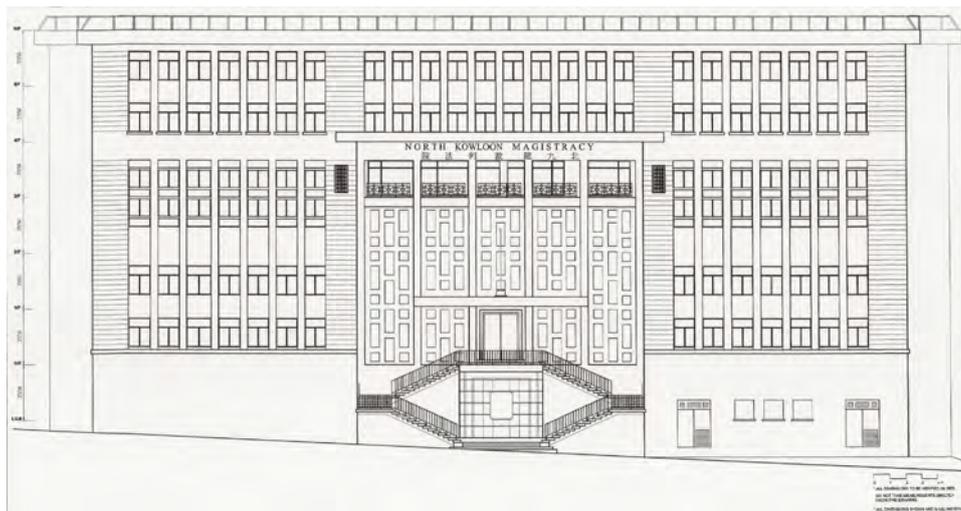


North Kowloon Magistracy 1960 To SCAD HK 2015

Front and Side Elevations



Summary of Events

Sham Shui Po Camp 1920 with Tai Po Road in Background



Year / Period	Events
1898	The New Territories and New Kowloon (area north of the original boundary and south of the Kowloon hills) were leased to the Colony Government under a 99 year lease signed between the Qing Imperial Court and the British Government.
1900s	Tai Po Road was constructed to connect Kowloon to the newly acquired lands in the New Territories. Reclamation for new land for urban development in Sham Shui Po
1920s	Urban development began to extend from Mongkok to Sham Shui Po with construction of a number of new main roads e.g., Castle Peak Road, Cheung Sha Wan Road and Lai Chi Kok Road Barracks built in Sham Shui Po remained until 1980s
1935	South Kowloon Magistracy (SKM) was built on Gascoigne Road in Tsim Sha Tsui; another old magistracy located on Shanghai Street in Yau Ma Tei operated until 1942
1941-1945	Japanese Invasion and Occupation of Hong Kong in December 1941 Japanese troops attacked Kowloon from the New Territories along Tai Po Road
1953	Outbreak of the Great Fire on Christmas Day resulted to devastation of the squatter areas in the foothill of Shek Kip Mei The Shek Kip Mei Resettlement Estate were built right after the fire as the first public housing project in Hong Kong
1957	The old magistracy on Shanghai Street was demolished in this year
1960	Construction of the North Kowloon Magistracy on Tai Po Road completed NKM and SKM were responsible for all court cases in Kowloon district Fanling Magistracy was built serving the North New Territories
1965	Western District Magistracy was built on Pokfulam Road, Sai Ying Pun
2000	Closure of South Kowloon Magistracy NKM became the only magistracy serving the whole Kowloon District and remained as the busiest magistracy in town
2005	North Kowloon Magistracy was closed on 3 Jan 2005; court cases were taken up by three other courts established in the Kwun Tong Magistracy and Kowloon City Magistracy
2007	NKM was included in the first batch of the Revitalisation Scheme
2009	NKM is proposed as a Grade 2 Historic Building by the AMO

Kowloon Magistracies

There were two magistracies responsible trying offences in Kowloon before 1942. One located on Shanghai Street at the junction of the Public Square and Market Street. The other was the South Kowloon Magistracy built in 1936 located at Gascoigne Road first known as the Kowloon Magistracy to hear minor criminal cases such as summary offences. The old Shanghai Street magistracy was demolished in 1957 for the construction of the North Kowloon Magistracy.

During the Japanese occupation of 1941-1945, the South Kowloon magistracy building was used as the Kempeitai headquarters in Kowloon. It was renamed the South Kowloon District Court in 1957. It remained in use as a District Court until 1986 when it became the Judiciary Central File Repository. Later, it has been used as the Lands Tribunal.

The North Kowloon Magistracy (北九龍裁判法院) seven-storey building was located at 292 Tai Po Road designed by well known private architectural company, Palmer & Turner Architects. Its completion in 1960 for magistrates to hear and adjudicate offences committed within the Kowloon district.

The site was originally planned for residential use. The North Kowloon Magistracy is one of the few remaining historic magistracies part of the post war development of Sham Shui Po district.

The building functioned as Magistrates' Courts and office space on the upper floors for more Government offices such as the New Territories Administration Headquarters. This NKM magistracy, mainly received cases from Mong Kok, Sham Shui Po, Shek Kip Mei, Cheung Sha Wan and Ho Man Tin Police Stations. NKM was one of the busiest in Hong Kong. It continued to serve as a Magistracy for the Kowloon district for almost half a century. The North Kowloon Magistracy (NKM) was a good example of civic buildings of the period.

Judiciary Structure

All criminal proceedings commence in the Magistrates' Courts. The magistracy is the lowest court that covers a wide range of indictable and summary offences. North Kowloon Magistracy consisted of four Magistrates' courts, a Juvenile Court and offices for government departments. The Juvenile Court hears children and teenager cases under the age of 16. Minor offences, such as hawking, traffic and littering are also heard in the Magistrates' Courts by Special Magistrates. The maximum sentence given in the Magistracy is two years' imprisonment and a fine of \$100,000. (In certain circumstances, the magistrates may impose sentences of up to three years' imprisonment and a fine of \$5,000,000.) More serious cases could be committed to courts of higher jurisdiction, the District Courts or the Supreme Court.

In 2000, the South Kowloon Magistracy on Gascoigne Road was closed and North Kowloon Magistracy became the sole judicial court hearing offences in Kowloon. However, on consolidation of magistracies from nine to six the cases of North Kowloon Magistracy were redistributed to additional courts, established in Kwun Tong Magistracy and Kowloon City Magistracy. North Kowloon Magistracy was closed on 3 January 2005 and left vacant without given a historic grade by the Antiquities Monuments Office (AMO).

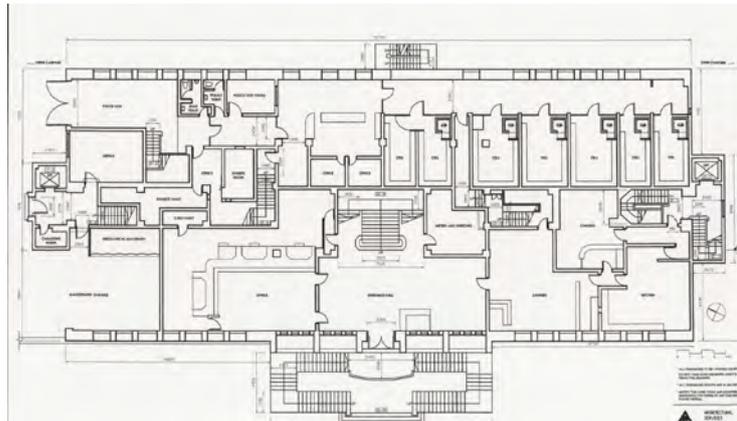


Architectural Drawings

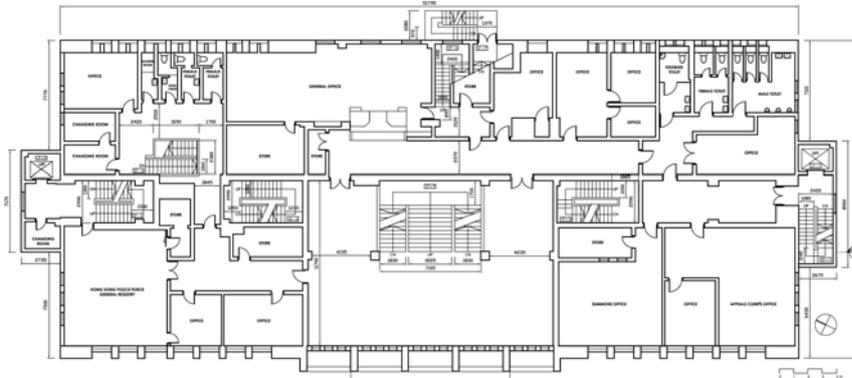
Site Plan



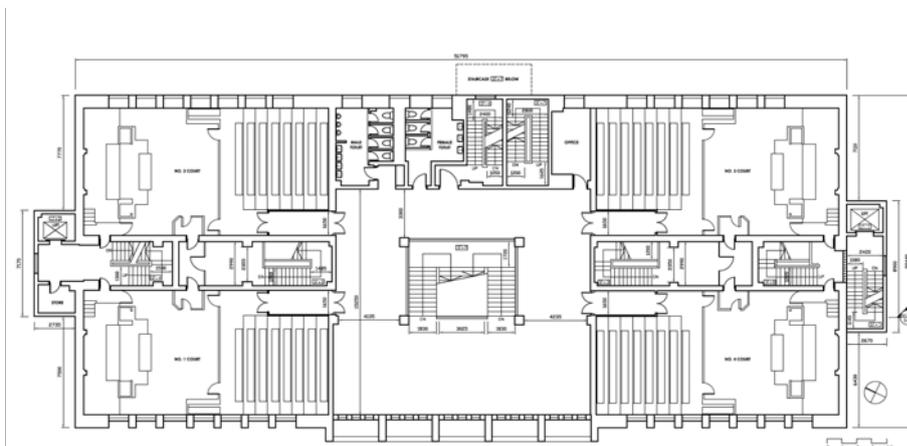
G/F



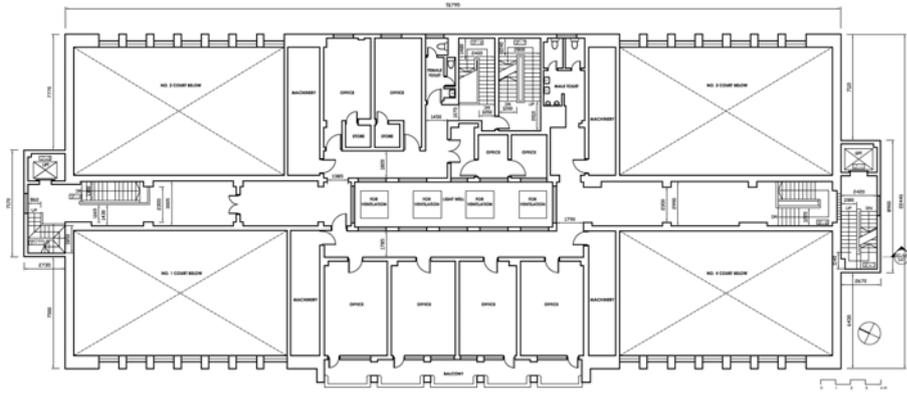
1/F



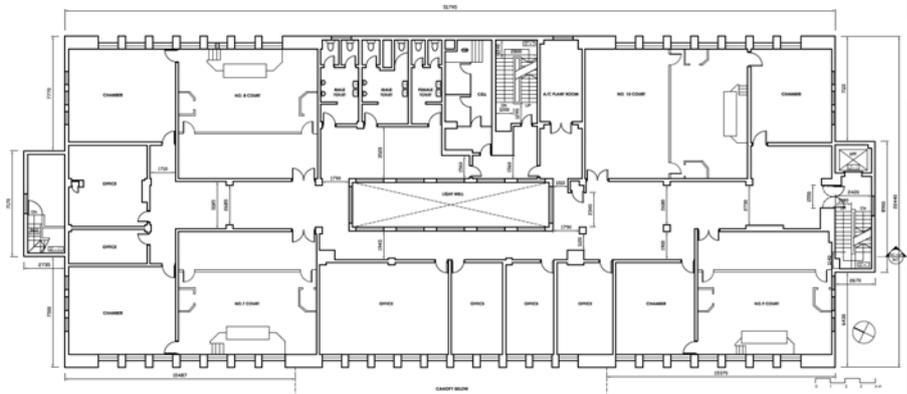
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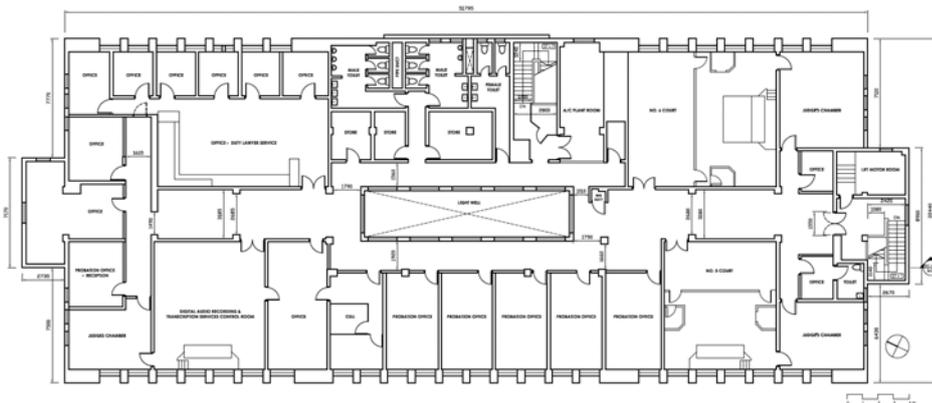
3/F



4/F



5/F



Schedule of Accommodation

Its main elevation is built on an elevated site facing Tai Po Road, with two open car parks surrounding the building.

The magistracy layout was divided into three separate zones to serve three groups of users, the general public, magistrates, staff, police and defendants.

Summary of building information is listed below:

Number of Blocks	A seven-storey building
Year of Completion	1960
Gross Floor Area	Approximately 7,345 sq.metres
Historic Grading	Not yet graded
Original Use	Residential use
Recent Uses	Used as Magistrate's Court and vacant since 3 January 2005
Schedule of Accommodation	LG/F – Quarter's rooms, E&M rooms, transformer room and car park G/F – Canteen, offices, prisoner cells, car park, garages 1/F – Offices and police changing rooms 2/F – Courts, prisoners' cells and offices 3/F – Offices and balconies 4/F – Courts and offices 5/F – Courts and offices
Materials of Construction	Reinforced concrete floor, wall and roof
Internal Circulation	Generally divided into 3 different functional zones to serve 3 types of users namely (1) general public, (2) magistrates & staff and (3) police & prisoners. These 3 different functional zones may not connect to each other and may have independent circulation.

	Accommodation	Approximate Floor Areas
LG/F	Quarter's Rooms, E&M Rooms, Transformer Room, Car park at south-east	403 sq.m.
G/F	Entrance Hall, Canteen, Offices, Prisoner Cells, Car park at north-west, Garages	1,223 sq.m.
1/F	Offices, Police Changing Rooms	1,223 sq.m.
2/F	4 nos. of Courts, Prisoners' Cells, Offices	1,223 sq.m.
3/F	Offices, Balconies	1,091 sq.m.
4/F	Offices, 4 nos. of Courts	1,091 sq.m.
5/F	Offices, 2 nos. of Courts	1,091 sq.m.
Roof	Not accessible, cat ladder access for maintenance only	N/A
Carpark	South-east car park	935 sq.m.

Community Importance

Court buildings are a symbolic visual landmark easily recognised by the local community. The North Kowloon Magistracy building is among one of a few court buildings of similar design left in Hong Kong. The Fanling Magistracy and the Western Magistracy on Pokfulam Road. NKM is considered as a good example of early typical civic buildings.

South Kowloon & Fanling Magistracies



NKM Architecture Original Features

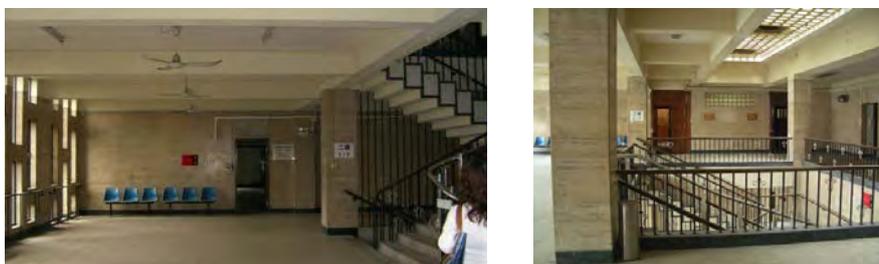


The building comprises seven storeys with its main elevation facing Tai Po Road. Tall narrow windows dominate the front façade with a central atrium, it is built with granite ashlar blocks with neo-Classical architectural features with moulded door cases.

There is a central Italianate style staircase with ornamental ironwork balustrades featuring Grecian motifs.



The main hall staircase from G/F to 2/F showing original ironwork balustrades and the glass block ceiling light above the staircase landing and the original natural stone floor tile finishes at the main hall G/F and 1/F. The original marble wall finishes, wood panel doors and ornamental handrails with guard rails to windows at the main hall area from G/F to 2/F.



Original G/F Cells & 2/F Courts & Offices

The original exterior and interior cells and 2/F court furniture.



Floor and benches with wooden finish, Magistrate and Clerk benches, Defendant Dock, moulding ceiling panels, staircase leading to the court from the cells with original iron works..



The Re Adaptive Use of NKM by SCAD



Introduction

In March 2009 the NKM Building was Graded 2 a Historical Building by the Antiquities & Monuments Office (AMO).

The NKM Building was one of the government historic buildings selected for the first batch of Revitalising Historic Buildings through Partnership Schemes in 2007. The Revitalisation Scheme was first launched in 2008 in response to the HK Chief Executive's policy address of 2007-08 heritage conservation and revitalization of historic buildings. A second batch of historic buildings under the Revitalisation Scheme was announced in August 2009.

The Revitalisation Scheme

In 2008, SCAD Foundation (Hong Kong) Ltd. (SCAD-HK), a registered non-profit-making organisation in Hong Kong is a higher education college primarily for degree programmes of various fields in art and design. SCAD-HK submitted to the Development Bureau a detailed conservation project proposal of adaptive reuse of the NKM as a new branch campus of the Savannah College of Art and Design (SCAD) under the Revitalisation Scheme.

SCAD submitted a design scheme to preserve the existing building fabrics and its heritage value of the building. It had completed previous successful adaptive reuse of other historic buildings in USA and France.

In early 2009 the Secretary of Development Bureau accepted the recommendation of the Advisory Committee on Revitalization of Historic Buildings and accepted SCAD-HK's proposal to effect the conservation project using its own funding sources. No government financial capital works were to be sought for this project.

Adaptive Reuse

The writer's first introduction with the NKM was after arresting some persons running an opium divan in the squatter areas above the hills of Tai Po Road and prosecuting the defendant's case for trial before a NKM magistrate in 1963. The new magistracy building was imposing and the courts effused stability and justice above the clamour among unhappy defendants sentenced to imprisonment and the many moaners fined for hawking, prostitution and traffic offences.

A decade later from 1971 to 1973 I returned to the NKM on a more regular basis. The New Territories Administration Headquarters the District Commissioner and staff were closeted in the building. Mr. Denis Bray the New Territories District Commissioner from there dispensed palm tree policies to calm the indigenous fractious residents still haunting the SAR government including the troublesome 'small house' policy sponging up limited land resources and adding illegal structures to their 'ding uks'. As Assistant District Officer Tuen Mun the NT District Officers and A.D.Os attended Mr. Bray's Saturday morning prayers frequently followed lunching at Condor's Bar & Restaurant Mong Kok Train Station.

Return to NKM

On Friday 13 November 2015 the writer returned to visit the NKM to tour the SCAD Hong Kong readaptive use of the old Magistracy after forty two years absence together with some 'Old & Bold' retired HK police officers once familiar with the district and the court. We entered the South side of the ground floor building pass some cells where some of the defendants I arrested who were incarcerated awaiting trial. Then tour the SCAD Hong Kong use of the old Magistracy.

Renovated Original Features Cells and Furniture 2015



The Kernow Kid

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