

Revitalisation Scheme – Conversion of Lui Seng Chun into Hong Kong Baptist University Chinese Medicine and Healthcare Centre

**HERITAGE IMPACT ASSESSMENT
CONSERVATION MANAGEMENT PLAN**

April 2010



Applicant: Hong Kong Baptist University

Heritage Consultant: AGC Design Ltd.

CONTENTS

1.0 INTRODUCTION

- 1.1 Project Brief
- 1.2 Scope of the Heritage Impact Assessment
- 1.3 Acknowledgements
- 1.4 Methodology

2.0 STATEMENT OF CULTURAL SIGNIFICANCE

- 2.1 Historic Values
- 2.2 Architectural /Aesthetic Values
- 2.3 Social Values
- 2.4 Authenticity and Rarity

3.0 DEVELOPMENT OF CONSERVATION MANAGEMENT PLAN

- 3.1 Significant fabric/elements required to be preserved
- 3.2 Applicant and user's requirement
- 3.3 Community needs and social context
- 3.4 Statutory requirements
- 3.5 Condition of fabric, including condition and structural surveys

4.0 STATEMENT OF CONSERVATION MANAGEMENT PLAN

- 4.1 Conservation policy
- 4.2 Proposed building use, layout and setting
- 4.3 Potential impact to the Fabric, setting and significance and the corresponding mitigation measures
- 4.4 strategies to document the change during the course of works introduced by the proposed project
- 4.5 Strategies on Interpretation
- 4.6 Strategies to operate and safeguard the historic building during operation stage against deterioration and improper use

5.0 IMPLEMENTATION OF CONSERVATION MANAGEMENT PLAN

- 5.1 The responsible parties and staffing structure to implement the strategies
- 5.2 The Implementation Programme

6.0 RECOMMENDATION

- Bibliography
- Appendix A – Record Drawings of Existing Building
- Appendix B – Design Proposal
- Appendix C – List of Impact Assessment and Mitigation Measures

1.0 INTRODUCTION

1.1 Project Brief

Lui Seng Chun was graded by the Antiques Advisory Board as a Grade 1 Historical Building in 2000. It is one of the buildings in the Revitalizing Historic Buildings through Partnership Scheme Batch 1 One under the Development Bureau in 2008.

Hong Kong Baptist University (HKBU) submitted a conservation proposal of adaptive reuse of Lui Seng Chun as a Chinese Medicine and Healthcare Centre. An approval-in-principle was given to HKBU by the Development Bureau in 2009.

1.2 Scope of the Heritage Impact Assessment

The scope of the HIA is based on the guideline prepared by Antiquities and Monuments Office (AMO) in consultation with the Development Bureau (DEVB) for Revitalizing Historic Buildings through Partnership Scheme (Revitalisation Scheme). It applies to successful applicants who have had obtained approval-in-principle from DEVB on the consolidated project proposal (CPPs) and have engaged with DEVB for Revitalisation Scheme. For HIA of projects under Revitalisation Scheme, the HIA is incorporated into a form of Conservation Management Plan (CMP).

Study in Section 3 makes reference to the data given by the Resource Kit under Revitalisation Scheme to conclude a summary statement of significance in the CMP together with cartographic and photographic surveys. For the Impact Assessment and Mitigation Measures, they are based on the given Conservation Guidelines and the approved Consolidated Project Proposal, and is simplified in table format (refer to Appendix C) in this CMP.

The objective of this CMP is on how to manage the change of future use and conservation of Lui Seng Chun as a Chinese Medicine and Healthcare Centre. The CMP provides a set of guiding principles on the proposal developed by the Hong Kong Baptist University. The study will make reference to the proposed use, which was accepted by the Development Bureau. The following issues will be assessed and addressed in this HIA/CMP.

- 1) Understanding of the cultural significance of the historic place
- 2) Assessment of information of the historic building and site to establish the limitation and opportunity of the proposal

- 3) Proposed use and its compatibility in regard to cultural significance of Lui Seng Chun and its feasibility in regard to technical concern
- 4) Establishment of Conservation Policies and Guidelines
- 5) Interpretation strategy for the proposed Display Areas
- 6) Maintenance proposal and implementation

1.3 Acknowledgements

The author of this report would like to acknowledge the following persons, parties, organizations and departments for their assistance and contribution in preparing this report:

- Antiquities and Monuments Office
- Architectural Services Department
- Buildings Department
- Commissioner for Heritage's Office, Development Bureau

1.4 Methodology

The CMP is based on desk top study of the available reports and documents, various site inspections of the existing building with reference to the Conservation Guidelines drawn by AMO in the Resource Kit of Lui Seng Chun (the Resource Kit).

Charter of Venice (ICOMOS), the Burra Charter (ICOMOS Australia) and the Principles for the Conservation of Heritage Sites in China (China ICOMOS), which give the established international principles in heritage conservation, will be used as guidelines and standards throughout this adaptive reuse project. The framework of this CMP is adopting the format of the Conservation Plan by Dr. J. Kerr, Sydney, National Trust of Australia (NSW), 2000.

2.1 Historic Values



Address of Lui Seng Chun: No. 119, Lai Chi Kok Road, Mongkok, Kowloon.

AGC Design Ltd April 2010 (Revision 1)

Guangdong Province. Upon his arrival in Hong Kong, he became actively engaged in transport and trading businesses. He was one of the founders of the Kowloon Motor Bus Company (1933) Limited.

In 1929, Mr. Lui purchased a piece of land at 119 Lai Chi Kok Road from the Government and appointed Mr. W. H. Bourne, a local architect who specialized in designing shophouses, to design Lui Seng Chun. The construction works was completed in around 1931. The ground floor of the building was occupied by a Chinese bone-setting medicine shop named "Lui Seng Chun", while the upper floors became living quarters for the members of the Lui's family. The Lui's medicine enjoyed a good reputation locally and overseas.

Mr. Lui Leung passed away in 1944 and the shop was closed down a few years later. The ground floor was rented out as tailor shops thereafter. In the late 1960s, the Lui's family finally moved out from the building and the upper levels were then used by their friends and relatives as residence.

In 2000, the Lui's family proposed to the Antiquities and Monuments Office to donate the building to Government. The transfer of the ownership of the building to Government was accomplished in 2003.

The building was constructed a few years before the enactment of the Public Health and Buildings Ordinance of 1935, which stipulated a set of more stringent building requirements. Instead, it only needed to comply with the less restrictive conditions of the Public Health and Buildings Ordinance of 1903, which required that each building should have a small open space at the rear for natural ventilation purposes; the building height should not be more than the width of the street it faced or 75 feet (whichever was the less); and the depth of each building should not be greater than 40 feet.

Lui Seng Chun not only bears witness to the history of a well-known family in Hong Kong, but also illustrates the past community life, economic activities and architecture of the territory. It was designated as a Grade 1 historic building in 2000.

(Excerpt from “*Revitalising Historic Buildings Through Partnership Scheme - Lui Seng Chun Resource Kit*, Development Bureau, HKSAR.” Section 2 Page 3-5)

2.2 Architectural /Aesthetic Values

Lui Seng Chun is a typical “Tong-lau” (Chinese tenement). The four-storey building has its entrance at the convergence of Lai Chi Kok Road and Tong Mi Road. The

architecture features a mixing of the sweeping horizontal lines of Streamline Modern (Art Deco) with robust classical elements, which are characterized by a square-shaped frame and a row of decorative balustrades in front. The deep verandahs together with the stone plaque marked with the name of the medicine shop installed at the top of the building are all typical architectural features of pre-war Chinese tenements.

The building is one of a small number of distinctive shophouses remaining from the 1930s that scatter throughout the area. While the majority of the standard terraced shophouses of the period were designed and constructed by local builders using a “pattern-book” approach, Lui Seng Chun was distinctive as it was individually architect-designed to order.

2.3 Social Values

"Lui Seng Chun" was a well-known Chinese bone-setting medicine shop. It was one of the representatives of Chinese medicine development in Hong Kong. The Lui's medicine also exported overseas. It had a good reputation locally and overseas. Chinese medicine still has great social demand in Hong Kong. The Revitalisation scheme will reinstate this social value.

2.4 Authenticity and Rarity

Original building fabrics and its distinct architectural features are intact with a high degree of authenticity and integrity retained in the building.

3.0 DEVELOPMENT OF CONSERVATION MANAGEMENT PLAN

3.1 Significant fabric/elements required to be preserved


The building fabric/elements have different levels of significance. This assessment of significance fabric/elements is to facilitate decisions to be made on the future conservation of the historic place concerning the establishment of conservation policies, recommended treatments for the building fabrics as well as the interpretation for the historic place.




The categories of assessment are based on the Conservation Plan by J.Kerr.


Levels of Significance	Meaning
Exceptional	Where an individual space or element is assessed as displaying a strong contribution to the overall significance of the place. Spaces, elements or fabric exhibit a high degree of intactness and quality, though minor alterations or degradation may be evident.
High	Where an individual space or element is assessed as making a substantial contribution to the overall significance of the place. Space, elements of fabric originally of substantial quality, yet may have undergone considerable alteration or adaptation resulting in presentation, which is either incomplete or ambiguous. The category also includes spaces, elements or fabric of average quality in terms of design and materials, but which exhibit a high degree of intactness.
Moderate	Where an individual space or element is assessed as making a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone alteration or degradation. In addition, elements of relatively new construction, where the assessment of significance is difficult, may be included. This category also includes original spaces, elements or fabric of any quality, which have undergone extensive alteration or adaptation.
Low	Where an individual space or element is assessed as making a minor contribution to the overall significance of the place, especially when compared to other features. Spaces, elements or fabric originally of little intrinsic quality, any may have undergone alteration or degradation. This category also includes original spaces, elements or fabric of any quality which have undergone extensive alteration or adaptation to the




	extent that only isolated remnants survive (resulting in a low degree of intactness and quality of presentation).
Neutral	Where an individual space or element is assessed as having an unimportant relationship with the overall significance of the place. Spaces elements or fabric are assessed as having little or no significance.
Intrusive	Where an individual space or element detracts from the appreciation of cultural significance, by adversely affecting or obscuring other significant areas, elements or items.




1. External (Elevations facing Lai Chi Kok Road and Tong Mei Road)



Item No	Elements / Materials	Photo and Reference	Level of Significance
1.1	Main façade The whole of the concrete frame structure including beams, slabs and columns with decorative capitals and cornices in granolithic cement finish, with the urn-shaped balustrades at verandah	 (Ref: No. 1.1)	Exceptional




1.2	<p>Cornice and pediment</p>	 <p>(Ref: No. 1.2)</p>	Exceptional
1.3	<p>Granite columns with decorative capitals, plinths and groove joints at G/F</p> <p>The granite columns have remains of painted commercial letterings</p>	 <p>(Ref: No. 1.3)</p>	Exceptional
1.4	<p>Shanghai plastered coloured walls with plastered cornice and moldings at G/F</p> <p>The shanghai rendering have been badly repaired in different colour</p>	 <p>(Ref: No. 1.4)</p>	High


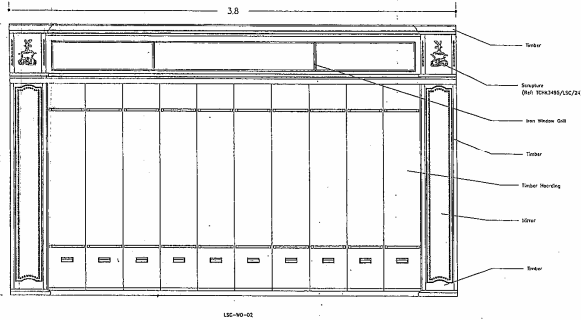

<p>1.5</p>	<p>Electric Cable hangers at G/F ceiling</p> <p>The electric cable hangers are historic artifacts need to be preserved</p>	 <p>(Ref: No. 1.5a)</p> <p>(Ref: No. 1.5b)</p>	<p>Moderate</p>
<p>1.6</p>	<p>Plastered columns with paint finish at 1,2 & 3/F</p> <p>The columns as a major element on the façade are in good condition</p>	 <p>(Ref: No. 1.6)</p>	<p>Exceptional</p>
<p>1.7</p>	<p>Verandahs with urn-shaped balustrades at 1 & 2/F and plain parapets topped with granite at 3/F</p>	 <p>(Ref: No. 1.7)</p>	<p>Exceptional</p>



1.7.1	Eave projecting at high and low level of 3/F	 <p>(Ref: No. 1.7.1a)</p>  <p>(Ref: No. 1.7.1b)</p>  <p>(Ref: No. 1.7.1c)</p>	
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<p>1.8</p>	<p>Drain points at parapet wall at 3/F and Roof</p> <p>Vegetation is found at certain location of the drain points</p>	<div data-bbox="604 192 1062 521">  </div> <p>(Ref: No. 1.8a)</p> <div data-bbox="604 595 1062 936">  </div> <p>(Ref: No. 1.8b)</p> <div data-bbox="604 1023 1062 1368">  </div> <p>(Ref: No. 1.8c)</p>	<p>Moderate</p>
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1.9	<p>Profiled Stone Plaques at Roof</p> <p>There are 2 nos. of profiled stone plaques inscribed “<i>Lui Seng Chun</i>” at roof level</p>	 <p>(Ref: No. 1.9a)</p> <p>(Ref: No. 1.9b)</p>	Exceptional
1.10	<p>Doors and Windows</p> <p>There are different types of doors and windows in the building, some are old and some new replacements in traditional style.</p>		
1.10.1	<p>Main entrance door</p> <p>Main timber exit door in the boundary wall with period style ironmongery</p>	 <p>(Ref: No. 1.10.1a) (Ref: No. 1.10.1b)</p>	Exceptional

1.10.2	Timber doors at the verandahs are with openable glass panels and fanlights with iron grilles and frosted/obscured glass.	 <p>(Ref: No. 1.10.2)</p>	Exceptional
1.10.3	Timber door with clear glass panels at the G/F facing courtyard They are new replacements in traditional style	 <p>(Ref: No. 1.10.3)</p>	Moderate
1.10.4	Double leaves solid timber doors for the staircase The doors at 3/F & 1/F are new replacements in traditional style	 <p>(Ref: No. 1.10.4)</p>	Low for doors at 1 & 3/F Moderate for 2/F original door
1.10.5a	Solid timber doors from balcony facing rear courtyard to existing kitchen These doors are new replacements in traditional style	 <p>(Ref: No. 1.10.5a)</p>	Low


1.10.5b	<p>Solid timber doors for the kitchens and toilet cubicles</p> <p>These doors are new replacements in traditional style</p>	 <p>(Ref: No. 1.10.5b)</p>	Low
1.10.6	<p>Decorative timber surrounds to display window facing street at G/F</p>	 <p>Extracted from Measured Drawings from ArchSD Plan no.TCHK3495/LSC/22 by Ted Chan & Associated Jan 2001</p> <p>(Photos pending removal of existing timber board)</p>	High
1.10.7	<p>Ironmongery with locking devices to all timber doors and windows</p>	 <p>(Ref: No. 1.10.7)</p>	Moderate





<p>1.11</p>	<p>Decorative iron grilles to windows and fanlights</p> <p>Doors and fan lights are new replacement in traditional style.</p>	 <p>(Ref: No. 1.11)</p>	<p>High</p>
<p>1.12</p>	<p>Rainwater downpipes</p> <p>Drainage fittings including cast iron rainwater downpipes and hopper heads</p>	 <p>(Ref: No. 1.12)</p>	<p>High</p>



2 Items facing Lai Chi Kok Road

Item No	Elements / Materials	Photo and Reference	Level of Significance
2.1	Temporary Steel Structure at G/F	 (Ref: No. 2.1a) (Ref: No. 2.1b)	Intrusive
2.2	Folding Steel Shutter Gates at G/F	 (Ref: No. 2.2)	Intrusive


3 Items facing Tong Mei Road





Item No	Elements / Materials	Photo and Reference	Level of Significance
3.1	Exit door for staircase at G/F The steel exit door is new addition. The style does not match with the existing architectural style	 (Ref: No. 3.1)	Intrusive

<p>3.2</p>	<p>Fence Wall and Steel Door at G/F</p> <p>The Street door is later addition with no architectural merit.</p> <p>The fence wall is a solid wall with paint finished and no architectural merit.</p>	 <p>(Ref: No. 3.2a)</p>  <p>(Ref: No. 3.2b)</p>	<p>Neutral</p>
<p>3.3</p>	<p>Servant annex at G/F</p> <p>An attachment to the existing building with little architectural merit, but show authentic planning of the building in its time.</p>	 <p>(Ref: No. 3.3)</p>	<p>Moderate</p>
<p>3.4</p>	<p>Service Annex at 1, 2&3/F</p> <p>Original kitchen and toilet cubicle are located inside this annex.</p>		<p>High</p>




		(Ref: No. 3.4)	
3.5	Rear Verandah with concrete slab and profiled column at 1,2 & 3/F	 (Ref: No. 3.5)	Exceptional
3.6	Iron railing with timber top rails at rear verandahs These items are new replacements in traditional style	 (Ref: No. 3.6)	Moderate




4. Roof

Item No	Elements / Materials	Photo and Reference	Level of Significance
4.1	Chimney	 (Ref: No. 4.1)	Exceptional


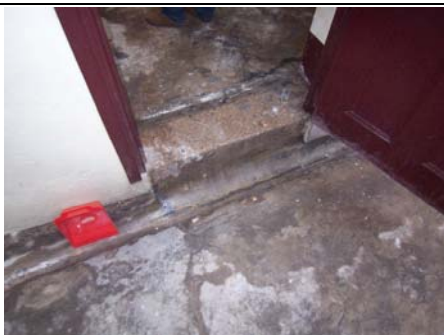

4.2	Staircase Hood	 <p>(Ref: No. 4.2)</p>	High
4.3	Canton clay tiled insulating roof (excluding the R.C. flat roof below)	 <p>(Ref: No. 4.3)</p>	High
4.4	Flag posts R.C. flag poles (2 nos.) above of each of the stone plaques at roof level but found missing on site.	 <p>(Ref: No. 4.4a)</p>  <p>(Ref: No. 4.4b)</p>	High

5 Internal


Item No	Elements / Materials	Photo and Reference	Level of Significance
5.1	Open plan for internal space Original open plan of internal space	 <p>(Ref: No. 5.1)</p>	Moderate
5.2	Floor tiles patterned for verandahs and internal area at all floors	 <p>(Ref: No. 5.2a)</p>  <p>(Ref: No. 5.2b)</p>	High

		 <p>(Ref: No. 5.2c)</p>	
5.3	Decorative plaster/ timber moulding/ cornice to ceiling	 <p>(Ref: No. 5.3)</p>	High
5.4	Timber or plastered skirtings	 <p>(Ref: No. 5.4)</p>	High

5.5	<p>Internal wall with high windows at G/F</p> <p>The design of high windows has no architectural merit</p>	 <p>(Ref: No. 5.5)</p>	Low
5.6	<p>Kitchens & Toilet cubicles at Service Annex</p> <p>The existing kitchens and toilet cubicles has no architectural merit.</p> <p>5.6a – New bench</p> <p>5.6b – Chimney Hood</p> <p>5.6c – Stove at 1/F</p> <p>5.6d – Old bench</p>	 <p>(Ref: No. 5.6a)</p>  <p>(Ref: No. 5.6b)</p>  <p>(Ref: No. 5.6c)</p>  <p>(Ref: No. 5.6d)</p>	<p>5.6a - Low</p> <p>5.6b - Moderate</p> <p>5.6c - Moderate</p> <p>5.6d - Low</p>

5.7	Staircase R.C. staircase inscribed with patterned colour floor tiles with at landing and diamond pattern on treads; wrought-iron balustrades with timber handrails and timber newel posts	 <p>(Ref: No. 5.7)</p>	High
5.8	Granite threshold All granite thresholds in doorways	 <p>(Ref: No. 5.8)</p>	Moderate
5.9	Old furniture including glazed display cabinets	 <p>(Ref: No. 5.9)</p>	High

6. Courtyard

Item No	Elements / Materials	Photo and Reference	Level of Significance
6.1	The existing courtyard was separated from the public pavement by a fence wall. It was served as a service courtyard with concrete floor finish in the original design	 (Ref: No. 6.1)	Moderate

3.2 Applicant and user's requirement

The applicant Hong Kong Baptist University has proposed the historic building to be adaptive re-used as a Chinese Medicine and Healthcare Centre. The services to be provided are herbal tea house, Chinese medical consultation and treatment, education of public on Chinese medicine.

3.3 Community needs and social context

Lui Seng Chun is located in Mong Kok area. This is a district with low-income group and insufficient public medical facilities. The demand for cheap medical service is great. In the nearby area, there are many Chinese Medical shops. The proposed services provided by the Chinese Medicine and Healthcare Centre fits the need of the local people. The intangible heritage of Chinese Medical related business of the adaptive reuse of Lui Seng Chun for a Chinese Medicine and Healthcare Centre also preserve the intangible cultural significance of the heritage.

3.4 Statutory requirements

The existing historic building was built in 1931. It does not comply with the current Buildings Regulations and Codes for the new use of a Chinese Medicine and Health Centre. Necessary upgrading and improvement works to the following aspects will be required.

Protective Barrier

The existing balustrades and metal railings could not comply with the minimum height and maximum opening of the regulation. Alteration and addition works are required to comply with this regulation.

Natural Lighting and Ventilation

To minimize adverse visual impact to the existing facade along the verandah from any additional window frame / mullion or excessive louvers at the area , the new office and toilet areas are not provided with new window opening for adequate natural ventilation and lighting and thus current Buildings Regulations in this aspect could not be complied with. Application for the exemption of the Regulations from Building Authority is required. Mechanical ventilation will be provided for compensation.

Barrier Free Access

The existing building does not have barrier free access. New disabled lift will be installed to comply with the current Building Regulation. The lift is located at a least obstructive but convenience place in the building.

Application for exemption of required level difference between indoor and outdoor to the rare courtyard is to be applied via provided sufficient surface channel and level up the existing levels difference via new stone deck with slot to avoid intrusive addition of ramp and railing

Means of Escape

There is only one staircase in the existing building. The staircase also cannot comply with the current building regulation requirement. Since the floor plate and the site of Luis Seng Chun is very small. The provision of two new escape staircases to comply with the current requirement will occupy large area of usable floor. Fire engineering approach to reduce one new staircase is therefore adopted in this adaptive reuse. The existing staircase will also be used as one of the escape staircases. The new escape staircase will connect all floors up to roof level.

Structural Loading Requirements

Except the addition of a limited amount of new partitions, there are no additional loading, such as new floor added, extend of floor area and etc, imposed to the existing building, and the proposed change in use of the building does not involve excessive change in imposed live load and the estimated crowd is limited to under 100 nos. for 1-3/F due to fire safety concern. Therefore, there is no major strengthening required except localized steel strengthening beams to be added underneath the new partitions.

Loading for additional E/M such F.S. pumps, A/C units on R/F slab are minimal. For instance each A/C unit is less than 240kg at size of 0.9 sq.m, i.e. less than 3.0kPa; FS pumps are approx. 150 kg per pump set

Fire Resisting Construction

Existing building does comply with the current Fire Resisting Construction requirements, therefore, no fire resisting upgrading works are required to the existing building, however, all new alteration and addition works will be Fire Resisting Construction.

Fire Service Installation

The existing fire provisions do not comply with the minimum statutory requirements, which requires for additional Fire Service installation for the new medical use, including but not limited to hose reel systems, sprinkler systems, exit sign system, fire alarm system, emergency back-up power supply and additional water tanks which should be put at underground, within the building or in a less obstructive area.

Smoke Curtain at ceiling and fast-response type sprinklers are to be provided as recommended by the Fire Engineering Study to enhance the fire safety.

Building Services Installation

Since the conserved building will be adapted to new medical use, the existing building services system will not be adequate and have to be upgraded to comply with current Buildings Regulations.

Upgrading and addition of other building services system are also required to cater for the adaptation of future use within the existing building including but not limited to the following systems:

- a) Electrical Power Supply System – new electrical rooms, MCB boards & switches, cable pipe ducts, trunking & conduits, and power & lighting point etc.
- b) Air Conditioning & Mechanical Ventilation System – addition of A/C plants,

ventilation ducts for exhaust & fresh air.

- c) Plumbing & Drainage Provisions – Addition of toilets, pump rooms, water meter cabinets, water pipe ducts, stainless steel grease trap and improvement of underground drainage system.

3.5 Condition of fabric, including condition and structural surveys

Lui Seng Chun is an early example of reinforced concrete construction. The structural system for Lui Seng Chun consists of reinforced concrete shallow pad foundations supporting granite columns with reinforced concrete beams, floors and walls.

As per the Structural Investigation Report of Lui Seng Chun by Meinhardt Mouchel Limited in August 2004, the foundations are approximately 1m below the existing ground level. They are approximately 1.5m wide and 300mm thick. The external columns between ground level and the soffit of the first floor are constructed from granite block measuring approximately 610mm x 500mm. The internal columns are made of brick. They are approximately 250mm wide with an overall finished width of 280mm and 400mm deep. The floors are of reinforced concrete beam and slab construction. The slabs are 100mm deep and constructed with reinforced concrete. There are two orthogonal layers of bottom reinforcement in the slabs.

Appraisal

Visual inspection reveals some crackings with approximate (0.1mm – 0.5mm width) in maximum 2 meter lengths appearing in some walls and beams on each floor. Some concrete spalling was observed during the visual inspection. For details of the existing structure element conditions, comprehensive structural investigation with removal of all internal finishes to expose the structural surface will be carried out prior the main construction commencement.

With reference to the Castco Testing Centre Ltd's structural investigation conduct in April 2010, allowable bearing pressure is identified by plate load test result, approximate 65kPa is determined therefore mini pile would be proposed for the foundation system of new steel staircase. Footing foundation would only be appropriate for the new lift shaft (requiring bearing pressure within 50kPa).

5 coring of concrete core is being processed by Castco, due to thin slab thickness, there are three sampling not recoverable. Only two sampling can carry out to compression test. The structural columns, beams and slabs appear to be in reasonable conditions, but routine maintenance of these structural elements is

recommended.

Loading Assessment

Since the building was completed in 1933. Its design is believed to have followed the London County Council (LCC) 1915. In LCC 1915, it specified 70 lb/sq ft (= 3.35 kPa) for floor loading of domestic buildings.. We refer to Meinhardt Mouchel Ltd structural investigation report in May 2005, the concrete strength and reinforcement steel bar was found. Based on the result data, the existing structure elements are feasible to cater our proposed loading of 3.0kPa Live Load.

Proposed strengthening works

The proposed strengthening works is to erect steel beams underneath the existing slab and to support through the existing reinforcement concrete beam. The steel beams will be protected by fire-rated paint.

4.0 STATEMENT OF CONSERVATION MANAGEMENT PLAN

4.1 Conservation policy

Conservation Objectives, Standards, Principles and Guidelines

a) Objectives

Based on the Statement of Significance established and the assessment of the existing condition of the historic building, the Conservation Objectives adopted for the adaptive reuse of Lui Seng Chun are as follows:

- Preserve existing building fabrics of Lui Seng Chun for long term protection to the building from further deterioration by effective management plan
- Adaptive reuse Lui Seng Chun for a new compatible use as a Chinese Medicine and Healthcare Centre and Revitalise it as a living heritage
- Enhance the cultural heritage of Lui Seng Chun by interpretation of its heritage value for public appreciation
- Promote public awareness and education in heritage conservation, and bring social benefits to the local communities
- As a model conservation project to demonstrate how a NPO is capable of operating a successful social enterprise for a self-sustainable heritage project

b) Standards

This HIA is based on the following international standards and local reference:

- The Venice Charter: UNESCO – ICOMOS
- The Burra Charter: Australia ICOMOS
- Principles for the Conservation of Heritage Sites in China: China ICOMOS
- Conservation Plan: NSW National Trust
- RHBTPS Lui Seng Chun Resource Kit

c) Principles

The following conservation principles will be used in this Adaptive reuse project:

- Retain Authenticity & Integrity
- Minimum Intervention
- Maximum Reversibility
- Technically Feasible & Complying Regulations
- Enhance Heritage Value

d) Guidelines

i. Management of Change of Use

The following Conservation Policies and Guidelines are formulated to provide guiding principles for future conservation and adaptive reuse of Lui Seng Chun.

Policy 1

Lui Seng Chun was originally used as a Chinese bone-setting medicine shop at the ground floor and private residence at the top three floors. The adaptive reuse of the building should be compatible.

Policy 2

Some kinds of interpretation area and program should be provided in the building for introducing the cultural significance of the heritage to the public.

Guidelines

The proposed adaptive reuse as a Chinese Medicine and Health Centre is considered compatible to the heritage building.

Consultation rooms and other facilities such as reception/ interpretation area/ herbal tea house/ consultation rooms/ pantry/ store/ toilets/ mechanical rooms etc related to the operation of the new use should be allowed.

The interpretation area with display of artifacts, historic photos and documents etc should be located on G/F for the easy access by the public.

Guided Tour by appointment to be arranged to allow appreciation & promotion understanding of the building by the public.

ii. Building Fabrics

The following Policies and Guidelines are for guiding future conservation treatments of the existing fabric and retention of the identified Character Defining Elements (CDEs):

Policy 3

The main façade of the building being one of the major CDEs should be kept intact.

Policy 4

The key CDEs should be preserved with minimum intervention and maximum reversibility in order to retain the architectural merit of the heritage.

Guidelines

The key CDEs and features identified of high & exceptional level of significance should be retained and repaired in situ as far as possible. Those of moderate / low/neutral/ intrusive level of significance which can be altered, salvaged for reuse or removed from the building according to the Recommended Treatment for CDEs as stated in this CMP

All timber doors and door frames with openable glass panels and fanlights with iron grilles and frosted/ obscured glass (items 1.10.1 to 10.5, 1.11 in Section 3.1), decorative timber surrounds to display window facing street at G/F,(item 1.10.6 in abovementioned section), ironmongery with locking devices to all timber doors and windows (item 1.10.7 in abovementioned section) should be repaired as existing or if beyond repair, replaced by new materials matching the existing style.

External redecoration is restricted to colours that are compatible with the age and character of the buildings and the paint system is to be reversible.

Any fixed signage should match the age and character of the external of the building.

The existing patterned and coloured ceramic tiles should be exposed for appreciation. In case of operational need or protection reason, the existing floor can be allowed to cover up on temporary basis, e.g. carpet can be provided during heavy goods / furniture logistics; light weight & removable floor decking can be provided at new herbs brewing room at 1/F. Additional floor finishes should be removable without causing damage to the existing floor tiles such as carpet. If a more permanent floor finishes is being used, protective material such as plywood or plastic sheet can be applied for separation.

iii. New Alteration and Addition

The following Policies and Guidelines are for guiding future design of new

alteration and addition works to the building,

Policy 5

Any new alteration and additional works to the façade of the building should be at less obstructive location and not affecting the main façade of the building.

Policy 6

The new alteration and addition works should be of compatible design and distinguishable from the existing building fabrics. Such alteration and addition works should be with minimum intervention and reversible design to avoid unnecessary damage to the existing building fabrics in future removal.

Guidelines

The verandahs should be kept visible even if it is enclosed for functional use.

The enclosing material of the verandahs should be transparent such as clear glass.

New addition and alteration works for the compliance of current regulations and standards, such as new escape staircase and mechanical plant rooms are allowed to be provided at the back of the building set away from the main façade & supported by separate structures.

For the lift overrun and mechanical plants at the roof, they should be set back and with minimum size.

The new staircase and platforms should be constructed by lightweight structure such as steel to minimize disturbance and nuisance in site. They should be independent structure detached from the existing building.

The new disabled lift in the building should be located in a less obstructive area. The demolition of the floor slabs for the lift shaft opening should be by hand tool and saw cut method. The existing floor tiles should be salvaged for future use.

New toilets are provided at the at the back of the building to minimize intervention to the existing fabric.

iv. Provision of Building Services

The following Policies and Guidelines are for guiding future additions, upgrading and improvement of building services and utilities to suit the adaptive reuse requirements:

Policy 7

Addition building services provisions such as water tanks should be put within the building or in a less obstructive area.

Policy 8

New services pipelines should be concealed if possible. Any exposed pipelines should be laid in a neat and tidy manner. They should be distinguishable from the existing building

Guidelines

The new addition of building services installations such as plant rooms, air-conditioning units, fire services and sprinkler tanks should be located at the back (facade facing rear courtyard) or roof of the building, & are of minimal size with careful consideration to structural impact to the building, e.g. combined with new additions supported by separate structure.

Enclosures for the building services provisions should be designed in a compatible style but distinguishable from the existing building fabric.

v. Landscaping

The following Policies and Guidelines are for guiding future design of the courtyard area:

Policy 9

The courtyard should be preserved and should not be covered up

Guidelines

The courtyard should be retained and upgraded for the enjoyment of the public. Free access should be allowed for the public to the landscaped courtyard.

Boundary fence wall can be altered to enhance accessibility & visibility, but

demarcation of the site boundary by such fence wall should be retained.

The landscape design should be compatible to the architectural style of the existing building. New trees should be planted for sun shading and enjoyment purpose.

4.2 Proposed building use, layout and setting

Change in use

The proposed use of Chinese Medicine and Healthcare Centre to the building is compatible with the cultural significance and the technical feasibility of the subject site.

Ground Floor:	Herbal Tea Shop, Chinese Medicine Retail Shop, Display Area
1st Floor:	Pharmacy, Herb Brewing Room
2nd Floor:	Bone Setting Consultation and Treatment Room Internal
3rd Floor:	Medicine Consultation Room, Acupuncture Consultation and Treatment Room
Roof:	Medicinal Herb Garden

However, due to the operational need, compliance of current regulations and standards, there are alteration and addition works, which will cause impact to the building fabrics.

(Refer to Design Proposal for Adaptive reuse in Appendix B)

4.3 Potential impact to the fabric, setting and significance and the corresponding mitigation measures

New Alterations and Additions

There are new alteration and additions for the compliance of current Buildings Regulations and living standards for the adaptive reuse.

1) Glass Enclosure

- The verandahs to be enclosed.

Justification

- To reduce the traffic noise level to facilitate new use. Average traffic noise measured on site is approximate 75dB. Glass enclosure is required to archive noise criteria for medical consultation (Noise Criteria = 35dB)
- To provide weather protection and control air quality and human comfort for end users especially for patients
- Sufficient usable area to be allowed - original indoor area count for less than 50% of floor area, while the limited indoor floor space is further occupied by addition of new lift shaft and disable toilets to comply current regulations.

Mitigation Measures

- New Glass enclosure to be set back from existing facade by 450 mm to minimize visual impact (also to suit the existing surface channel and decorative tile border)
- All structural frames and mullions to be located behind existing columns only without exposing to external view
- Non-reflective clear glass to be adopted to minimize visual impact.
- Glass in one piece for each bay as far as possible to minimize obstruction in view
- Curved glass (in one piece as far as possible) to be adopted to curve corners of the building, to avoid segmented appearance.
- In case joints are unavoidable, butt joint glass without mullion to be applied.
- Maintenance access via sliding window below 1m to be provided to avoid necessity of gondola system
- Existing rain water pipe and dish channel would be retained.

2) Protective barrier:

- Upgrade existing balustrades and metal railings up to minimum 1100mm high.

Justification

- To comply current Buildings Regulations

Mitigation Measures

- Install demountable top rails on existing R.C.parapets which is below 1100mm at R/F accessible by public.
- Screw –fixed metal railing to inner side of the parapet setting back from the main facade to be provided for easy dismantling and avoid any intrusion to the roof slab and ex. water proofing.
- To minimize installation of addition railing to existing metal railing along the rare court, such verandah areas are closed off from normal access.
- Install fixed glass above 1m and openable window below 1m only along existing verandahs, to avoid addition of top rails to the balustrades and the adverse visual impact from such.

3) Artificial Lighting and Mechanical Ventilation

- Install new lighting fixtures and exhaust fans in toilets

Justification:

- To meet current Buildings Regulations

Mitigation Measures:

- No exhaust louver to be planned along major external facade at the verandah facing Lai Chi Kok Road and along the junction of Lai Chi Kok Road and Tong Mei Road.
- No. of opening to existing internal core walls for exhausts should be minimize by centralizing building services to location of least visual impact (facing the rare court)
- New disable toilet is located abutting external air (1/F to 3/F) to minimize mechanical ventilation.
- Locate exhaust louver at top fan lights above the timber French doors facing rare yard as far as possible, to minimize irreversible structural opening to core walls. Fan light replaced by louver to be demounted and stored up for future repair works or restored back on site in future.
- New artificial lightings could be installed along fixing of existing lighting and conduits and slab/wall openings by previous restoration works to minimize further damage to existing structures as far as possible.

4) Barrier Free Access

- Install new disabled lift to all floors

Justification:

- To meet current Building Regulations

Mitigation Measures:

- Locate the lift in a less obstructive area
- Adopt machine-room-less lift system with minimum lift overrun to minimize visual impact on the roof
- Simple and subdue design compatible with but distinguishable from existing building fabric
- Prior slab opening for construction of new lift shaft, existing floor tiles to be removed in a careful manner by hand and stored, and to be re-applied (during the alteration works or for future maintenance) on site as far as possible.
- Independent footing and structure for the new lift shaft to be adopted to avoid additional loading to the existing structure

5) Means of Escape

- A new fire escape staircase to be added.

Justification

- To meet current Buildings Regulations.

Mitigation Measures

- Fire engineering approach is used to reduce number of new staircase to one
- Locate the new staircase to external area which is a less obstructive location
- Construct staircase in light weight steel structure which is a reversible construction.
- Independent footing to be applied for the new staircase to avoid transferring loading to the existing structure.

6) Structural Loading Requirements

- Add new structural steel beams to the underside of the floor slab

Justification

- To meet current Buildings Regulations for proposed new use and new additions.

Mitigation Measures

- Minimum number and size of reinforced beams to minimize the visual impact
- Integrate with internal partitioning in the new internal layout and also the drop curtain required by the fire engineering approach as far as possible to minimize the visual impact to the interior.

7) Fire Resisting Construction

- Replacement of existing staircase enclosure doors to fire rated doors

Justification

- To meet current Buildings Regulations

Mitigation Measures

- Simple and subdued design compatible but distinguish from existing building fabric
- New design of distinguishable but compatible to existing design to be adopted, instead of direct replica of the existing doors.
- Existing glazed fan light above should be kept in situ with fire rated promat board enclosure behind (within the ex. staircase) so that original appearance as view from outside can be maintained as far as possible.

8) Fire Service Installation

- Addition of hose reels, sprinkler systems, exit sign system, fire alarm system, and additional FS water tank & pumps, FS inlet.

Justification

- To meet current Buildings Regulations

Mitigation Measures

- FS installations to be mounted onto new strengthening structures / new partitions as far as possible, to minimize destructive impact to the building fabric.
- Locate FS inlet (facing EVA required by Building Regulations) under new external stair.
- Avoid underground FS tank to minimize irreversible structure on site and adverse impact to the existing foundations. Referring to Comparison between FS underground tank and current proposed FS Roof Tank (Appendix B), extensive underground pit would be required for the FS tank capacity required under statutory. Further more such extensive underground utility construction over the foundation to new stair may induce uncertainty during the course of construction and future maintenance. Thus FS Tank on roof combined with the new lift shaft structure independent from the existing structure is recommended.
- Locate the FS tank at R/F and integrate such with new lift shaft to minimize adverse visual effect
- Locate FS pumps at R/F behind existing parapets to minimize new addition exposed to sight.
- Provide steel frame for FS pumps to spread the loading to the existing beams directly to avoid adverse impact to existing slabs.(Refer to Appendix B on proposed strengthening steel beam and steel frames)
- Integrate FS installations with other new building services to minimize intrusion to existing building. (refer to Appendix B Preliminary Combined Services Design)

9) Building Services Installation

- Add new building services such as Mechanical Ventilation & Air Conditionings, plumbing & drainage, electricity, grey water system and solar panel.

Justification

- Upgrade building services to meet current standards & provide environmental friendly facilities.

Mitigation Measures

- New building services to be located in less prominent area which are not directly exposed to view, such as underneath the new staircase, at upper part of toilet areas or housed within architectural enclosure on the roof area.
- Large scale underground services such as water tank to be avoided as far as possible.
- No pressurization system is required for existing staircase and no smoke vent along major external facade upon initial Fire Engineering study.
- Locate plumbing drainage in approximate location at each floor to minimize transverse of drain pipes in ceiling space.
- Routing of new pumping and drainage to be along new lift shaft as far as possible so to centralize major structural works of slab opening
- Exhaust from Medicine Brewing Room to be via existing fan lights above French door / window with new louvers at interior.

Other than the impact caused by the alteration and addition works described above, the table in Appendix C includes the Mitigation Measures of the other items

4.4 Strategies to document the change during the course of works introduced by the proposed project

Design Stage

Prior to the adoption of design proposal of the adaptive reuse, Conservation Management Plan has to be ready to make sure the cultural significance of the heritage building can be appropriately preserved. In addition to the above documents, Condition Survey, Cartographic & Photographic Surveys are the also required for the implementation of the adaptive reuse, detail design, recording purpose, careful contractual arrangement of works and tendering process. Cartographic and photographic survey to be submitted to AMO for acceptable prior commencement of works on site.

Construction Stage

Pre-construction:

Prior actual commencement of construction, Contractor is required to carry out works specific condition survey and report to document the situation before works and to verify the actual site condition against the design.

Method statement (e.g. for tile cleaning, structural alteration etc), safety measures (e.g. protection measures to CDEs during works) and alternative proposals (should situation found varied from original detail / design intent) to be submitted for AMO's, architect's and end-users' approval and agreement.

During Construction:

Periodic site report (e.g. weekly site progress report with progress photos, detail can be further stipulated during Specifications drafting for Main Contract documents) to be submitted by Contractor to AMO and architect for record and monitoring on the changes during the course of site works.

Site monitoring of structural stability (e.g. installation of tell-tale crack monitor, tilting/settlement check points at early stage of works to monitor any adverse development to observed cracks prior repairing works could be commenced) and site supervision for conservation works are required to ensure the construction work will not cause unnecessary intervention to the heritage building.

Post Construction:

All conservation studies, conservation plans, site inspection record during construction stage, record drawings and photographs after completion of work and record of any future alteration works, should be documented and filed at the site office and make available to future users or professionals who are responsible for up keeping the building and reviewing the development history of this historic building.

4.5 Strategies on Interpretation

This adaptive reuse project could also facilitate to promote public appreciation of the cultural significance of Lui Seng Chun by proper site interpretation.

This goal can be achieved by the following means:

- Preserve and revitalise the building by keep the major façade and balcony of the building
- Establish a display area to showcase the historic artifacts, historical photographs

of the heritage building and background story and history of Lui Seng Chun

It is recommended that the proposed display area will be used as a heritage interpretation vehicle to tell the story and cultural heritage of Lui Seng Chun and “Tong Lou” to visitors and public by display of old photographs, interpretive panels, historical objects and artifacts.

The building is to be open to public at opening hours (10am to 8:30pm), where the G/F common areas such as display areas, community area, courtyard, herbal tea shop can be accessed and enjoy by the public. Guided tours to other areas at 1/F to 3/F may be arranged to public via appointment.

The Heritage Interpretation display and guided tour should be agreed separately between the Development Bureau and the Hong Kong Baptist University. Other activities will also be arranged for appreciation of the place, as well as promotion of existing heritage eco-tours and workshops.

Information of the story of Lui Seng Chun can be provided in various forms such as pamphlets, electronic media, photograph prints or other small souvenir gifts for visitors. The reception desk staff or other reception personnel of the Centre will be well trained to introduce the brief history of the building to visitors when needed. Tool kits / education package can be prepared for training reception personnel and students from Hong Kong Baptist University as Volunteer Helpers.

It is also proposed to document the whole process of restoration and adaptation of Lui Seng Chun for future interpretation material. Design developments, Cartographic, photographic surveys before, during and after the restoration and adaptation could be published in books, pamphlets for public appreciation.

4.6 Strategies to operate and safeguard the historic building during operation stage against deterioration and improper use

1) Maintenance of the historic fabric

Operation guidelines with respect to the maintenance of the historic fabric should be issued to the building management team and operational staffs of the building. Such maintenance guideline should include routine cleaning schedule and manual, Maintenance of landscapes should also be stipulated. Building inspection, repair and maintenance should be carried out in regular bases as per such guidelines / manual.

All the above activities should be recorded accordingly.

2) Control visitors

To avoid overloading of the building (in view of fire safety and wear-and-tear to the heritage) and ensure the daily operation of the Healthcare Centre, extent of accessibility, and visiting mode of different users / visitors should be identified and as following:

- i. The whole G/F including herbal tea shop and display area and rear court yard (except back-of-house and E/M room) accessible for public enjoyment in opening hours (10am to 8:30pm), without prior booking in opening hour
- ii. Public is welcome to visit major areas of the whole building including the Herb Garden at Roof (except Back-of- house area for security and public safety reason) by Guided tour via pre-appointment.
- iii. Patients for medical consultation and treatment via pre-booking appointment, are welcome to visit display areas at verandahs, lobbies at 1/F to 3/F and use of the treatment and consultation rooms for medical treatments.

Management guidelines for the control of visitors are required for the operational staffs to respond in an appropriate manner to different kinds of visitors.

3) Guide proper use by future operator/use

Routine maintenance and small scale interior decoration work shall follow the recommendations of this CMP, and the Maintenance Manual endorsed by AMO. The recommendation should be made known to the frontline building management & site operational staffs, technicians and workmen who are responsible for carrying out or supervising the routine maintenance or repair works. The required information should be summarized and documented in a simple form of manuals or handbooks and included in the standard Operation and Maintenance Manual. Briefing session or training workshop should be arranged for the related parties to ensure fully understanding of the requirements in their duties.

4) Control of further development or alteration

It is unlikely that extensive alterations and additions would be required at this site in the near future. For any large scale renovation works involving substantial changes, prior consultation and consent should be obtained from the Development Bureau and AMO. The recommendations of this CMP endorsed by AMO should be followed with the input from heritage consultant.

5.0 IMPLEMENTATION OF CONSERVATION MANAGEMENT PLAN

5.1 The responsible parties and staffing structure to implement the strategies

The responsible parties and staffing to implement the strategies are as follows:

1) Document the change:

The heritage consultant AGC Design Ltd. will record and document the change of building in the construction stage (detail refer to item 4.4 above)

The building management team in consultation with AMO & Development Bureau will take over the role after handover of the building. Heritage consultant may be engaged to assist if necessary

2) Interpretation

HKBU's research and management team will be responsible for the selection of interpretation material and the way to present the collections

3) Operate and safeguard

The Heritage consultant AGC Design Ltd. should work with HKBU's building management team in consultation with DEVB and AMO to lay down the Maintenance Guideline / Manual before the handover and operation of the revitalized building. HKBU's building management team will be responsible for the daily operation after the hand over

5.2 The Implementation Programme

The proposed adaptive reuse will be open for public by 2012. The potential impact to the fabric will be started by the commencement of construction works, which is scheduled by the end of 2010. The documentation of the change will be started prior (in design stage by Heritage Consultant AGC Design Ltd), during and after the construction works (by Main Contractor). The preparation of interpretation work will be started during the detailed design stage until the completion of the project. Regular review (e.g. annual review) on the strategies to operate and safeguard the heritage should be carried out by the time of occupation of the building

6.0 RECOMMENDATION

This Conservation Management Plan prepared by AGC Design Ltd. should form the base for the planning, design and implementation of the adaptive reuse of Lui Seng Chun as recommended.

This Conservation Management Plan shall be updated by the time of completion of the construction work. During operation period, the CMP should be regularly reviewed and updated by the operator with recommendation from Heritage Consultant whenever necessary.

Bibliography

Books, Publications and Reports:

Kerr, J.S. *Conservation Plan: A Guide to the Preparation of Conservation Plan for Places of European Cultural Significance*. Sydney: National Trust of Australia (NSW), 2000

Revitalising Historic Buildings Through Partnership Scheme - Lui Seng Chun Resource Kit, Development Bureau, HKSAR.

International Charters and Principles:

Australia ICOMOS. *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*. Australia: Australia ICOMOS Inc., 1999

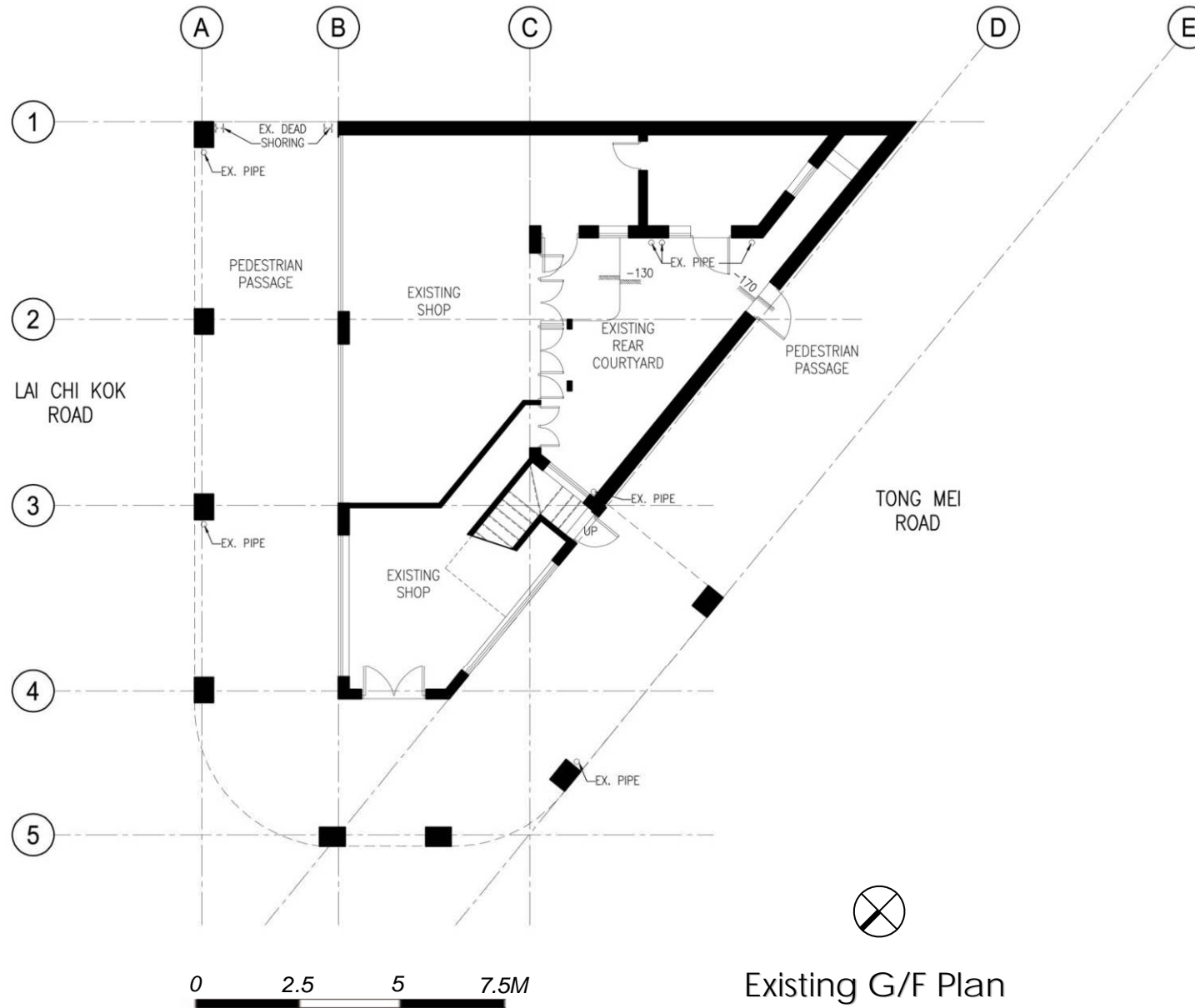
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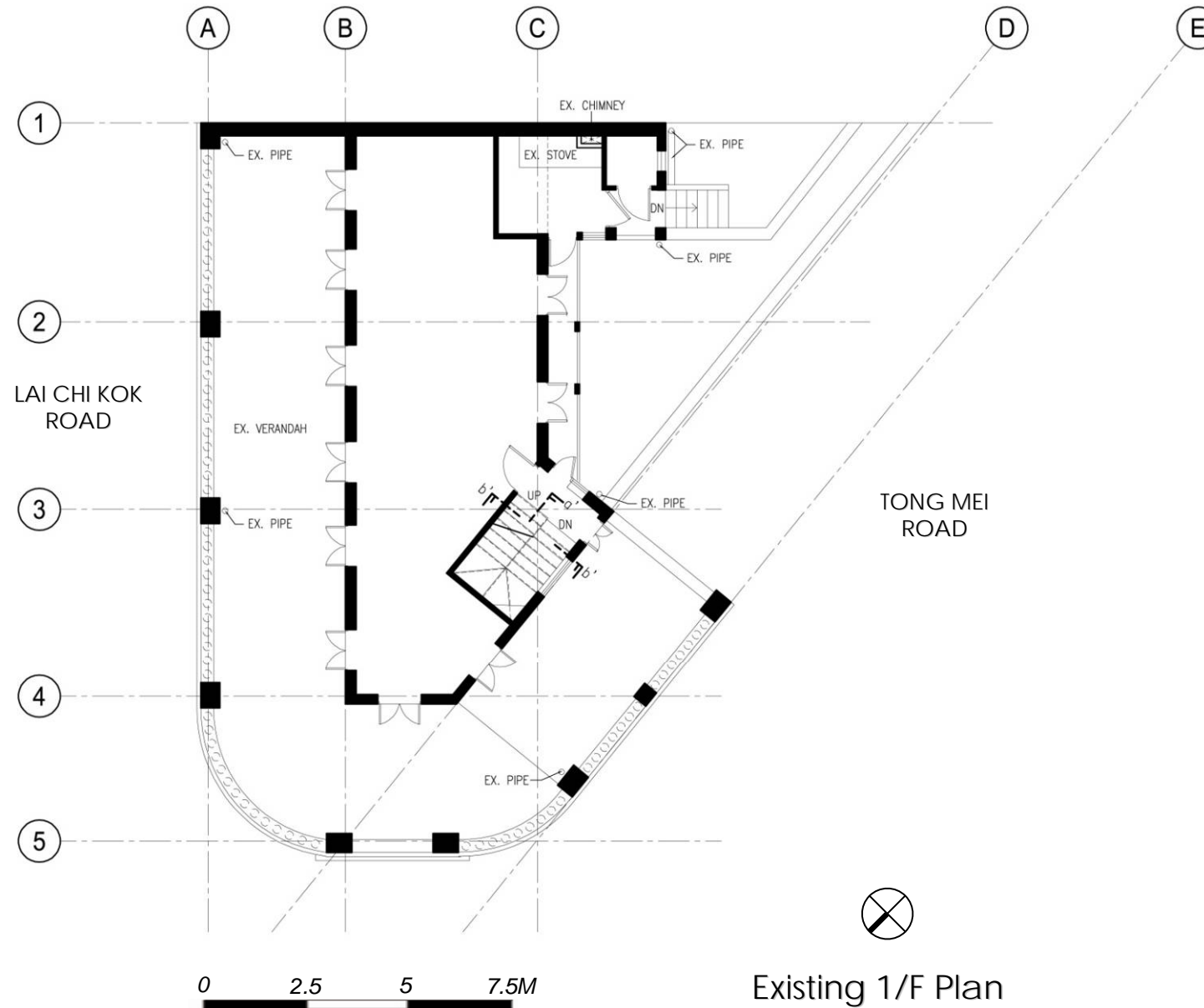
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Appendix A

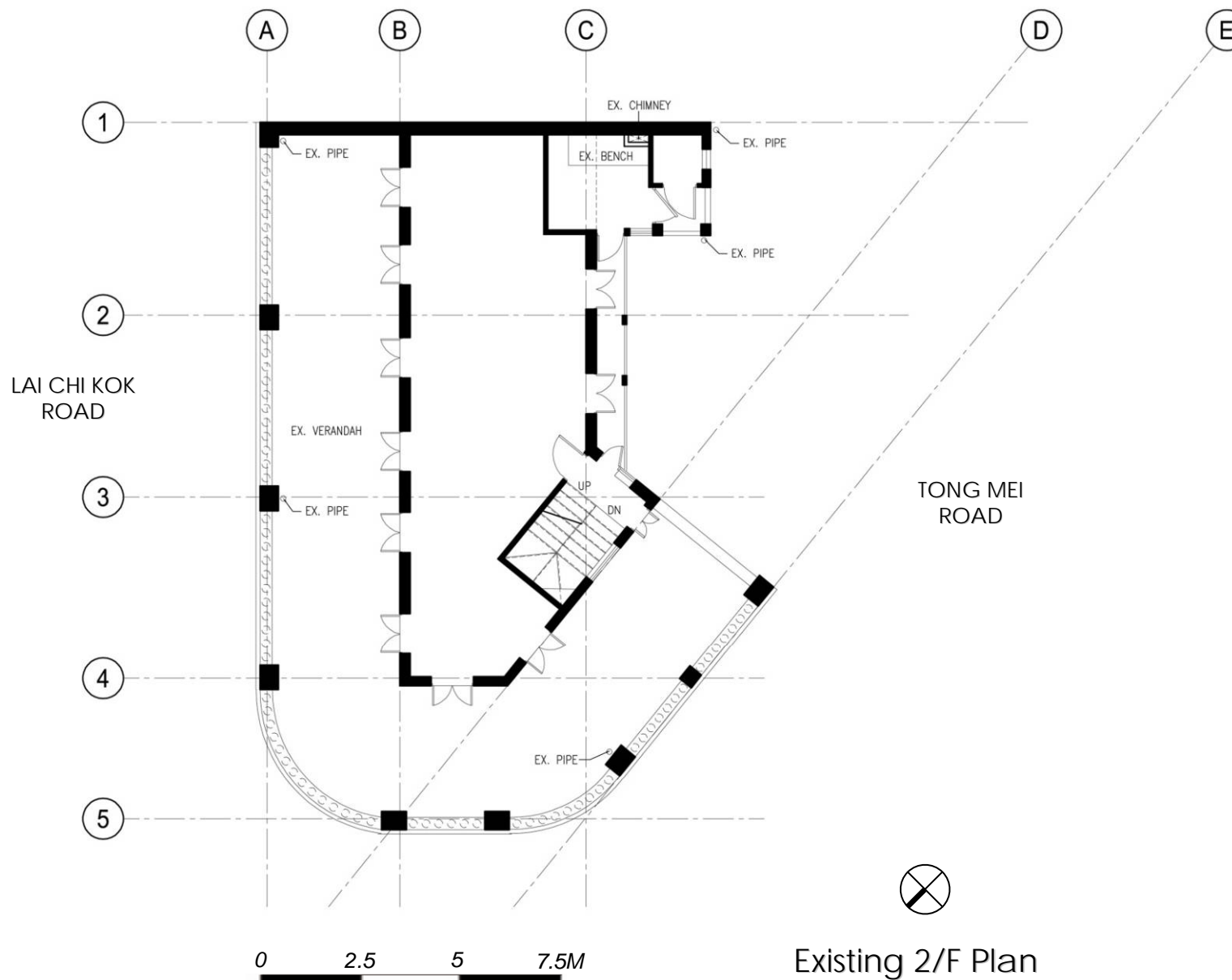
Record Drawings of Existing Building



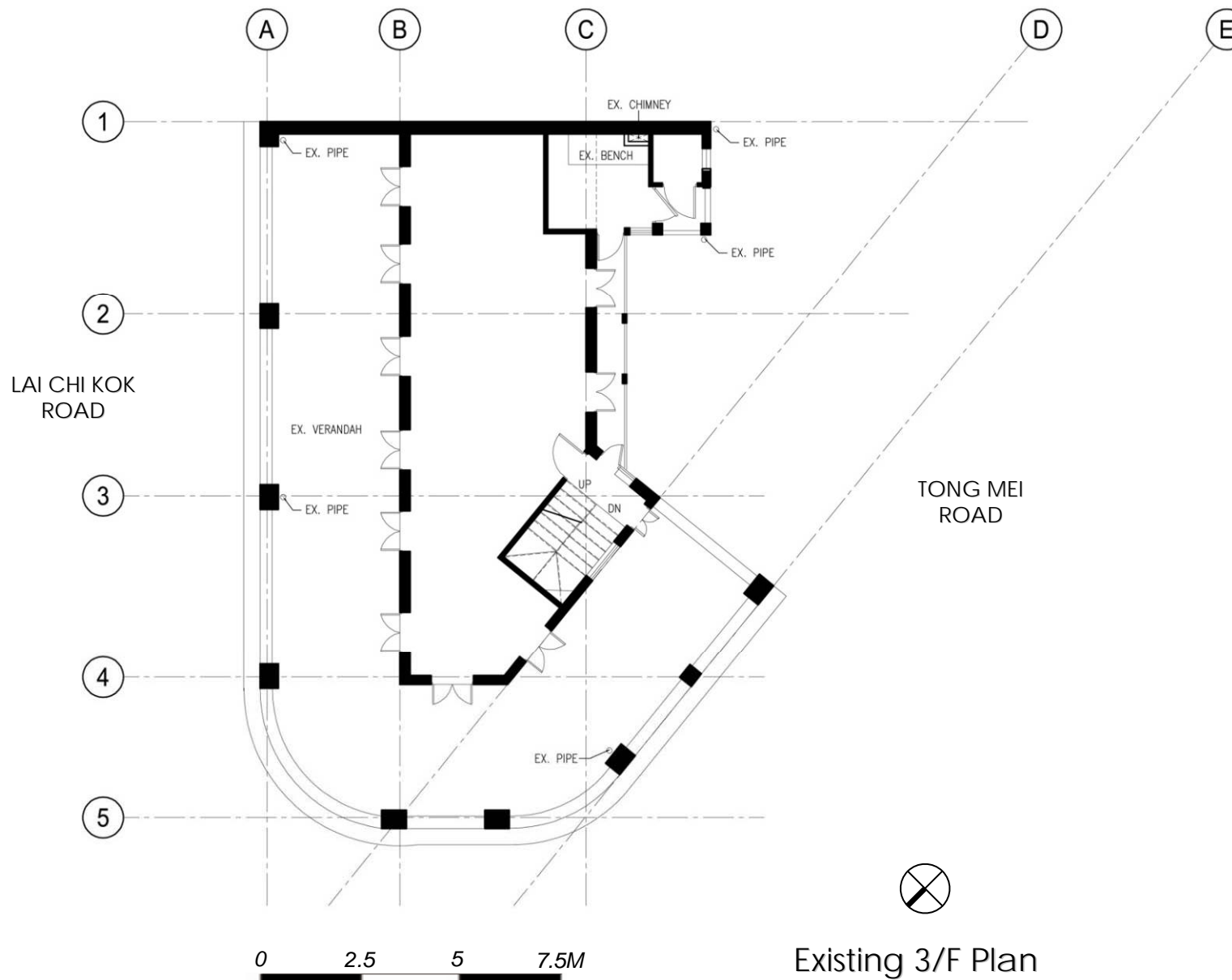




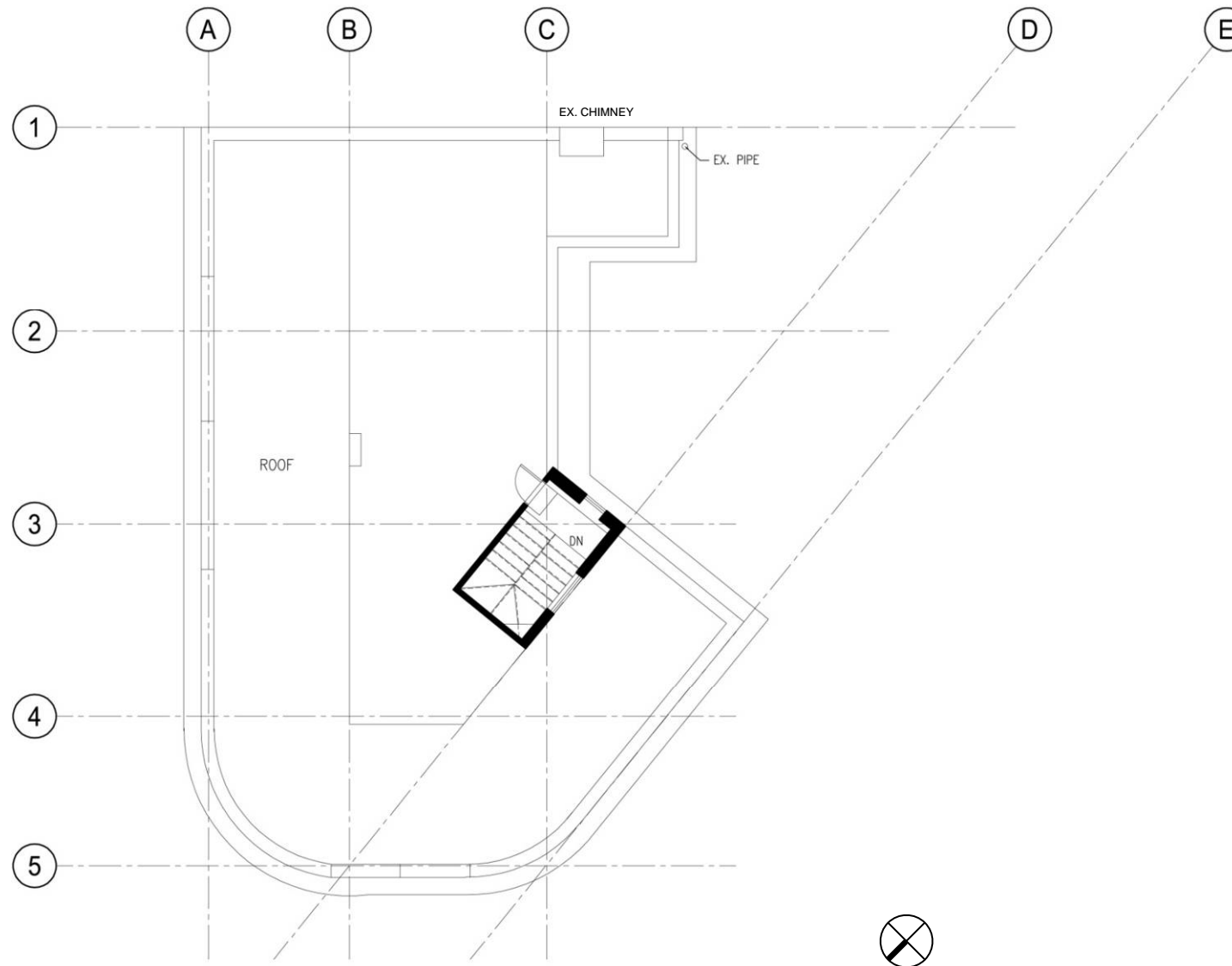
Existing 1/F Plan



Existing 2/F Plan



Existing 3/F Plan

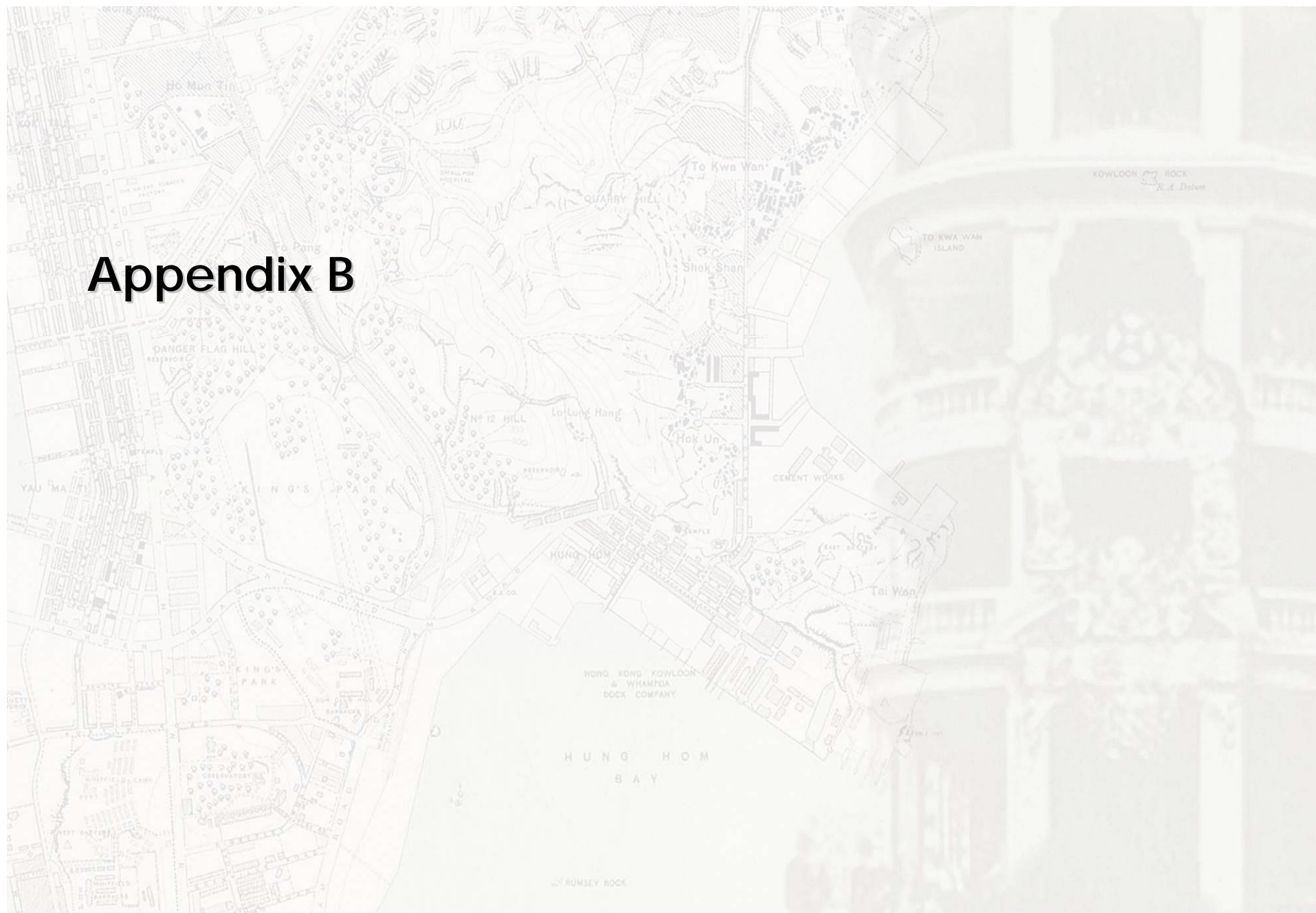


Existing Roof Plan

Appendix B

Design Proposal

Appendix B



Conservation Management Plan
Conversion of Lui Seng Chun into HKBU Chinese Medicine and Healthcare Centre

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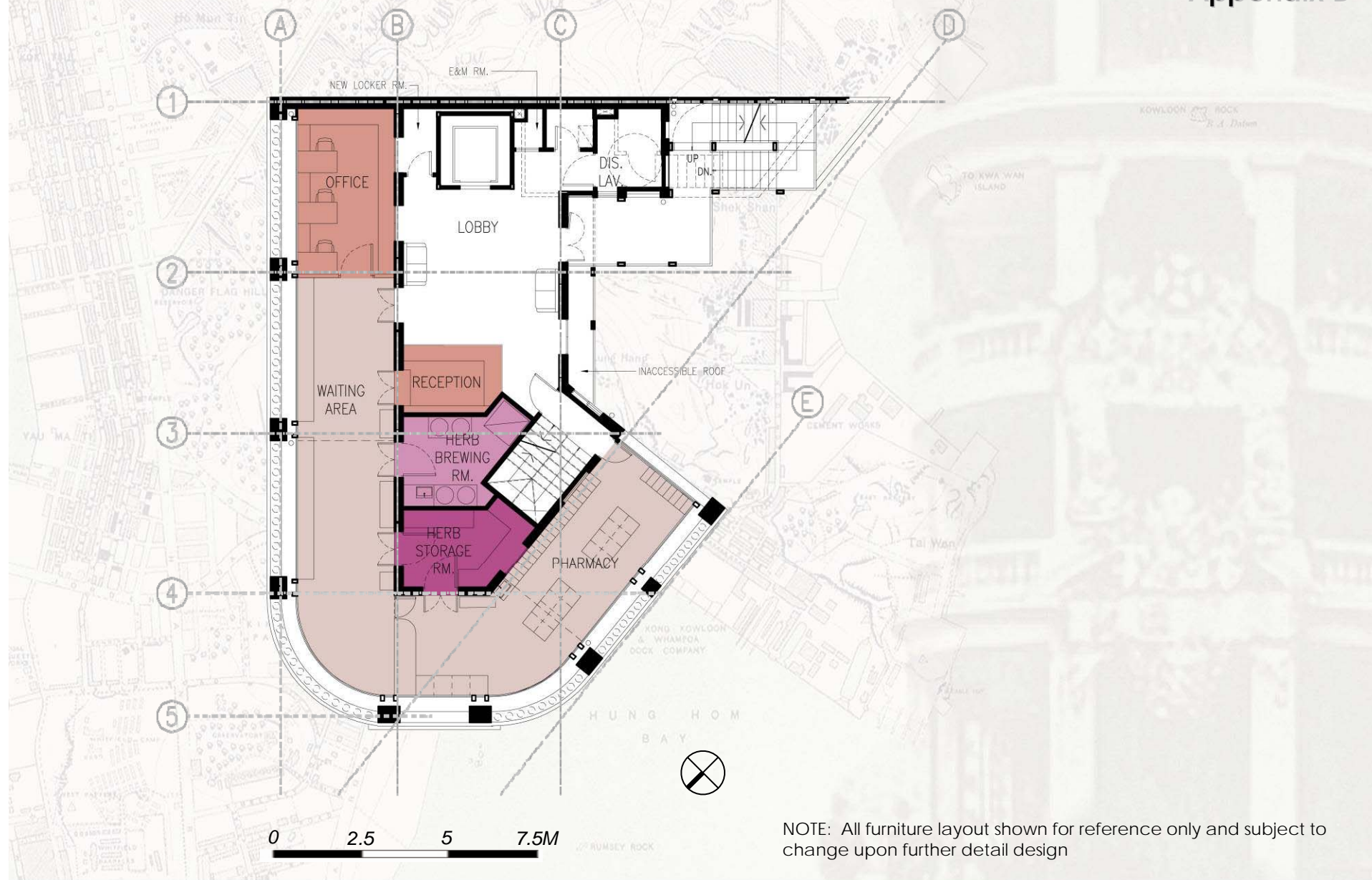
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1/F Latest Proposed Plan

Appendix B

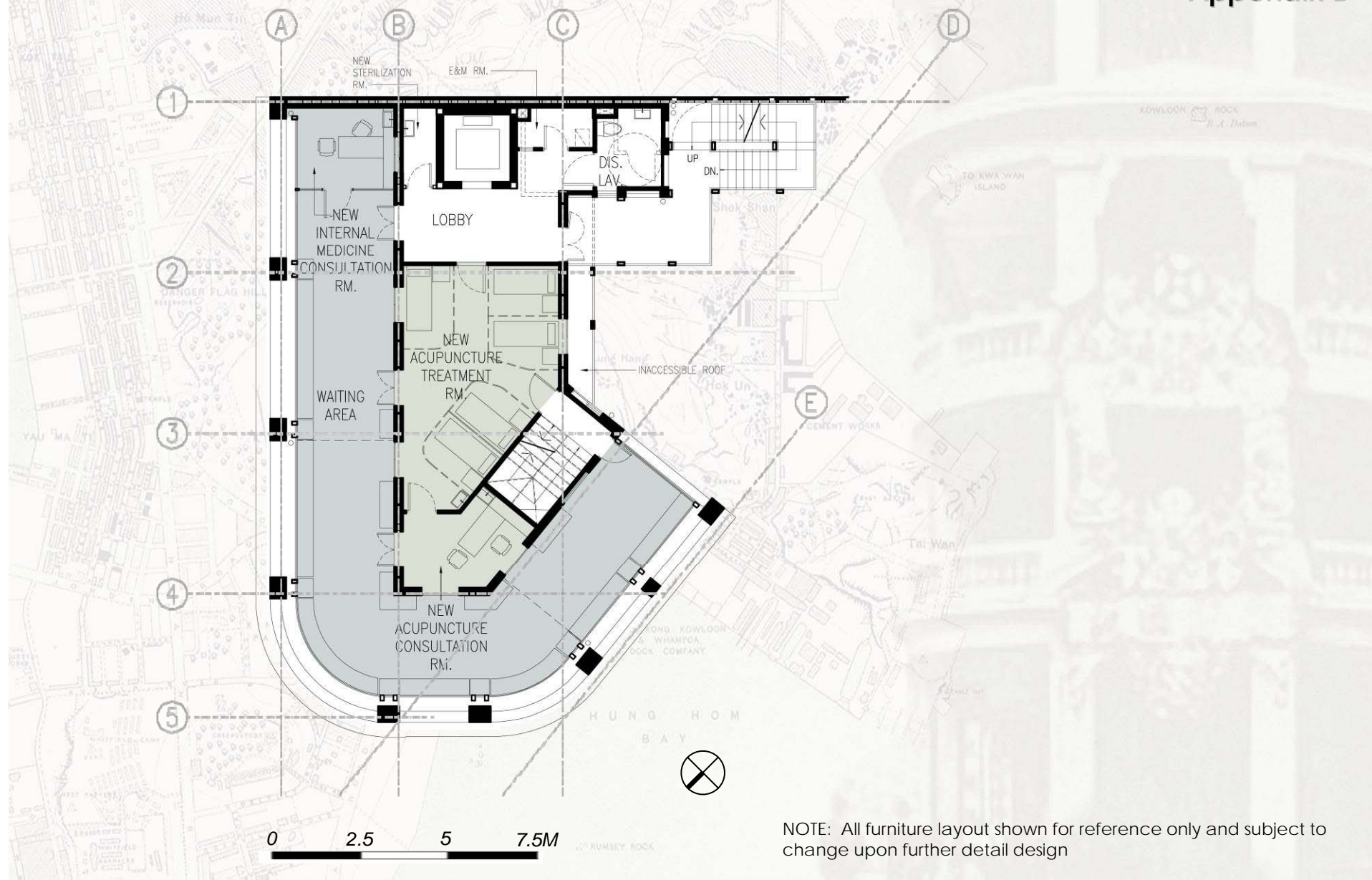


Appendix B



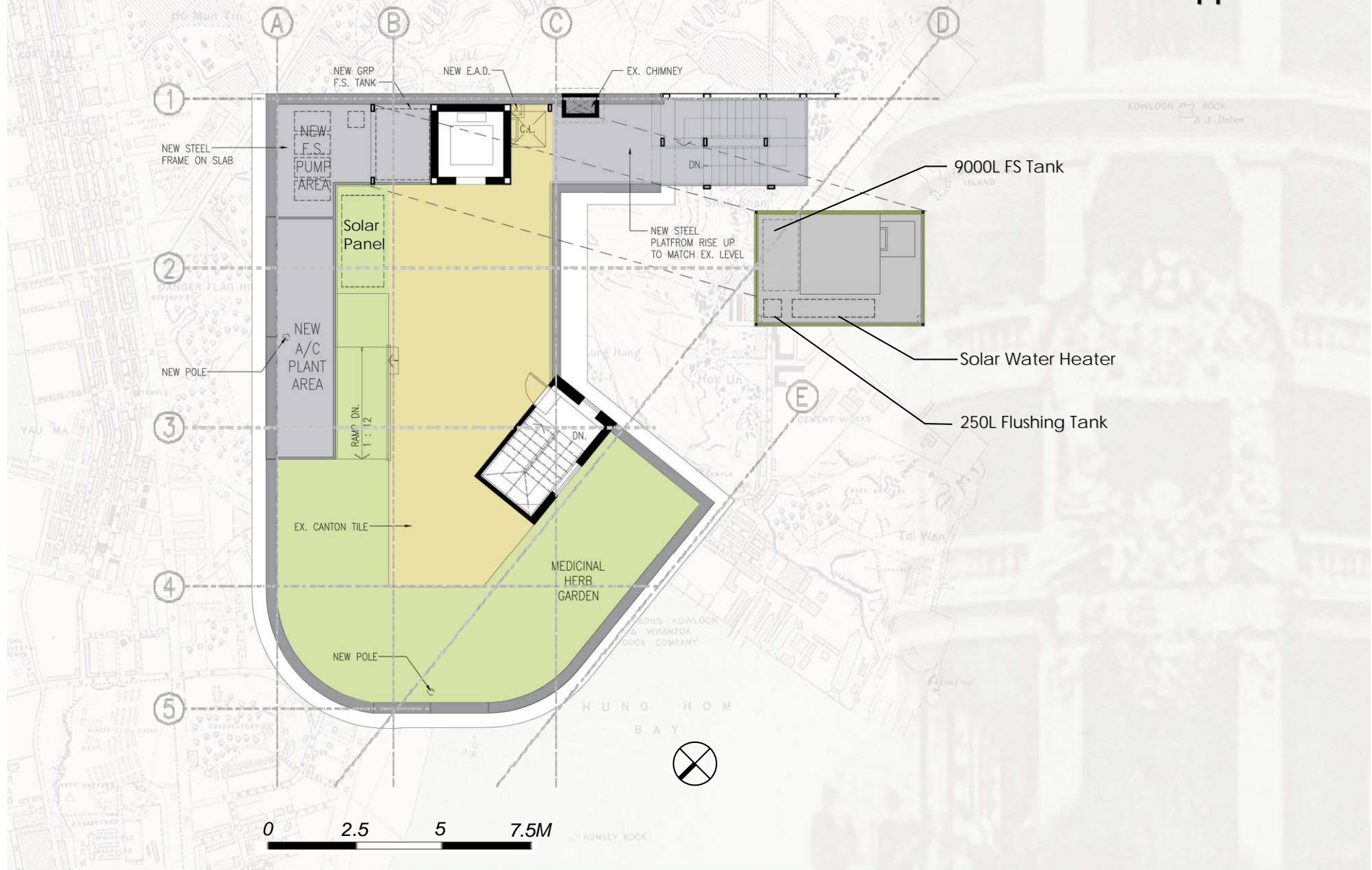
3/F Latest Proposed Plan Layout

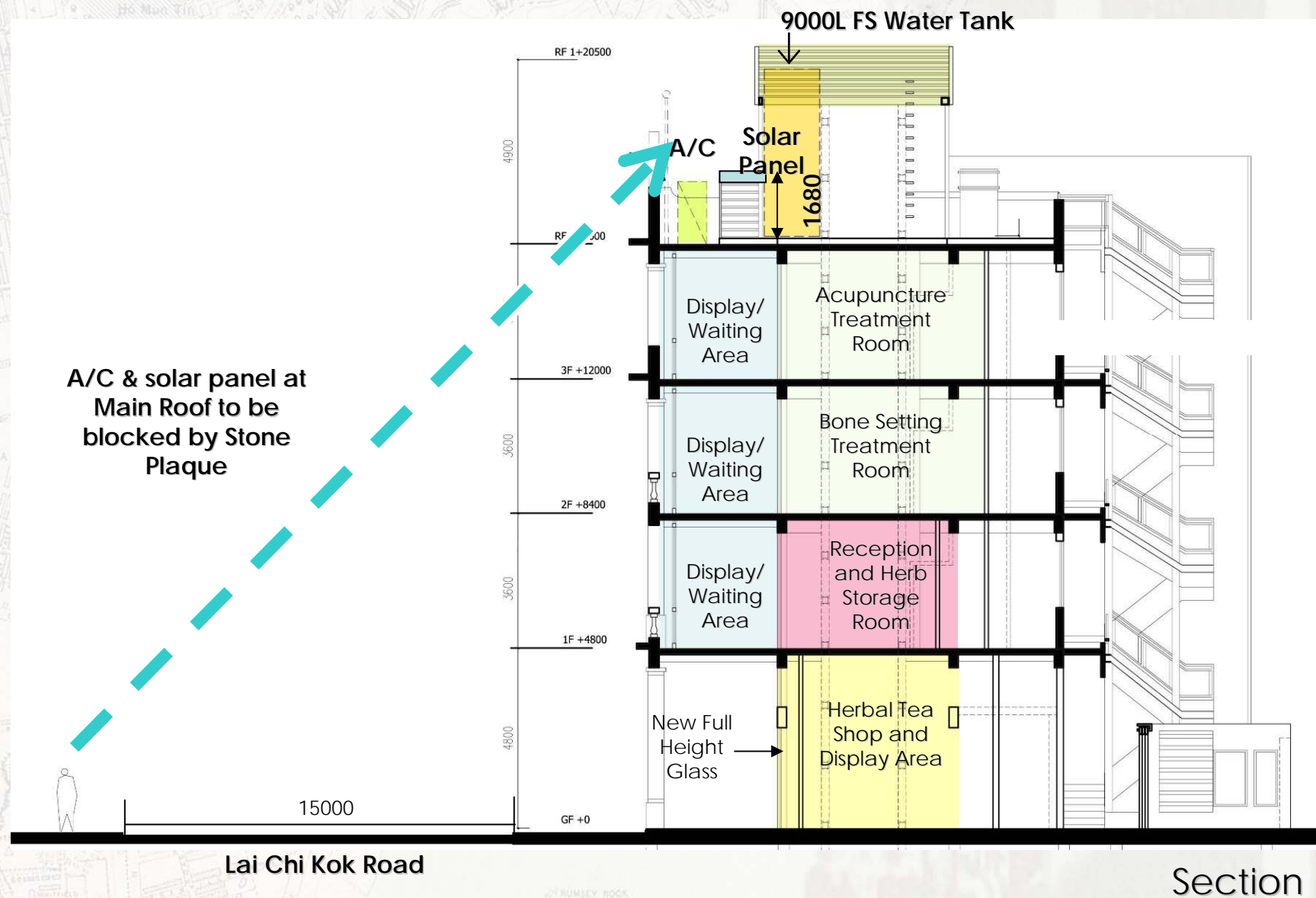
Appendix B



Roof Latest Proposed Plan

Appendix B





Glass Enclosure

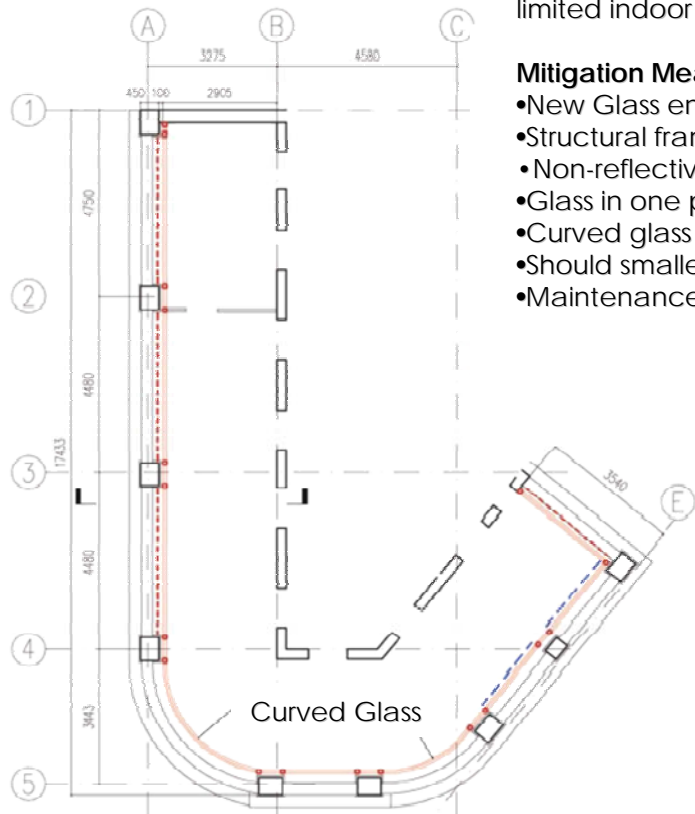
Appendix B

Rationale for Glass Enclosure:

- Alleviate serious traffic noise (average 75dB, while Noise Criteria for Clinic use is 35dB)
- Control air quality and human comfort for patients
- Sufficient usable area to be allowed - original indoor area count for less than 50% of floor area, while the limited indoor floor space is further occupied by addition of new lift shaft and disable toilets.

Mitigation Measures

- New Glass enclosure to be set back from existing facade by 450 mm to minimize visual impact
- Structural frames located behind existing columns only without exposing to external view
- Non-reflective clear glass to be adopted to minimize visual impact.
- Glass in one piece for each bay as far as possible to minimize obstruction in view
- Curved glass instead of segmented flat glass to be adopted to curve corners of the building
- Should smaller glass size required, butt joint glass to be applied to avoid mullion exposed to view
- Maintenance access via sliding window below 1m to be provided to avoid necessity of gondola system.

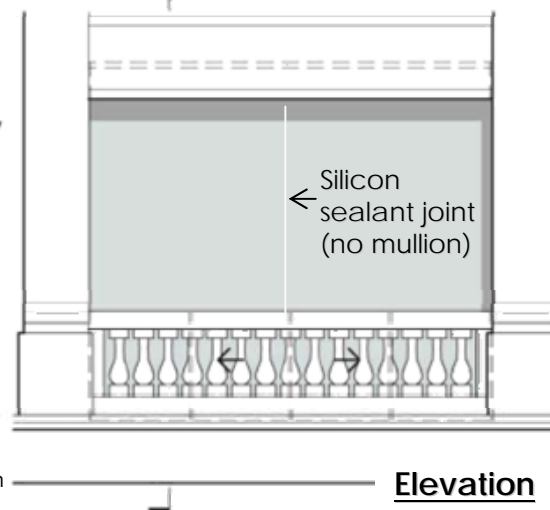


- Temper Laminated Clear Glass
- - - Temper Laminated Clear glass sliding window below 1m
- - - Sun shading curtain
- Structural frames and mullion for glass enclosure

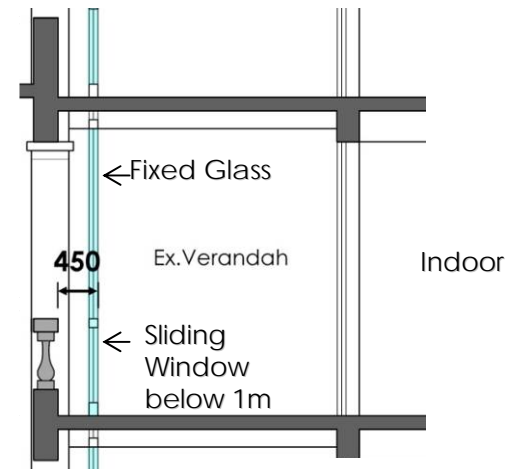
Typical Plan - Verandah

Proposed Glass enclosure to be set back to suit the existing surface channel as well

No structural frame or mullion exposed to external view. Use translucent sealant for butt joint glass only



Elevation



Section

Note : All proposals and dimensions shall subject to on site verification

Conservation Management Plan

Conversion of Lui Seng Chun into HKBU Chinese Medicine and Healthcare Centre

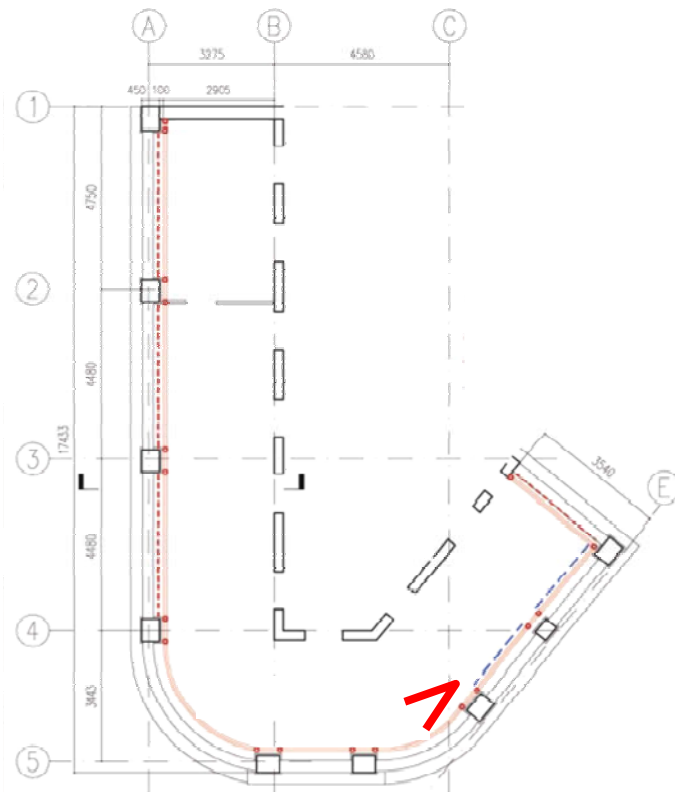
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Managing Changes – New Glass Enclosure

Appendix B



3/F Plan – Verandah



Existing service channel outside tile boarder connecting to ex. Rain water pipe at 3/F.

External Perspective

E/M services
above lift shaft, FS
water tank
combined w/
metal grill feature

Appendix B

Grey colour metal grill to play
down the new addition of lift
overrun and building services at
upper roof

FRP wall in simple subdue texture
paint, compatible but not outshining
the existing building

Glass balustrade to differentiate from
existing metal railing

Sliding gate for security and
demarcation purpose



Key Plan

Proposed Design

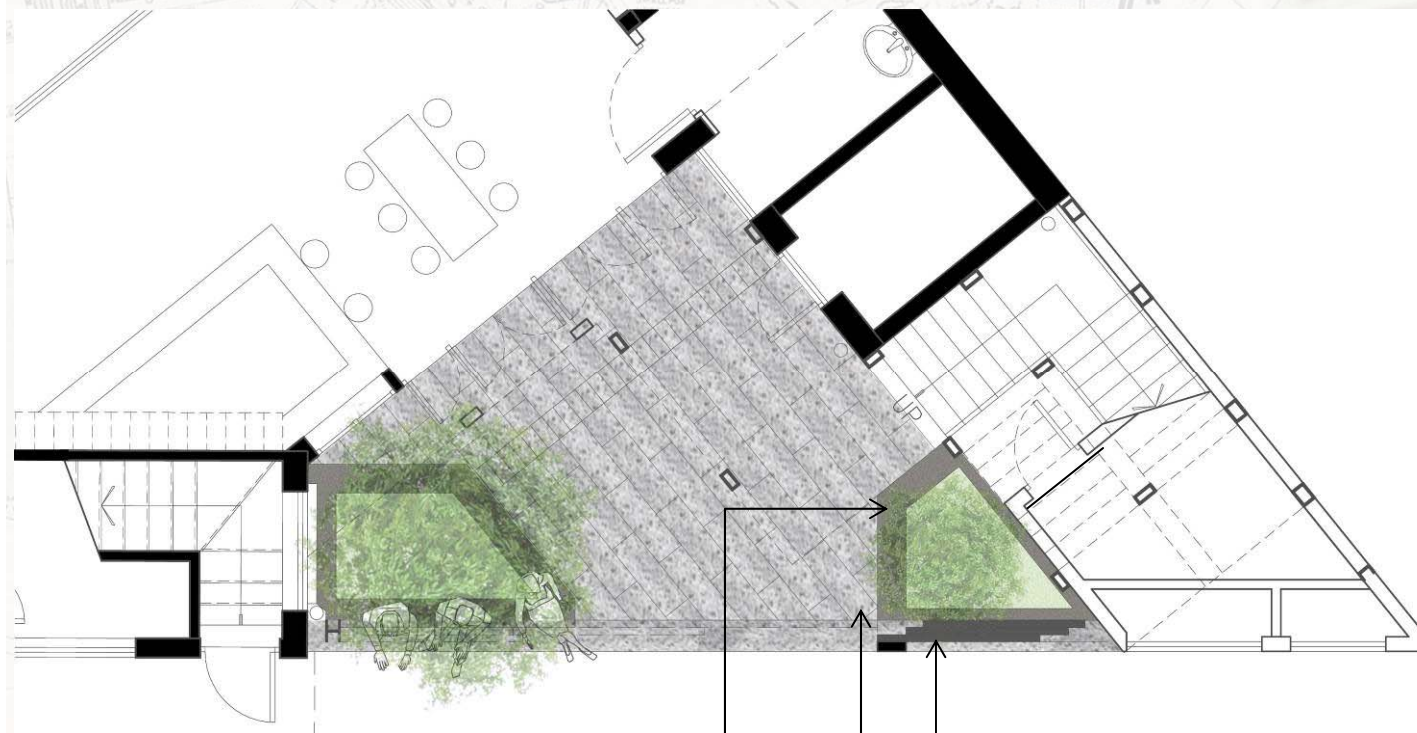
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Rear Courtyard Design



Planter wall in Shanghai plaster for public seating, echoing the existing Shanghai plaster at G/F facade

Chinese Local Granite deck

Sliding Metal Gate to fully open up the rear courtyard to public during opening hours



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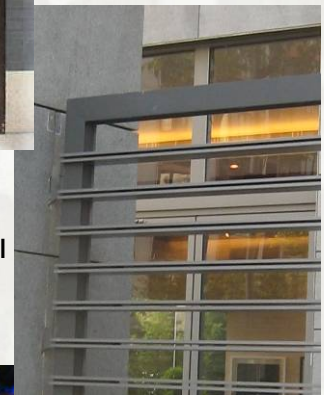
Rear Courtyard Design – Security Gate

Appendix B



Traditional
Wooden Gate

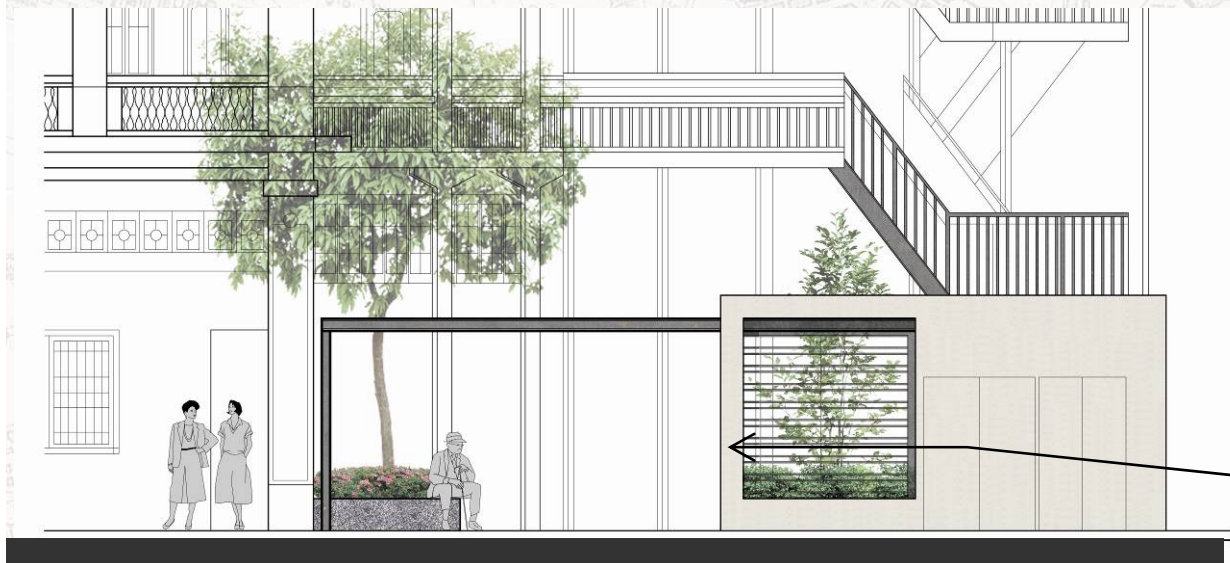
Detail



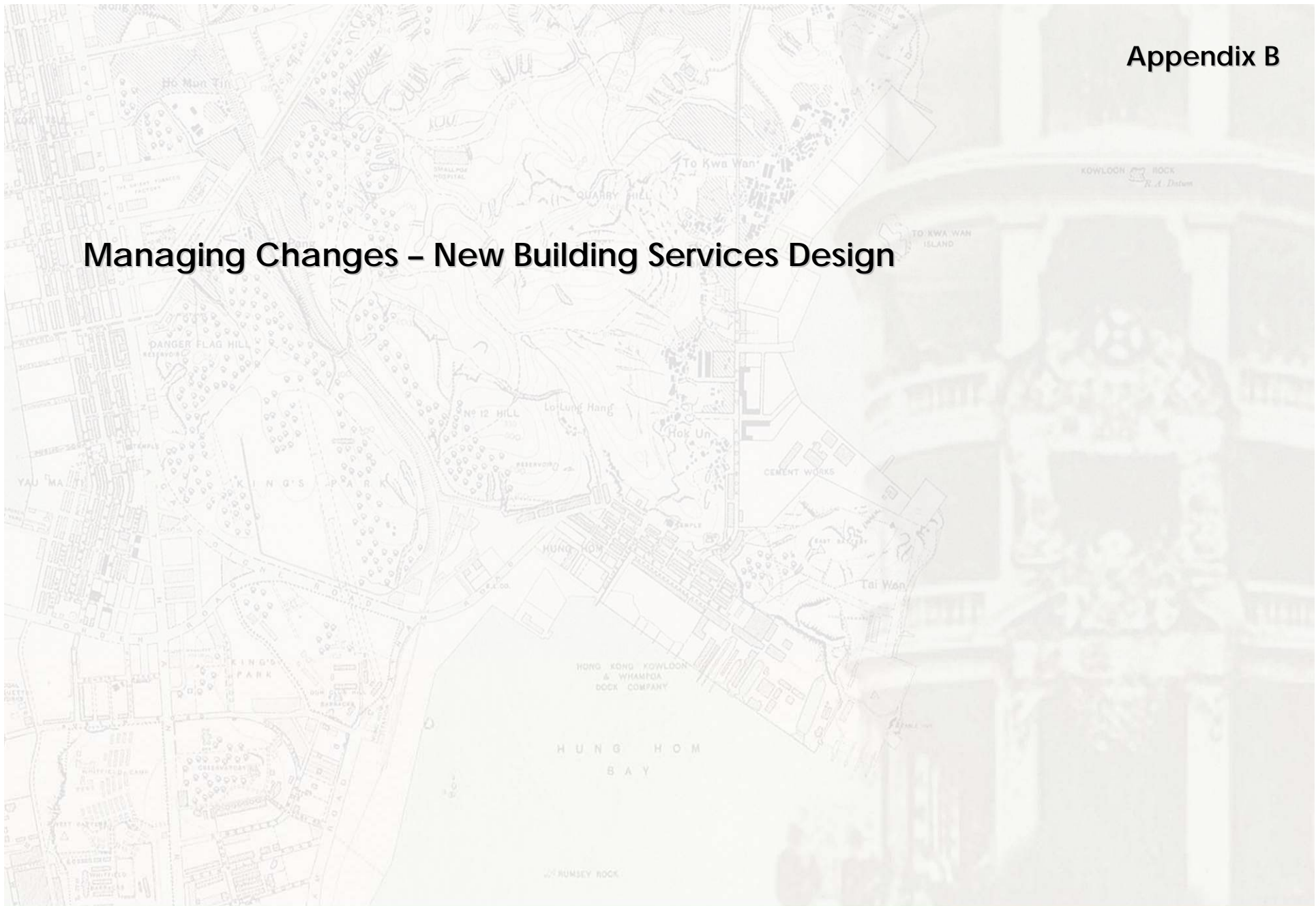
Simplicity



Feature wall to tie-in the FS/WM & Grey
water tank room with the overall facade
design



Managing Changes – New Building Services Design



Managing Changes- New Building Services

Appendix B

Obscure areas

Above Ground Grey water tank & pumps

Water meter cabinet

F.S. inlet

G/F Plan

Centralized Slab Opening

E/M zone

Typical Floor Plan

Conservation Management Plan
Conversion of Lui Seng Chun into HKBU Chinese Medicine and Healthcare Centre

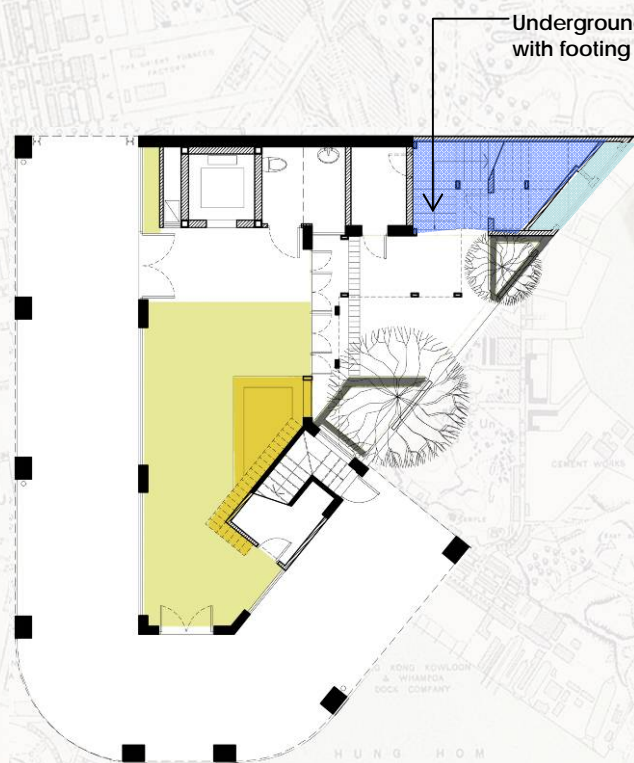
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Alternative Location for F.S. Water Tank

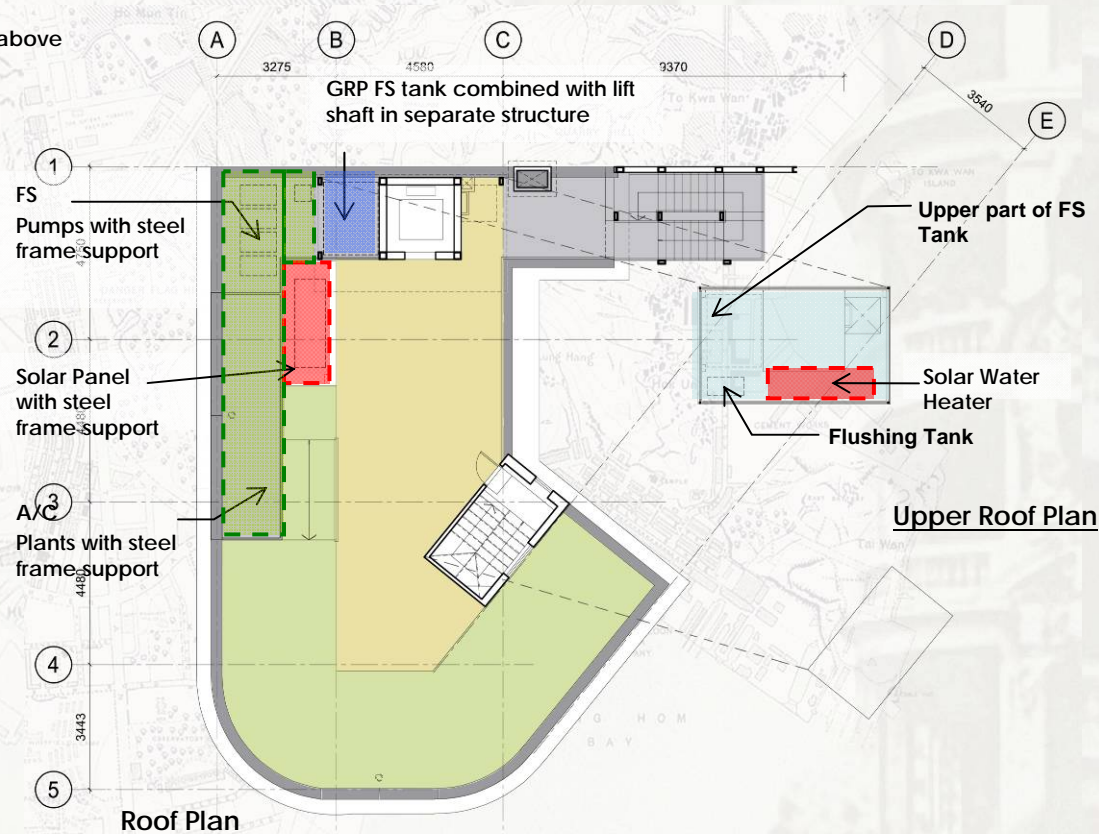
Appendix B



Previous Study:

F.S. water tank at U/G.

- **Irreversible** structure should be avoided.
- **Uncertain** ground condition
- **Maintenance** difficult
- **Deeper** footing (avoid U/G services)
- NOT RECOMMENDED



Recommended Option:

F.S. water tank at R/F

NOTE: Steel frame support for E/M shown in recommended option is subject to change in detail design stage and further approval by AMO on the building services layout.

Conservation Management Plan

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urban design
interior

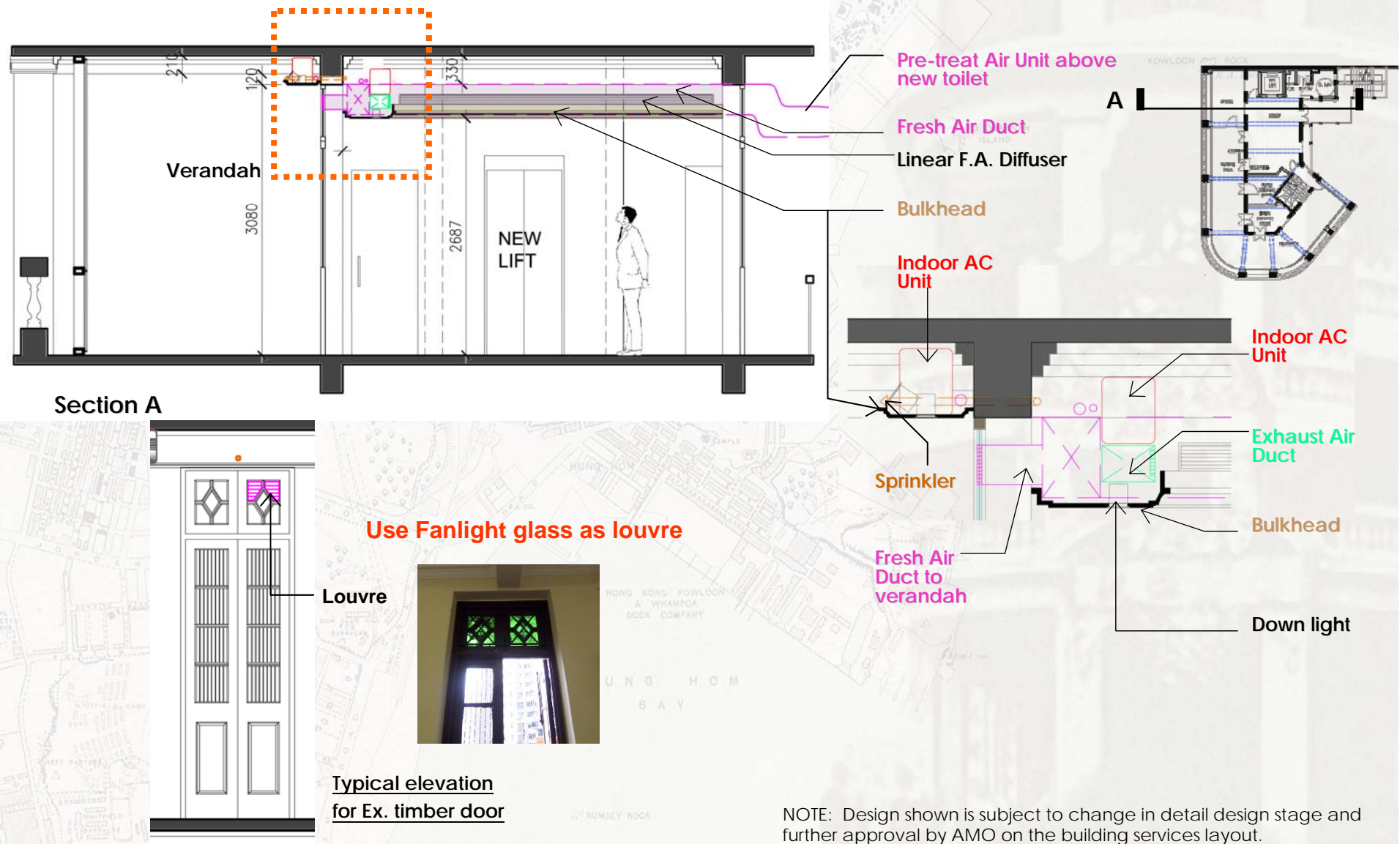
DESIGN LTD

Preliminary Combined Services Design

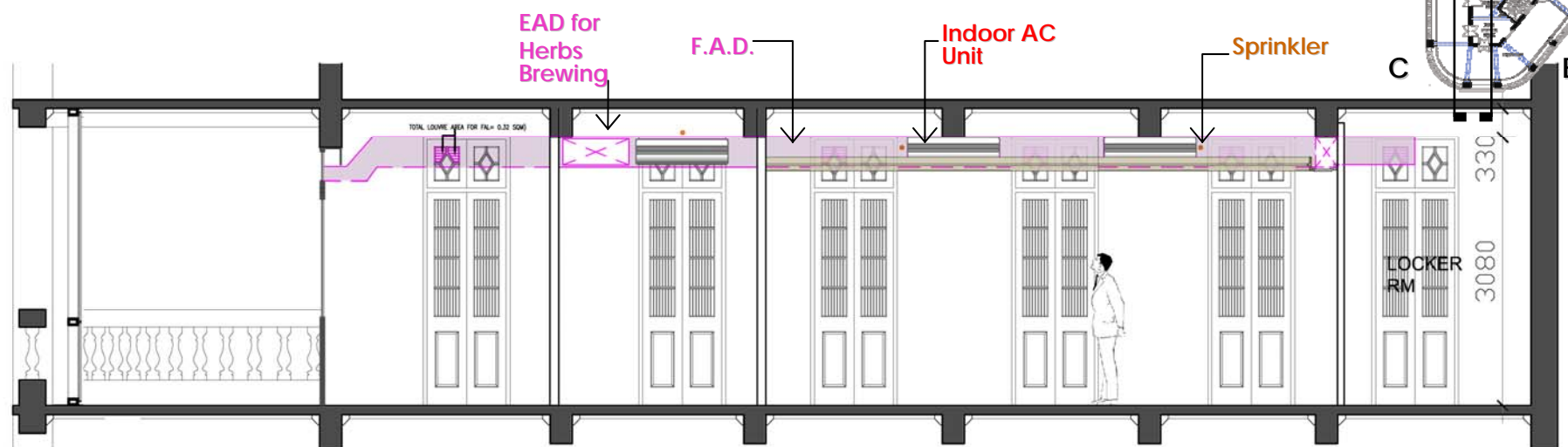
NOTE: Design shown is subject to change in detail design stage and further approval by AMO on the building services layout.

Combined Services Elevations & Details

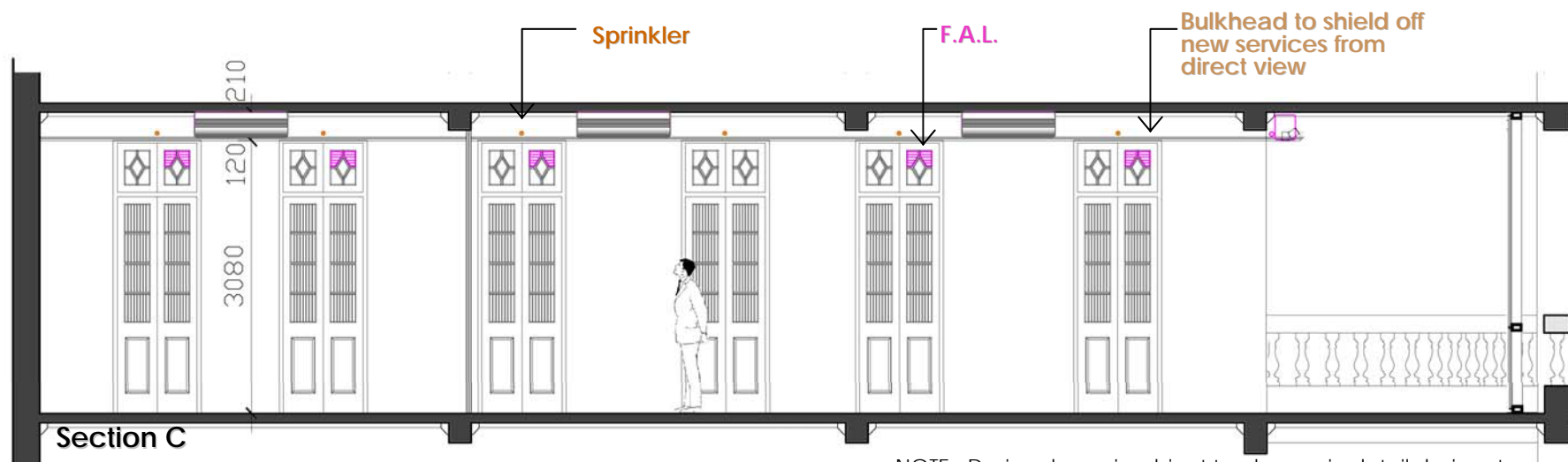
Appendix B



Combined Services Elevations & Details



Section B

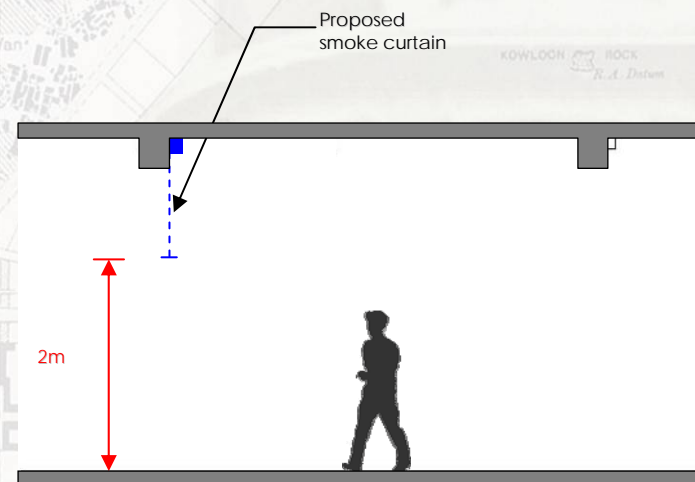
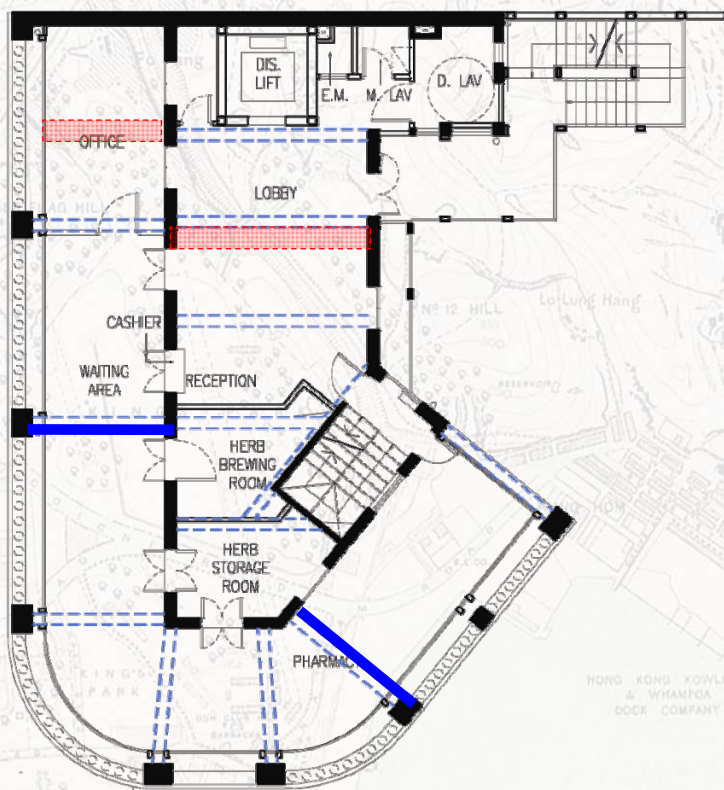


Section C

NOTE: Design shown is subject to change in detail design stage and further approval by AMO on the building services layout.

New Proposed Location for Strengthening Beams and Smoke Curtains

Appendix B



Section

REFLECTED CEILING PLAN

LEGEND

EXISTING STRUCTURE



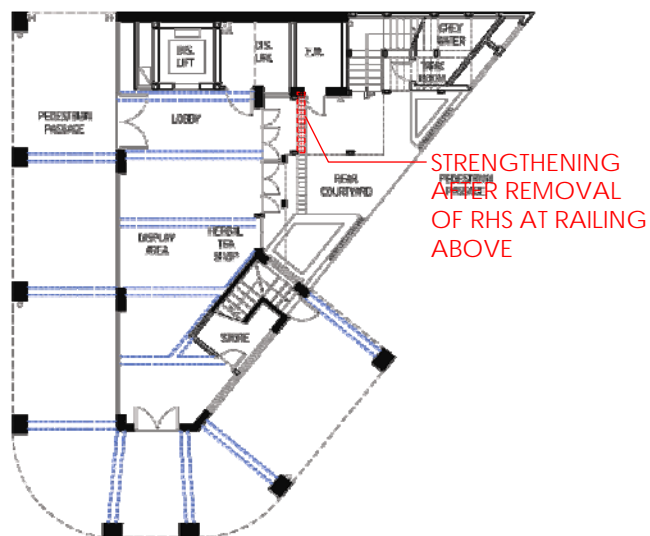
ADDITIONAL STRUCTURE



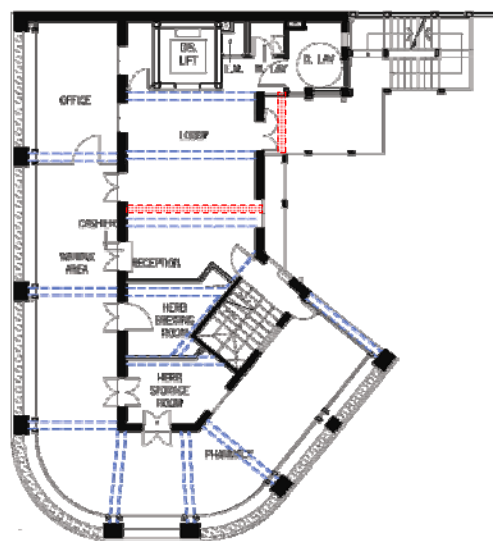
PROPOSED SMOKE CURTAIN



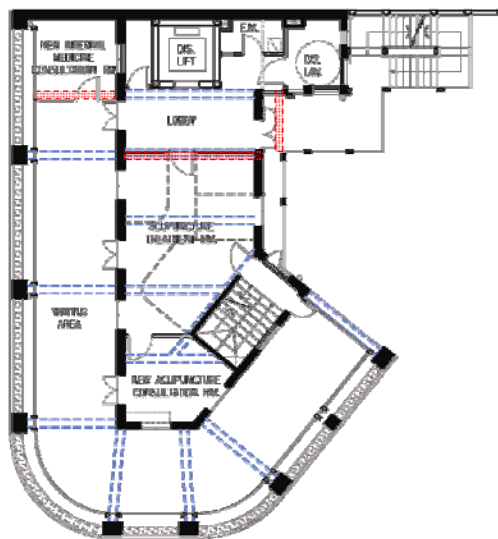
Proposed Structural Strengthening



G/F



1/F



2/F

REFLECTED CEILING PLAN

LEGEND

EXISTING STRUCTURE



STRUCTURAL
STRENGTHENING 120 X 60
X 6.3 RHS




Appendix C


List of Impact Assessment and Mitigation Measures



With reference to Section 3.1, the following tables have identified the overall assessment of the potential impact and mitigation measures for the components of the existing building fabric including the key Character Defining Elements (CDEs) in respect of their level of significance of Lui Seng Chun.

1. External (Elevations facing Lai Chi Kok Road and Tong Mei Road)

Item No	Elements / Materials	Photo and Reference	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
1.1	<p>Main façade</p> <p>The whole of the concrete frame structure including beams, slabs and columns with decorative capitals and cornices in granolithic cement finish, with the urn-shaped balustrades at verandah</p>	 <p>(Ref: No. 1.1)</p>	Exceptional	<ul style="list-style-type: none"> - Preserve in-situ - Repair and clean existing surface - Existing painted surfaces to be repainted in cream lime wash colour scheme - Addition of glass enclosure to be set back from the main facade. Frame and mullion hidden behind existing columns. - Non-reflective , transparent glass to be adopted to respect the transparency of the 	Low



APPENDIX C – List of Potential Impacts and Mitigation Measures

				<p>existing skeleton</p> <ul style="list-style-type: none"> - New addition or alteration works directly on the external facade should be avoided 	
1.2	Cornice and pediment	 <p>(Ref: No. 1.2)</p>	Exceptional	<ul style="list-style-type: none"> - Preserve in-situ - Repair and clean existing surface - Existing painted surfaces to be repainted in cream lime wash colour scheme 	Low




1.3	<p>Granite columns with decorative capitals, plinths and groove joints at G/F</p> <p>The granite columns have remains of painted commercial letterings</p>	 <p>(Ref: No. 1.3)</p>	Exceptional	<ul style="list-style-type: none"> - Preserve in-situ - Repair and clean, brush off & remove stains from the surface of stone - Keep the granite unpainted - The painted commercial letterings to be remained to reflect the past commercial activities of the building 	Low
1.4	<p>Shanghai plastered coloured walls with plastered cornice and moldings at G/F</p> <p>The shanghai rendering have been badly repaired in different colour</p>	 <p>(Ref: No. 1.4)</p>	High	<ul style="list-style-type: none"> - Preserve in-situ - Carefully removed and replaced areas of Shanghai rendering have been badly repaired in the past by material of the correct colour 	Moderate

APPENDIX C – List of Potential Impacts and Mitigation Measures



1.5	<p>Electric Cable hangers at G/F ceiling</p> <p>The electric cable hangers are historic artifacts need to be preserved</p>	 <p>(Ref: No. 1.5a)</p>  <p>(Ref: No. 1.5b)</p>	Moderate	<ul style="list-style-type: none"> - Preserve in-situ - Clean, brush off & remove stains from the surface of the hangers 	Low
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1.6	<p>Plastered columns with paint finish at 1,2 & 3/F</p> <p>The columns as a major element on the façade are in good condition</p>	 <p>(Ref: No. 1.6)</p>	Exceptional	<ul style="list-style-type: none"> - Preserve in-situ - Repair, clean and repaint the columns to match the existing colour 	Low
1.7	<p>Verandahs with urn-shaped balustrades at 1 & 2/F and plain parapets topped with granite at 3/F</p> <p>The verandahs will be enclosed by glass due to functional need</p>	 <p>(Ref: No. 1.7)</p>	Exceptional	<ul style="list-style-type: none"> - Preserve in-situ - Repair, clean and repaint the balustrades to match the existing colour - Non-reflective clear glass should be used for the enclosure - Single piece of curved glass should be used for the curve area - No metal frame of the glass enclosure should be exposed to outside 	Neutral

APPENDIX C – List of Potential Impacts and Mitigation Measures



1.8	<p>Drain points at parapet wall at 3/F and Roof</p> <p>Vegetation is found at certain location of the drain points</p>	 <p>(Ref: No. 1.8a)</p>  <p>(Ref: No. 1.8b)</p>  <p>(Ref: No. 1.8c)</p>	Moderate	<ul style="list-style-type: none"> - Preserve in-situ - Remove all vegetation on the building - Keep the drain points unblocked 	Low
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APPENDIX C – List of Potential Impacts and Mitigation Measures



1.9	<p>Profiled Stone Plaques at Roof</p> <p>There are 2 nos. of profiled stone plaques inscribed “<i>Lui Seng Chun</i>” at roof level</p>	 <p>(Ref: No. 1.9a)</p>  <p>(Ref: No. 1.9b)</p>	Exceptional	<ul style="list-style-type: none"> - Preserve in-situ - Repair and repaint to match existing colour 	Low
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1.10	Doors and Windows There are different types of doors and windows in the building, some are old and some new replacements in traditional style.					
1.10.1	Main entrance door Main timber exit door in the boundary wall with period style ironmongery	 (Ref: No. 1.10.1a)	 (Ref: No. 1.10.1b)	Exceptional	<ul style="list-style-type: none">- Preserve in-situ- Repair and repaint to match existing colour	Low
1.10.2	Timber doors at the verandahs are with openable glass panels and fanlights with iron grilles and frosted/obscured glass.	 (Ref: No. 1.10.2)		Exceptional	<ul style="list-style-type: none">- Preserve in-situ- Repair and repaint to match existing colour- Part of the glass at the fanlight would be removed for installation of exhaust / fresh air louvers.- Metal grill at the fan light to be preserved.- Avoid the taking of original	Moderate

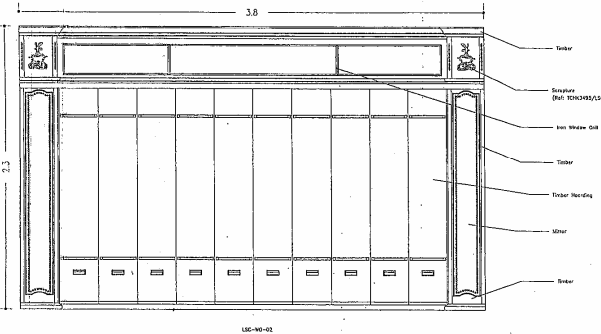

APPENDIX C – List of Potential Impacts and Mitigation Measures



				glass panels as far as possible.	
1.10.3	<p>Timber door with clear glass panels at the G/F facing courtyard</p> <p>They are new replacements in traditional style</p>	 <p>(Ref: No. 1.10.3)</p>	Moderate	<ul style="list-style-type: none"> - Preserve in-situ - Repair and repaint to match existing colour 	Low
1.10.4	<p>Double leaves solid timber doors for the staircase</p> <p>The doors at 3/F & 1/F are new replacements in traditional style</p>	 <p>(Ref: No. 1.10.4)</p>	<p>Low for 1/F & 3/F</p> <p>Moderate for 2/F original door</p>	<ul style="list-style-type: none"> - These doors will be replaced by fire-rated door to comply current building regulation. The new doors should be with compatible design and distinguishable from the existing doors. - Existing doors demounted should be re-used in site as far as possible or stored up in a proper manner for future 	Neutral

APPENDIX C – List of Potential Impacts and Mitigation Measures

				repair works or restored to original situation.	
1.10.5 a	Solid timber doors from balcony facing rear courtyard to existing kitchen These doors are new replacements in traditional style	 (Ref: No. 1.10.5a)	Low	- These doors will be retained and kept locked and exposed to view as part of the interior of the new toilet	Low
1.10.5 b	Solid timber doors for the kitchens and toilet cubicles These doors are new replacements in traditional style	 (Ref: No. 1.10.5b)	Low	- These doors to be removed for new toilet design and salvaged for future repair works	Low

APPENDIX C – List of Potential Impacts and Mitigation Measures




1.10.6	Decorative timber surrounds to display window facing street at G/F	 <p>Extracted from Measured Drawings from ArchSD Plan no.TCHK3495/LSC/22 by Ted Chan & Associated Jan 2001</p> <p>(Photos pending removal of existing timber board)</p>	High	<ul style="list-style-type: none"> - Preserve in-situ - Repair and repaint to match existing colour 	Neutral
1.10.7	Ironmongery with locking devices to all timber doors and windows	 <p>(Ref: No. 1.10.7)</p>	Moderate	<ul style="list-style-type: none"> - Preserve in-situ - Historic ironmongery should be repaired, painted, if necessary and oiled so as to function properly. 	Moderate

1.11	Decorative iron grilles to windows and fanlights	 <p>(Ref: No. 1.11)</p>	High	<ul style="list-style-type: none"> - Preserve in-situ - Some of them are new replacements copying the original ones. They should be cleaned off rust, repaired and repainted - The window on the right would be removed for new door of Switch room at G/F. Metal grill should be savaged for re-apply on site or for future repair works. 	Low
1.12	Rainwater downpipes Drainage fittings including cast iron rainwater downpipes and hopper heads	 <p>(Ref: No. 1.12)</p>	High	<ul style="list-style-type: none"> - Preserve in-situ - Some of them are new replacements copying the original ones. Clear away any greenery, rust and repair, repaint and maintain as necessary; - Rain pipe running from flat roof of servant annex to G/F to be demounted to suit construction of new exit stair. 	Low




APPENDIX C – List of Potential Impacts and Mitigation Measures

				Fittings may be taken down and stored up for future repair works or re-used on site.	
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2 Items facing Lai Chi Kok Road


Item No	Elements / Materials	Photo and Reference	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
2.1	Temporary Steel Structure at G/F	  <p>(Ref: No. 2.1a) (Ref: No. 2.1b)</p>	Intrusive	Remove if possible otherwise revised in a compatible design but distinguishable from the existing fabric	Low
2.2	Folding Steel Shutter Gates at G/F	 <p>(Ref: No. 2.2)</p>	Intrusive	These folding steel shutter gates to the exterior of the shop openings are modern and inappropriate. They should be removed and replaced by clear glass or traditional lattice folding style shop front.	Low



3 Items facing Tong Mei Road

Item No	Elements / Materials	Photo and Reference	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
3.1	Exit door for staircase at G/F The steel exit door is new addition. The style does not match with the existing architectural style	 (Ref: No. 3.1)	Intrusive	The steel exit door is modern and inappropriate. It should be removed and replaced by door in compatible but distinguishable style.	Low
3.2	Fence Wall and Steel Door at G/F The Street door is later addition with no architectural merit. The fence wall is a solid wall with paint finished and no architectural merit.	 (Ref: No. 3.2a)  (Ref: No. 3.2b)	Neutral	<ul style="list-style-type: none"> - The fence wall and the door will be removed for open up the courtyard to the public for better appreciation and use of the building. - Landscape elements, different floor finish from the public pavement, with stainless steel strip to 	Low




APPENDIX C – List of Potential Impacts and Mitigation Measures

				differentiate the building with the pavement. (refer to courtyard and new gate design in Appendix B)	
3.3	<p>Servant annex at G/F</p> <p>It is an attachment to the existing building with little architectural merit, but shows authentic planning of the building in its time.</p>	 <p>(Ref: No. 3.3)</p>	Moderate	<ul style="list-style-type: none"> - Preserve in-situ - The service annex will be removed for the new escape staircase to comply the current building regulation - The existing doors and windows should be salvaged for re-use on site for future repair works. 	Low

3.4	<p>Service Annex at 1, 2&3/F</p> <p>Original kitchen and toilet cubicle are located inside this annex.</p>	 <p>(Ref: No. 3.4)</p>	High	<ul style="list-style-type: none"> - Preserve in-situ - The internal partition of the service annex will be removed for the new toilets to comply the current building regulations. - The existing doors and windows facing the balcony should be kept intact and expose to view in the interior of the new toilet design. - The doors from kitchen to the open area and to the toilet cubicle to be removed and salvaged for future repair works. - The balconies will be enclosed by blockwall with compatible design yet distinguishable from the existing fabric. 	Neutral
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3.5	Rear Verandah with concrete slab and profiled column at 1,2 & 3/F	 <p>(Ref: No. 3.5)</p>	Exceptional	<ul style="list-style-type: none"> - Preserve in-situ - Profile columns are new addition during previous restoration works and to be preserved to maintained structural stability. - Repair and repaint to match existing colour 	Low
3.6	Iron railing with timber top rails at rear verandahs These items are new replacements in traditional style	 <p>(Ref: No. 3.6)</p>	High	<ul style="list-style-type: none"> - Preserve in-situ - Repair and repaint to match existing colour - Addition of top railing to min. 1.1m to <u>be avoided</u> by limiting normal access to such area. 	Moderate



4. Roof

Item No	Elements / Materials	Photo and Reference	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
4.1	Chimney	 <p>(Ref: No. 4.1)</p>	Exceptional	<ul style="list-style-type: none"> - Preserve in-situ - Repair and repaint to match existing colour 	Low
4.2	Staircase Hood	 <p>(Ref: No. 4.2)</p>	High	<ul style="list-style-type: none"> - Preserve in-situ - Repair and repaint to match existing colour 	Low
4.3	Canton clay tiled insulating roof	 <p>(Ref: No. 4.3)</p>	High	<ul style="list-style-type: none"> - Preserve in-situ - Maintain roof surface in waterproof condition. - Repair and clean the Canton tiled surface by non-corrosive detergent 	Low


APPENDIX C – List of Potential Impacts and Mitigation Measures




				<p>but not painted.</p> <ul style="list-style-type: none"> - RC slab below (of minimal significance) to be removed carefully for new lift shaft. - Canton clay tiles to be removed in careful manner by hand tools, stored up prior slab opening and to be re-used on site in the works or future repair. - The tiles to be removed in careful manner (with proper record) prior water proofing works to roof and to be laid back to original position afterwards. 	
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APPENDIX C – List of Potential Impacts and Mitigation Measures

4.4	<p>Flag posts</p> <p>R.C. flag poles (2 nos.) above of each of the stone plaques at roof level, but found missing on site</p>	 <p>(Ref: No. 4.4a)</p>  <p>(Ref: No. 4.4b)</p>	High	Reinstate missing flag poles by a replica to same design as original	Low
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5 Internal



Item No	Elements / Materials	Photo and Reference	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
5.1	Open plan for internal space Original open plan of internal space	 (Ref: No. 5.1)	Moderate	<ul style="list-style-type: none"> - The internal space will be partitioned for the operation need of medical consultation and ancillary facilities. The subdivision will be kept as minimum as possible. - Align new partitions with the new strengthening at ceiling above as far as possible to minimize intrusion to building fabric. 	Neutral

5.2	Floor tiles patterned for verandahs and internal area at all floors	 <p>(Ref: No. 5.2a)</p>  <p>(Ref: No. 5.2b)</p>  <p>(Ref: No. 5.2c)</p>	High	<ul style="list-style-type: none"> - Preserve in-situ - Floor tiles were added at later stage on top of the original floor tiles at the verandah on 1/F facing Tong Mei Road. It should be removed to expose the origin tiles as far as possible. Should the condition of the original tiles after removal is not sound, new floor tiles of compatible, but being distinguishable from existing tiles should be applied. - Remove raised wooden temporary floor from ground shop area. - No corrosive cleaning detergent is permitted. - In case the condition of the original tiles is so poor to repair, reconstruct with matching design and colour - Original tiles to be removed 	Moderate
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APPENDIX C – List of Potential Impacts and Mitigation Measures

				<p>should be salvaged for future use for repair</p> <ul style="list-style-type: none"> - To match with operational need, e.g. route of heavy traffic along the waiting area of the ex. verandah, removable protective measure such as carpet can be provided. - For herbs brewing room where moist / liquid is possible to splash to the existing floor tiles, raised stainless steel tray with drains connecting to new floor drain and drainage system to be provided - For installation of new glass enclosure, part of the existing tiles to be removed and salvaged for re-use at structural frame installation. Decorative tile borders to be preserved in-situ as far as possible. 	
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APPENDIX C – List of Potential Impacts and Mitigation Measures

5.3	Decorative plaster/ timber moulding/ cornice to ceiling	 (Ref: No. 5.3)	High	<ul style="list-style-type: none"> - Preserve in-situ - Any cracked or missing sections should be repaired using same material and painted to match existing. 	Low
5.4	Timber or plastered floor skirtings	 (Ref: No. 5.4)	High	<ul style="list-style-type: none"> - Preserve in-situ - Any cracked or missing sections should be repaired using same material and painted to match existing. 	Low

APPENDIX C – List of Potential Impacts and Mitigation Measures

5.5	<p>Internal wall with high windows at G/F</p> <p>The design of high windows has no architectural merit</p>	 <p>(Ref: No. 5.5)</p>	Low	<p>Part of the wall will be removed to fit the operation need.</p> <p>The glass screens at top to be retained as far as possible to reflect the use of space in the past.</p>	Low
5.6	<p>Kitchens & Toilet cubicles at Service Annex</p> <p>The existing kitchens and toilet cubicles has no architectural merit.</p> <p>5.6a – New bench</p> <p>5.6b – Chimney Hood</p> <p>5.6c – Stove at 1/F</p>	 <p>(Ref: No. 5.6a)</p>	<p>5.6a - Low</p> <p>5.6b - Moderate</p> <p>5.6c - Moderate</p> <p>5.6d - Low</p>	<ul style="list-style-type: none"> - The original kitchens & toilet cubicles will be demolished for the new toilets to comply with the current Building Regulations - The existing chimney hood should be preserved as far as possible. - The benches in the kitchen have no architectural merit - The stove in the kitchen at 1/F has certain level of historic value. It should be detailly recorded. Small fixtures from 	Low


APPENDIX C – List of Potential Impacts and Mitigation Measures

	5.6d – Old bench	 <p>(Ref: No. 5.6b)</p>  <p>(Ref: No. 5.6c)</p>  <p>(Ref: No. 5.6d)</p>		the stove can be salvaged for exhibition in the building.	
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APPENDIX C – List of Potential Impacts and Mitigation Measures

5.7	Staircase R.C. staircase inscribed with patterned colour floor tiles with at landing and diamond pattern on treads; wrought-iron balustrades with timber handrails and timber newel posts.	 <p>(Ref: No. 5.7)</p>	High	<ul style="list-style-type: none"> - Preserved in-situ - Repair and clean as necessary - Repaint the timber elements with matching colour - Existing cable cabinet not being used at the G/F inside the staircase should be removed 	Low
5.8	Granite threshold All granite thresholds in doorways	 <p>(Ref: No. 5.8)</p>	Moderate	<ul style="list-style-type: none"> - Preserve in-situ - All original granite thresholds should remain unpainted. 	Low

APPENDIX C – List of Potential Impacts and Mitigation Measures

5.9	Old furniture including glazed display cabinets	 <p>(Ref: No. 5.9)</p>	High	<ul style="list-style-type: none"> - Repair and re-use of the old furniture in the building are recommended. - Temporary relocate off site during works if required. - To make good and repaint any damaged wall surface after removal of the old furniture. 	Low
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6. Courtyard

Item No	Elements / Materials	Photo and Reference	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
6.1	The existing courtyard was separated from the public pavement by a fence wall. It was served as a service courtyard with concrete floor finish in the original design	 <p>(Ref: No. 6.1)</p>	Moderate	<ul style="list-style-type: none"> - The open courtyard should be retained in its existing uncovered condition, to show its original function as a ventilated light-well to the building. It will open up for the public enjoyment with upgraded landscape design. - New escape staircase and building services provisions to comply current building regulations will be located at the side of the courtyard 	Neutral