only includes uses that are always permitted with a specific focus on the provision of a "multi-purpose hall" in order to maintain compliance with the planning intention.

2.3 Planning History

2.3.1 As previously mentioned, on 6 May 2011, the TPB approved with conditions a Section 16 Planning Application (TPB Ref: TPB/A/H3/399) for the CPS Site, which included two new buildings within the Site, i.e. the Arbuthnot Wing and the Old Bailey Wing. General Building Plans ("**GBPs**") were subsequently prepared on the basis of detailed design development and the need to refine the layouts.

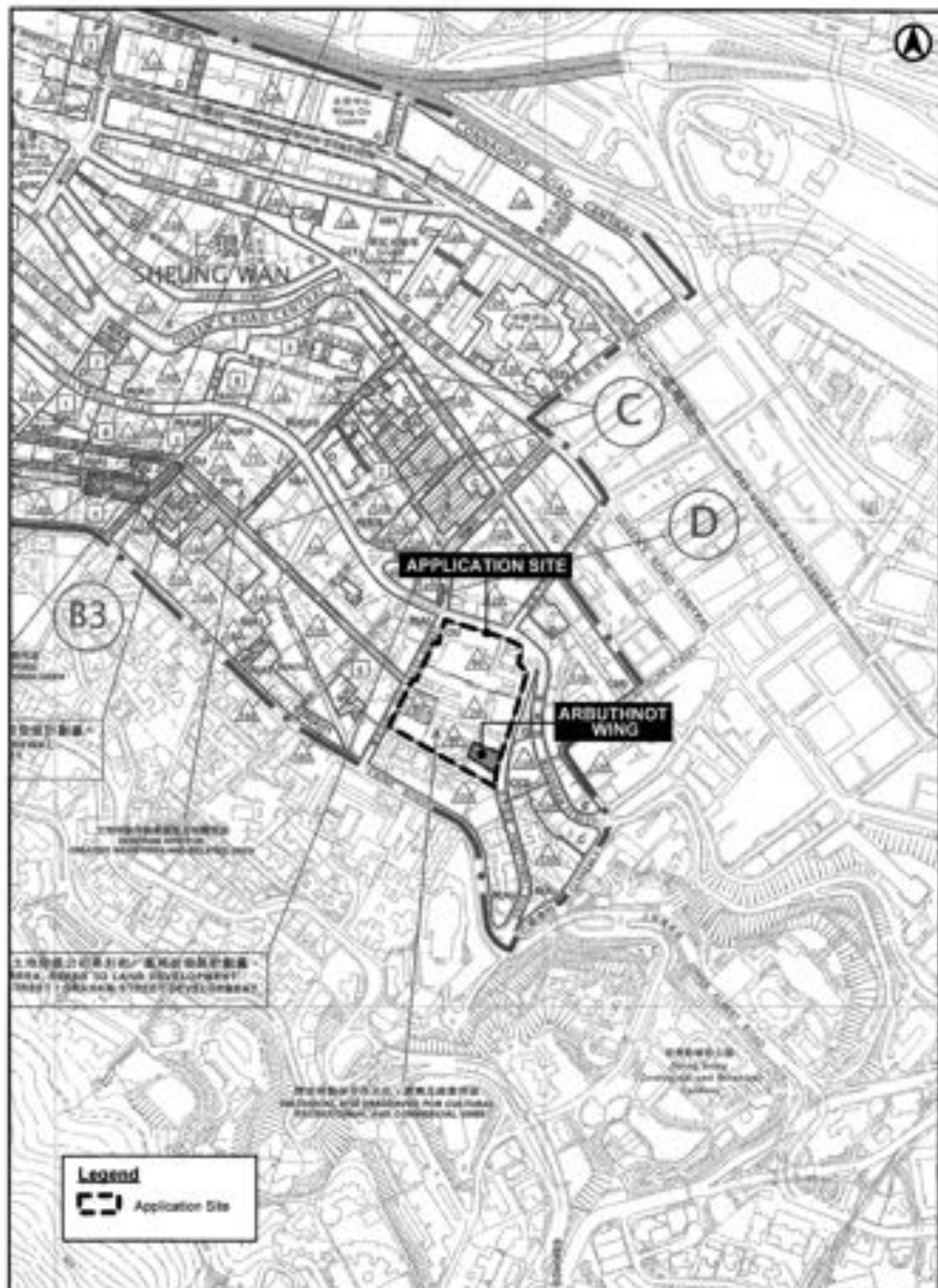


FIGURE 2.1 DRAFT SAI YING PUN AND SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/26 (EXTRACT)
SCALE 1 : 5,000

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Historical Site Preserved for Cultural, Recreational and Commercial Uses" Only</u>	
Eating Place Education Centre/Visitor Centre Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Hotel Library Office (Audio-visual Recording Studio only) Place of Entertainment <u>Place of Recreation, Sports or Culture</u> Public Convenience Shop and Services (excluding Motor-vehicle Showroom)	Educational Institution Government Use (not elsewhere specified) Office (not elsewhere specified) Public Utility Installation Private Club Religious Institution School Social Welfare Facilities Utility Installation for Private Project

Planning Intention

This zone is intended to preserve, restore and convert the historic site into a heritage tourism attraction that would provide a wide range of cultural, recreational and commercial facilities for the enjoyment of local residents and tourists.

Remarks

- (1) Any new development, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to an existing building shall result in a total development in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Based on the individual merits of a development proposal, minor relaxation of the building height restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

2.3.2 The need for this Application came to light during circulation of the GBPs (based on the proposed enhanced design of the Arbuthnot Wing) when Planning Department (“**Plan D**”) advised that Planning Approval is required for the following design changes to the Arbuthnot Wing:

- Enlargement of the multi-purpose hall and changes to the building line, resulting in an increase in the physical building bulk;
- New structures for store, firemen’s lift, ELV room and circulation staircases, and hence a reconfiguration of the covered public space; and
- Increase in the number of and changes in the locations of connections with D Hall and E Hall.

3 THE PROPOSED ENHANCED DESIGN OF THE ARBUTHNOT WING

This Section details the key elements of the proposed enhanced design of the Arbuthnot Wing and the rationale behind these design changes.

3.1 Design Objectives

3.1.1 The proposed enhanced design of the Arbuthnot Wing aims to increase the area of the covered public space to improve its capability of holding outdoor events and film projections. Other objectives aim to provide a spatially better and more technically equipped multi-purpose hall capable of holding a greater variety of art performances and functions. The design also aims to better utilize and integrate the new Arbuthnot Wing with the existing heritage buildings (D Hall and E Hall); and ensure a consistent design approach for the Arbuthnot Wing and the Old Bailey Wing, with regard to the relationship with the revetment wall.

3.1.2 The focus of the proposed enhanced design of the Arbuthnot Wing is to increase the efficiency and functionality of the CPS Site as a whole. The design objectives presented in **Sub-section 1.1** of this Supplementary Planning Statement (“SPS”) can be realized through the following design enhancements.

3.2 Lowering of the Soffit of the Arbuthnot Wing

3.2.1 The Arbuthnot Wing building soffit will be lowered to create a more suitable covered public space that will allow for a broader range of activities such as film projections, art performances; or simply a recreational space for the enjoyment of the public.

3.2.2 Underneath the Arbuthnot Wing, the reduced height of the void, the increased building coverage and the improved scale of the covered public space (+10%) compared to the Approved Scheme will provide a better performance area in terms of functionality, proportion and shelter for the public (refer to **Figure 3.1**).

3.3 Inclusion of a Technical Ceiling

3.3.1 By maintaining the maximum building height of the Approved Scheme at 80mPD, the lowering of the soffit provides an opportunity to increase the clear height of the multi-purpose hall from about 6.5m to approximately 8.0m (refer to **Figure 3.1**). This increased space will enable the inclusion of a technical ceiling inside the multi-purpose hall to increase the flexibility and functionality for a variety of art performance usages, as well as enhancing the visitors' experience.

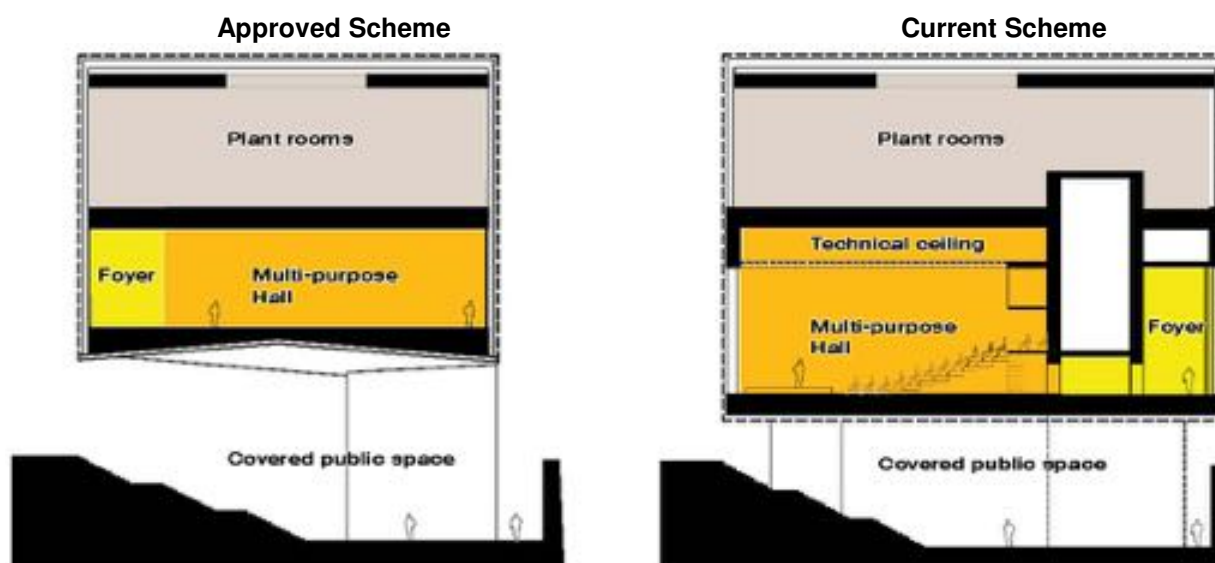


Figure 3.1 – Improved Scale of the Covered Public Space and Enhanced Functionality of the Multi-Purpose Hall

3.4 Reconfiguration of the Multi-Purpose Hall for Improved Efficiency and Circulation

3.4.1 A revised layout is proposed to enable a more efficient design of the multi-purpose hall – less space is required for circulation, freeing up more areas for users (refer to **Figure 3.2**). Compared to the segregated cores in the Approved Scheme, the enhanced design comprises a new structural core to house a store, firemen's lift and circulation staircases to connect the multi-purpose hall within the Arbuthnot Wing to the covered public space provided underneath the building.

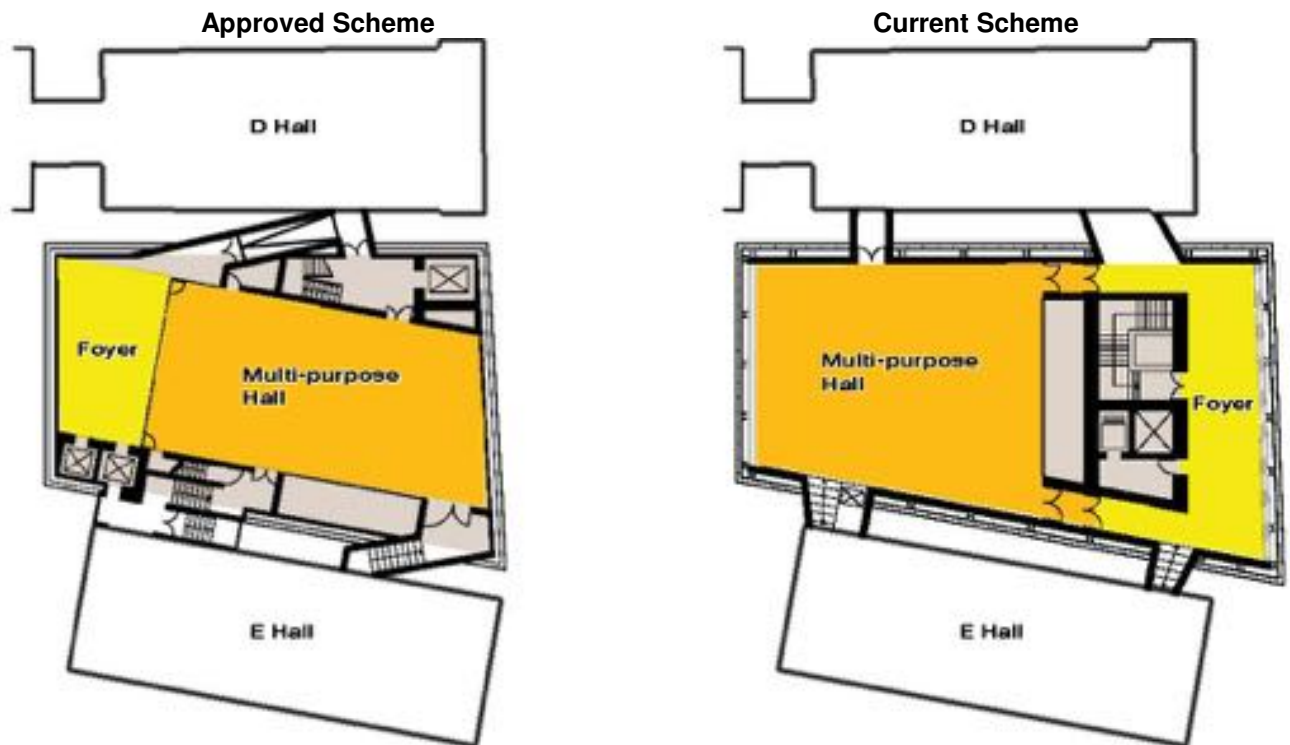


Figure 3.2 – Improved Efficiency as a Result of the Reconfiguration of the Circulation Cores

- 3.4.2 In addition, extra connections are proposed between the Arbuthnot Wing and D Hall and E Hall to increase floor efficiency and facilitate overall circulation. By allowing the users of D Hall and E Hall to make use of the new centralized core within the Arbuthnot Wing, intervention to the historic buildings is minimized and more space is freed up for these Halls as ancillary art support facilities.
- 3.4.3 The outcome will be a simplified floor plan which will provide for improved linkage and symbiosis between Arbuthnot Wing and the rest of the CPS Site through an efficient network of pedestrian connectivity (refer to **Figure 3.3**). This will also result in better synergy and integration between the old and new buildings.

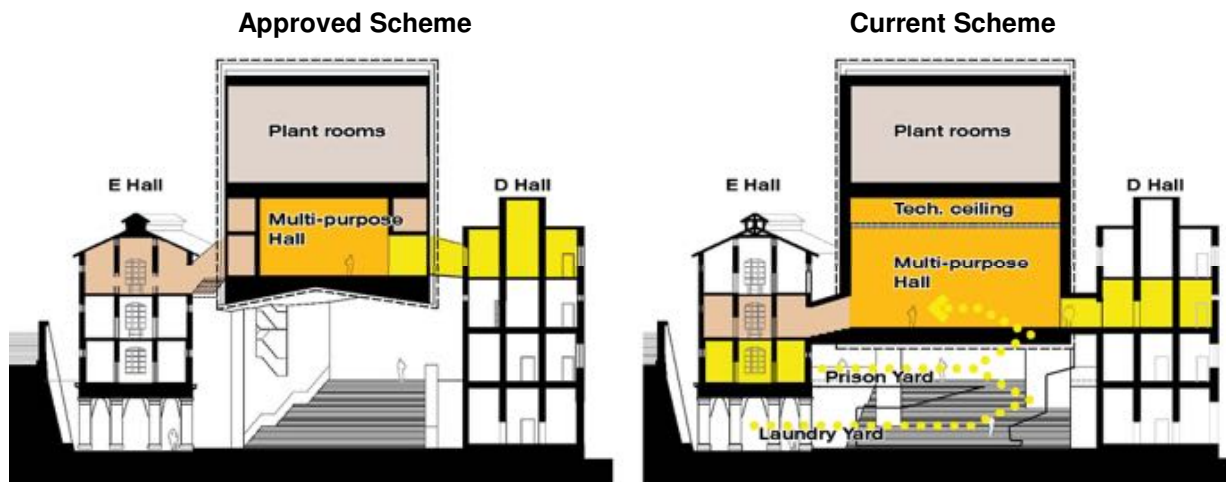


Figure 3.3 – Improved Connectivity of D and E Halls with the Arbuthnot Wing

3.5 Adjustment of the Arbuthnot Wing to Align with the Revetment Wall

- 3.5.1 In order to best accommodate the new circulation core without adversely affecting the spatial configuration of the multi-purpose hall or foyer, the length of the Arbuthnot Wing is extended. Given that the western wall of the building is already aligned with the OZP boundary and that the locations of the northern and southern walls are already considered appropriate in terms of their relation to D Hall and E Hall for heritage reasons, only the eastern wall at Arbuthnot Road is identified as having scope for adjustment.

3.5.2 From a design perspective, the building line is extended to cantilever over the revetment wall of Arbutnot Road. This is consistent with the design approach for the Old Bailey Wing in the Approved Scheme. This approach allows easy identification of the new building that will sit directly atop the revetment wall with void underneath, whilst the old civic buildings will sit directly above the wall, and the old Prison Buildings will be set back away from the wall (refer to **Figure 3.4**). This enhanced design gives a distinctive and consistent framework to both the new buildings and old buildings. This approach is visually coherent and provides a design that posts a more harmonic gesture to the existing historic buildings and the surrounding neighbourhood.

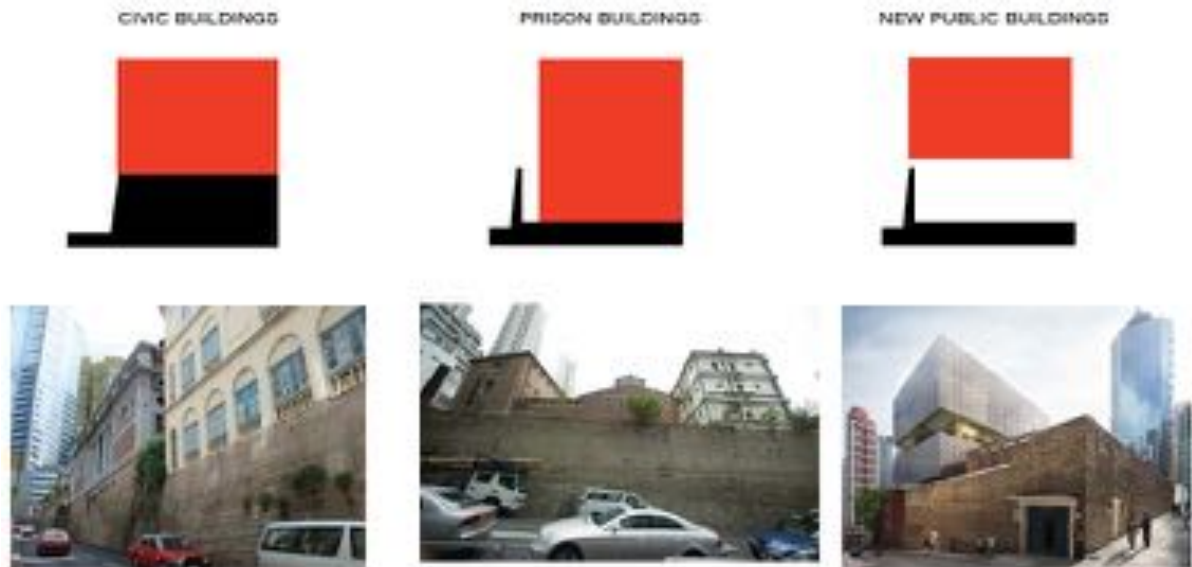


Figure 3.4 – Relationship between Buildings and Revetment Wall

3.6 Technical Schedule

3.6.1. A comparison of the development parameters of the Approved Scheme and the Proposed Enhanced Design of the Arbutnot Wing in the Current Scheme is provided in **Appendix B**.

4 PLANNING AND DESIGN JUSTIFICATIONS

This Section provides the planning and design justifications for the proposed enhanced design of the Arbuthnot Wing based on the Design Objectives for the CPS Site.

4.1 Improvements to the Approved Scheme

4.1.1 Introduction

4.1.1.1 With reference to the former public consultation processes, stakeholder meetings and established planning controls, the Consultancy Team engaged by the Applicant has envisaged a sensitive refurbishment of the CPS Site with minimal intervention to bring new life to the existing historic buildings. The proposed enhanced design of the Arbuthnot Wing will bring a distinctive presence to this unique Site to create an international symbol of culture and heritage conservation as well as provide much needed space to revitalise the CPS (refer to **Appendix A**). With the internal and external connections (which are barrier-free for the disabled), the CPS Site will become a distinctive node for the people of Hong Kong. Moreover, the enhanced design of the multi-purpose hall will create an ambient space for public engagement and appreciation of the arts. It will enhance the role of the Arbuthnot Wing as a World class facility for performing arts in Hong Kong.

4.1.2 In terms of Public Enjoyment

4.1.2.1 The proposed enhanced design increases the covered public space underneath the Arbuthnot Wing to maximise its capability in terms of holding events and film screening. This will bring vibrancy to the area as well as create a casual gathering space. In the Approved Scheme, the void underneath the Arbuthnot Wing resembled a circulation space between the CPS Site and the Arbuthnot Road entrance. The enhanced design allows for clearer edges to the covered public space which is capable of providing a broader range of activities including film screening on the projection wall, art performances, or simply a recreational space for the enjoyment of the public. Steps leading to the Upper Courtyard will double as informal seating facing towards the new projection wall (refer to **Figures 4.1 and 4.2**).

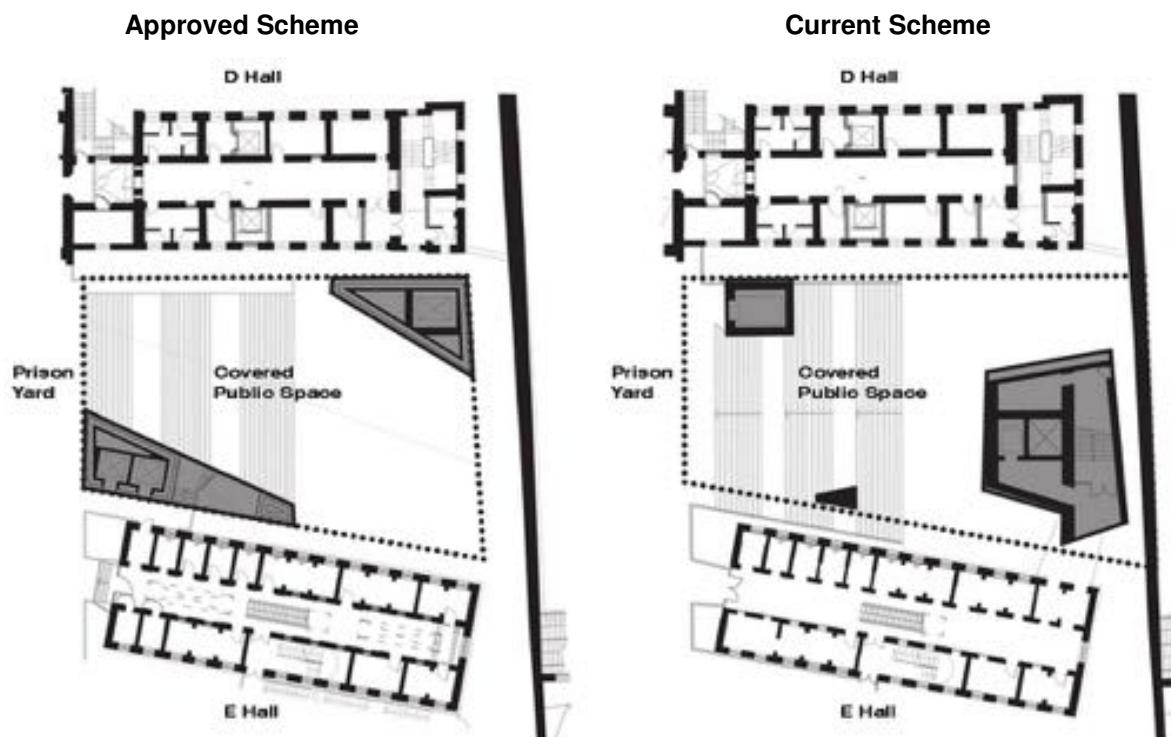


Figure 4.1 – Improved Configuration and Definition of Edges within the Covered Public Space underneath the Arbuthnot Wing



Figure 4.2 – Improved Flexibility of Uses within the Covered Public Space Underneath the Arbuthnot Wing

4.1.2.2 Within the void underneath the building, the reduced height of the covered public space and new core structure within the covered public space will provide for a new outdoor theatre backdrop. Acoustically, the lowered soffit and the new core structure will allow for improved sound insulation from Arbuthnot Road. This will be more suitable for all those attending and performing at the new covered public space.

4.1.3 A Spatially Better and More Technically Equipped Multi-Purpose Hall

4.1.3.1 The proposed design has enhanced the ability of the CPS Site to accommodate a greater diversity of cultural performances. It is considered to be a more fit-for-purpose and efficient spatial arrangement of the Arbuthnot Wing's multi-purpose hall to meet the ultimate Mission of the Project.

4.1.3.2 The enhanced design provides a more spatially competent and technically equipped multi-purpose hall capable of holding a greater variety of art performances and functions. The design changes will provide an increased floor-to-floor height of the hall to enhance the visitor experience, as well as increase the variety of art performance uses.

4.1.4 Better Utilization and Integration of the Existing Historic Buildings

4.1.4.1 The enhanced design provides a more simplified floor plan to increase floor efficiency and overall circulation, which involves the combining of the two lift/stair cores to form a centralized core in a strategic location that D Hall and E Hall can share. This will increase efficiency; reduce intervention to these old historic buildings; as well as free up more space for these halls as ancillary art support facilities. The increased connections to D Hall and E Hall create a more interactive synergy in terms of integrated use, circulation and heritage appreciation. The enhanced design of the covered public space also provides better access to the basement of E Hall, which will serve as a gathering area and break-out area for visitors to the multi-purpose hall.

4.1.5 Consistency in Design Approach with the Old Bailey Wing

4.1.5.1 As explained in **Sub-section 3.5**, there is a clear urban design and architectural statement in the enhanced design which envisages a “suspended block” atop the revetment wall. This involves an increased building length towards the east, which is still within the permissible building zone in the OZP. The adjustment is considered as a merit, as the Arbuthnot Wing will now align with the revetment wall in the same way as the Old Bailey Wing building as per the Approved Scheme. This approach is visually coherent and provides a design that posts a more harmonic gesture to the historic building and the surrounding neighbourhood. Furthermore, the enhanced design will better preserve the original enclosed character of the prison courtyard.

4.2 Acceptable Visual Impact

4.2.1 Some degree of visual impact is clearly anticipated with the new building, as it will sit within the upper courtyard, which is currently unobstructed by existing buildings. However, the TPB has already agreed to the development of a new building on the site of the Arbuthnot Wing. Thus, the Visual Impact Assessment (“VIA”) only compares the visual impact of the enhanced design with the Approved Scheme (**Appendix C** refers). In this regard, there is no change to the building height of the Arbuthnot Wing, which complies with the Statutory Building Height Restriction within the OZP. Furthermore, the building volume is contained within the boundaries as indicated in the OZP. The visual appearance of the Arbuthnot Wing, when viewed from Arbuthnot Road, maintains a consistent design approach for the Arbuthnot Wing and the Old Bailey Wing, with regards to the relationship with the revetment wall.

4.2.2 Based on the viewpoints assessed for the Approved Scheme, only the Viewpoint from Arbuthnot Road (at the Centrium) will be affected by the enhanced design of the Arbuthnot Wing (refer to **Figure 4.3**).

Approved Scheme – Arbuthnot Wing



Enhanced Design – Arbuthnot Wing



Figure 4.3 – Current and New Arbuthnot Wing

4.2.3 Compared with the Approved Scheme, the enhanced design of the Arbuthnot Wing will have similar visual impacts in terms of visual obstruction within the airspace and effect on public viewers. In terms of visual composition, the enhanced design of the Arbuthnot Wing maintains the same building height and has a similar building envelope. The key visual difference is the lowered building soffit and the eastern extension of the building atop the revetment wall. However, this change is reflective of the architectural intent of the enhanced design to adopt a similar design approach to the Old Bailey Wing. The proposed enhanced design will also help to reinforce the closed nature of the original prison use.

4.2.4 The Revised VIA confirms that the proposed enhanced design is an improvement on the Approved Scheme in terms of overall visual clarity.

4.3 No Adverse Technical Impact

4.3.1 As there is no change to the proposed uses or intensity of development within the CPS Site as a result of the proposed enhanced design, all findings of the previous Technical Assessments undertaken for the Approved Scheme remain valid.

4.3.2 In addition, Condition (a) of the Approval Conditions issued by the BOARD in the Approval Letter for the Approved Scheme dated 20 May 2011 requires the *“submission of archaeological investigation report and implementation of the mitigation measures identified therein to the satisfaction of the Antiquities and Monuments Office, Leisure and Cultural Services Department, or of the TPB”*. This Condition has been addressed through the submission of an Archaeological Impact Assessment (“**AIA**”) which has been accepted in-principle and cleared by the Antiquities and Monuments Office. Formal discharge of this Condition will occur upon implementation of the final recommendations of the AIA.

4.4 The Planning and Technical Justifications for the Approved Scheme are Still Valid

4.4.1 The CPS Project is an innovative response to the adaptive re-use of a unique heritage feature and will contribute to the social, cultural and urban fabric of Hong Kong. It is truly a Project for the People with intrinsic public benefits that not only recognise and respect the heritage, but will write another chapter in terms of the function of the CPS to ensure its longevity as an invaluable component of Hong Kong’s history. As this Application proposes to enhance the design of the Arbuthnot Wing, and as there are no significant changes to the other parts of the Approved Scheme, the following planning and technical justifications for the Approved Scheme remain valid:

- compliance with the statutory requirements under the OZP;
- compliance with strategic planning policies;
- compatibility with the site context and setting;
- design excellence;
- sustainable design;
- provision of a unique memorial to the past;
- creation of a new visitor destination at a focal point in the City;
- development of an urban icon;
- raising the quality of life;
- meeting the need for contemporary arts development in Hong Kong; and
- promotion of sustainable tourism in Hong Kong.

4.4.2 The proposed design accords with all these previous justifications and will also, inter alia, provide an enhanced multi-purpose hall that will integrate into the broader CPS Site.

5. CONCLUSION

5.1.1 Throughout this SPS, it has been demonstrated that in terms of function and design, the proposed enhanced design of the Arbuthnot Wing provides a material improvement on the Approved Scheme. The proposed enhanced design aims to increase Arbuthnot Wing's efficiency and functionality as a performance arts centre. The overall aims of the enhanced design can be summarized as follows:

- a. Increasing the area of the covered public space by approximately 10%;
- b. Providing a more defined covered public space capable of holding outdoor events and film screening;
- c. Providing a spatially better and more technically equipped multi-purpose hall capable of holding a greater variety of art performances and functions;
- d. Better utilization and integration of the existing historic building and connection to the new Arbuthnot Wing; and
- e. A consistent design approach for the Arbuthnot Wing and the Old Bailey Wing, with regard to the relationship with the revetment wall.

To achieve the above aims, the following improvements are made to the design:

1. Lowering the Arbuthnot Wing building soffit to create a more suitable covered public space to allow for a broader range of activities such as film screenings, art performances; or simply a recreational space for the enjoyment of the public.
 2. Providing the opportunity for inclusion of a technical ceiling inside the multi-purpose hall to increase the flexibility and functionality. As a result of lowering the Arbuthnot Wing soffit, the multi-purpose hall will also gain floor-to-floor height without changing or exceeding the maximum building height of the Approved Scheme at 80mPD. This will enhance the visitors' experience, as well as increase the variety of art performances.
 3. Simplifying the floor plan to increase floor efficiency and overall circulation with the enhanced design by combining the two lift/stair cores to form a centralized core in a strategic location that D Hall and E Hall can share. This will facilitate circulation and increase efficiency; reduce intervention to the historic buildings; as well as free up more space within D Hall and E Hall for ancillary art support facilities. This will create a synergy and better integration between the old and new buildings.
 4. Due to the adjustment of the multi-purpose hall and the central core layout, the Arbuthnot Wing will need to increase its length towards the east but still remain within the indicated building zone in the Draft Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/26 (the "OZP"). This adjustment aligns the Arbuthnot Wing with the revetment wall in the same way as the Old Bailey Wing building as per the Approved Scheme. This consistent approach will improve visual coherence and clarity in design.
- 5.1.2 The enhanced design has provided a more fit-for-purpose and efficient spatial arrangement of the Arbuthnot Wing's multi-purpose hall to meet the ultimate Mission of the Project. The design enhances the potential of the Arbuthnot Wing and its associated multi-purpose hall to encourage the practice of and enthusiasm for the performing arts in Hong Kong. Furthermore, it will enhance the role of the CPS Site as a World class arts and culture facility.

5.1.3 In view of the above justifications, the TPB is respectfully requested to favourably consider this Application.

Edited &

Approved by: Karen Seddon 

Edited by: Cindy Tsang 

Reviewed by: David White 

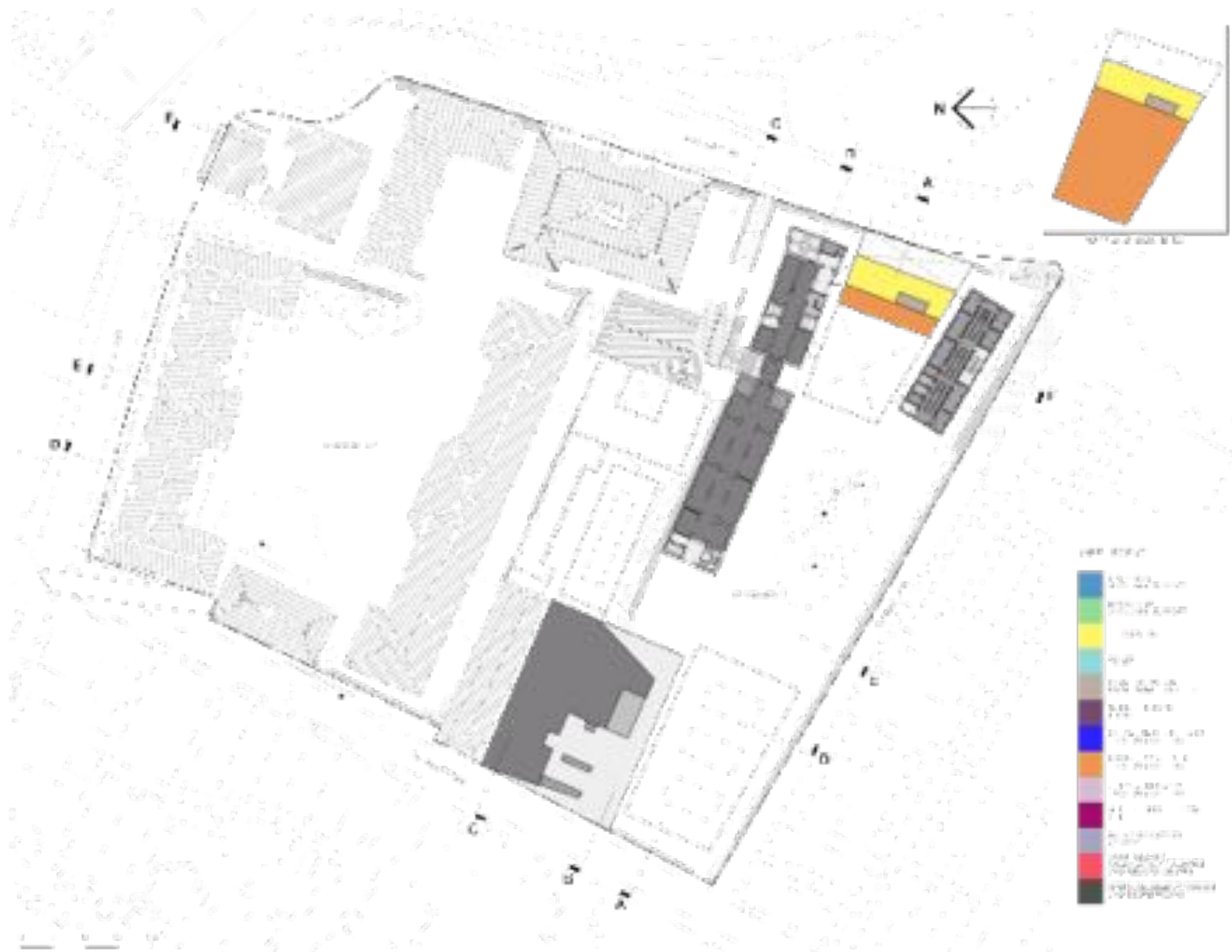
Prepared by: Miranda Chiu 

Date: 9 December 2011

File Ref: CPSVPPCM/4

Appendix A

REVISED MASTER LAYOUT PLAN OF THE
PROPOSED DEVELOPMENT



LEGEND

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Green	150-200 sqm
Yellow	200-300 sqm
Cyan	300-400 sqm
Light Blue	400-500 sqm
Light Green	500-600 sqm
Light Yellow	600-700 sqm
Light Orange	700-800 sqm
Light Purple	800-900 sqm
Light Blue-Gray	900-1000 sqm
Light Red	1000-1100 sqm
Light Gray	1100-1200 sqm
Light Green-Gray	1200-1300 sqm
Light Blue-Gray	1300-1400 sqm
Light Red-Gray	1400-1500 sqm
Light Purple-Gray	1500-1600 sqm
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Light Green-Gray	7800-7900 sqm
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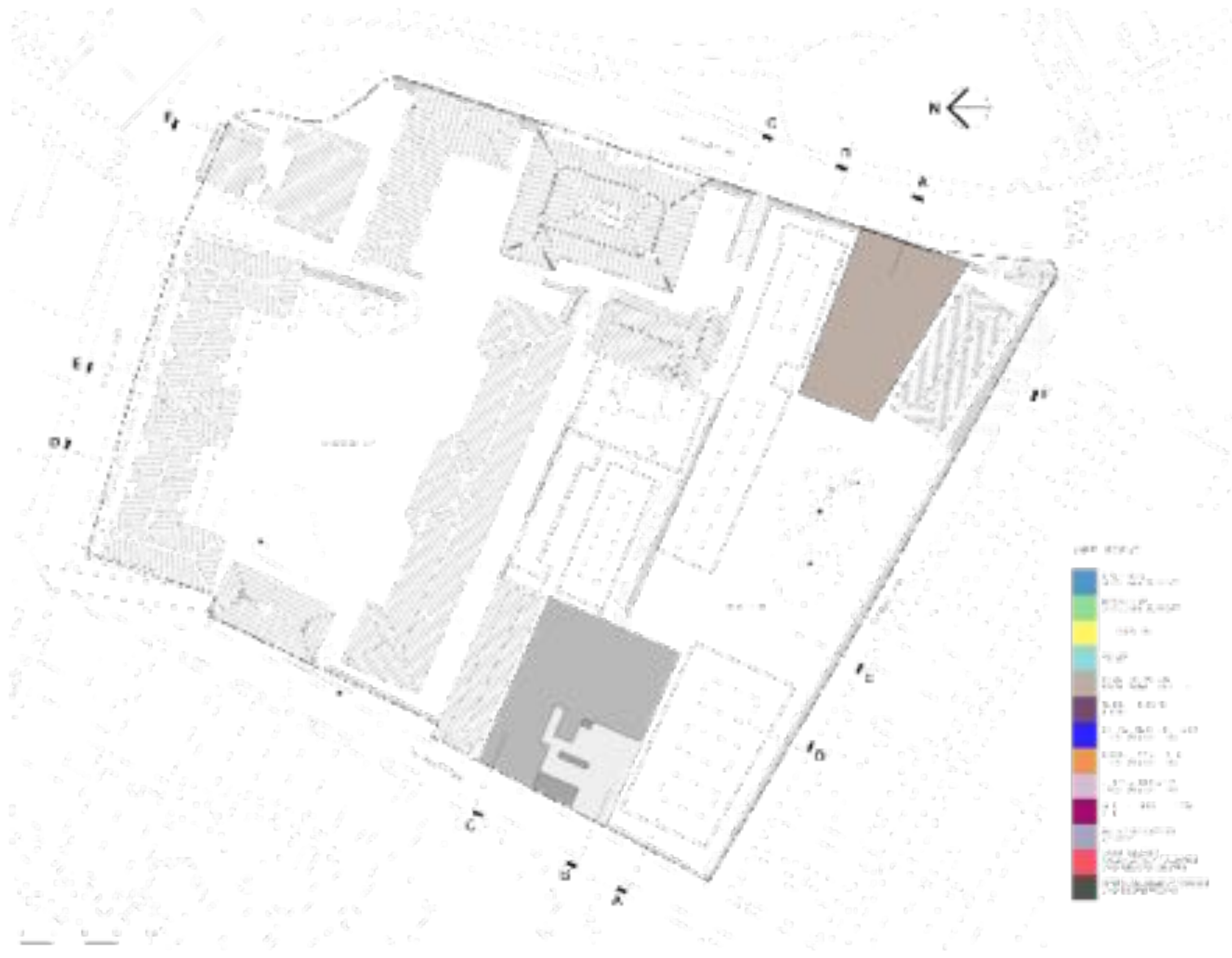
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North Arrow



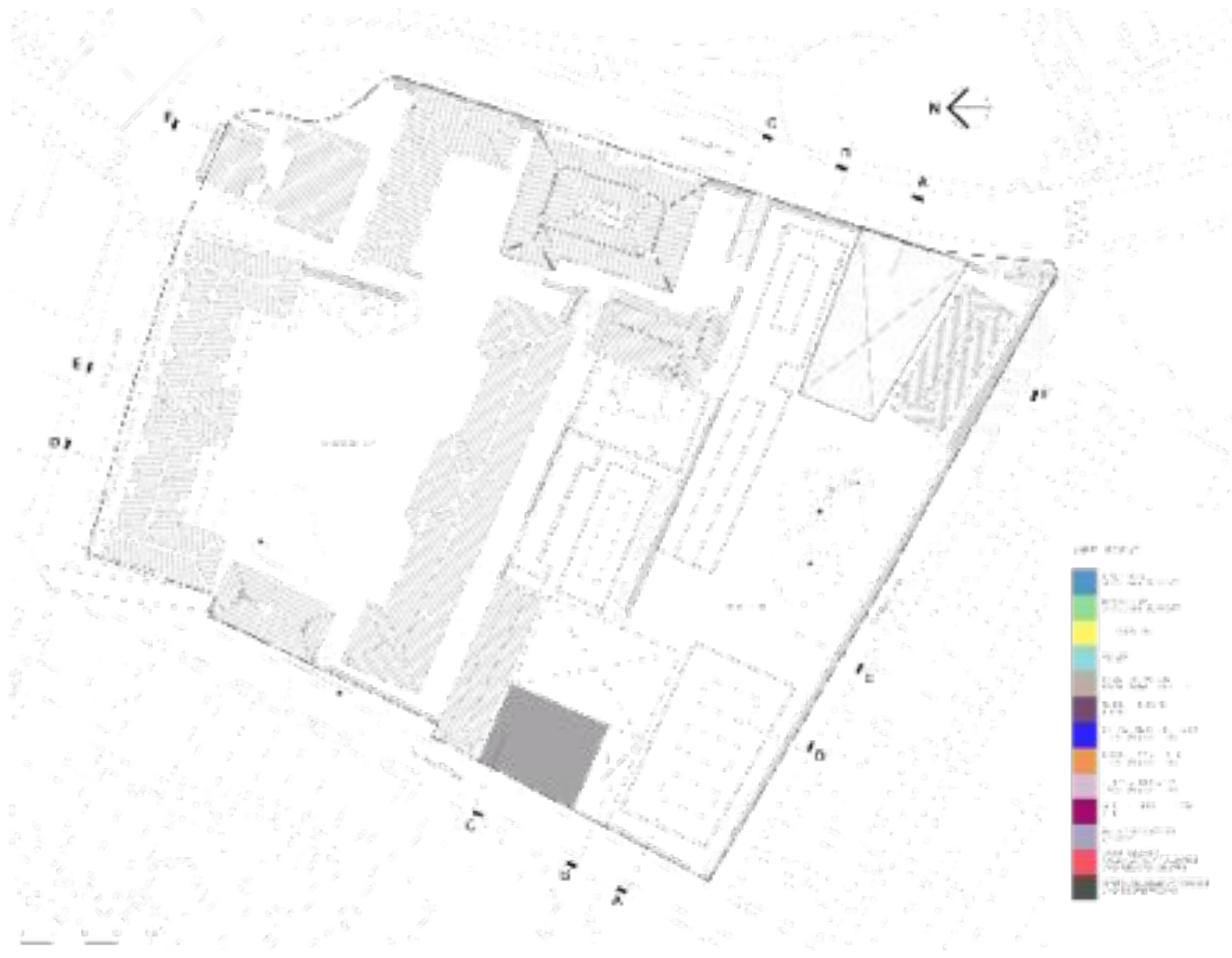
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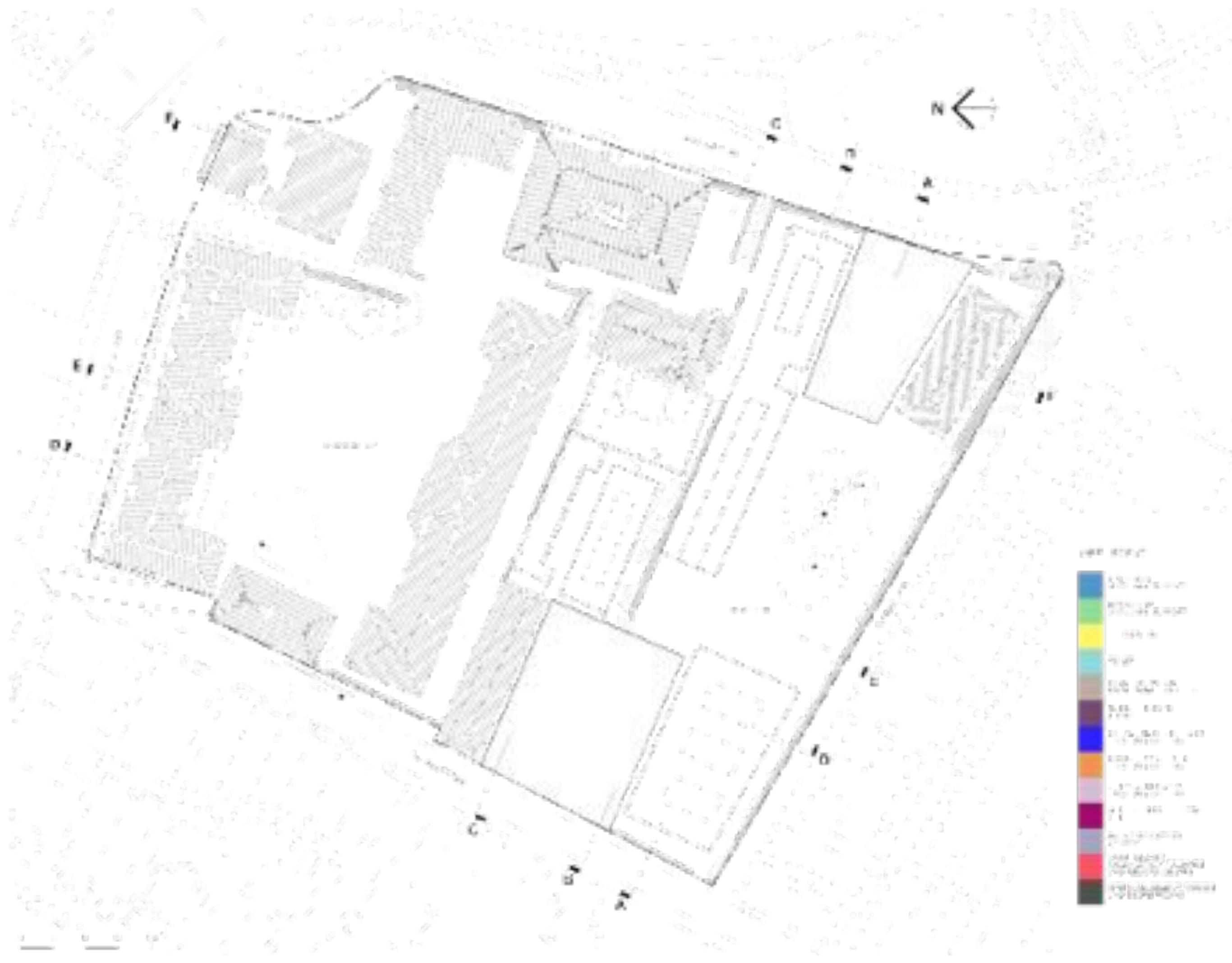


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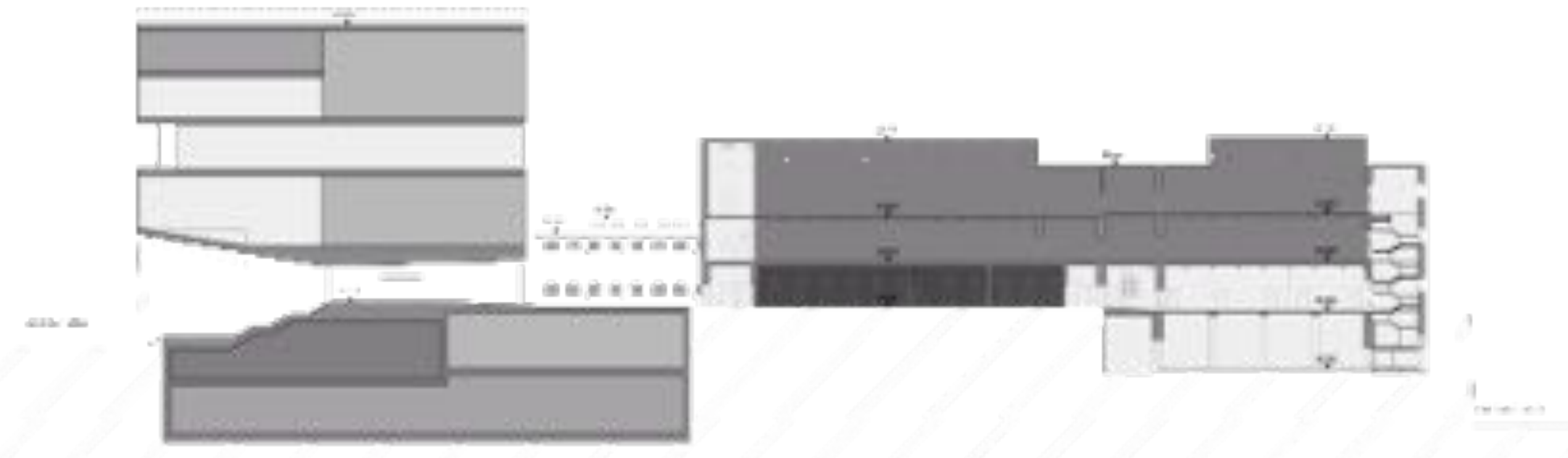


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Section B-A



Section B-B

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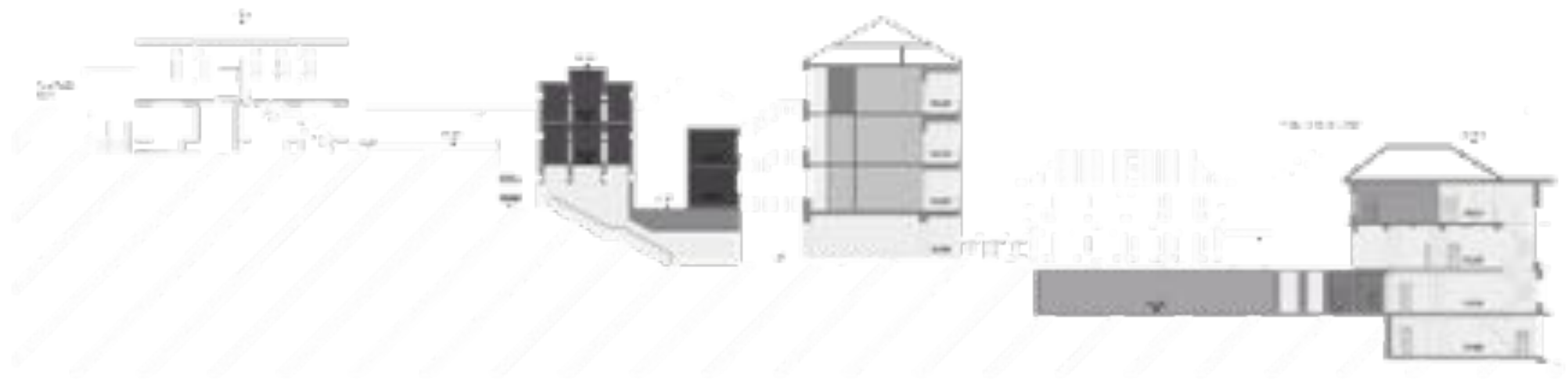


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 Architect: [Illegible]
 Date: [Illegible]



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 Revision: [Illegible]

Author: [Illegible]
 Checker: [Illegible]
 Date: [Illegible]



Zona B



Zona A

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Appendix B

TECHNICAL SCHEDULE

Appendix B - Technical Schedule

	Approved Scheme of Arbuthnot Wing	Enhanced Design of Arbuthnot Wing
Site Coverage	Not more than 3.5%	Not more than 4%
Number of Storeys	Not more than 5 storeys	5 storeys with 2 mezzanines
Area of Covered Public Open Space	Not more than 600m ²	Approx 660m ²
Gross Floor Area	Not more than 3,100m ²	Not more than 3,100m ²
Building Height	Not more than 80mPD	Not more than 80mPD

Appendix C

REVISED VISUAL IMPACT ASSESSMENT
FOR THE ENHANCED DESIGN
OF THE ARBUTHNOT WING

REVISED VISUAL IMPACT ASSESSMENT FOR THE PROPOSED ENHANCED DESIGN OF THE ARBUTHNOT WING AT THE FORMER CENTRAL POLICE STATION, VICTORIA PRISON AND CENTRAL MAGISTRACY SITE, HOLLYWOOD ROAD, CENTRAL, HONG KONG

1 Overview

- 1.1 On 6 May 2011, the TOWN PLANNING BOARD approved an Application (TPB Ref: TPB/A/H3/399) for the Conservation and Revitalisation of the Central Police Station, Former Victoria Prison and Central Magistracy Compound (“CPS”/ the “**Approved Scheme**”) for Cultural, Recreational and Commercial Use. In arriving at their decision, the BOARD made reference to an Urban Design and Visual Impact Assessment (“**UDVIA**”) which accompanied the Submission.
- 1.2 As the findings of the UDVIA remain valid in all aspects other than those related to the Proposed Enhanced Design of the Arbuthnot Wing (the “**Enhanced Design**”), the following Revised Assessment focuses solely on the visual impact of the Enhanced Design. Thus, this Revised Assessment is titled the “Revised Visual Impact Assessment” (“**Revised VIA**”) for the proposed enhanced design of the Arbuthnot Wing. A rendering of the Enhanced Design viewed from within the Upper Courtyard of the CPS is provided below in **Figure 1**.



Figure 1 - Rendering of the Enhanced Design from the Upper Courtyard within the CPS Site

2 Proposed Enhanced Design of the Arbuthnot Wing

- 2.1 The Enhanced Design aims to increase the area and functionality of the covered public space underneath the Arbuthnot Wing for a more suitable environment capable of hosting a wider range of public activities; provide a spatially better and more technically equipped multi-purpose hall within the Arbuthnot Wing capable of holding a greater variety of art performances and functions; allow for better utilization of and integration between the Arbuthnot Wing and adjacent heritage buildings; and adopt a consistent design approach for the Arbuthnot Wing and the Old Bailey Wing to improve architectural clarity within the CPS as a whole. The Proposed Enhanced Design includes the following changes to the outlook:
- Lowering of the Arbuthnot Wing building soffit to create a more suitable covered public space to allow for a broader range of activities;
 - Provision of a centralized core and increase in number of connections with D Hall and E Hall for better integration between the old and new buildings;
 - A lengthened building footprint that allows the eastern wall of the Arbuthnot Wing to relate to the revetment wall in the same way as the Old Bailey Wing building as per the Approved Scheme. This consistent approach improves visual coherence and clarity in design.

2.2 Consistent with the Approved Scheme, the proposed Total GFA (“GFA”) of the Arbuthnot Wing will not exceed 3,100m². The Building Height (“BH”) will not exceed 80mPD as per the Approved Scheme and statutory Building Height Restriction.

3 Viewing Point for the Revised Assessment

3.1 Ten (10) Viewing Points (“VPs”) were selected for the UDVIA undertaken for the Approved Scheme. As the Arbuthnot Wing is only visible from one (1) of these VPs, this Revised VIA will only reassess the visual impact of that single relevant VP (Figures 2 and 3 refer).

4 Evaluation of the Identified Viewing Point

Viewing Point 1 (VP1): The Centrium on Arbuthnot Road – This short-range VP is located to the immediate east of the CPS along the main pedestrian access to the CPS from the Lan Kwai Fong Entertainment / Dining Area. Given that people are generally mobile in this area rather than stationary, the visual sensitivity of this VP was considered **low-medium** in the Approved UDVIA. The visual sensitivity remains **low-medium** in the Revised VIA.

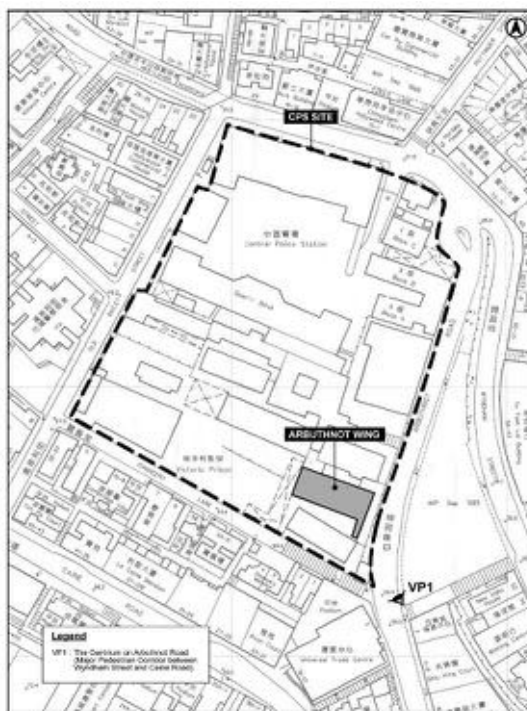


Figure 2 - Location of VP1



Figure 3 - VP1 Existing View

5 Assessment of Visual Impacts

VP 1: The Centrium on Arbuthnot Road (Figures 4 and 5 refer)

5.1 As per the Approved Scheme, in regard to visual composition, the contemporary style of the Arbuthnot Wing will create an interesting contrast with the traditional buildings on site, particularly with D Hall and E Hall. In addition, it will blend in with the local context where a number of high rise modern buildings are present. The scale and massing of the Enhanced Design is compatible to those of buildings in the immediate surroundings.

- 5.2 In terms of visual obstruction, the Arbutnot Wing intrudes on the openness of the CPS. As demonstrated in the UDVIA for the Approved Scheme, this visual intrusion is perpetuated as a result of achieving a balance between preserving the existing visual context and providing additional floor space to support the intended use of the Site. The Enhanced Design holds the same principles. To mitigate against the visual impact, a unique façade treatment and raised blocking is adopted to create a new local feature to bring a positive impact on the existing streetscape. From this VP, the Enhanced Design will be most dramatic to outside viewers when contrasted with the old buildings, and will create a point of interest as in the Approved Design (**Figure 4** refers).
- 5.3 The raised blocking has been incorporated to create a distinction between the new and old buildings on the CPS Site. Given these changes in design, the effect of the Enhanced Design is an improvement on the Approved Scheme because of the overall improved clarity of the CPS as a whole, i.e. new buildings will be easily identifiable by their location directly atop the retaining wall with void underneath.
- 5.4 Regarding the effect on visual resources of the Approved Scheme, the Enhanced Design will be similarly integrated into the local setting and form a new visual background. The effect of the Approved Scheme remains unchanged. The Enhanced Design will help to strengthen the uniqueness of the CPS. Overall, the Enhanced Design will enhance the visual amenity of the existing streetscape (**Figure 5** refers).
- 5.5 The Enhanced Design is compatible with the surroundings. As per the Approved Scheme, the building can provide a new local feature. The visual impact of the Proposed Development will accordingly be minor and acceptable and compatible with the surrounding area.



Figure 4 - VP1 Approved Development



Figure 5 - VP1 Proposed Development

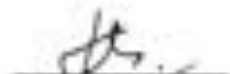
6 CONCLUSION

- 6.1 Based on the findings of the Revised VIA, the Enhanced Design is considered to be **fully acceptable** in terms of visual impact for the following main reasons:
- The visual envelope for the Enhanced Design is very limited and the primary public spaces where the Arbutnot Wing is visible are places where users are predominantly mobile;
 - The height of the Enhanced Design is much lower than the surrounding medium to high-rise commercial and residential developments, thus it will have negligible visual impact on the surrounding neighbourhood;
 - The Enhanced Design will better suit the scale of the Site, and will make maximum use of the available space without dominating the surrounding buildings;
 - The increased footprint of the Enhanced Design and lowered building soffit will enable an improved public gathering space that is better proportioned and at a more suitable scale;

- The design and materials to be used for the Enhanced Design will break up the appearance of the overall mass of the building and enhance the overall visual quality of the Proposed Development; and
- The subtle, yet distinct interventions of the Enhanced Design will be a visual recognition point for this significant international Project.

6.2 It can therefore be concluded that the visual impact of the Enhanced Design on the main VPs will not only be **acceptable**, but will also have a **positive influence** on the VPs.

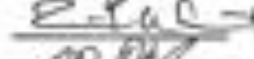
Edited &
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Edited by: Cindy Tsang



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Prepared by: Miranda Chiu



File Ref: CPSVPP/CM/4

Date: 9 December 2011