

An introduction about the revitalization of the  
Central Police Station Compound,  
or the development of Tai Kwun  
(Centre for Heritage and Arts)

中區警署建築群活化項目 - 大館 (古蹟及藝術館)

Raymond Wong has followed the revitalization of the Central Police Station Compound project since 2010. He has revisited the newly opened facility recently. Here below is a visual presentation showing some of the past and current views of the Compound.

前言

中區警署對我來說實在有一份獨特的感情。年少時(70年代初)我在中區半山上學，學校在羅便臣道，每天放學後會從學校步行下山到中環，乘電車回家，每天都沿亞畢諾道經過中區裁判司署及警署，再下砵典乍街到電車站。

更有趣的是，之後我有個朋友是公務員，他上班的地點就是在中區警署內，我間中也有去探望他。他的工作是接聽999熱線，當時999報案中心就在中區警署內。其後間中我也有到中區附近辦點事或做些什麼的。我長年住在灣仔，畢竟我也是個香港島的居民，中區警署於我是頗熟悉的，應不言而喻吧。

十多年前中區警署遷離，其間閒置多年，甚至是無人當值管理。在那段時間我曾入內多次拍攝，做點視像紀錄，竟然也無人過問。

本人自70年代末便從事建築專業，有不少的後輩，都是我的學生，亦因此關係，我在警署活化工程期間，也有到工地做點參觀和考察。但自去年完工開放後，我仍未有到訪活化後的新設施。最近因另一工作需要，特去了參觀，細看內裡的建設和改造。出乎意料地，此新改造建設比想像的好和精彩，值得一讚。

其實香港自2008年推出歷史建築活化計劃後，這類項目也有多個代表之作，如雷春生、荔枝角醫院、北九龍裁判法院、舊大澳警署 ... 等。若論項目成效與內涵素質，尤其是在規模上，中區警署活化這項目，肯定是個大大超前的代表作。在這十年間，香港就歷史建築活化這方面的實踐，的確建立了自己獨有的經驗和品牌。在此另找機會再談。

趁此期間工作略有空餘，特別整理一下我的資料，製作這輯以圖片為主的簡布，先給好友作點分享。

The Revitalization project was operated by the Hong Kong Jockey Club and took eight-year and HK\$3.8 billion to complete.

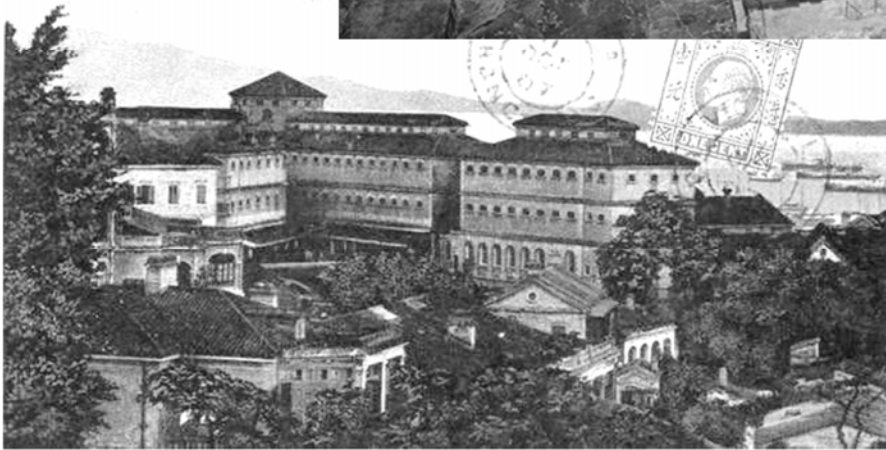
Tai Kwun, named after the historical colloquial name of the compound, is a mix of heritage and contemporary architecture. 16 heritage buildings have been preserved and restored for reuse.

The Former Central Police Station Compound (CPS Compound) includes three declared monuments in Central, Hong Kong, they are the former Central Police Station, the Former Central Magistracy and the Victoria Prison.

The compound underwent a heritage revitalization and reopened to the public on 29 May 2018 as "Tai Kwun" (大館), which comprises a centre for heritage and arts, as well as a series of antique stores, bars and eateries, that forms a new landmarks neighboring to Lan Kwai Fong.



The Central Police compound (the prison) as seen in early 20<sup>th</sup> Century



An overview of the Compound before the revitalization as seen in 2000 by the time it was still using as a police station





The Compound as seen in 2011 at the early stage of the revitalization works

The Former Central Police Station comprises 7 buildings:

### **Buildings**

Police Headquarters Block	1919
Armoury	1924
Married Inspectors' Quarters	1862-1864
Married Sergeants' Quarters	1900-1903
Single Inspectors' Quarters	1900-1903
Ablutions Block	1930
Barrack Block	1862-1864

## 發展流程

1995 年

前中區警署、中央裁判司署及域多利監獄被列為法定古蹟。

2006 年

中區警署建築群完全結役。

香港賽馬會委任赫佐格和德默隆建築師事務所，為活化中區警署建築群制訂概念設計建議書。

2007 年 10 月

香港特別行政區政府與香港賽馬會公佈資助活化中區警署建築群的非牟利計劃。

2008 年 1 月

委任 Purcell Miller Tritton\* 負責保育建築。

2008 年 5 月

香港賽馬會公佈初步建議書公眾諮詢結果。

2009 年 1 月

為現有的計劃展開概念設計。

2009 年 3 月

委任許李嚴建築師事務所有限公司為執行建築師。

2010 年 5 月

分區計劃大綱指引設定高度限制為 80mPD (主水平基準)。

2010 年 9 月

城市規劃委員會通過總體計劃大綱。

2010 年 11 月

宣佈中區警署建築群活化計劃是以文物為主導，保育及活化整個歷史文物區。

2011 年 7 月

委任金門建築有限公司為管理承建商。

2018 年 9 月

初步開放，供各界參觀。



Views of the Central Police Station  
Compound before it was handed over  
to the government by the Hong Kong  
Police Force (before 2004)

中區警署仍未歸還政府前的容貌  
(2004年前所見)



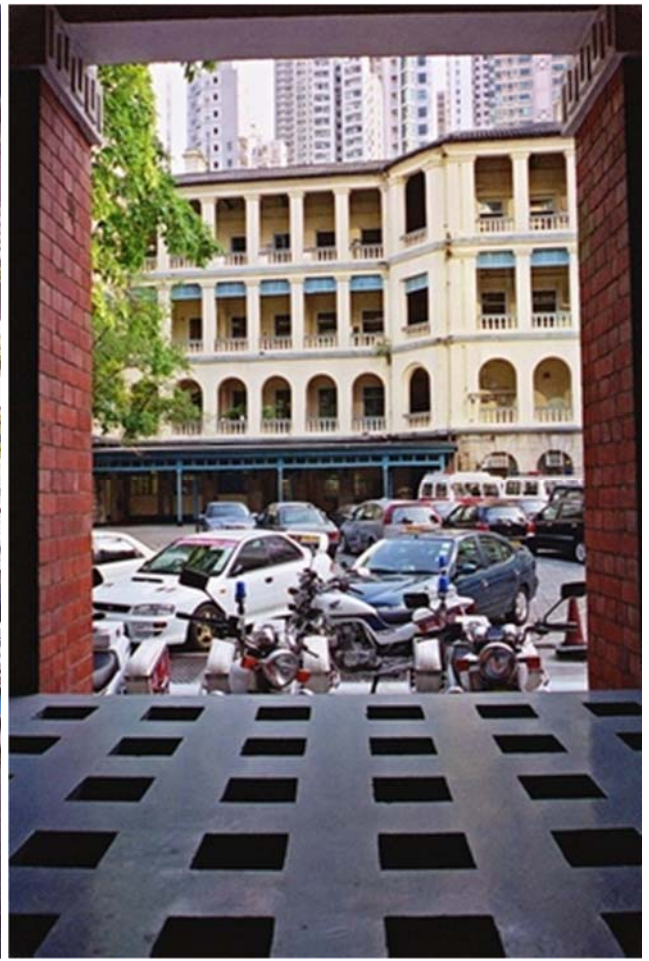
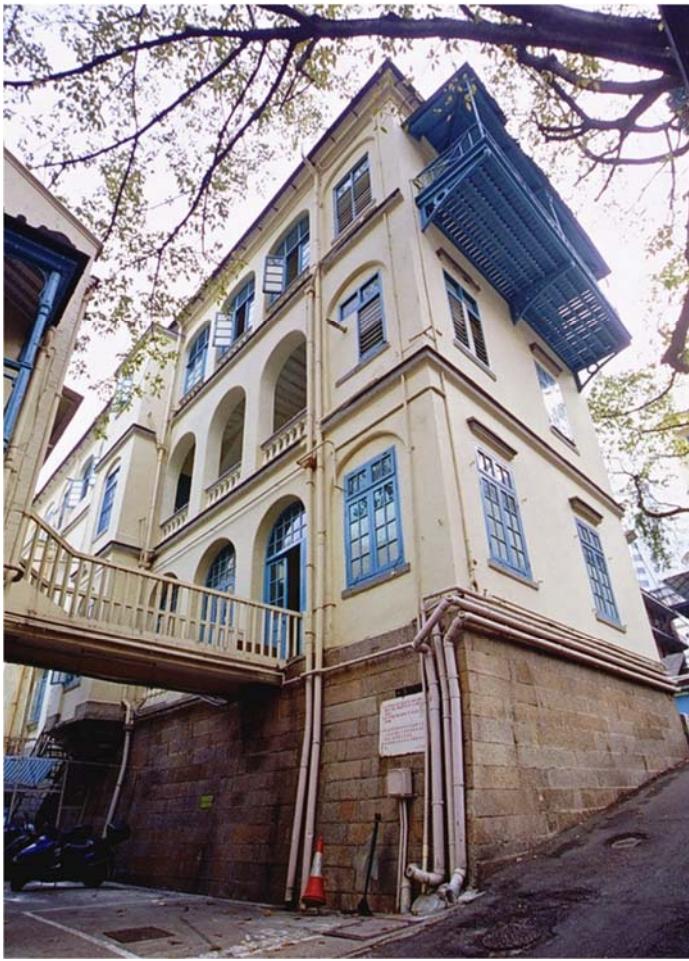






























The Central Police Station Compound  
after decommissioned but before it  
underwent the revitalization

未進行活化計劃前的中區警署



A Hong Kong Photo Show using the Police Station in December 2010





# The revitalization of the Central Police Station Compound – the Scheme

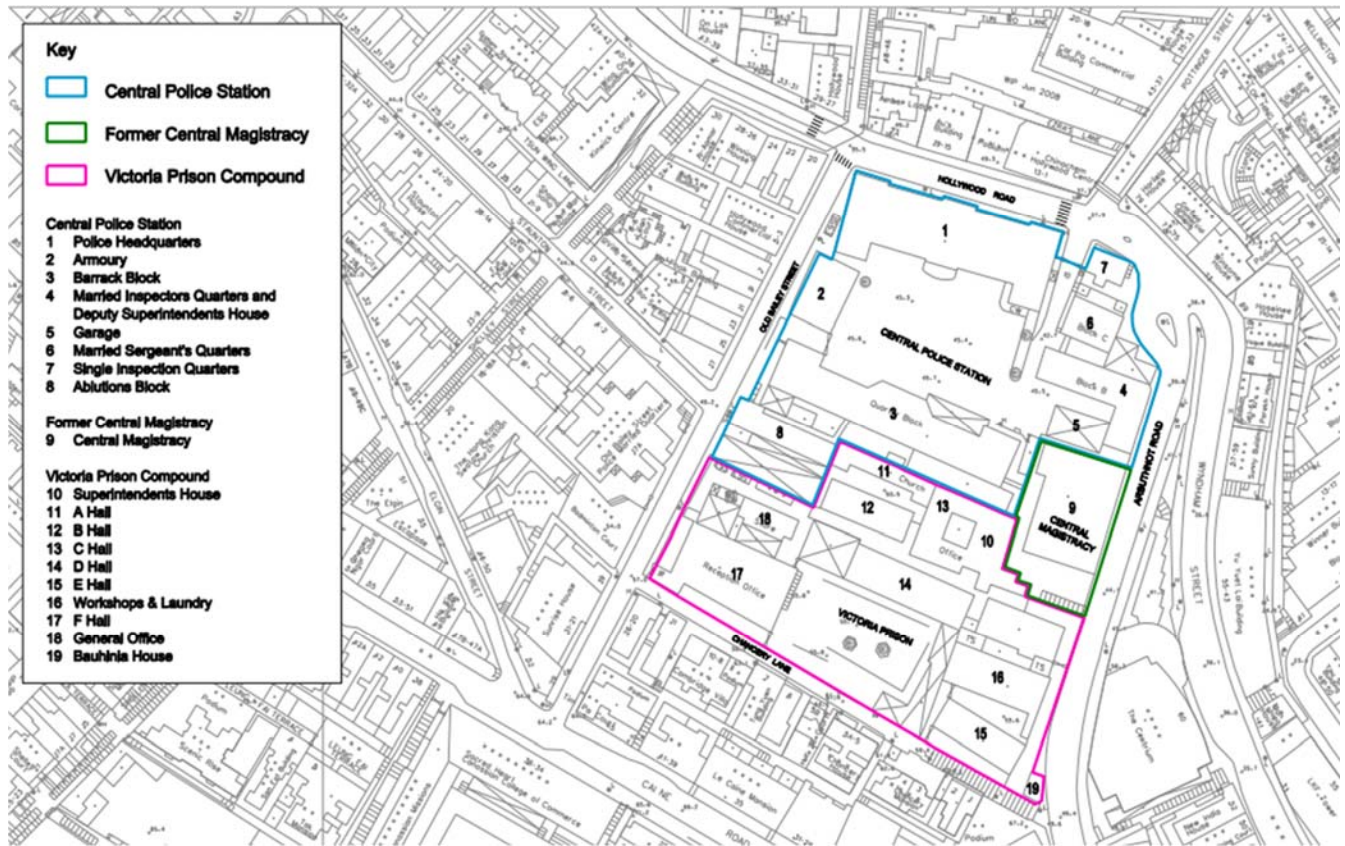
## 中區警署活化計劃



賽馬會文物保育有限公司  
The Jockey Club CPS Limited

Central Police Station Conservation  
and Revitalisation Project  
中區警署保育及活化計劃





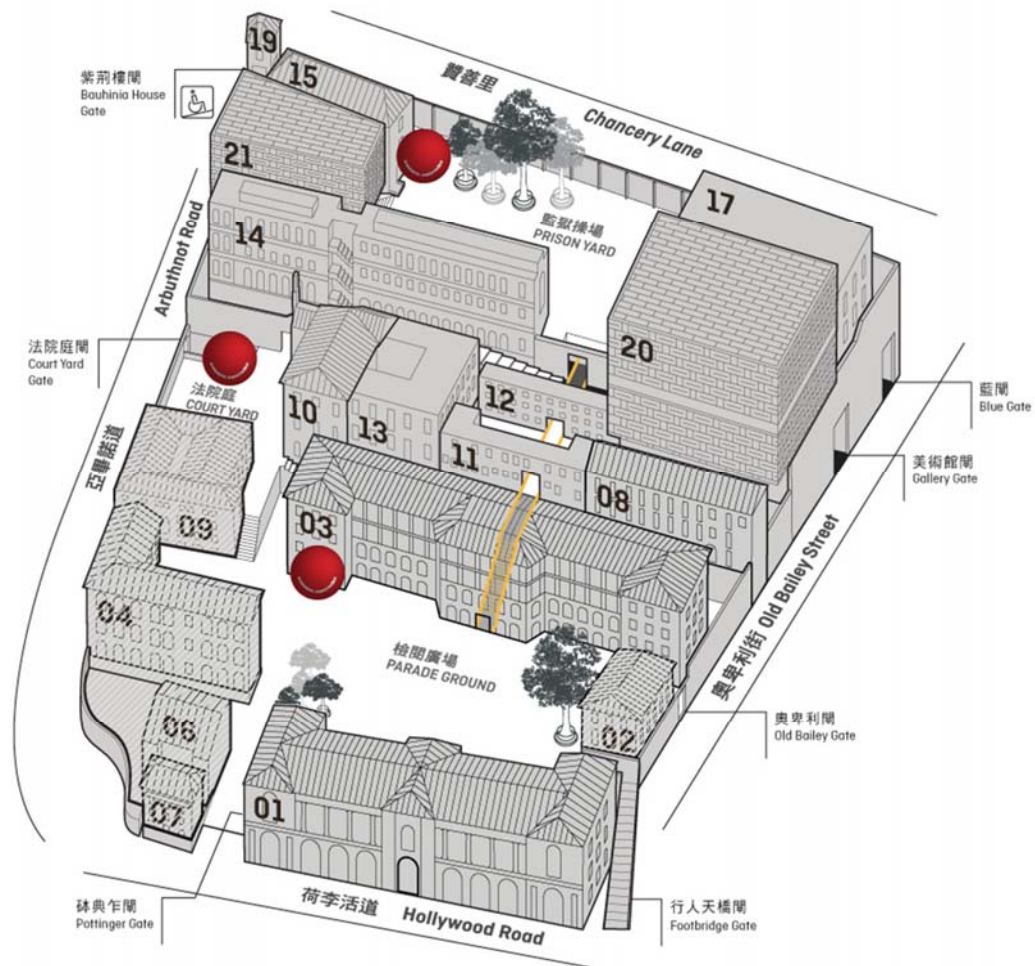












**Section A-A**



**Section B-B**

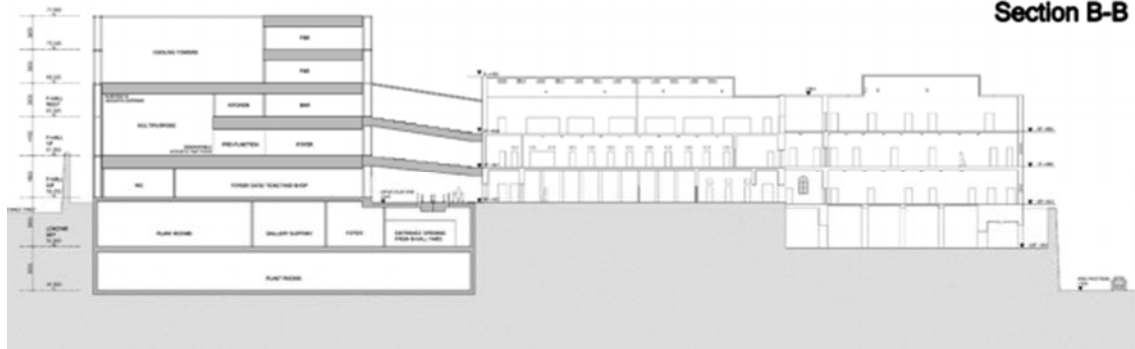




Figure 2.9

Proposed Master Layout  
Section A-A & B-B

Environmental  
Resources  
Management



賽馬會文物保育有限公司  
The Jockey Club CPS Limited

FILE: 009546w12  
DATE: 04/01/2011



Figure 2.10

Proposed Master Layout  
Section C-C & D-D

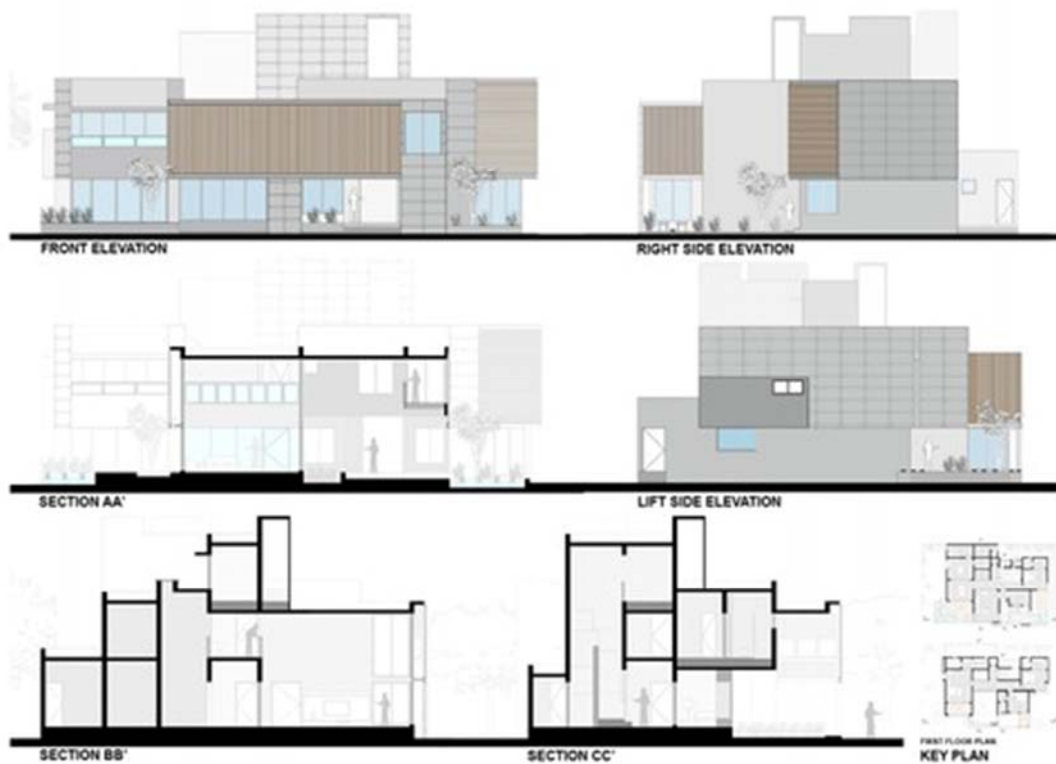
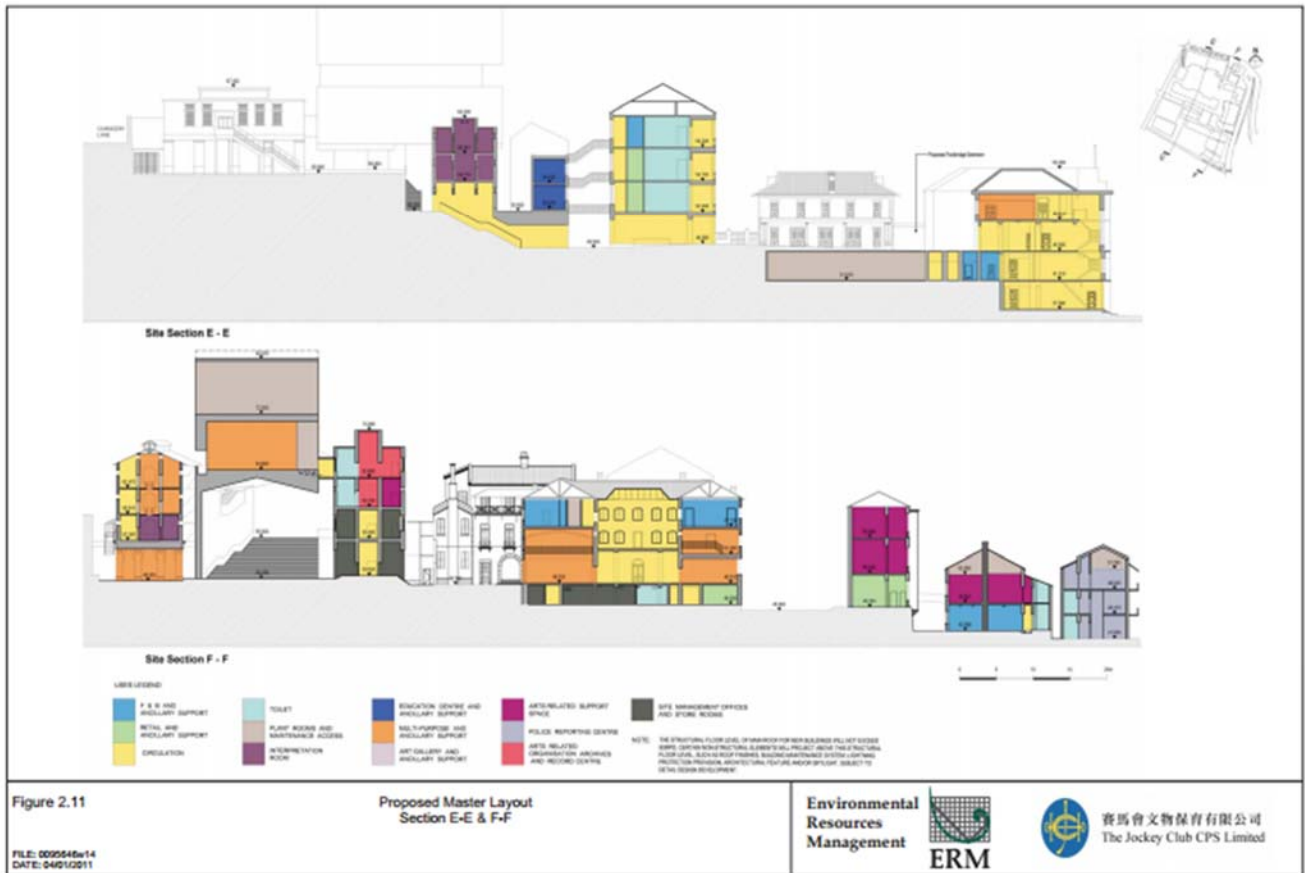
Environmental  
Resources  
Management



賽馬會文物保育有限公司  
The Jockey Club CPS Limited

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DATE: 04/01/2011







Over view of the  
entire compound  
as seen in 2019

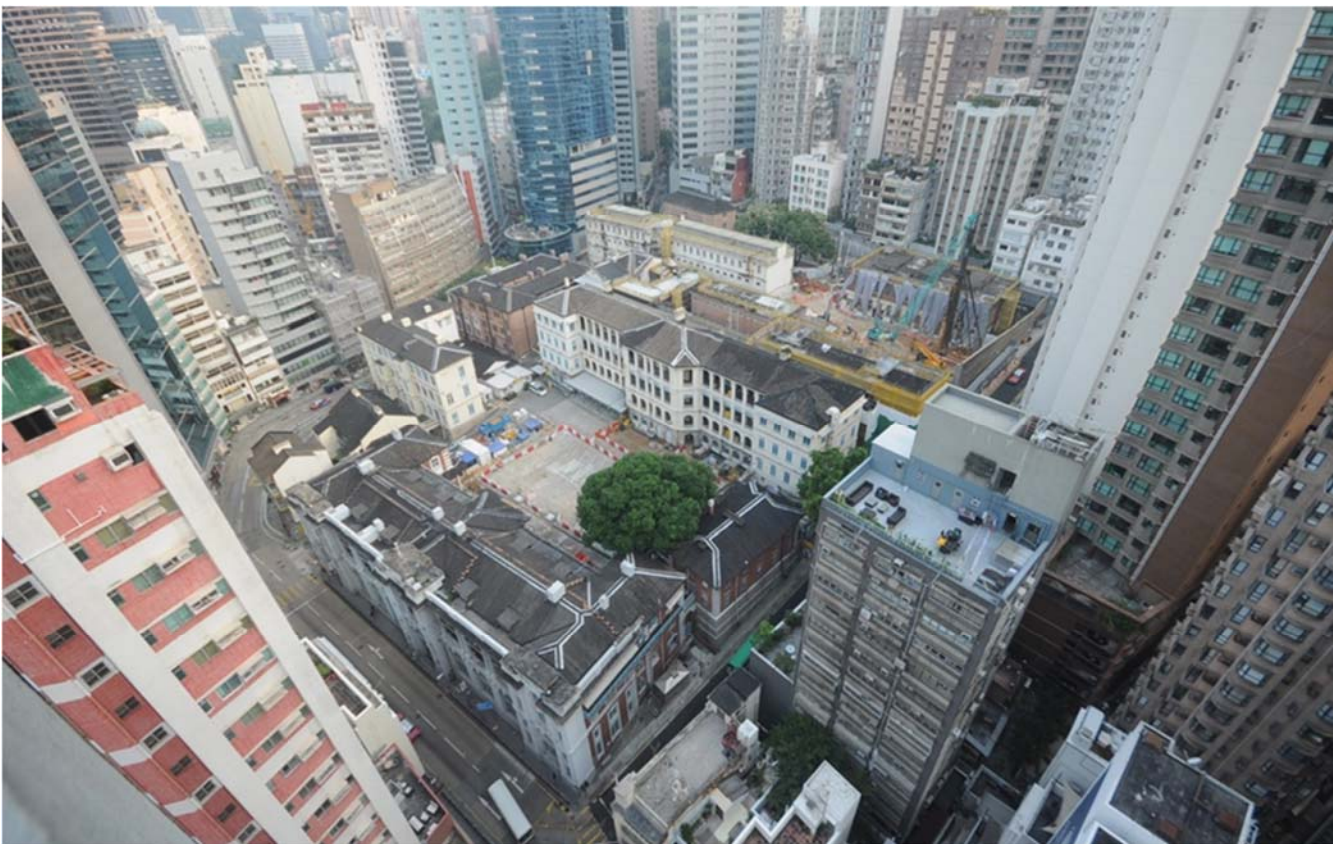


Over view of the entire compound as seen in 2019



## The revitalization of the Central Police Station Compound – the Conversion Project

### 中區警署活化計劃 - 改造過程



Over view of the early stage of conversion works  
剛開展早期改造工程所見 (2012)





A number of archaeological works needed  
to be carried out before the starting of  
the major construction works

全面施工展開之前進行的考古工作





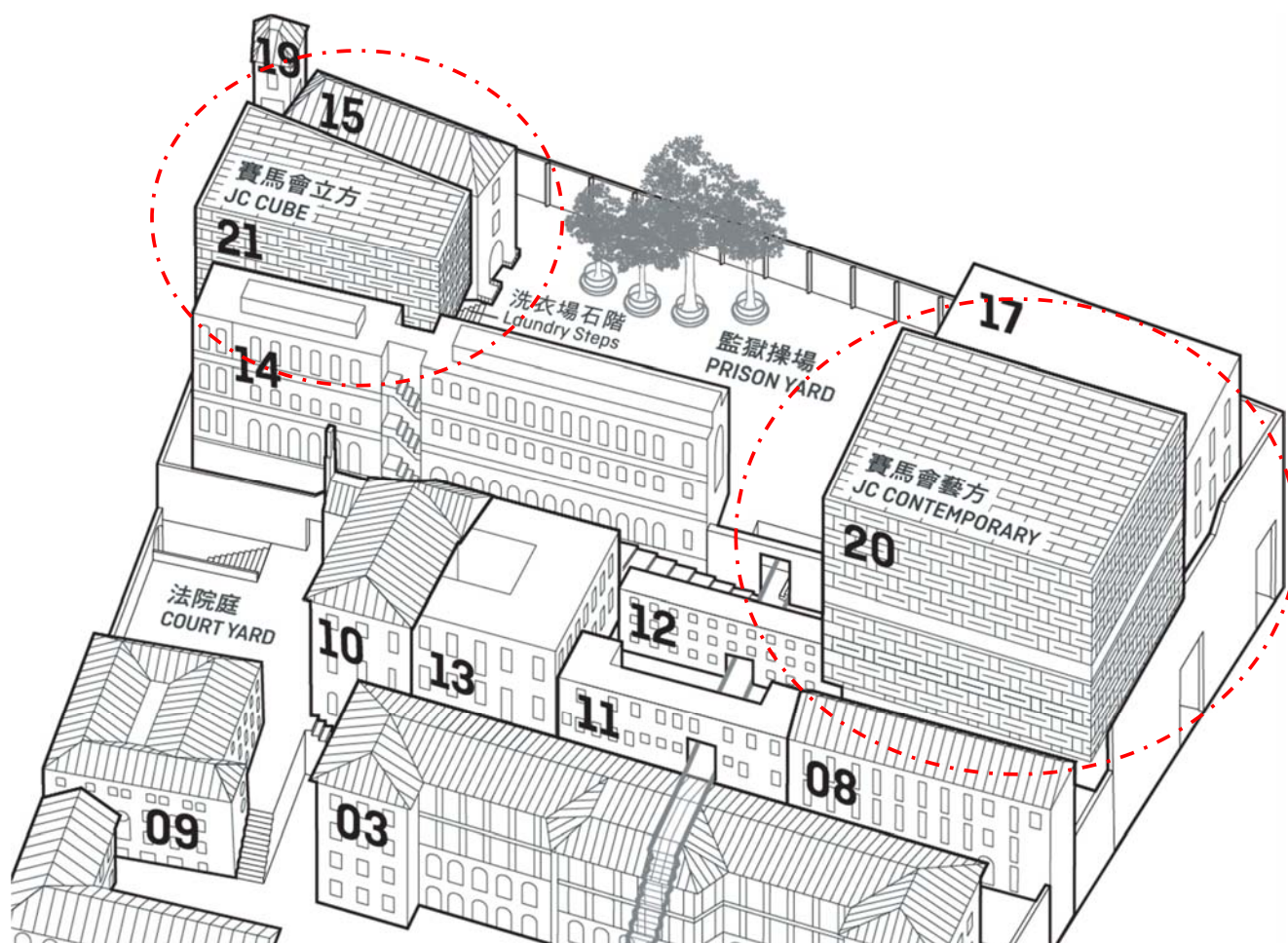






Major construction works – construction  
of the JC Contemporary and the JC Club

重點建築的建造 –  
賽馬會藝方及賽馬會立方





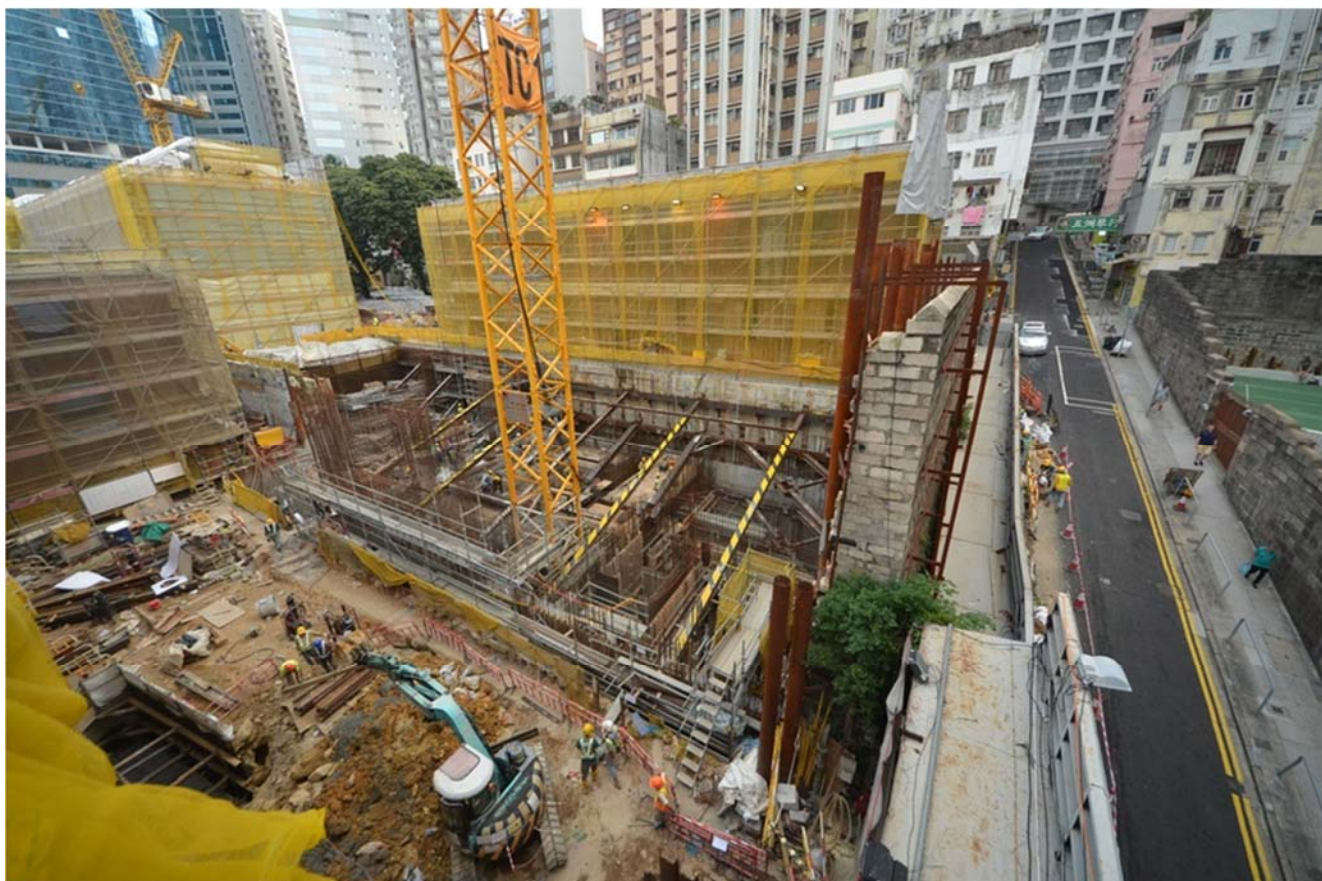


The site location for the JC Club 賽馬會立方早期的施工現場



The site location for the JC Club  
賽馬會立方早期的施工現場

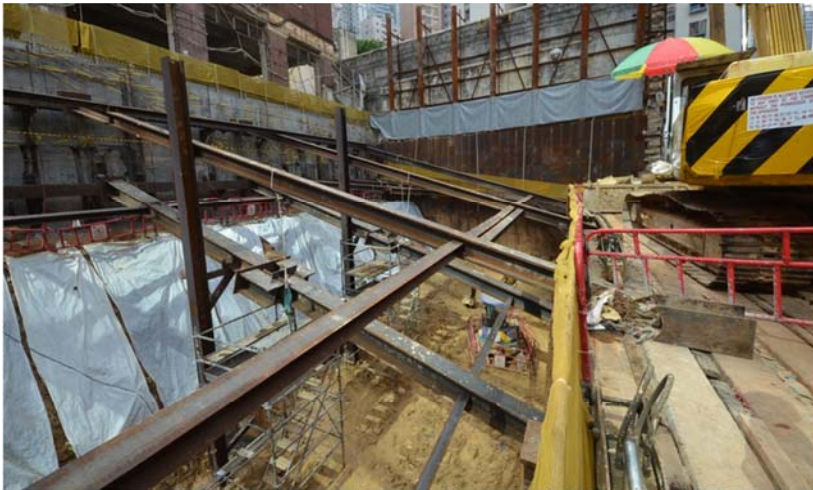




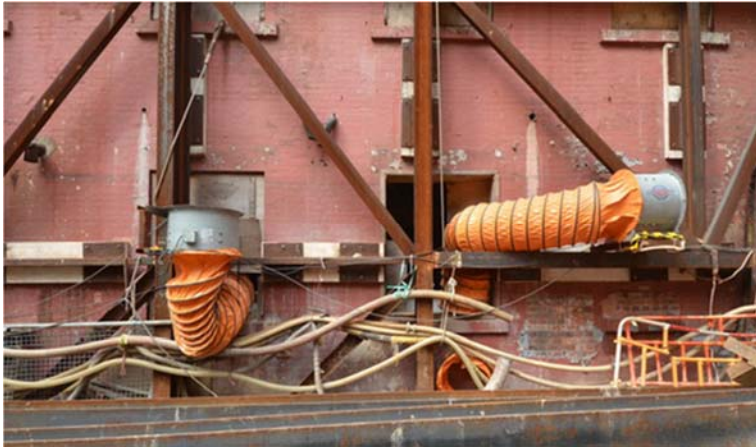
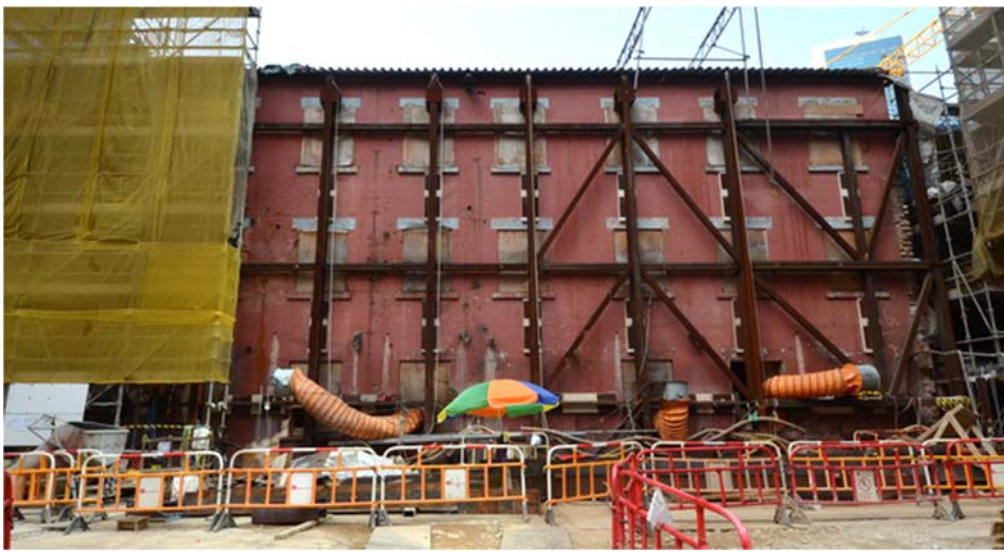
Location for the JC Contemporary 賽馬會藝方大樓早期的施工現場



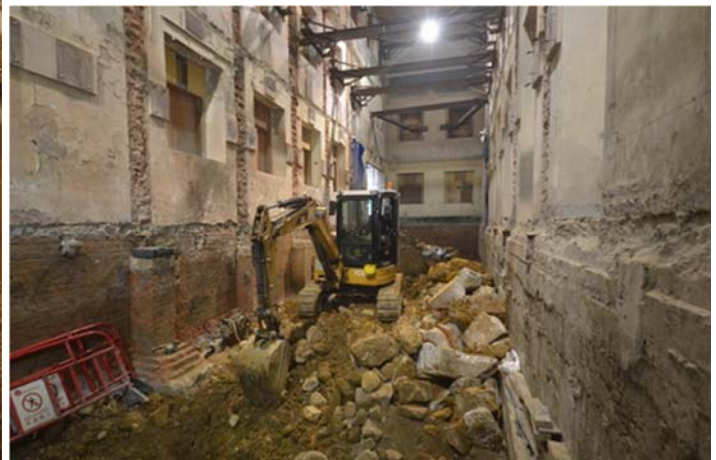
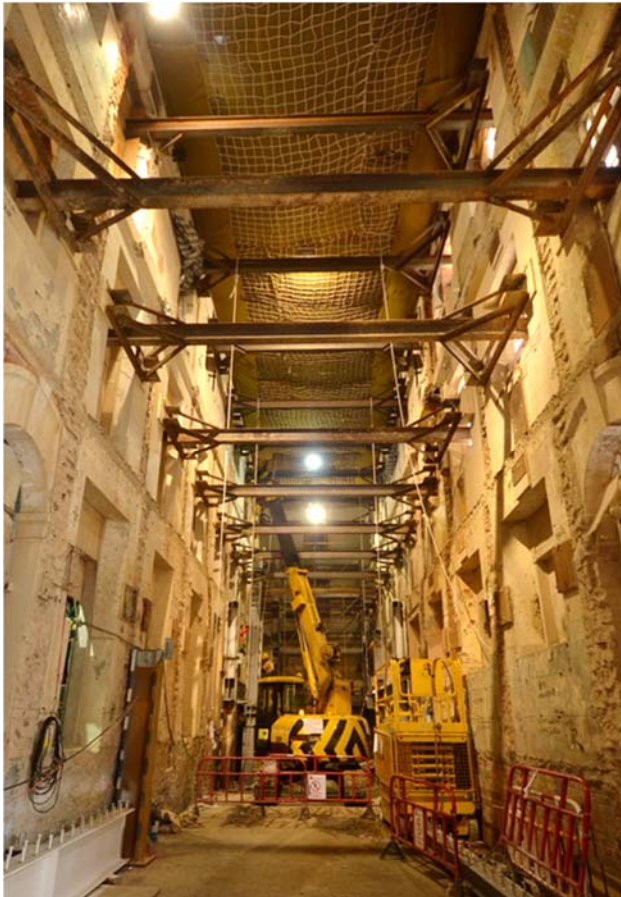






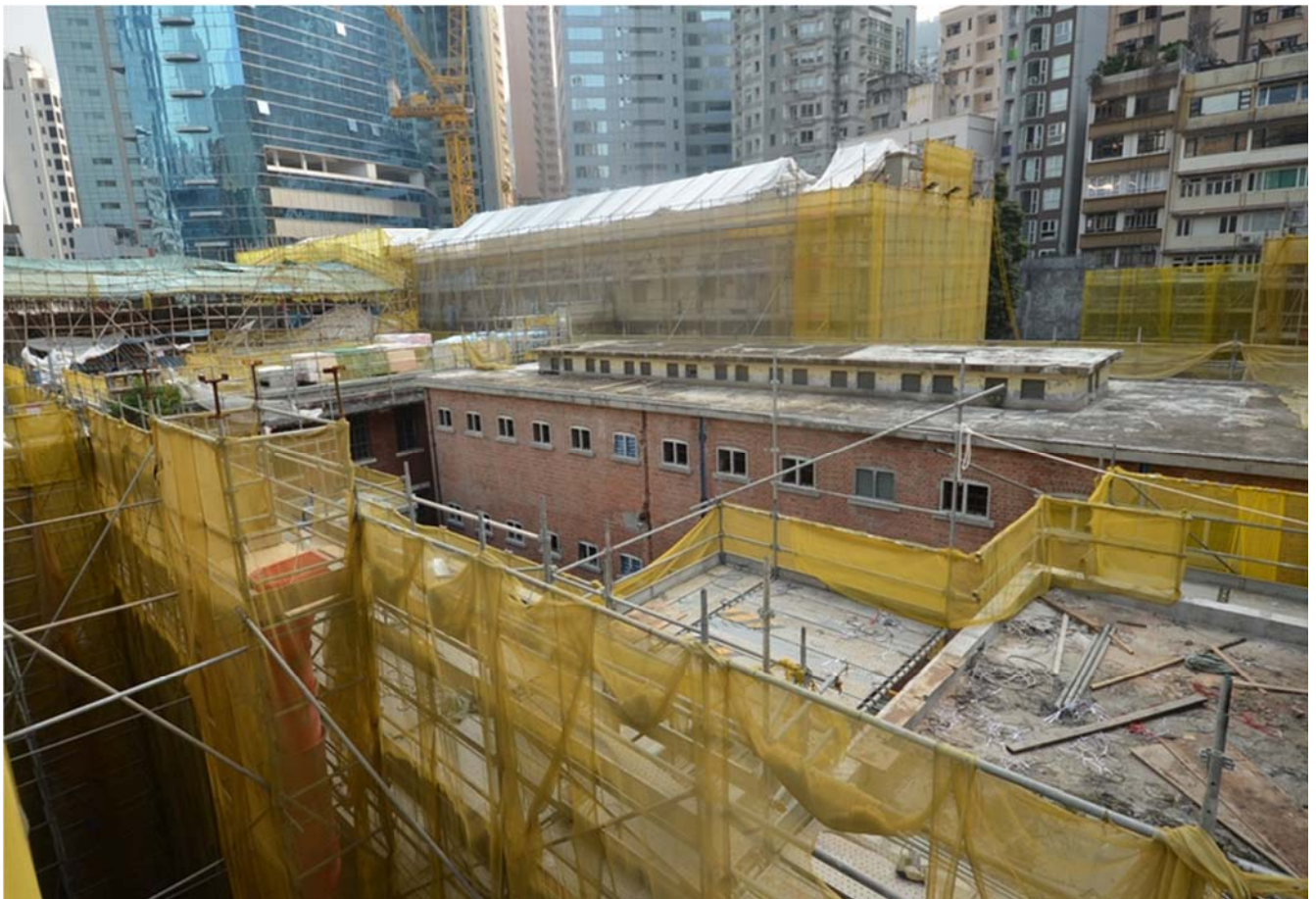


An old prison structure strengthened by a temporary supporting frame



Interior of the prison structure being removed as part of the conversion design









Replacing the old roof  
members & tiles

屋面翻新及更換瓦片













Make good the  
building exterior  
翻新樓房外牆

Make good the  
building exterior  
翻新樓房外牆







Make good the  
building exterior

翻新樓房外牆



Make good the  
building exterior

翻新樓房外牆







Make good the  
building interior

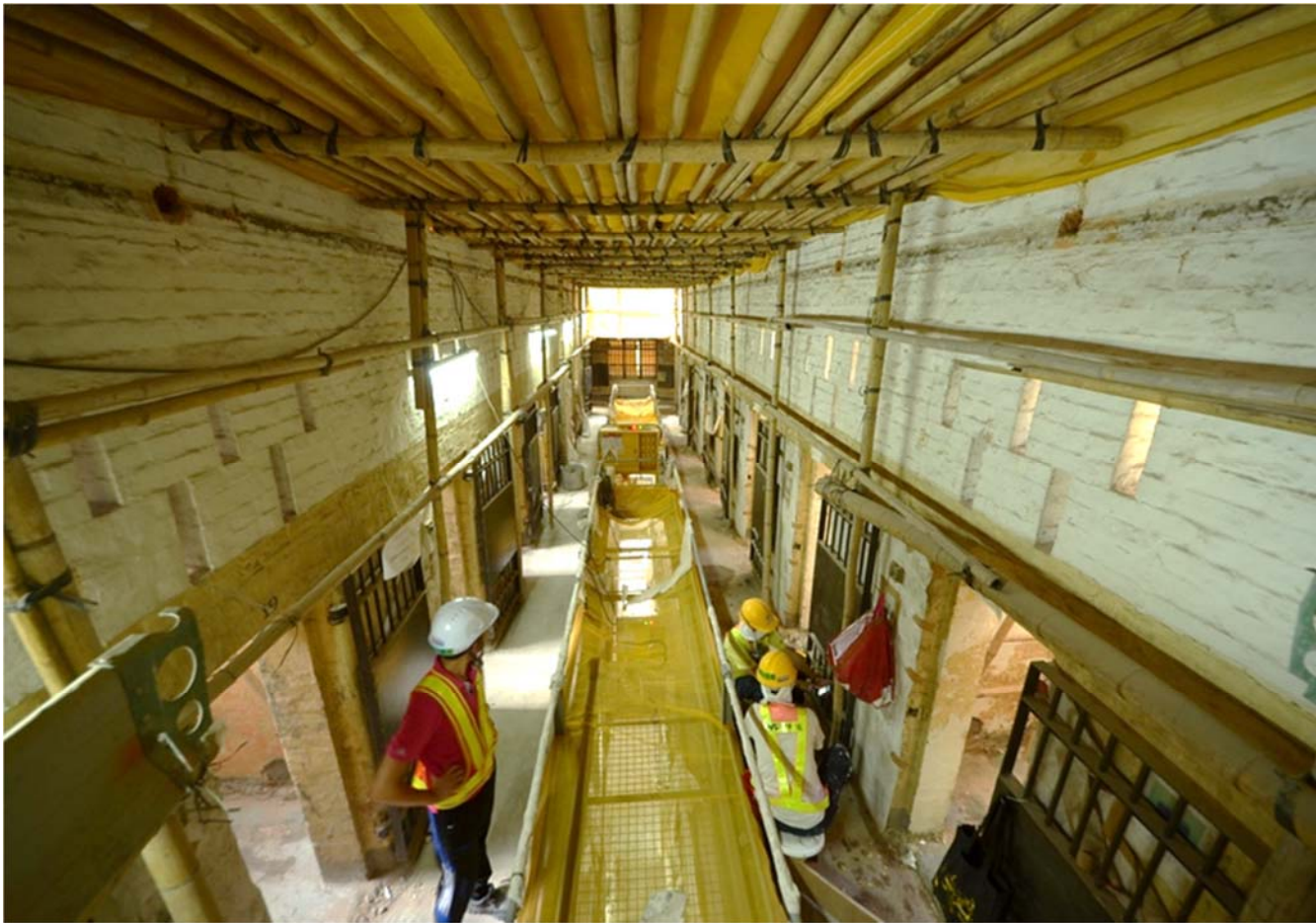
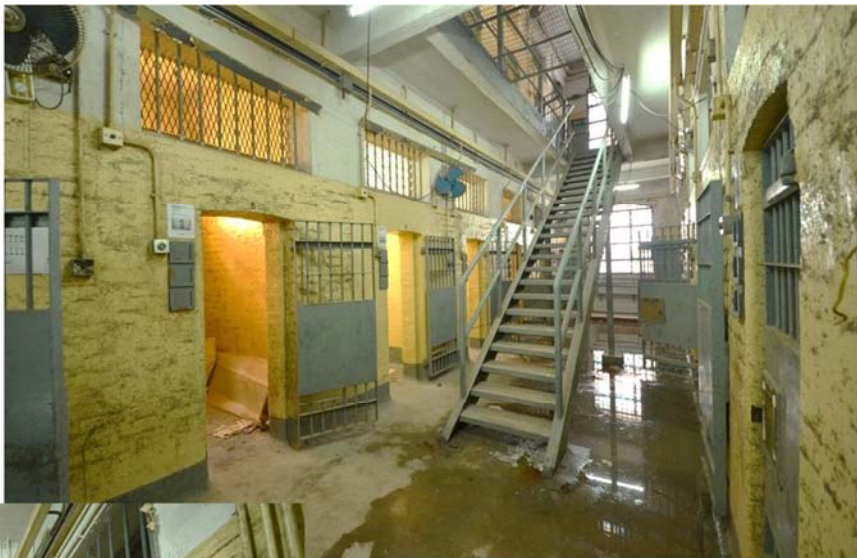
翻新樓房內部











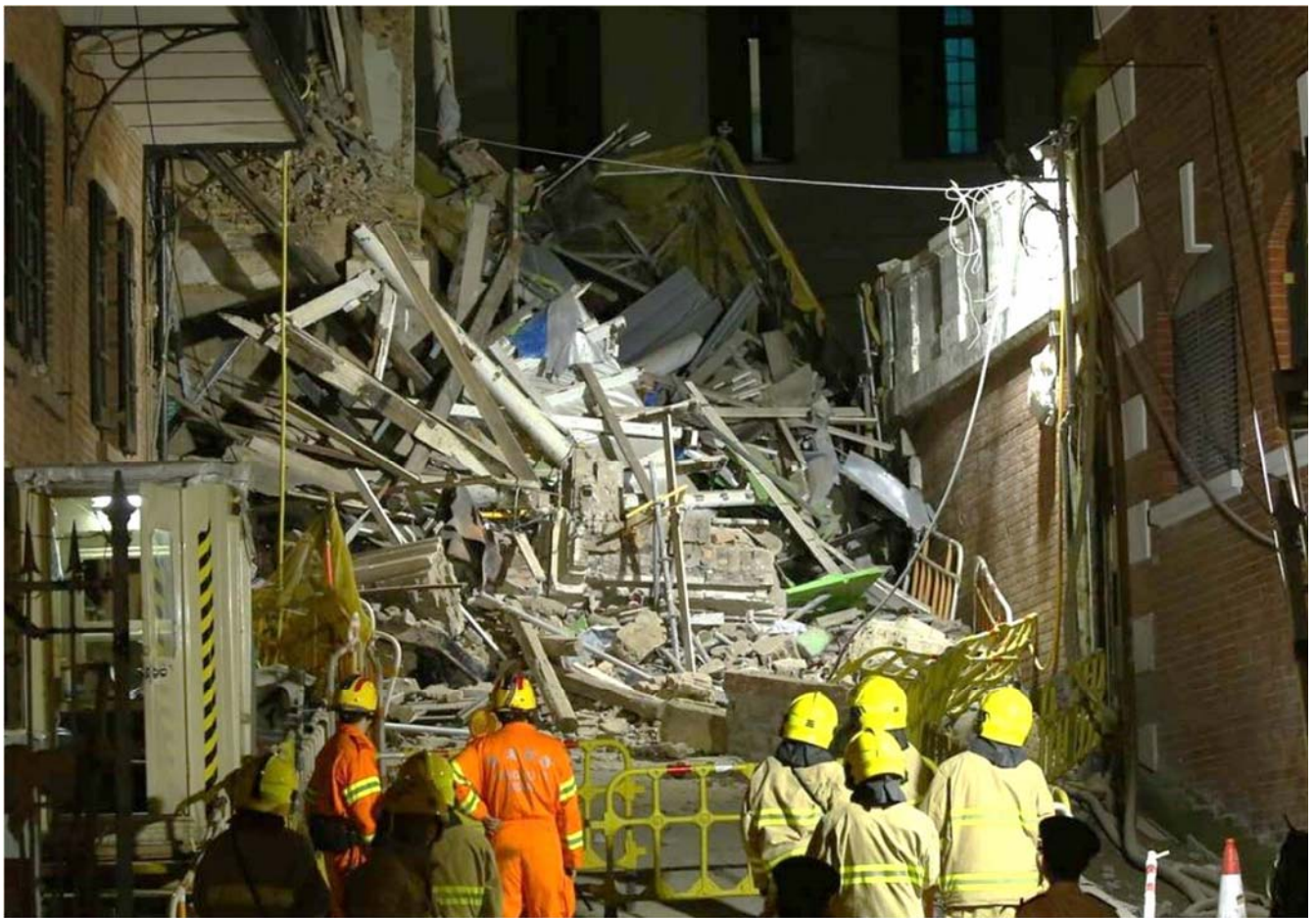


An accident happened in this project  
– the collapse of the staff quarters  
during the conversion (30 May 2016)

一個重大意外於施工期間出現  
– 員工宿舍倒塌事件











## 舊中區警署塌牆 豪古蹟成危樓





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What the Central Police Station Compound  
(Tai Kwun) looks after its opening

開放後中區警署(大館)內裏的容貌











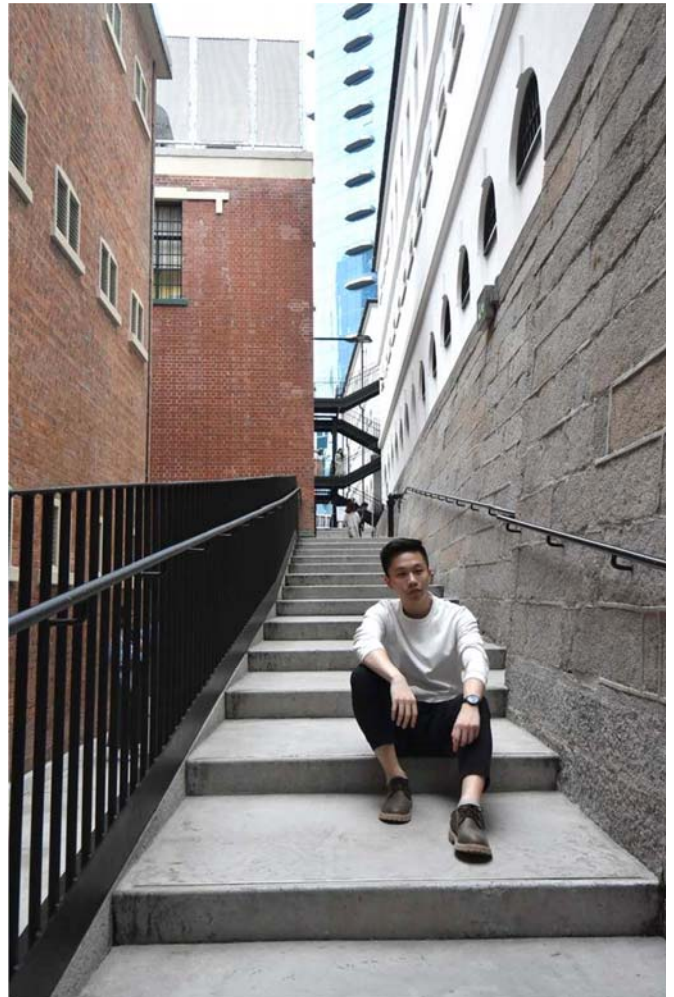


Open spaces between buildings having strong traditional colonial taste  
樓房之間古典西洋味道濃郁的空間



Open spaces between buildings having strong traditional colonial taste  
樓房之間古典西洋味道濃郁的空間









Previous armory converted into a pub bar attracting customer during the evening  
由軍械庫改裝成為一間小酒廊，於晚間召來眾多的客人



The JC Contemporary & JC Club  
as seen on the Prison Yard

從監獄廣場所見的賽馬會藝  
方及賽馬會立方





The Prison Yard  
監獄廣場



Entrance space to the  
JC Club & Contemporary  
賽馬會藝方(藝術館)及  
立方(會所)之入口空間





Some eye-catching interior  
spaces after renovation  
翻新後的一些雅緻室內空間



Prison cell and the central  
corridor converted into a  
cafeteria  
由監獄倉房及通道改裝而成  
的咖啡小店





Restaurants and shops  
converted from the  
original station facilities  
由原先警署內部設施改裝  
而成的店舖或餐廳



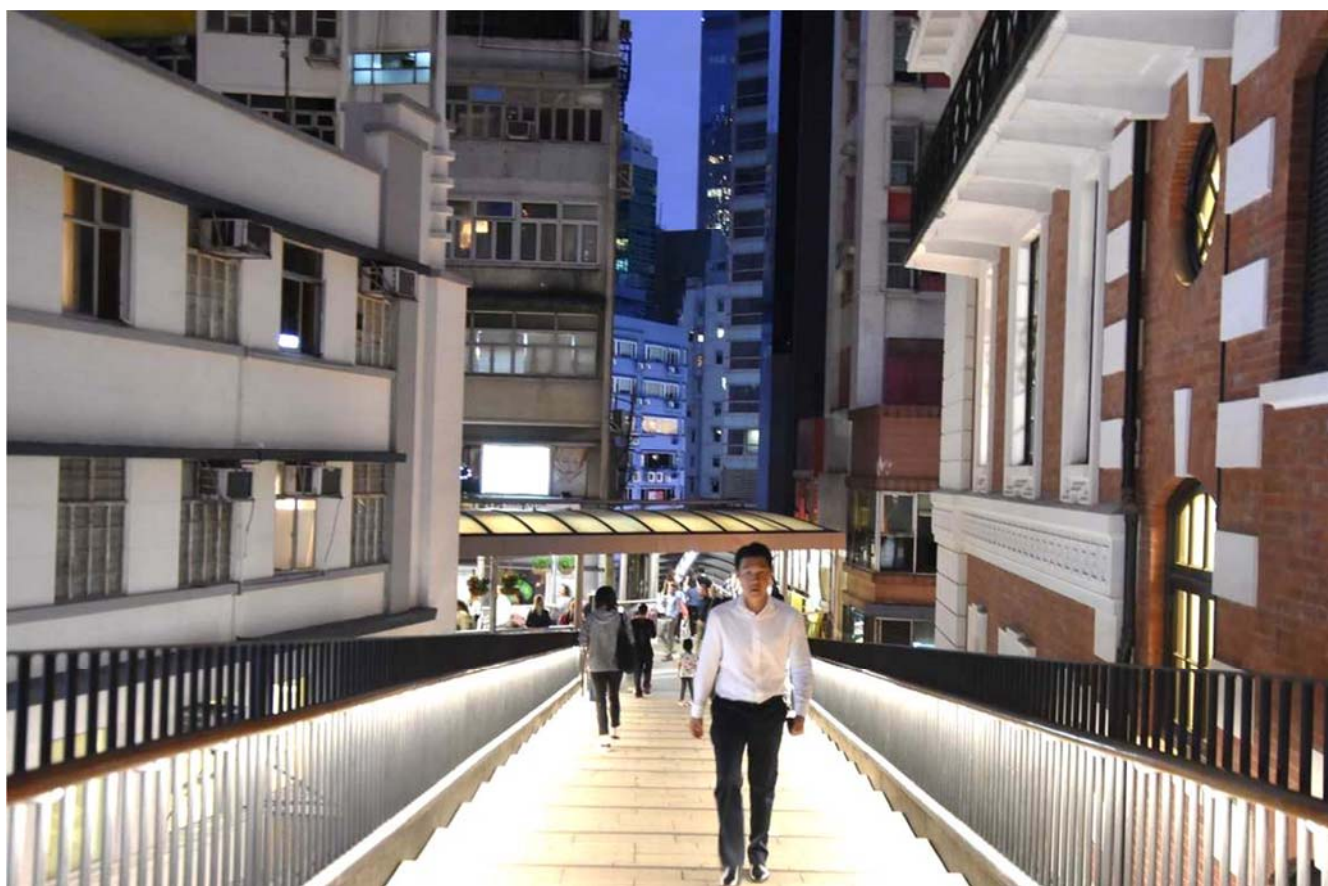
Restaurants and shops  
converted from the  
original station facilities  
由原先警署內部設施改裝  
而成的店舖或餐廳







Previous Central Magistrate Court as seen along the Upper Albert Road

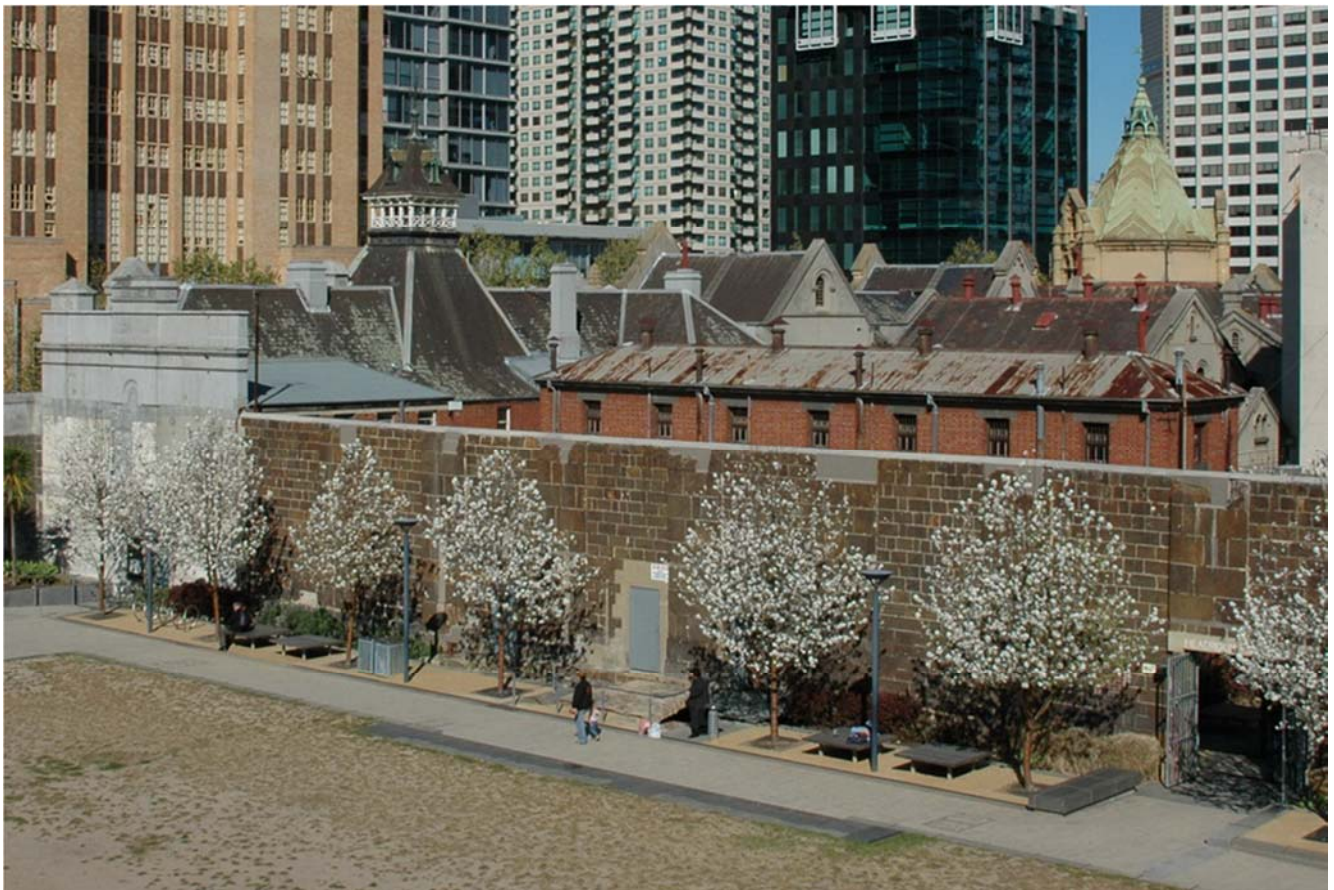


A new pedestrian footbridge leading visitors to Tai Kwun from the Central Footbridge  
一條新建的行人橋引領公眾進入「大館」

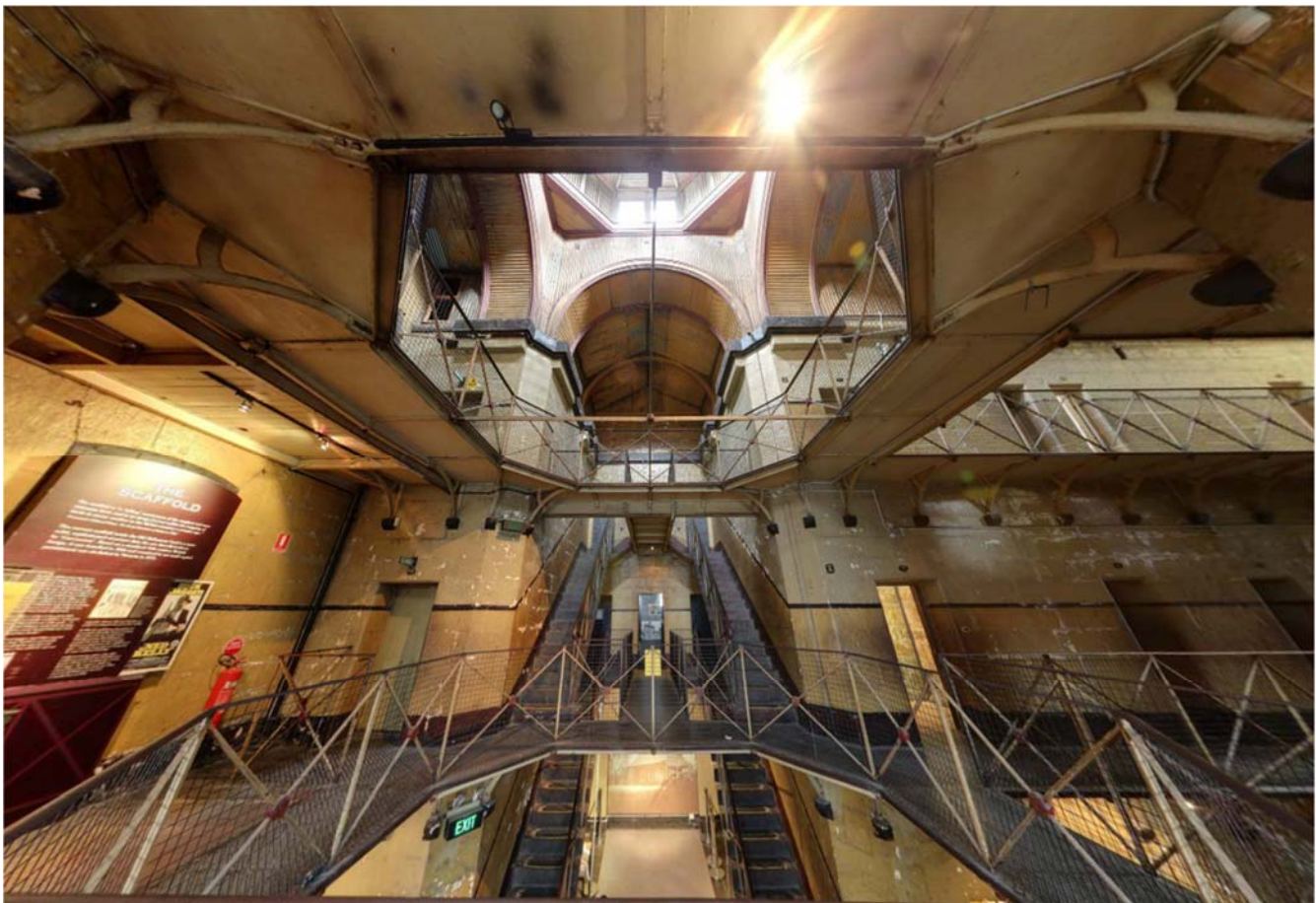
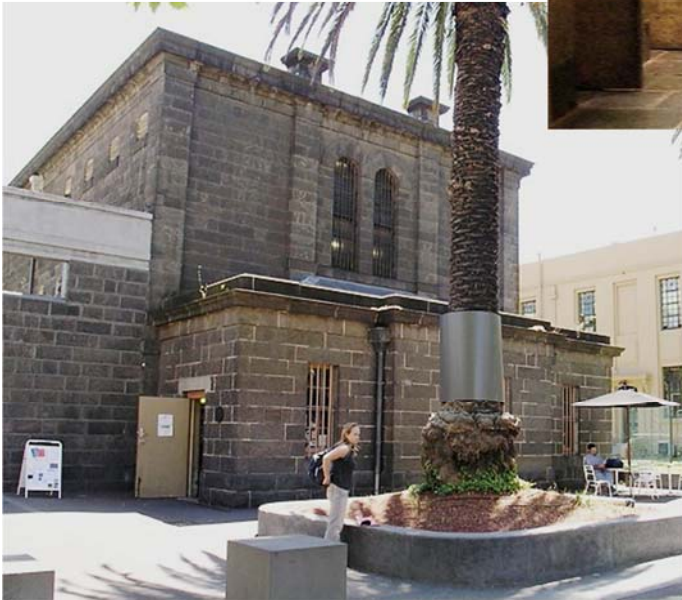
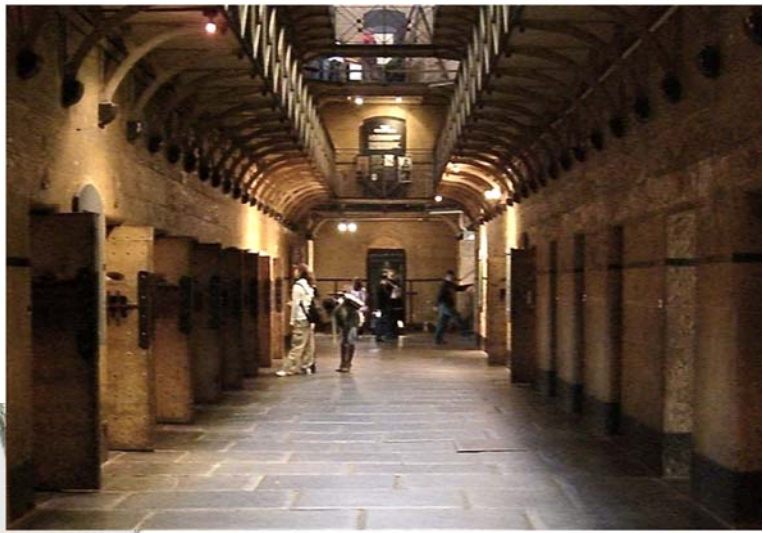


A similar revitalization project  
– the Melbourne Gaol

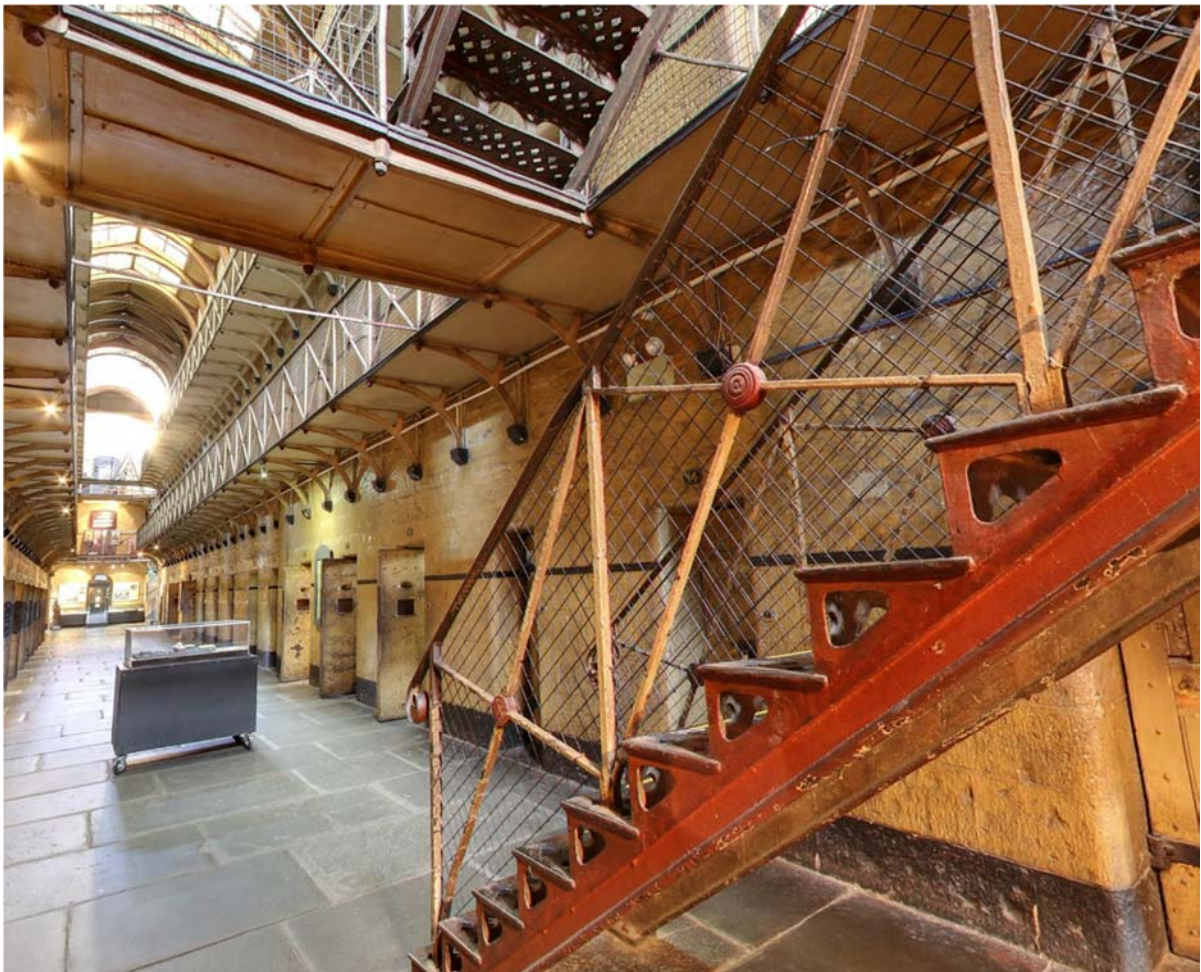
一個國際性類似的計劃  
– 澳洲墨爾本監獄活化項目



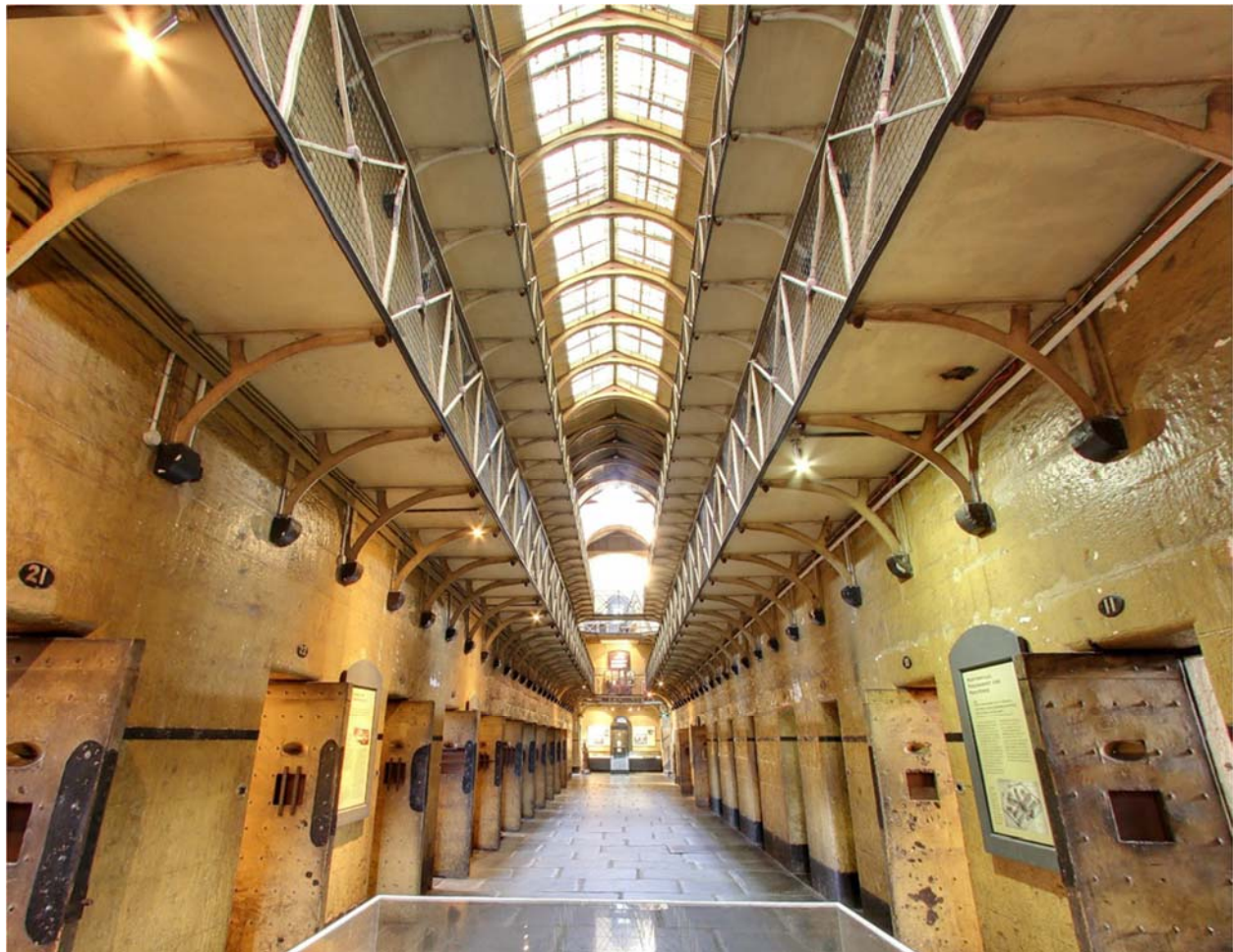
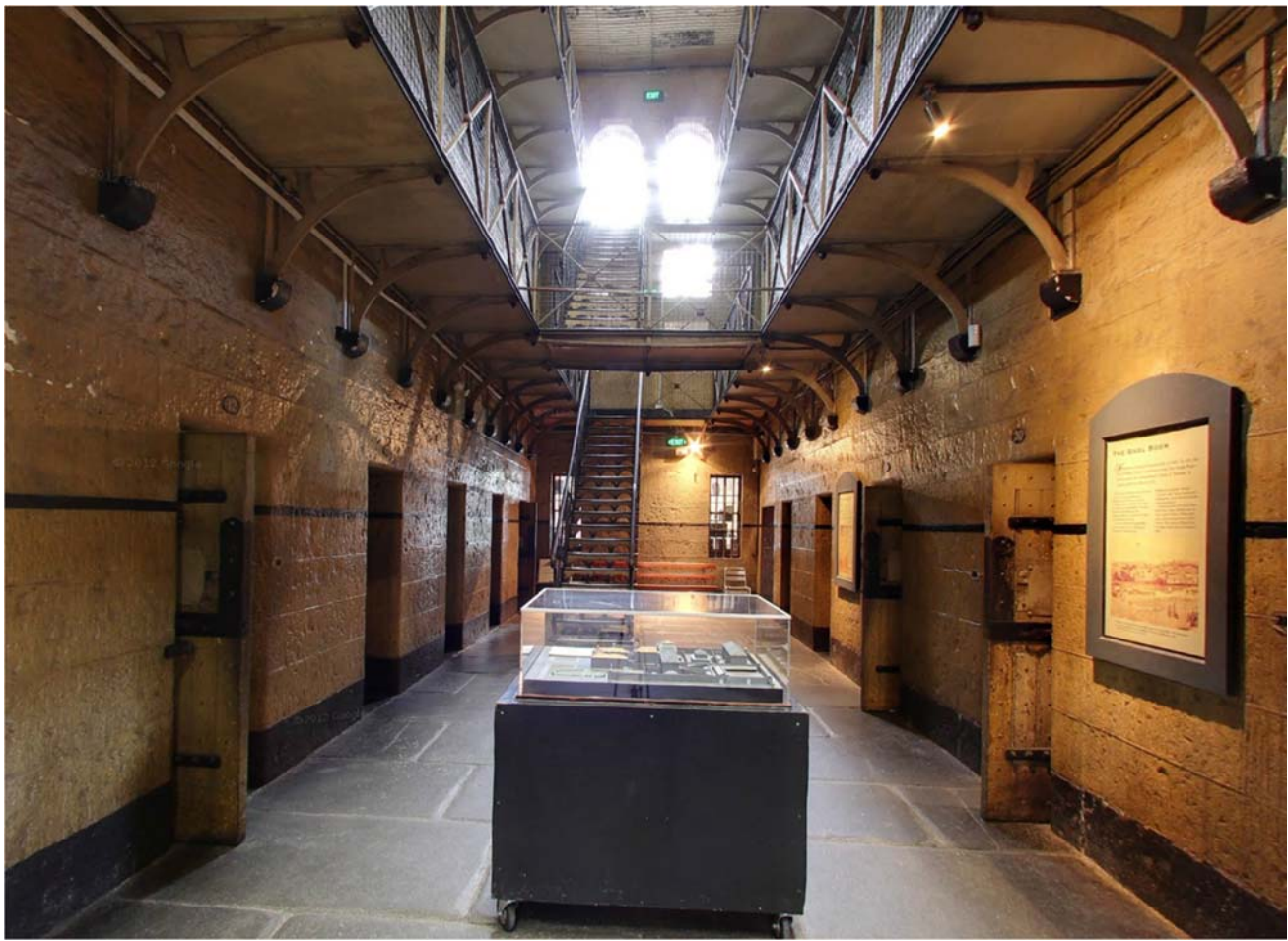














## Supplementary Images – Various Police Stations in Hong Kong with strong heritage representation

補充參考圖片：  
其他香港文物級的警署例案



Yau Ma Tei Police Station 油麻地警署





Yau Ma Tei Police Station 油麻地警署



Sham Shui Po Police Station 深水埗警署





Mong Kok Police Station  
旺角警署



Wanchai Police Station 灣仔警署





End of this presentation,  
thanks for watching.

此輯簡布暫此完結，  
多謝觀賞。

Readers can also visit another similar presentation also prepared by Raymond Wong about the revitalization of the Former Marine Police Headquarters compound, the Heritage 1881. you can review and download it using this link:  
<https://const-infobank.org/wp-content/uploads/2019/05/Marine-Police-HQ-revitalization-2-Compatibility-Mode.pdf>