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TAIWAN 專題透視在台灣



SAVING HONG KONG'S HERITAGE

William To talks about the work to preserve the Police Married Quarters — and how to ensure its relevance in the 21st century
陶威廉談已婚警察宿舍的保育工作及處身廿一世紀的新角色

FIRST PERSON: FEDERICO MASIN

On the thorny issue of restoration versus redevelopment, and how a city's unique character is made up of people more than just its buildings
面對棘手的修復和重建問題，城市面貌如何建基於人民而非只在建築



HK\$48
US\$18
€15



The Cube will connect the two blocks and will serve as a multi-function hall

A CREATIVE FUTURE

Text: Teresa Chow
Photography: Courtesy of PMQ

With the opening of PMQ steaming ahead, Hong Kong's former Police Married Quarters in Sheung Wan will return as a brand new creative force paying tribute to its storied past

From a warehouse-style studio of less than 1,500 sq-ft located by the harbour in Quarry Bay, a sizeable management team is counting down the days to the reopening of the 1950s Grade III historical site PMQ — currently better known as the former Police Married Quarters on Hollywood Road in Sheung Wan, Hong Kong.

PMQ will return early next year with a new faces as well as a mission to remain relevant in the 21st century, as a hub to serve the territory's evolving creative industries. For residents of the +852, the 6,000 sq-m complex comprising two blocks which

embrace the Modernist architecture movement are familiar as the childhood homes of the former and current chief executives, as their fathers both served the police force. It was also where the filming of the Asian film *Three* took place, and served as the anchor venue of *Detour 2011*.

However, the site's true heritage value was only recently discovered, revealing another interesting story. Initially, it was the stone wall and stairways which suggested it might also be the historic site of the Central School which was built in 1889, immediately raising concerns over its preservation value.

In response to the opposition of concern groups to the 2005 proposal to sell the site, a series of investigations were carried out specifically to look for conservation value. According to the Antiquities and Monuments Office, the archaeological excavation of the main courtyard between the two blocks and the fourth plateau revealed more than simply historical relic: the momentous find of the remaining stone foundations of Central School in the car park area lead the government to consider preserving the site. Subsequently, the policy address of 2007-08 announced the intent to explore revitalisation of the area.

After further in-depth consultations, the government decided in 2010 to dedicate the plot to the creative industries and related education uses. Four parties then announced interest in helming the development, with former HKSAR secretary for development Carrie Lam steering the project onwards.

In the end, the Musketeers Foundation, supported by the Hong Kong Polytechnic University, the Hong Kong Design Centre and the Hong Kong Design Institute of the Vocational Training Council, was selected to conserve and transform the site into a creative industries landmark dubbed 'PMQ'.

The heritage value of the site has complicated the renovation plans. For architectural design consultant Thomas Chow Architects, the major challenge was to balance the heritage value of the buildings, the spatial character of the quarters and the new addition of a thriving creative environment.

The former Central School — built in 1889 but destroyed in WWII — was the first government school to provide both upper primary and secondary western education to the local public. Therefore, two of the longest original foundation remains will be conserved as an 'underground interpretation area', open for public visits. Another 130 studio shops will be converted from residential units of the former Police Married Quarters.

A multi-function hall called 'The Cube' will be introduced by a connection between the two blocks, constructed at the second level. With headroom of 5m and an area of 600 sq-m, The Cube will provide covered event spaces and public open space on its rooftop. Last but not the least, 1,400 sq-m of public open space will be provided and the iconic wall trees of the area will be retained.



The former Central School — built in 1889 but destroyed in WWII — was the first government school to provide both upper primary and secondary western education to the local public



The Former Police Married Quarters will return as creative hub PMQ early next year



Former residential units will be replaced by studio shops



The Studio Tenant Selection committee includes key industry players such as Timothy Cheng from Tiron Interior Architecture and Bryant Lu from RLPKH

創意新未來

撰文：Teresa Chow 攝影：由元創方提供

PMQ 元創方離開幕日如箭在弦，昔日香港上環前已婚警察宿舍將以新面貌回歸，以嶄新的創意力量向其歷史故事致敬

在鯉魚涌海港一個小於1500平方呎的倉庫式工作室裡，一隊管理團隊正在倒數著 PMQ 元創方的開幕 — PMQ 設於50年代的三級歷史建築內，亦即是香港上環荷李活道街知巷聞的前已婚警察宿舍。

PMQ 將會於明年初以新面貌回歸，致力融入21世紀活化使用的同時又作為中心集散地來服務香港逐步成長的創意工業。對香港的居民來說，這座由兩幢大樓組成的6000平方米現代主義建築並不陌生，既是前任與現任行政長官的兒時居所（二人父親過去均效力警隊），亦是亞洲電影《三更》的取景地點及 Detour 2011 的主要舉行場地。

不過，前已婚警察宿舍真正的古蹟歷史價值其實直至最近才被發現，那又是另一個耐人尋味的故事。最初，是那堵石牆和樓梯令人聯想到宿舍或許是1889年興建的中央書院的遺址，頓時引起大眾關注其保育價值。

針對關注團體反對2005年政府出售該地皮的計劃，政府特別進行了一連串的研究查探其保育價值。根據古物古蹟辦事處指出，兩幢大樓間的中央庭院及第四號臺階的考古勘測所發現的遠超歷史文物：停車場範圍裡發現的重大遺跡是中央書院的石地基，促使政府考慮保留前已婚警察宿舍。隨後，行政長官在2007-08年度《施政報告》中宣布探討活化用地的可行性。

經過進一步的深入商議諮詢，政府在2010年決定把宿舍撥歸創意工業及相關教育用途所使用。發展計劃的過程中有四個團體表示對活化項目有興趣，並在時任發展局局長林鄭月娥的支持下推行計劃。

最終，同心教育文化慈善基金會，夥拍香港理工大學、香港設計中心及職業訓練局機構成員香港知專設計學院組成的聯合營辦機構獲選保育前已婚警察宿舍，並將之活化成為「PMQ」的創意工業地標。

前已婚警察宿舍的古蹟歷史價值使得翻新計劃顯得複雜。對建築設計顧問周德年建築師設計有限公司來說，最大的挑戰是平衡大樓的古蹟歷史價值、宿舍的空間佈局特色和令環境具創意生氣的新增設計。

在第二次世界大戰中遭受嚴重破壞的前中央書院建於1889年，是香港史上第一間為本地大眾提供西方中小學教育的官立學校。因此，兩個最長的原有地基遺跡將保育活化成「地下展示廊」，開放予公眾參觀。前已婚警察宿舍的住宅單位，則會改造成另外130個結合工作室與商店的「作坊店」。

在兩幢大樓之間的二樓將會興建連接兩邊的多用途會堂「智方」，樓底高五米的600平方米空間可提供有蓋活動場地，而屋頂亦有公共開放空間。除此以外，PMQ 還會有1400平方米的公共開放空間，而該區地標的石牆樹亦會保留。

10 MINUTES WITH WILLIAM TO 與陶威廉的十分鐘對話

CO-CREATION COUNTS 創作無間



PMQ Management's Director of Creative & Programme William To stresses that as all efforts to nurture creativity are positive, PMQ is an important way to serve the community. "It is a rare opportunity for any government in any city to grant such a prime location — the intersection of the core central business district and a gentrified neighbourhood — to support the development of the creative industries," he says.

Internationally recognised for his role in raising the profile of Hong Kong's Business of Design Week, To has conducted numerous studies of how creative hubs have been formed in the west. In Sweden, for example, old industrial premises have been renovated into a new creative workplace in Malmö; while in Belgium, it is shared offices which are becoming a big trend. "When I spoke to with other creative groups in foreign cities about our experience with PMQ, they all expressed their admiration that we got hold of such a prime location."

Not only the location offer a great opportunity to PMQ, To claims that timing is essential to the success of PMQ too. "Credit should go to the support of the government and adaptive reuse exercises the city has gone through in recent years, but most of all, the design industry is well equipped and ready to make a move."

Part studio workshop and part retail platform, PMQ will also fulfil a community role by offering discounted rates to creative talents who have kickstarted their own brands, thereby helping them gain a

foothold in the marketplace.

"PMQ is not an incubation platform, but an accelerator — all tenants are ready for retail. Offering support is important, but we will also ask them to take part in our development," To explains. "At the end of the day, PMQ aims to establish a platform for co-creation to enable community involvement."

PMQ 管理有限公司創作及項目總監陶威廉 (William) 強調由於培育創意發展的各方都很正面，所以PMQ是個服務社會的重要渠道。他說：「對任何城市的政府來說，這亦是個很難得的機會批出如此優越的地段來支援創意工業的發展，這可是介乎核心中央商務區及快速優化發展的社區的地方。」

William 在提升香港設計營商周形象上所擔當的角色在國際間廣獲認同，他過去亦多次研究西方的創意中心如何形成。例如在瑞典，馬爾摩的舊工業區改造成全新的創意工作坊；而在比利時，合租辦公室則是個流行大趨勢。William 說：「當我與其他外國城市的創意組織談到我們辦 PMQ 的經驗，他們都對我們能得到如此優越的位置而感到羨慕。」

為 PMQ 帶來莫大機會的不只是其地理位置，William 指時機亦是 PMQ 成功的關鍵，說：「功勞亦應該屬於大力支持的政府和香港近年的活化重用經驗，但最緊要的是設計界已裝備充足，預備好行動。」

PMQ 既是工作室又是零售平台，同時亦會擔起社會負責，為剛起步成立自家品牌的潛質創意新人提供優惠租金，幫助他們在市場上站穩陣腳。

William 解釋：「PMQ 不是個培育階段的平台，而是催化劑，所有租客都已預備好可以出售商品。提供支援是很重要的，但我們亦會要求他們參與我們的發展過程。最終，PMQ 的目標是建立起共同創作的平台，確保社區的參與。」 ●