Conservation Management Plan
for **Viva Blue House**

Blue House Cluster Revitalization Scheme

October 2011

Prepared by:

lwk&partners conservation

CONTENTS

1.0 INTRODUCTION

The Site

The heritage site is occupied by a group of historic shop houses or tenement buildings including the Blue House, Yellow House and Orange House. The site is bounded by Stone Nullah Lane to the west, Hing Wan Street to the south, King Sing Street to the north and a back lane to the east, in Wanchai, Hong Kong.

The four shop houses of Blue House at 72-74A Stone Nullah Lane were constructed in 1920s. It was accorded as Grade 1historic building by Antiquities Advisory Board (AAB). The four shop houses of Yellow House at 2-8 Hing Wan Street were built in 1920s. It was accorded as Grade 3 historic building. The single lot Orange House at 8 King Sing Street originally built in 1930s was substantially rebuilt between 1950s and 1960s. The Orange House has no grading status.

The Revitalization Scheme

Development Bureau (DEVB) launched in mid 2009 the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme) Batch II, which allow the Non-Profit-Making Organization (NPO) to revitalise Government-owned historic buildings. Secretary for Development issued an approval-in-principle to the proposal of Viva Blue House project submitted by St. James' Settlement (the works agent).

Heritage Impact Assessment

In accordance with the Development Bureau Technical Circular (Works) *No.6/2009* and Antiquities and Monuments Office (AMO)'s Guidance Note to Heritage Impact Assessment Submission for Revitalisation Scheme, AMO considered that a Heritage Impact Assessment (HIA) study in form of a Conservation Management Plan (CMP) is required to design mitigation measures to avoid adverse impact on the building in the course of conversion and to outline the future interpretation, maintenance and management strategies, based on AMO's Conservation Guidelines given in the Resource Kit of the Revitalisation Scheme. The HIA Study has been completed and submitted to AMO for review.

With assessment of potential heritage impacts, the conservation works together with addition and alteration works and mitigation measures proposed for the Viva Blue House project are considered acceptable.

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:

- Commissioner for Heritage's Office (CHO), Development Bureau
- Antiquities and Monuments Office
- Architectural Services Department
- Public Records Office
- Hong Kong Museum of History
- St. Jame's Settlement

Disclaimer

The content of this report is prepared by the author to the best of his knowledge based on the information and data made available during the time of writing this report without prejudice to the accuracies of any secondary information mentioned in this report. Reference of information are mainly drawn from the Blue House Cluster Resource Kit (the Resource Kit) provided by DEVB, AMO's information on the Proposed Grading for the Blue House Cluster, the Consolidated Project Proposal and design scheme drawings proposed by St. Jame's Settlement, the project proponent, and other available source of data. Any assessment and recommendation made by the author in this report mainly based on these information available and observation by visual inspection to the existing buildings. They are supposed to form a set of guiding principles for the authority, the project proponent and its consultant team to consider future decision making on conservation works for this building, which should be subjected to agreement by the authority and constant review of the contents of this report in future.

1.1 Project Brief

Project Objectives

The revitalisation of the Blue House Cluster adopts a new approach which emphasizes preservation of the historic buildings as well as the local community network. The tenants who opted to stay in the Cluster, the community network, and other intangible cultural elements are key elements in the preservation and revitalisation of the Blue House Cluster. Rather than focusing primarily on building preservation, more of Viva Blue House is about the activities which promote and sustain the local network and culture.

Viva Blue House is a project of conserving our living heritage and it integrates living tangible and intangible heritage preservation. It revitalise the Blue House Cluster into a multi-functional services complex inheriting wisdom and traditional ways of living.

1.2 Scope of Study

LWK Conservation Limited has been appointed by St. Jame's Settlement to act as the Heritage Consultant/Conservation Architect for the Viva Blue House (VBH) Revitalisation Project.

In accordance with the Development Bureau Technical Circular (Works) No.6/2009 and AMO's Guidance Note to Heritage Impact Assessment (HIA) Submission for Revitalisation Scheme, An Heritage Impact Assessment (HIA) study in form of a Conservation Management Plan (CMP) is required to design mitigation measures to avoid adverse impact on the building in the course of conversion and to outline the future interpretation, maintenance and management strategies, based on AMO's Conservation Guidelines given in the Resource Kit of the Revitalisation Scheme. The study is based on the proposed use and design proposal adopted in the Consolidated Project Proposal (CPP) approved by the Development Bureau. The HIA Study has been completed and submitted to AMO for review and approval.

The structure of this HIA report is generally described as follow:

- Desk top study of project data & document, obtained from SJS, CHO & AMO
- Conduct site visit and condition survey to existing building structures
- Conduct baseline study and Impact assessment in respect of the design proposal
- Prepare Heritage Impact Assessment (HIA) in the form of Conservation Management Plan (CMP) with reference to the Burra Charter conservation standards& guidelines
- Evaluate the physical conditions and heritage value of the Blue House Cluster
- Identify Character Defining Elements and architectural features to be preserved
- Propose Conservation Policies and Guidelines for future design guidelines
- Assess the level of significance of CDEs and architectural features to be preserved
- Assess potential heritage impacts and recommend mitigation measures in respect of the conservation works and addition works proposed for the Viva Blue House project.

1.3 Methodology

The Methodology of this HIA study report generally follow AMO's Guidance Note to HIA Submission for Revitalisation Scheme projects with reference to the following documents and information:

- DEVB's Technical Circular (Works) No. 6/2009
- Resource Kit for Blue House Cluster
- Consolidated Project Proposed (CPP) of Viva Blue House (VBH) by SJS
- Design Proposal adopted in the approved CPP
- Design Proposal Layout Plans and Tenants Matrix accepted by SJS (as of September 2011)
- S.16 Planning Application (as of September 2011)
- Burra Charter Australia ICOMOS
- Venice Charter IOCMOS

1.4 Definition

This section is to clarify some commonly used terms in this report. The following definitions shall refer to the meaning within the context of this report as below:

The Site *or* ***the Historic Place****:*	means the existing site of *the Blue House Cluster*
The Historic Building*:*	means the existing buildings of *the Blue House Cluster*
Adaptive Reuse*:*	means modifying a historic place, site or buildings to suit its existing use or a proposed new use; also referred as *Adaptation* or *Rehabilitation* in the context of conservation approach

The following definitions are borrowed from the Burra Charter – *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* as below:

Place:	means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
Cultural significance:	means aesthetic, historic, scientific or social value for past, present or future generations.
Fabric:	means all the physical material of the *place*, including components, fixtures, contents, and objects.
Conservation:	means all the processes of looking after a *place* so as to retain its *cultural significance*.
Maintenance:	means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.
Preservation:	means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
Restoration:	means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
Reconstruction:	means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of materials [new or old] into the *fabric*.
Adaptation:	means modifying a *place* to suit the existing *use* or a proposed use.
Use:	means the functions of a *place,* as well as the activities and practices that may occur at the *place*.
Compatible use:	means a *use* which respects the *cultural significance* of the *place*. Such a *use* involves no, or minimal, impact on cultural significance.
Setting:	means the area around a *place*, which may include the visual catchment.
Related place:	means a *place* that contributes to the *cultural significance* of another place.
Related object:	means an object that contributes to the *cultural significance* of a *place* but is not at the place.
Associations:	mean the special connections that exist between people and a *place*.
Meanings:	denote what a *place* signifies, indicates, evokes or expresses.
Interpretation	means all the ways of presenting the *cultural significance* of a *place*

2.0 SIGNIFICANCE

2.1 Site Location

The Blue House cluster, consisting 3 groups of buildings and a piece of vacant Government land, is located in Wan Chai. The addresses of the groups of buildings in the cluster are 72-74A Stone Nullah Lane (Blue House), 2-8 Hing Wan Street (Yellow House) and 8 King Sing Street (Orange House). The included vacant land is at 2-6 King Sing Street. The site is located on Government land. The site is approximately 930 sq. m., a 196 sq. m. vacant land inclusive.

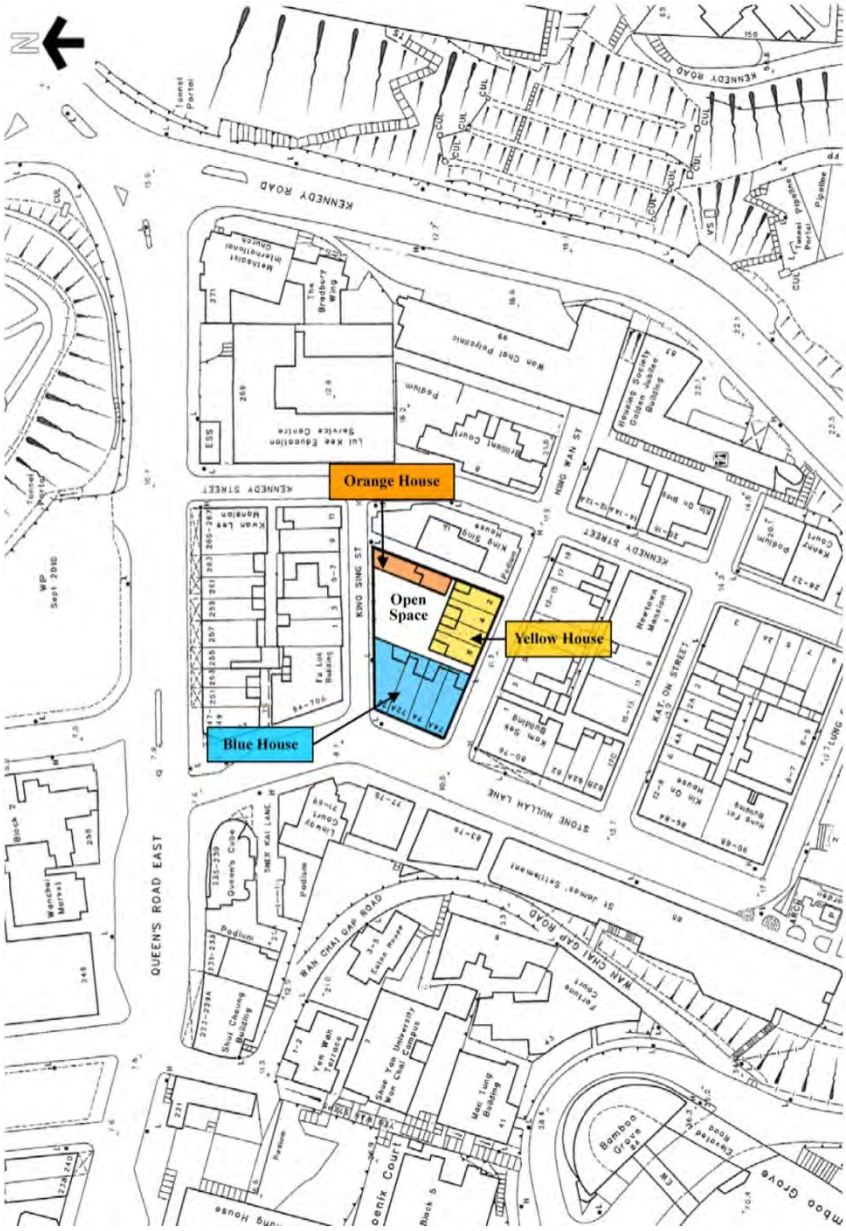


Fig.1 Site Location Plan
(Source: The Blue House Cluster Resource Kit, DEVB)

2.2 Historical Development

Wan Chai, also known as Ha Wan, was one of the earliest developed districts on Hong Kong Island. Named after a stone nullah which formed by a stream running below Morrison Hill and Hospital Hill, Stone Nullah Lane was laid out in 1855. The lane was one of the places in which brothels could be licensed in a Government ordinance of this date. The influx of refugees due to the Taiping Rebellion in the Mainland China led to a sharp increase in the population of the area in the 1850s and 1860s. The Government then put up the west side of the stone nullah beside the hill for sale in1862. The two Chinese families, the Pangs and the Chans, became the chief land owners who acquired the lots in the areas over the years and redeveloped them into Chinese-styled houses for sub-division for the Chinese tenants. King Sing Street and Hing Wan Street were then laid parallel to Queen's Road. In the 1950s, the nullah was covered up and became an underground channel. The group of buildings at 72-74A Stone Nullah Lane, 2-8 Hing Wan Street and 8King Sing Street showcase the typical configuration of shops on the ground floor and residential quarters on the upper floors of the early 20th century tenement houses in Hong Kong. It provides evidence of continuous involvement with the original lifestyle of a very traditional part of Wan Chai and its connection with the medical and community history from its earliest foundation in Hong Kong. They become a key landmark in Wan Chai, and have remained a well-known landmark from the time of their original construction.

The Blue House Cluster

72 –74A Stone Nullah Lane (Blue House) (Grade 1 Historic Buildings)
The site of Blue House was originally occupied by "Wah To Hospital", also known as "Wan Chai Kai Fong Hospital", which was listed in the 1872 Rate Book. It was possibly the first hospital in Wan Chai to provide Chinese medical services to local Chinese. It was then used as a temple for the God of Medicine, Wah To (or "HuaTuo") after the hospital closed in 1886. The existing four four-storey tenement buildings at 72-74A Stone Nullah Lane were built in the early 1920s. The ground floor of 72 Stone Nullah Lane housed "Wah To Temple", which was subsequently replaced by a martial arts school in the 1950s and later by the existing osteopathy clinic in the 1960s.Apart from providing living accommodation for the lower class Chinese community, 1/F of 72 Stone Nullah Lane also accommodated Kang Ham Free School, which offered free education for children throughout the territory. Yat Chong College, the only English School in the area before the Second World War, has been located on 2/F to 3/F of the same block. The Chamber of Commerce for Fishmongers also had a meeting place on 3/F of 74 Stone Nullah Lane. The ownership of 72, 72A and 74 Stone Nullah Lane was surrendered to the Government in 1978 and the external elevations were painted blue then. 74A Stone Nullah Lane was privately owned until 2009 when this unit was surrendered to the Government.

2-8 Hing Wan Street (Yellow House) (Grade 3 Historic Buildings)
The four three-storey tenements of shop and dwelling at 2-8 Hing Wan Street were built in the 1920s. The street first appeared on the Rate lists in 1876.The lots with Chinese dwellings along this street were owned by the Pangs in the early years, and later by the Chans, who also owned the lots at King Sing Street in approximately the same period of time. The ownership of the buildings at the street had been transferred several times over the years. All the units are now owned by the Government. No major alteration has been made to the buildings and the external walls are currently painted yellow.

8 King Sing Street (Orange House) (Not yet graded)
Once used as a timber yard, the existing four-storey tenement building at 8King Sing Street was built between 1950s and 1960s. The building is constructed of reinforced concrete and

painted orange. It is now owned by the Government. The open space situated next to the building was originally occupied by three shophouses built in the early 1930s, but they were later demolished and left vacant.

Chronological Events

Year/Period	Events
Before 1850s	Wan Chai was known as Ha Wan. It is one of the earliest developed districts on Hong Kong Island.
1850s and 1860s	In 1855, Stone Nullah Lane was laid out. Refugees influx caused by the Taiping Rebellion in Mainland China resulted in the rapid increase in the population of the area.
1862	The west side of Stone Nullah Lane was put up for sale by the government. The Pang and Chan families became the chief landowners.
1872	"Wah To Hospital" (華佗醫院), located at the current Blue House site, was listed on Rate Book. It was also known as "Wan Chai Kai Fong Hospital" (街坊醫館) King Sing Street was first appeared on the Rates Books.
1876	Hing Wan Street first appeared on the Rate lists.
1886	The hospital was closed and was then used as the temple for Wah To, the "Deity of Chinese Medicine".
1920s	Blue House and Yellow House were built. The Blue House consisted: The Temple of Wah To on the ground floor Kang Ham Free School, which offered free education for children of the territory, on the first floor Yat Chong College, the only English School in the area before WWII, on the second and the third floors The Chamber of Commerce for Fishmongers on the third floor
1930s	Three tenements were built on the current vacant land in the site. They were later demolished in 1987.
1950s – 1960s	The temple in Blue House was replaced by a martial arts school (Wuguan) in 1950s and then by the existing osteopathy clinic in 1960s. Orange House construction was built.
1978	The ownership of Blue House (No. 72, 72A & 74) was transferred to the Government.
1997	Blue House got its name after it was painted blue during the maintenance work.
2000	Blue House was graded as Grade 1 Historic Building. Yellow House was graded Grade 2 Historic Building.
2006	Initial conservation proposal was announced by the HKSAR Government in March. Community Oriented Mutual Economy Project's member's zone and shop was established on ground floor of Yellow House.
2007	Wan Chai Livelihood Museum opened. The Urban Renewal Authority and the Development Bureau jointly announced that the residents of the Blue House will be allowed to stay if they wish to.
2009	Blue House and Grey House were confirmed as Grade 1 Historic Buildings on 18th December.
2010	Yellow House was confirmed as Grade 3 Historic Building on 22nd January.

Fig.2 Plan of Victoria, 1856
(Source: Public Records Office, Hong Kong)

Fig.3 Plan of the City of Victoria, 1889
(Source: Public Records Office, Hong Kong)

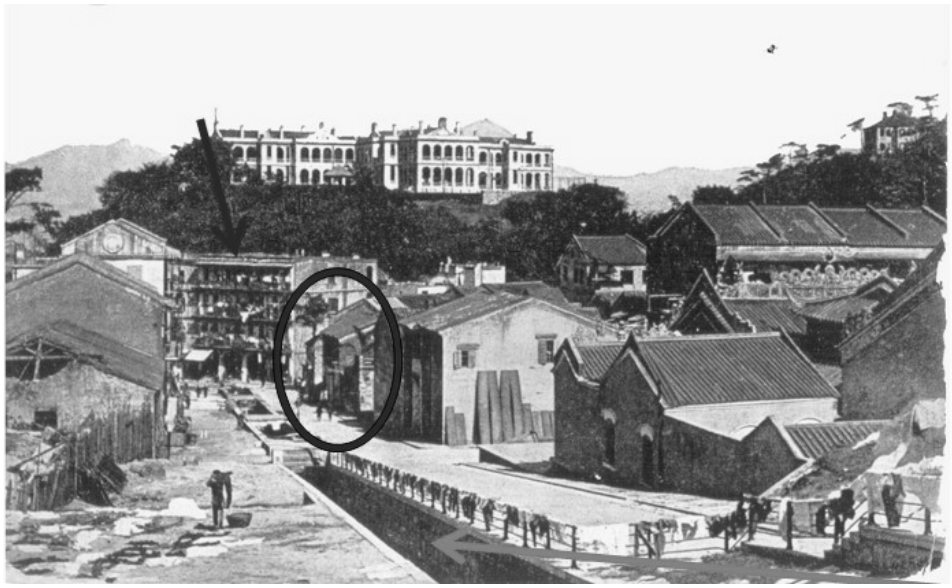


Fig.4 Stone Nullah Lane, c.1910
(Circle: The original site of Blue House. Arrow: The row of shop houses commonly mistaken as Blue House)
(Source: Public Records Office, Hong Kong)

Fig.5 Wah To Temple circa, 1915
(Source: 蕭裕均，'滄海田話藍屋'，《故園故事》，香港：灣仔區議會，2007:35.)

Fig.6 Location of Wah To Temple
(Source: (Right) Lands Department *1910 Old Map of Hong Kong (HH20).* Hong Kong: Lands Department)

Fig.7 Map of Wan Chai, 1936-46
(Source: *Mapping Hong Kong*. Hong Kong: Government Information Services)

Fig.8 Aerial Photo of Wan Chai, 1937
(Source: Cheng, Po-hung, *A Century of Hong Kong Roads and Streets,* Hong Kong: Joint Publishing (H.K.) Co., Ltd., 2000.)

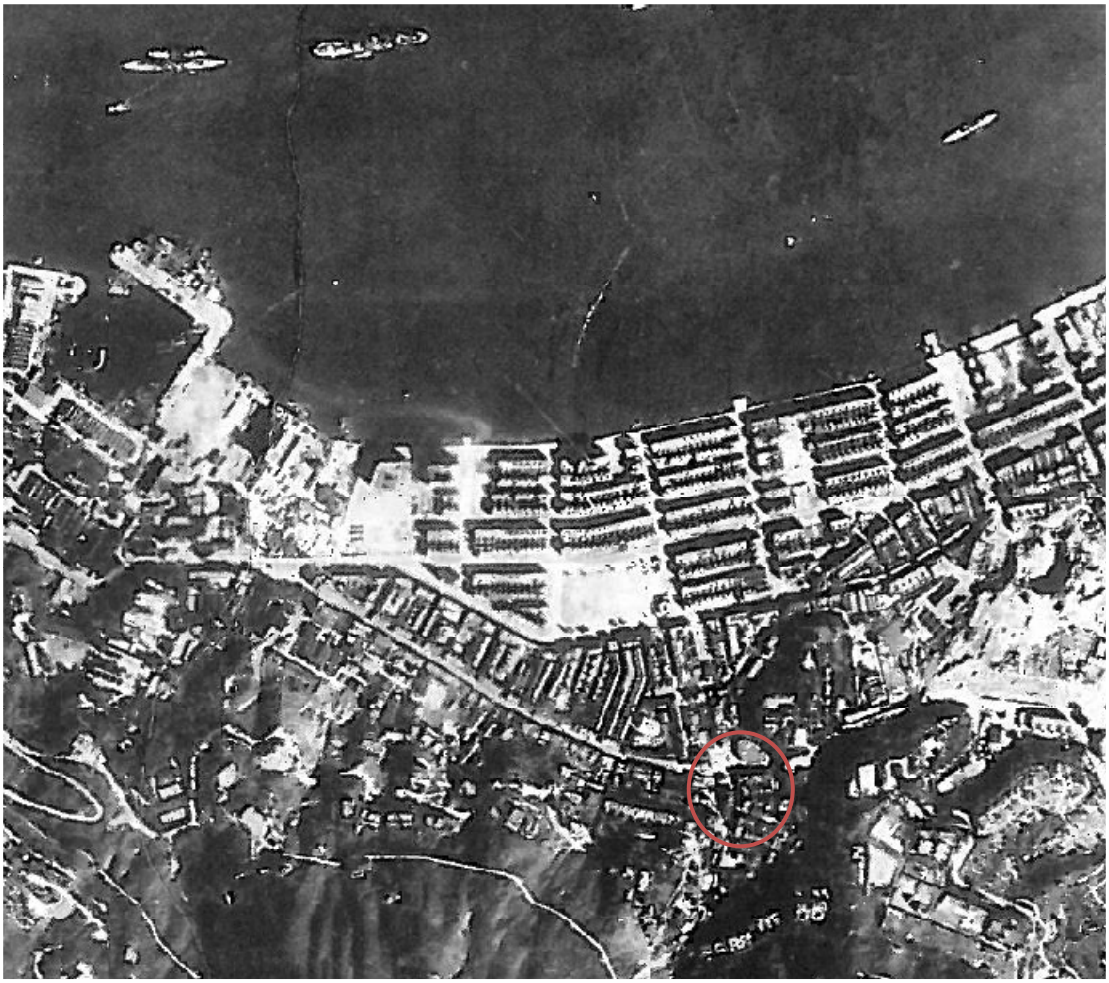


Fig.9 Aerial Photo of Wan Chai, 1945
(Source: RAF photography – Victoria Harbour)

Fig.10 Aerial photo of Wan Chai, 1964 – Blue House Cluster circled in red
(Source: Survey and Mapping Office, Land Department)

Fig.11 Stone Nullah Lane, 1963
(Source: The Information Services Department, HKSAR)

Fig.12 Blue House, 1986
(Source: 馬均耀，黃志強，《尋常巷陌黃志強鏡頭下的香港和澳門》，香港：明報出版社有限公司， 1997)

Fig.13 View of Blue House from Queen's Road East, 2011
(Source: Courtesy of Mr. C.M. Lee)

2.3 Architectural Merits

72 –74A Stone Nullah Lane (Blue House) (Grade 1 Historic Buildings)

The four-storey shophouses are supported on brick walls with plaster rendering and the shallow gable end at each flank wall is of classical design. There is a timber stair in-between every two blocks to serve the flats of the upper floors. The layout of the flats is in rectangular shape with cantilevered balconies on the front elevations. The balconies, which overhang the street, are built of reinforced concrete with corbels built into the brick walls and have ornamental ironwork railings. Pairs of paneled and glazed doors open onto the verandahs. The side elevations are plain rendered walls with rows of casement windows at each floor level, each storey delineated by plain projecting band courses. The windows are protected from weather by stone or concrete window ledges.

Front Elevation(Stone Nullah Lane)

Balconies with Iron Railings

G/F, No.72

G/F, No. 72A & 74

G/F, No. 74A

Side & Rear Elevations (King Sing Street)

Side Elevation (King Sing Street)

Side Elevation(Hing Wan Street)

Fig.14 Site Photos of Blue House (72-74A Stone Nullah Lane)
(Source: Courtesy of Mr. C.M. Lee)

2-8 Hing Wan Street (Yellow House) (Grade 3 Historic Buildings)

The shophouses are three storeys high with small rectangular plans and kitchen annexes at the rear. The shophouses are paired, with Nos. 2 and 4 as one pair and Nos. 6 and 8 as another. They have shared timber stairs and pitched roofs. The two front facades are similar in design with Neo-Classical features such as pediments, ornamental balustrading to the parapet, and stylised motifs applied as decorations. The original pitched roofs with Chinese tiles still survive although they have been covered by corrugated steel sheeting recently. The external decorations of the shophouses vary slightly but elements such as the open balusters along the roof parapet at the front elevation are very similar.

Front & Side Elevation

Front & Side Elevation

Rear Elevation

G/F, 1/F & 2/F, No.6 & 8

G/F, 1/F & 2/F, No.2 & 4

G/F, No.2

Fig.15 Site Photos of Yellow House (2-8 Hing Wan Street)
(Source: Courtesy of Mr. C.M. Lee)

8 King Sing Street (Orange House) (Not yet graded)

The building at 8 King Sing Street displays the typical appearance of a functional 1960's tenement house. The façade at King Sing Street is very narrow while a large side wall is exposed but featureless, apart from the evidence of an older shophouse structure. The building has undergone alterations at various times of its history. No important distinguishing architectural feature remains but some unauthorised projections are found on the facade at King Sing Lane.

Side Elevation

Front Elevation

Front & Side Elevation with exposed party wall

Fig.16 Site Photos of Orange House (8 King Sing Street)
(Source: Courtesy of Mr. C.M. Lee)

Typology of Local Shop Houses

The local Chinese shophouses in Hong Kong are commonly referred as "Tong Lau" (唐樓) or "Kei Lau" (騎樓) as to distinguish it from other European-style houses. According to historical records, the official name of, "Verandah-type Chinese shophouses" (有腳騎樓), was first documented in Canton's local building codes in 1912 and later simplified to "Kei Lau" (騎樓) in 1920. Other typical Chinese shophouses in similar verandah-style and found outside Canton are sometimes described as "Canton-style Kei Lau" (廣州式騎樓). In many cities of the South East Asia such as Singapore, Penang and Malacca, the local Chinese-style shophouses with verandahs are named "Five Foot Way" (五腳基) or "Kaki-Lima" when translated to Malay, with the verandahs, usually enclosed, projected above private lots instead of public streets.

Typical local Chinese verandah-type shophouses built before WWII are tenement buildings with architectural style characterized by large verandahs projecting beyond the lot boundaries over the adjoining public pavement, and supported by granite columns or pillars on the pavement. Normally, shophouses consist of shops on the ground floor which open up to a public arcade, and residential accommodation upstairs. The adjoining shophouses would abut on each other to form rows with regular facade, party fire walls (for fire prevention purpose) and adherence to street alignment. It is not uncommon to find Western style decorative elements such as column capitals, balustrades, cornices and mouldings, arches and pediments on these shophouses' facades.

The local shophouses built on subdivided lots are long and narrow with normal size of approximately 48~56 feet long by 13~15 feet wide (approximately 1:4). The narrow frontage is connected with the normal span of traditional timber purlins used in local building industry. They are two to four storey high, built usually in brick bearing walls, with building height according to the width of street they are facing.

The original shophouse were usually constructed of timber floor and joists, traditional pitched roof with timber purlins and Chinese roof tiles, and fitted with timber staircase for access to upper floor, timber windows and French doors. Many remaining shophouses today had been extensively rebuilt or replaced by concrete slabs and beams, concrete stairs and flat roofs after major repair and reconstruction after WWII. There are a few pre-war shophouses constructed in 1930s built in reinforced concrete structure.

There are other types of local shophouses facing narrow streets or small lanes fitted with small narrow balconies instead of large verandahs due to narrow pavement width. These small balconies were originally constructed with timber joists and supported on iron brackets with decorative wrought iron railings but many of them were later replaced by reinforced concrete slabs and brackets during major repair or reconstruction in later period.

According to the Public Health and Buildings Ordinances of 1903 (amended in 1935), there were basic building controls such as limitation on building height, maximum building depth, minimum window openings and open space requirement (minimum size of open yard) leading to the prototype built form of Chinese shophouses surviving today. Many of the shophouses within the study area were probably built during these periods and basically followed the 1903 or 1935 regulations and in certain cases, modification works complying with later legislations are observed.

2.4 Statement of Cultural Significance

The following Statement of Cultural Significance has summarized the overall heritage values of the Blue House Cluster as below:

Site Location

The heritage site is occupied by a group of historic shop houses or tenement buildings including the Blue House, Yellow House and Orange House. The site is bounded by Stone Nullah Street to the west, Hing Wan Street to the south, King Sing Street to the north and a back lane to the east, in Wanchai, Hong Kong.

Heritage Value

Historical Value

The Blue House Cluster is historically significant because of its rich building history dated back to 1920s and even earlier in 19th century in association with the urban development history of Wan Chai.

Architectural Value

The Blue House Cluster is architecturally significant because they collectively form a group of traditional shop houses which is a rare exemplar of 1920s period tenement houses cluster survived in Wan Chai.

Social Value

It is socially significant because of its association with the medical and community history connecting to the 19th century Wan Chai. The Blue House Cluster is a testimonial of the continuous urban development and the traditional life style still preserved in old Wan Chai.

Authenticity and Rarity

The existing shop houses of mixed domestic use and retail functions on ground floor shops is a rare example of surviving historic shop houses cluster which represents the architectural typology of tenement houses (shop houses)of early 1900s period in Hong Kong.

Character Defining Elements

I. Blue House

a) External Features:

- *Building façades (Front elevations and side elevations)*
- *Shop front of G/F Units of No.72 & 74A*
- *Window openings with timber framed windows*
- *Cast iron rainwater down pipes*
- *Granite steps at staircase entrance*
- *Remains of the old Wine Shop at G/F of No.74*
- *Earth God Shrine at entrance of 72A*
- *Plastered brick corbelled ceiling mouldings*
- *Patterned Floor tiles*
- *French timber doors to balconies*

- *Balconies with supporting brackets & metal posts*
- *Ornamental ironwork railings*
- *Horizontal bands with moulding*

b) Internal Features:

- *Arched doorways / window openings*
- *Timber staircases & landings, timber panels and wooden lattice*
- *Ceramic floor tiles with pattern*
- *Interior room layout of 2/F Flat of No. 74*
- *Internal timber doors & windows*
- *Timber floors(No. 72A, 74 & 74A)*
-

II. Yellow House

a) External Features:

- *Building facades (Front elevation and side elevations),*
- *Roof parapet with decorative mouldings and decorative pediments*
- *Arched (segmented) window openings,*
- *Traditional pitched roof form with timber roof and Chinese roof tiles (No. 2 & 4)*
- *Granite door steps*

b) Internal Features:

- *Ceramic patterned floor tiles*
- *Internal room layout and kitchen layout of 2/F of No. 74*
- *Timber staircases & landings, timber panels, timber joisted roofs*
- *Plastered brick corbellings*
- *Original timber doors*
- *Ceramic floor tiles with pattern*

III. Orange House

a) External Features

- *External walls & window openings (Front elevation & side elevation)*
- *Main entrance doorway with Terrazo finish*

b) Internal Features:

- *Green & white ceramic floor tiles*
- *Interior room layout of 3/F Flat*
- *Internal common staircases of terrazzo finish – stair steps, skirting & balustrade*

3.0 ASSESSMENT

This section is to focus on appraisal of the physical conditions of the existing buildings, the degree of importance of existing building fabrics retained in the buildings and evaluating the deficiencies and statutory requirements of the existing structures in respect of the adaptive reuse proposal.

3.1 Physical Conditions

The existing buildings of the Blue House Cluster contain three group of historical shop houses, namely, Blue House (72 to 74A Stone Nullah Street), Yellow House (2 to 8 Hing Wan Street) and Orange House (8 King Sing Street). The physical conditions of the existing buildings are described as follow.

Blue House (72, 72A, 74 & 74A Stone Nullah Street)

Blue House (Grade 1 Historic Buildings) is a row of two pairs of typical pre-war 4 storey tenement houses (shop houses) built around 1920sinoriginal brick walls-and-timber floor construction. Nos. 72 has been replaced by concrete floors with common timber staircases still existed. Existing timber joisted floor and timber stairs are in poor condition. Remains of original floor tiles existed in some units and stair landings. Extensive alteration to the external walls and window & doors was observed.

In general, the existing building conditions of Blue House and Yellow House are in poor state with many timber joisted floors seriously rotten. The existing structure of Blue House is overall in poor condition requiring extensive repair and restoration.

Yellow House (2, 4, 6 & 8 Hing Wan Street)

Yellow House (Grade 3 Historic Buildings) isa row of two pairs of typical pre-war tenement houses of 3 storey built in 1920s after the Blue House. The original brick walls-and-timber-floor structure has been altered and replaced by concrete floor and heavily altered timber joisted roofs in serious dilapidated condition. Common timber staircases still existed in poor condition. Extensive alterations to the building elevations and windows are observed.

The building condition of Yellow House is overall poor with serious damage to the existing pitch roofs and serious water leakage also observed. Extensive repair and restoration is required.

Orange House (8 King Sing Street)

Orange House (Non-graded building) is a single 4 storey tenement house built around 1950s. The existing structure is a reinforced concrete structure with a terrazzo (washed grano) finished concrete staircase. Extensive alteration to the building elevation and windows is observed. Original floor tiles remained in 3/F unit.

The existing concrete structure of Orange House is in generally poor condition requiring extensive repair and restoration.

3.2 Building Fabric

This section covers a systematic analysis of the level of significance of the building fabrics, individual space and elements of the Blue House Cluster. Six levels of significance are being adopted in defining or assessing the relative degree of architectural or historical value of each individual component of the conserved historic builds. This analytical assessment is provided to facilitate decision making on future conservation of the historic buildings concerning the establishment of conservation policies and guidelines, recommended treatments for building fabrics, as well as for site interpretation of the historic buildings.

The categories of assessment are based on The Conservation Plan.

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 alternations 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. Spaces, elements or 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 elements detracts from the appreciation of cultural significance, by adversely affecting or obscuring other significant areas, elements or items.

Assessment of Character Defining Elements (CDEs)

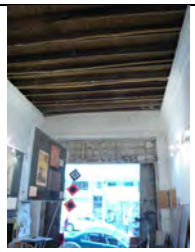
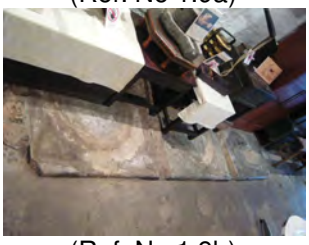
With reference to the feature elements included in the Resource Kit, the components of the existing building fabric including the key Character Defining Elements (CDEs) and the assessment of their level of significance of the Blue House Cluster are identified as below:-

I. 72, 72A, 74 and 74A Stone Nullah Lane

a) External Area

Item No.	Elements/Materials	Photo and Ref	Level of Significance
1.1	**Stone Nullah Lane façade,** including the cantilevered concrete verandahs with the wrought-iron balustrades with geometrical patterns and concrete brackets supporting the verandahs	 (Ref: No 1.1)	High
1.2	**King Sing Street façade,** including four horizontal plaster bands with mouldings, aligned with concrete floor slabs, all *original* rectangular window openings concrete window cills and heads, and canopies supported by moulded concrete brackets. The recessed entrance of the "Bone-setter" shop at G/F, including granite steps, glazed ceramic dragon-carp / pearl decorations above the door and metal grilles	 (Ref: No 1.2a)  (Ref: No 1.2b)	High
1.3	**Hing Wan Street façade,** including all *original* rectangular window openings with concrete hoods and window cills; four horizontal brick / plaster bands aligned with floor slabs	 (Ref: No 1.3)	Moderate
1.4	**Hing Wan Street elevation** (set back), including the original segmental window openings, window cills and heads, and four horizontal bands on wall	 (Ref: No 1.4)	Moderate

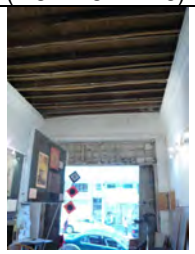
1.5	**Rear Elevation & Back Yard,** including all horizontal plaster bands, *original* window openings, window cills and heads, brick boundary wall with ceramic grille-tiles and backyard, together with the back scavenging lane	 (Ref: No 1.5a)  (Ref: No 1.5b)	Low
1.6	**Roof,** including parapet walls, staircase hoods and brick chimney	 (Ref: No 1.6)	Low
1.7	Rainwater drainage system with cast iron hopper and pipes	 (Ref: No 1.7)	High
1.8	All granite steps at the entrances to the common stairs of the tenements between 72 & 72A and 74 & 74A Stone Nullah Lane	 (Ref: No 1.8a)  (Ref: no 1.8b)	High

1.9	Remains of the Old Wine Shop at G/F of 74 Stone Nullah Lane, including brick/cement bases for wine jars glazed fan light above entrance and underground pit for wine storage in Rear Yard	 (Ref: No 1.9a)  (Ref: No 1.9b)  (Ref: No 1.9c)	High
1.10	**Earth God Shrine** at the entrance of 72A Stone Nullah Lane	 (Ref: No 1.10)	High

b) Internal Area

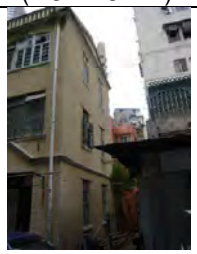
Item No.	Elements/Materials	Photo and Ref	Level of Significance
1.11	**Living Rooms** - The brick/plaster corbelled moulding to the ceiling, structural beams, patterned floor tiling, the *original* French door openings to the balconies, original timber entrance door with "spy hole" and the arched recess to the entrance doorways	 (Ref: No 1.11a)  (Ref: No 1.11b)	Moderate

		 (Ref: No 1.11c)  (Ref: No 1.11d)	
1.12	**Kitchens** - Brick corbelling along the edge of the ceiling and the arched segmental windows. Trap door to roof at the top floor of 72 & 72A Stone Nullah Lane	 (Ref: No 1.12a)  (Ref: No 1.12b)  (Ref: No 1.12c)	Moderate
1.13	**Balconies facing Stone Nullah Lane** - Original tiled floor in floral patterns	 (Ref No. 1.13a)	High

		 (Ref: No 1.13b)	
1.14	**Common stairs** - Common stair serving 72 & 72A Stone Nullah Lane and the stair serving 74 & 74A Stone Nullah Lane, including all archways at the landing, timber panels with wooden lattices and remains of ceramic tiling	 (Ref: No 1.14a)  (Ref: No 1.14b)  (Ref: No 1.14c)	High
1.15	**Timber Floors**–Timber elements including timber joists and battens of the floors at No. 72A, 74 & 74A	 (Ref: No 1.15)	High

II. 2, 4, 6 and 8 Hing Wan Street

a) External Area

Item No.	Elements/Materials	Photo and Ref	Level of Significance
2.1	**Front Elevation facing Hing Wan Street** - Ornamental parapets to all four houses; horizontal decorative mouldings along parapets; decorative plaster geometric features; decorative pediments between G/F and 1/F at 2 & 4 Hing Wan Street; all window openings of the four houses, including segmental windows at 2/F of 2 & 4 Hing Wan Street; glazed timber doors at 2 Hing Wan Street; wrought-iron grilles to G/F and 1/F of 2 and 4 Hing Wan Street	 (Ref: No 2.1a)  (Ref: No 2.1b)  (Ref: No 2.1c)	High
2.2	**Side Elevation to Stone Nullah Lane** - Three horizontal bands with mouldings, all *original* window openings including concrete window cills, triangular-shaped mouldings at high level and over the windows	 (Ref: No 2.2)	Moderate
2.3	**Side Elevation to King Sing House** – All *original* window openings; window cills and heads, line of moulding between the G/F and 1/F; triangular-shaped mouldings at high level	 (Ref: No 2.3a)  (Ref: No 2.3b)	Moderate

2.4	**Rear Elevation** – All window openings (but not modern metal windows) with window cills and heads; plastered brick façade; brick boundary wall and the backyard	 (Ref: No 2.4)	Low
2.5	**Roof** - Chinese tiled pitched roofs, including original China-fir timber purlins; brick chimney stacks and staircase hoods at No. 2 & 4	 (Ref: No 2.5)	High
2.6	All granite thresholds to the G/F front entrances of all units	 (Ref: No 2.6)	High

b) Internal Area

Item No.	Elements/Materials	Photo and Ref	Level of Significance
2.7	**2 Hing Wan Street** - Timber security bars and Main Entrance door	 (Ref: No 2.7)	High
2.8	**Living Rooms** - All structural beams, ceramic patterned floor tiling; all original window openings; brick/plaster corbelling to underside of roof; original panelled timber doors	 (Ref: No 2.8a)  (Ref: No 2.8b)	Moderate

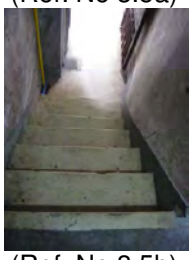
		 (Ref: No 2.8c)	
2.9	**Kitchens and Utility Areas** - one example of an existing brickwork cooking stove, together with its chimney flue	 (Ref: No 2.9)	Moderate
2.10	**Stairs** - Common timber stair serving 2 & 4 Hing Wan Street and stair serving 6 & 8 Hing Wan Street, including timber balustrades, original timber-boarded partitioning; and remains of ceramic tiling	 (Ref: No 2.10a)  (Ref: No 2.10b)  (Ref: No 2.10c)	High

III. 8 King Sing Street

a) External Area

Item No.	Elements/Materials	Photo and Ref	Level of Significance
3.1	**External Walls**- One side elevation still has the evidence of an older shop house structure remaining attached to the brick wall which should be kept. All existing window openings to the building should be preserved except those related to the unauthorised building works	 (Ref: No 3.1a)  (Ref: No 3.1b)	Moderate
3.2	**Main Entrance** - Terrazzo 'two-tone' treatment around the frame of the entrance door	 (Ref: No 3.2)	High
3.3	**Roof** - The parapet walls and the staircase hood	 (Ref: No 3.3a)  (Ref: No 3.3b)	Low

b) Internal Area

Item No.	Elements/Materials	Photo and Ref	Level of Significance
3.4	**Flooring** - Green and white ceramic tiling in the common areas	 (Ref: No 3.4a)  (Ref: No 3.4b)	High
3.5	**Staircase** - Terrazzo 'two-tone' treatment to the staircase steps, skirting and balustrade, which echoes the style of the main entrance, should be preserved	 (Ref: No 3.5a)  (Ref: No 3.5b)	High

IV. Vacant Government Land at King Sing Street

Item No.	Elements/Materials	Photo and Ref	Level of Significance
4.1	Grey brick retaining wall supporting the rear scavenging lane serving Hing Wan Street	 (Ref: No 4.1)	Moderate

3.3 Deficiencies and Statutory Requirements

Land Use Zoning

- Requirements for Town Planning Application

Although the existing use of residential flats and proposed use of shops & community use are permitted uses according to the current Outline Zoning Plan (OZP), Planning Department (PlanD) has considered that the proposed new additions works of link bridge and staircases, lift and fire services water tank and pump room as auxiliary facilities would still require for planning approval. PlanD has imposed specific requirement for the provision of a public open space (P.O.S.) of no less than 220 sq.m. in area to be provided at the existing open area at the back of the buildings. Section 16 planning application has been submitted to PlanD for Town Planning Board's approval.

Non-compliance with Current Building Regulations

The following major aspects of statutory safety requirements are to be examined in this section with a general appraisal of the deficiencies found in the existing building:

- Emergency Vehicular Access (EVA)

The existing site of the Blue Bouse Cluster is bounded by and accessible from Stone Nullah Street, Hing Wan Street and King Sing Street. The EVA provision required for this project is deemed to be fulfilled. The site is highly accessible by public transport by means of MTRC, buses, minibuses & taxi.

- Structural Loading Requirements

According to the latest tenants matrix adopted by SJS in September 2011, all upper floor units of Blue House and Yellow will remain their existing use of residential flats whereas all ground floor units to be kept as non-domestic use of shops or offices. It is anticipated that extensive structural alteration to the existing structure is not required because there is no change to existing use of building and thus no need to upgrade the existing floor loads. Only general repair works to existing units of Blue House and Yellow House will be carried out. As there is no change of use to the existing buildings, and the majority of upper floor residential flats do not need to be upgraded to meet current building codes. As such, building submissions to the relevant department is not necessary. For Orange House, localised strengthening to existing concrete floor slabs of upper floor units may be required due to change of use to offices subject to structural assessment by the RSE. Based on RSE's initial assessment on available structural data, any upgrading to the existing load bearing brick walls and footings is very unlikely subject to detailed structural investigation and BD's approval.

- Fire Resisting Construction (FRC)

The existing timber floors and concrete floors may need to be upgrade to achieve the current fire resisting construction (FRC) requirements subject to structural survey and Buildings Department's approval. FRC performance of existing or replacement timber members (including timber floors and stairs at No. 72A, 74 & 74A Blue House; & timber roofs and timber stairs at Yellow House) can be improved by applying fire retardant paint of adequate Fire Resisting Period (FRP) to timbers subject to RSE's recommendation and BD's acceptance. Insufficient fire protection to steel reinforcement bars of existing concrete slabs, columns & beams can be improved by new concrete cover or installing additional protective boards of required FRP of I hour.

- Means of Escape (MOE) in case of Fire and Means of Access (MOA) for Fire Fighting and Rescue

The existing buildings do not comply with current MOE & MOA requirements. New fire staircases and link bridges are proposed to be installed at the back of the existing buildings to improve the fire escape provisions. As the current MOE and MOA requirements will be complied with after the installation of new fire staircases, there is no need for applying for exemption of building regulations. It is confirmed that fire engineering study report is not required.

- Fire Services Installation

The existing buildings have insufficient provisions for F.S. installation. Adequate FSI provisions including fire hydrants, sprinkler (for non-domestic units), fire extinguishers, smoke detectors, fire alarms etc., will be provided according to the current FSD requirements. According to the latest design scheme, an underground water tank and pump room are proposed at the open area in order to minimize obstruction to the existing open area subject to building approval by BD.

- Barrier Free Access

There is no barrier free access to the existing units. A new lift according to the current universal access standards with new link bridge are proposed to be built to improve barrier free access to all upper floor units. Additional ramps and dropped kerbs will be provided to the back of the G/F shops in order to improve the provisions for barrier free access

- Building Services Installation

The existing buildings are in lack of building services. New provisions for modern bathrooms and kitchens together with new air conditioning, fire services installation, plumbing and drainage system, electricity supply etc. will be provided to all flats, ancillary offices and shops according to the current safety standards, codes and requirements. It is proposed that new transformer room would not be required for this project according to the BSE's preliminary checking.

Licensing Requirements

- Restaurant License Application

It is anticipated that restaurant license application will be required for the proposed dessert shops to be located at G/F of 74 & 74A of Blue House and thevegetarian restaurant to be housed at the G/F shop unit of Orange House. Application for restaurant license will be submitted to Food, Environmental and Hygiene Department (FEHD)with full provisions of relevant license requirements.

4.0 THE PROPOSED USES

4.1 Conservation Objectives

Based on the Statement of Cultural Significance established in the previous Section 2.4 and the assessment of the existing conditions of the historic buildings in Section 3, the following are the basic Conservation Objectives adopted for the conservation works and adaptive reuse of the Blue House Cluster:

- Preserve and restore the existing building fabrics and Character Defining Elements of the Blue House Cluster as a whole to rehabilitate the existing residents and accommodate new tenants.
- Revitalise the Blue House Cluster for new adaptive reuse of social enterprises and communal functions under the Viva Blue House project.
- Retain the social network traditional life style of the local community as a result to rejuvenate the historic place into a living heritage.
- Improve the structural safety of the existing buildings by means of appropriate restoration and structural strengthening upgrading, installing new services and facilities, in order to meet current building safety standards as well as improving modern living comfort and standards.

4.2 Conservation Principles for Adaptive Reuse

This section sets the broad standard of conservation process of making possible a compatible use for the historic buildings through repair, alterations, and additions, for retention of the heritage values of the Blue House Cluster.

The establishment of this Conservation Management Plan (CMP) is taken general reference to the conservation principles and standards set in the following international charters:

- Venice Charter (1964) – ICOMOS International Charter for the Conservation and Restoration of Monuments and Sites UNESCO
- Burra Charter (1999) – The Australia ICOMOS Charter for Places of Cultural Significances

Since the main Conservation Objective of this project is to cater for adaptive reuse of the conserved historic building, when conserving the existing building fabrics, sufficient flexibility for new additions & alteration works for meeting new requirements should be balanced off. Any new additions and/or alterations to the existing structures, if required to meet current safety standards or user's functional needs should be well considered and allowed provided that such alterations will not impair the heritage value, essential form and integrity of the historic buildings and can be reversed in future.

The following are the key guiding principles of determining appropriate treatments and level of intervention for future conservation works that would be generally followed when planning and designing for the adaptive reuse of the Blue House Cluster, with general reference to international charters and other relevant conservation standards as considered appropriate.

Conserve Heritage Value

Conserve the heritage value of a historic place, and respect its changes over time which represents a particular period of time. Do not remove, replace, or substantially alter its intact or repairable character-defining elements which contributing to its heritage value.

4.2.1 Retain Authenticity& Integrity

Respect the original character or architectural style of the building fabric and retain its traditional building materials or construction system as much as possible.

Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or by combining features of the same property that never co-existed.

4.2.2 Minimum Intervention

Keep any treatment or intervention to building fabric to the minimum and respect the heritage value when undertaking an intervention. Use the gentlest means possible for any intervention.

Make any intervention physically and visually compatible and identifiable, and document any intervention for future reference.

Repair rather than replace character-defining elements. Only when such elements are too severely deteriorated to repair, and with sufficient physical evidence, replace them with new elements that match the forms, materials and detailing of the same elements. Where there is no sufficient evidence, make the form, material and detailing of the new elements compatible with and distinguishable from the character of the historic buildings.

4.2.4 Reversible Additions

Make any intervention, including alteration and new addition, to the building fabric reversible without causing any damage to the existing structure when such intervention is to be removed in future.

Create any new additions or related new construction so that the essential form and integrity of a historic place or its building fabrics will not be impaired if the new work is removed in future.

4.2.5 Integrating Old and New

Conserve the heritage value and character of the building fabric when creating any new additions to a historic place or any new construction of compatible design.

Make the new work physically and visually compatible with and distinguishable from the original fabric of the historic place.

4.3 ADAPTIVE REUSE PROPOSAL

4.3.1 The Proposal

Project Programme

The revitalisation of the Blue House Cluster adopts a new approach which emphasizes preservation of the historic buildings as well as the local community network. The tenants who opted to stay in the Cluster, the community network, and other intangible cultural elements are key elements in the preservation and revitalisation of the Blue House Cluster. Rather than focusing primarily on building preservation, more of Viva Blue House is about the activities which promote and sustain the local network and culture.

Viva Blue House is a project of conserving our living heritage and it integrates living tangible and intangible heritage preservation. It aims at revitalising the Blue House Cluster into a multi-functional services complex inheriting wisdom and traditional ways of living. It has five core elements:

- House of Stories
- Existing Resident Housing and Engagement Unit
- Good Neighbour Scheme for New Tenants
- Social Enterprise Unit (Dessert House and Vegetarian Restaurant
- Community Oriented Mutual Economy Hall

The scope of VBH project comprises the restoration and revitalization of the Blue House Cluster for accommodating the following facilities:

(a) 18 residential units;
(b) three shops;
(c) two restaurants;
(d) exhibition areas;
(e) classroom and recreation areas;
(f) ancillary office areas;
(g) a public open space of no less than 220 sq.m. in area;
(h) a link bridge with two new external staircases to connect the three separate building blocks; and
(i) other ancillary facilities, for example, toilets, lift, storage areas and plant rooms, etc.

The main scope of work for the VBH project is the restoration of the residential unitson upper floors and G/F shop units whereas maintaining their existing uses as far as possible in order to minimize the extent of structural alteration and strengthening due to unnecessary change of use. All key Character-defining Elements and architectural features of the Blue House Cluster will be preserved with appropriate conservation treatment. Major repair works include repair and reinstatement of the timber roofs and timber stairs of Yellow House, the existing concrete balconies, timber floors and stairs of Blue House.

In order to meet the new functional requirements of the revitalization programme, compliance of current building regulations and fire safety, universal access and other technical consideration, the following major alterations and additions works are required to be constructed at the existing open area at the back of the existing buildings including:

- Link Bridge and External Staircases – construction of new link bridge with two external staircases connecting to the rear walls of the Blue House, Yellow House

&Orange House for fire escape and access to each unit on every floor.

- Lift – constructing a new lift core at the back of Orange House for improved universal access
- Fire services tank and pump room – construction of underground F.S. water tank and pump room to improve fire safety standards and provisions.
- Feature Wall – addition of a new feature wall to the side elevation of Orange House as landscape feature

4.3.3 Schedule of Accommodation

The proposed Schedule of Accommodation is listed in the following list and table:

Blue House

G/F	Shops (Bone setter Clinic, Livelihood Place, Restaurant)
1/F	Flats
2/F	Flats(72 & 74 forHeritage Interpretation)
3/F	Flats

Yellow House

G/F	Shops (C.O.M.E. &Livelihood Place); Flat (Existing use)
1/F	Flats
2/F	Flats

Orange House

G/F	Shop (Restaurant)
1/F	Office (C.O.M.E.)
2/F	Office (ancillary to VBH)
3/F	Flat (for Heritage Interpretation)

Floor	**Blue House**				**Yellow House**				**Orange House**
	72	**72A**	**74**	**74A**	**8**	**6**	**4**	**2**	**8**
3/F	Flat	Flat	Flat	Flat	-	-	-	-	Flat
2/F	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Office
1/F	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Office
G/F	Shop(Chinese Bone-setting)	Shop (Wan Chai Livelihood Place)	Shop (Restaurant)		Shop (COME)	Shop (COME)	Shop (Wan Chai Livelihood Place)	Existing Use(Mr. Chow's Flat)	Shop (Restaurant)

Remarks: Units shaded are reserved for heritage interpretation as show flats

A set of latest floor layouts developed from the Design Proposal and a copy of updated Tenants Matrix as of September 2011 reflecting the updated accommodation schedule are attached to this report in the **Appendix B**

5.0 CONSERVATION POLICY

This section will cover the specific standards and guidelines for implementation of the recommended conservation processes in terms of intervention in the building fabric, structure, materials, building services etc., and specify the implementation requirements and procedures throughout the conservation works stages.

5.1 Conservation Policies and Guidelines

Guiding principles for planning and designing future conservation works for the adaptive reuse of the existing buildings are provided

Management of Change of Use

Policies and Guidelines for guiding the future use of the existing site

Policy 5.1.1

Retain the existing use of residential units as far as possible and avoid unnecessary change of use to existing residential flats, particularly the upper floor units.

Policy 5.1.2

Any change of use to existing floor units likely would induce extensive structural alterations, strengthening or destruction to existing building fabric of the shop houses should be avoided as far as possible.

Policy 5.1.3

Retain the existing ground floor units for non-domestic use such as shops, offices and restaurants, interpretation / exhibition area etc.

Guidelines:

- Maintain existing use of residential flats for upper floor units of Blue House and Yellow House. Avoid unnecessary change of use to existing flat units in order to eliminate any extensive structural alterations and strengthening to existing building due to undesirable mix of use.
- If change of use to the upper floor units is unavoidable, avoid those units with original timber floors or timber stairs. It is preferable to group them together within one particular block such as Orange House where structural loading conditions of the existing structure are relatively less stringent than other blocks.
- Avoid undesirable mixed use to existing blocks because that would require excessive upgrading work timber floors of No. 72A, 74 & 74A Blue House in order to preserve the most existing building fabric in-situ.

Policy 5.1.4

It is recommended thatsome existing flat units and shops should be adapted for new uses and more flexibility should be allowed for adaptation use.

Guidelines

- It is recommended that three existing flats (2/F of No.72 & 74 Blue House and 3/F of Orange House) will be preserved and retained for heritage interpretation use. These flat units could be kept as a show flat for guided group visit by appointment only.

- The existing internal room layout of 2/F of 74 Blue House and 3/F Orange House will be preserved in situ for interpretation with guided group visit.
- The two G/F shops at No. 72A Blue House and No. 4 Yellow House will be retained and adapted into Wan Chai Livelihood Places for display and exhibition.

Building Fabrics

Policies and Guidelines for guiding future conservation treatments for existing building fabrics and retention of the identified Character Defining Elements

Façade Treatment

Policy 5.1.5

The main conservation approach of "repair and restoration" is adopted for the Blue House Cluster. The main façade of the Blue House Cluster being one of the major the key feature of the historic building should be kept intact preserving the original look of the building.

Policy 5.1.6

Minimum intervention to the key architectural features that contributing to its character and heritage value of the Blue House Cluster is recommended. They should be retained as far as possible as to retain the architectural characters and merits of the historic shop houses.

Guidelines

- Preserve, repair and restore the building exterior features including all CDEs identified in Section 3.2 and 5.2. The facades of Blue House, Yellow House and Orange House should be preserved as a whole with preservation of all the key CDEs
- Preserve the facades of front and side elevations of the shop houses including the original shop fronts and shop signs of traditional style, the balconies with ironwork railings, external window openings, horizontal bands and moulding, timber windows and French doors, iron water down pipes etc.
- For localised repair to the existing concrete balconies such as spalled concrete, it should avoid damaging the existing ironwork railings and original floor tiles at the balconies
- Repair and restore the external brick walls, repair the brick works and plaster and repaint the external walls in reversible paint. For the choice of paint colour, it is not required to follow exactly the existing colours but highly recommended to pick a similar colour.

Building Interior

Policy 5.1.7

Preserve, repair and restore the building interior features including all CDEs identified in Section 3.2 and 5.2 such as timber floors & timber stairs, timber roofs, original floor tiles, brick corbelling etc.

Guidelines

- It is recommended that more flexibility should be allowed to facilitate future changes to internal layouts and partitions in order to meet the tenants and end users' functional needs for modern comfort
- The existing kitchen will be modified for adding new bathroom to meet functional requirement and improve living standard.

Structural Strengthening

Policy 5.1.8

Extensive structural strengthening to the whole Blue House Cluster due to unnecessary change of use should be avoided.

Guidelines

- Based on the proposed Schedule of Accommodation, there would be no change of use to the upper floor flat units in Blue House and Yellow House.
- The proposed repair work to Blue House and Yellow House should not involve structural alterations to the existing structures. As there is no change of use to the existing buildings, building submission to the relevant department is not necessary.
- It is anticipated that only limited extent of localized structural repair affecting the existing concrete slabs or timber floors would be required as part of the repair work

Policy 5.1.9

Fire Resisting Construction (FRC) performance for new works and structural upgrade to existing concrete structure should be considered to meet building code requirement.

Guidelines

- Improvement of fire resisting period for timber elements by applying fire retardant paint should be considered to meet current safety standards although the repair work for Blue House do not require Building Approval.

Tenants

Policy 5.1.10

Provisions for rehabilitation existing tenants should be able to rehabilitate their own flats after completion of restoration works of the Blue House Cluster.

- The existing tenants in Blue House and Yellow House should be relocated to their temporary homes in the Orange House. These tenants will be relocated to their original flats after the completion of site work
- New tenants of residential units should be carefully selected by the building operator according to the adopted selection criteria to obtain an optimum and balanced tenant mix

New Additions and Alterations

Policies and Guidelines for guiding future design of any new additions and alteration works to the existing structures

Policy 5.1.11

It is recommended that necessary new addition works for improved fire safety and barrier free access should be provided to the existing buildings with a sensible design

Policy 5.1.12

New additional structures should be carefully designed, detachable and distinguishable from existing building fabric

Guidelines

- Limit the extent of new additions of link bridge, fire staircases, lift and F.S. water tank & pump room at the back of the buildings without affecting the building facades.
- Underground F.S. water tank & pump room is a more preferable option for reduced visual impact and increase in area of Public Open Space
- Enclosure to the new link bridge structure is not recommended. The rear elevation of the existing buildings should be revealed.
- The new additional structures to be of light-weighted steel construction that can be dismantled and removed in future, if required, without diminishing the significance of the existing buildings.

Policy 5.1.13

Alteration to internal kitchen layout to accommodate new bathroom is supported for meeting statutory requirement and improved living standard

- New interior layout and fitting out to building interior including the new bathroom and kitchen are acceptable provided that the interior features are preserved.
- Addition of artificial lighting and mechanical ventilation to new kitchen and bathroom to be considered for modification of building regulations from the provisions for natural lighting and ventilation subject to BD's approval.

Access Facilities

Policy 5.1.14

The existing shop houses have no barrier free access. Access to each upper floor units by means of a substandard steep and narrow timber stairs is considered inadequate. New provisions for barrier free access should be considered and added to the existing buildings as appropriate.

- Access to the upper floor units should be provided by means of the new lift and link bridges with staircases.
- The new link bridge should be connected to the rear external wall of each individual unit by modifying existing window opening to form new door opening.
- The existing floor levels of each floor in Blue House, Yellow House & Orange House vary. The floor level of the new link bridge should be designed and adjusted to follow a gentle gradient linking up all existing floor levels.
- New ramps and drop kerbs should be provided to the back door of each of the G/F shop units.

Provisions of Building Services

Policies and Guidelines for guiding future additions, upgrading and improvement of building services and utilities to suit the adaptive re-use requirements

Policy 5.1.15

New services such as electrical and fire services installation which are unavoidable can be housed in the historical building but should be carefully arranged and installed to minimize unnecessary damage to the existing building fabrics.

Policy 5.1.16

New service plant rooms and installation taking up large floor space or involving extensive alterations or excessive floor load, including new plant and pump rooms, air conditioning plants, fire services and sprinkler water tanks etc., should not be housed in the historic shop houses.

Policy 5.1.17

Any new enclosure for housing new services such as meter cabinets or telephone pipe ducts etc., should be carefully designed in such an architectural style compatible with and distinguishable from the existing building fabric.

Guidelines

- The new lift structure should be of simple design compatible with the building style of the Blue House Cluster. Machine-room-less type of lift is a preferable option as to minimize the overall height of lift shaft.
- Construction of underground water tank & pump room is considered a better option than the on-grade tank causing less visual impact to the exterior. Housing the water tank on top of lift shaft is not acceptable.
- New services installation should not cause unnecessary destruction to existing CDEs, and they should be of subdue and low profile design compatible with and yet distinguishable from the surrounding in order to minimize any visual impact to the building.
- Proposed layout and installation of any new services of conduits and pipework etc., should consider minimizing unnecessary damage to original building fabric and CDEs.
- For exposed conduits at locations with timber joists, it is preferable to running in parallel to and hidden between the existing timber joists instead or running across them.

Integration between Old and New

Policies and Guidelines for guiding future design of new additions and their integration with the existing old building fabric

Policy 5.1.18

Conserve the heritage value of the preserved historic buildings while making new additions or related new construction of compatible design. The new construction is to be designed to integrate with yet distinguishable from the old buildings in order to enhance rather than diminish their architectural value.

Policy 5.1.19

The new construction should be set away or detached from the existing structure as practical as possible and at where new materials interface with the old fabric; they should be distinguished from each other.

Guidelines:

- The design and construction of the new lift and link bridge structure should be kept as simple as possible yet compatible with and subordinate to the existing building. The new lift and link bridge will be separate structures detached from the existing building.

- New footings will have to be set back from the existing trees and building edges in order to avoid conflict to the trees and existing footings of the shop houses.
- Sufficient temporary protection and site monitoring should be provided to reduce and mitigate any adverse impact to the existing buildings

External Area

Policies and Guidelines for guiding future intervention to the existing external environment

Policy 5.1.20

According to the PlanD's requirement, the external open area at the back of the buildings would be designated as the Public Open Space (P.O.S.) of no less than 220 sq.m. in area. The P.O.S. should be designed and converted into a landscaped garden for the use by the local residents, community and general public.

Guidelines

- The existing trees at the external area at the back of the buildings will be preserved with additional planting of two small trees and soft plantings.
- Design of the external area landscaped garden should provide a rather open landscaped area to cater for various outdoor communal activities and events to be held there in the future.
- The external area (P.O.S.) should not be enclosed and blocked from public view at street level.

5.2 Potential Impacts and Mitigation Measures

With reference to the assessment of physical conditions and degree of significance of the existing building fabric, this section is to evaluate the proposed treatments and any potential impact for the character defining elements (CDEs) and any new works being affected as well as to suggest any mitigation measures to reduce any adverse impact if necessary.

The definitions and explanations of terms within the context of this evaluation section are listed as follow:

Affected Elements	Affected elements are identified for each impact
Level of Significance	As defined in Character Defining Elements
Mitigation Measures	Practical advice on remedial actions is given to mitigate any adverse impact effects.
Impact Level	Overall level of impact on elements being assessed is classified into five levels as follows: ▪ Beneficial Impact ▪ Acceptable Impact ▪ Acceptable Impact with Mitigation Measures ▪ Unacceptable Impact ▪ Undetermined Impact

For detailed analysis of potential impacts and recommendation of mitigation measures, it is referred to a separate table summarizing the Heritage Impact Assessment and Mitigation Measures regarding the proposed adaptive reuse of the Blue House Cluster attached to this report in **Appendix C.**

5.3 Interpretation

According to the latest adopted accommodation schedule, the following provisions of heritage interpretation will be provided in the VBH project.

Heritage Interpretation Area

It is proposed that the following units will be adapted for use of Heritage Interpretation Area:

- Wan Chai Livelihood Place – G/F of No. 72A Blue House& G/F of No. 4 Yellow House will house the Wan Chai Livelihood Place for public visit during opening hours. These two units will be adapted for display of artifacts and exhibition of stories of the Blue House Cluster and traditional livelihood of old Wan Chai.
- 2/F of No. 72 &74 (Blue House) & 3/F of Orange House will be preserved as Heritage Interpretation Area to exhibit the existing room and furniture layout and introduce the traditional lifestyle of typical old tenement buildings. Guided tour to these units by appointment will be arranged for group and school visits. These conserved units will also be used as common rooms for the local residents and 2/F classrooms for workshops when necessary.

Guided Heritage Tours

Regular guided tour to the Blue House Cluster, the Livelihood Places and other heritage places of Wan Chai Heritage Trail will be conducted by SJS from time to time to promote local cultural tourism and public appreciation of the cultural significance of the Blue House Cluster. There are two types of guided tour for public visit:

- Daily guided group tour – visit the Blue House Cluster and the Wan Chai Livelihood Place by appointment.
- Guided cultural tour – visit Wan Chai heritage trails by appointment for schools and public at average 20 groups per month.

Community Programmes

Community programmes and events such as exhibition, training courses, workshops and visits etc., will also be held in VBH from time to time to promote cultural heritage and preservation of intangible heritage including:

- Seasonal exhibitions on traditional livelihood in Hong Kong;
- Workshops including Traditional Craft workshops, Gourmet-chef Demonstrations and Culinary Classes;
- Training Classes or Interest Courses for promoting local cultural heritage conservation

Art and Cultural Programmes

Art and cultural programmes and activities will be organized from time to time to promote local interest in art and culture such as:

- Theatre Education Workshops for Young People;
- Cinema Promotion Programme for Kaifong and public;
- Outdoor Theatre events;
- Monthly Art Fair in the open area;
- Cultural seminar, book launch or small performance – in average one event to be held at weekly interval

5.4 Management Plan

It is recommended that a Management Plan together with an implementation programme indicating the critical stages and time frame of future implementation of management and maintenance as well as the interpretation programmes for the Blue House Cluster, will be prepared by the Building Management Team of SJS or the author of this report. The Management Plan together with the Implementation Programme will be submitted for advance comment and agreement by DEVB & AMO prior to the completion of project or before the official commencement of operation for this project.

The main content of the Management Plan shall include requirements and procedures for long term protection, building management and maintenance for Blue House Cluster in post-construction periods as well as the organization of building management team and building maintenance team. The standard and requirements of regular maintenance, management and monitoring procedures for protection and upkeeping Blue House Cluster will be addressed in the Management Plan. The Management Plan shall be reviewed regularly and updated by the Building Management Team of SJS and/or the author of this report for incorporating any relevant requirements if appropriate.

A building management team consisting of building management professionals, technical supervisors and skilled workers, all with good understanding of conservation and maintenance for historic buildings, will be set up or out-sourced for looking after the regular up-keeping, day-to-day maintenance and repairs works for the Blue House Cluster. The building management team as well as the building maintenance team should be well informed by an operation and maintenance manual respectively.

5.4.1 Recording and Documentation

All conservation reports, conservation plans, site inspection record during the construction work stage, record drawings of this project, and record of any future alteration works, should be documented and filed at the site office and made available to future users or professional personnel who are responsible for up-keeping the existing buildings and reviewing the development history of this historical place. Details of any major repair, alteration or additions should be documented before and after the carrying out of such works for record and inspection by building management personnel. Documentation of the conservation process during the implementation stage will be required. Measured drawing and photographic survey record will be carried before, during and after the alteration by the contractor or site staff for record.

5.4.2 Salvage Historic Objects before Site Works

Before commencement of site works, it is recommended that any historic objects of significant value will be salvaged for future reuse if possible or storage. The original layout and furniture of those units for heritage interpretation will be salvaged as much as possible.

5.4.3 Protect Historic Buildings during Construction

Adequate protective and monitoring measures including hoardings, fencing and catch fans, scaffolding and prohibited access…etc., should be provided to protect the existing historic buildings during construction works and such protective measures should be well maintained throughout the whole construction period.

5.4.4 Specifications & Drawings

Specifications and documentation of the conservation works and proposed design treatment for the Character Defining Elements based on the approved Conservation Management Plan should be included in the tender document. The carrying out of conservation works in strict compliance with the endorsed Conservation Management Plan shall form part of the tender requirements. Advance consultation with representatives of the Development Bureau and Antiquities and Monuments Offices on the conservation works in respect of any change to the adopted design scheme or affecting any Character Defining Elements will be sought at early design development stage.

5.4.5 Site Supervision & Monitoring

It is recommended that site supervision and monitoring by qualified site supervisors experienced in historic building projects will be required for this project during and throughout the construction work stages to ensure the conservation works is properly conducted on site and the quality of workmanship is up to the specifications and standards prescribed in the tender document and complying with this Conservation Management Plan.

The frequency and level of such site supervision by Conservation Architect / Heritage Consultant and site supervisors is proposed to be carried out at bi-weekly intervals.

5.4.6 Routine Maintenance

Routine maintenance, minor repairs and small scale interior decoration work would be carried out following the guidelines and recommendations set in this Conservation Management Plan. The recommended conservation guidelines should be made known to the frontline building management & site operational staff, technicians and workmen who are responsible for carrying out or supervising the routine maintenance or regular 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 all frontline staff to ensure their full understanding of the essential details and requirements when they carry out their duties in looking after the historic buildings. Frontline building management and site operational staff, technicians and workmen should be guided by maintenance and operation manuals. It is proposed that annual inspection to the CDEs should be carried out as regular maintenance work.

5.4.7 Future Large Scale Renovation or Alterations & Additions

It is very unlikely that extensive alterations and additions would be required at this site in the near future. For any large scale renovation works or other works involving substantiate alterations and additions if required in future that would likely affecting the retained features or CDEs, prior consultation and agreement with the Development Bureau and Antiquities & Monuments Office would be necessary. The recommendations of this conservation plan should be followed. Such works shall be designed and supervised by a qualified Conservation Architect or supervised by a qualified Conservation Consultant when it is designed by others.

6.0 Recommendation

Based on the overall assessment of the heritage impacts for the VBH project, it is concluded that the overall potential impact is considered acceptable and manageable with certain appropriate mitigation measures. The VBH project is considered technically acceptable in heritage conservation aspects.

The planning, design and implementation of the adaptive reuse of the Blue House Cluster shall follow the recommendations made in this Conservation Management Plan prepared by the author of this report. This CMP shall be updated by the author of this report before operation if required by AMO.

This Conservation Management Plan shall be reviewed and updated with recommendation by the Conservation Architect / Heritage Consultant if there is any significant change to the design proposal.

SOURCE OF INFORMATION AND BIBLIOGRAPHY

The Government of Hong Kong SAR

Development Bureau

- Technical Circular (Works) No.6/2009 – Heritage Impact Assessment Mechanism for Capital Works Projects
- Resource Kit for Blue House Cluster

Antiquities and Monuments Office, Leisure a& Cultural Services Department

- AMO's Guidance Notes to Heritage Impact Assessment Submission for Revitalisation Scheme
- AMO's Introduction to 1444 Historical Buildings & Historical Building Appraisal– Building No. 76-79 and 787-790

St. James Settlement

- Consolidated Project Proposal (CPP) of Viva Blue House

Published Books

- Cheng, P.H., *A Century of Hong Kong Island Roads and Streets,* Hong Kong: Joint Publishing (HK) Co. Ltd., 2001
- Empson, H., *Mapping Hong Kong – A Historical Altas,* Hong Kong: Government Printer, 1992
- Ting, Joseph S.P. & Wong Nai-kwan, *City of Victoria: A selection of the Museum's Historical Photographs,* Hong Kong: Hong Kong Museum of History, 1999
- Wiltshire, T., *Great Cities of the World – Old Hong Kong,* Hong Kong: Form Asia, 1991

Unpublished Papers & Articles

- Lee C.M., *Historical Survey and Heritage Assessment of Pre-war Shop Houses in Kowloon and Hong Kong*, 2008
- Lee C.M., *A Study on Typology of Local Shop Houses of Hong Kong*, 2008

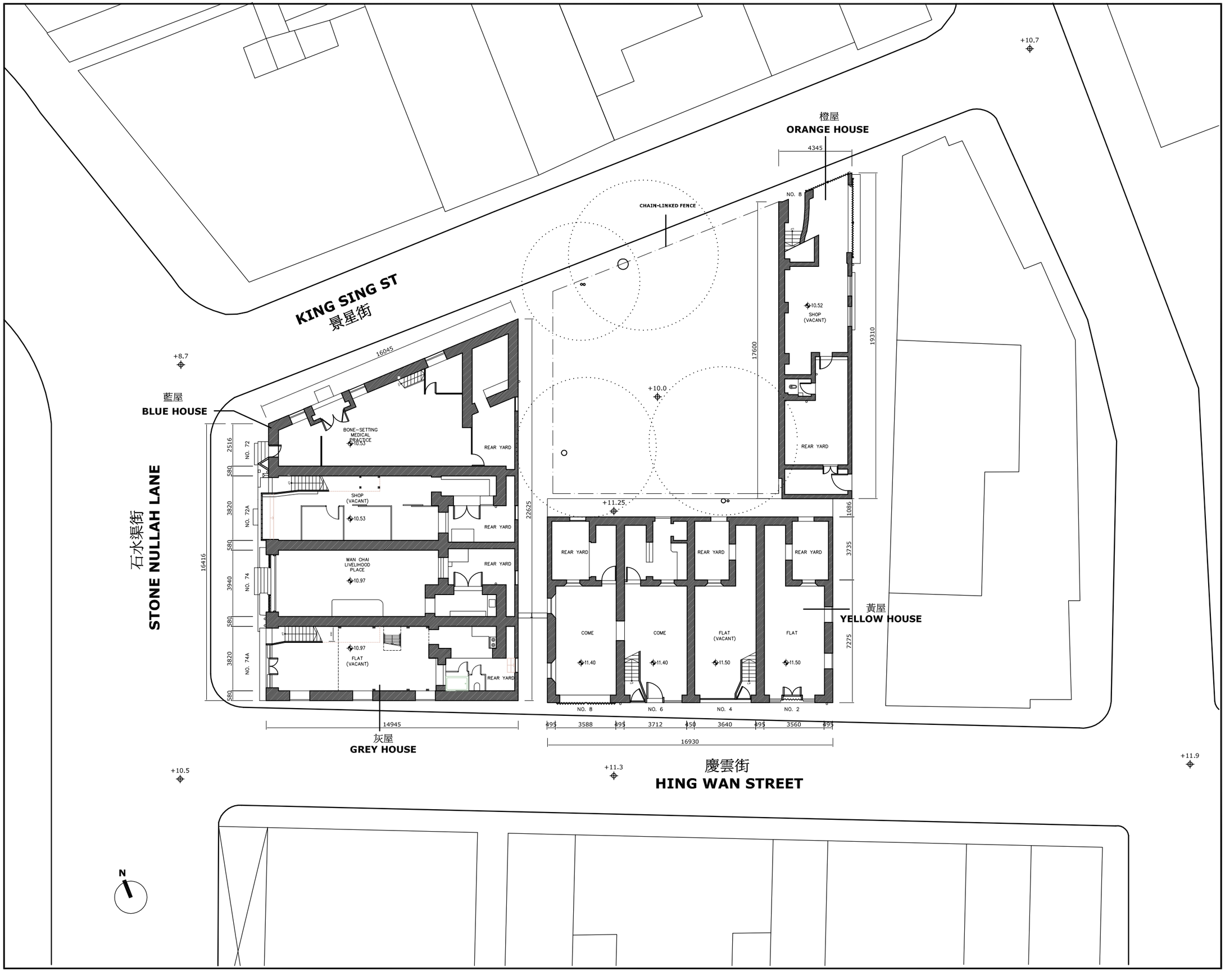
APPENDICES

Appendix A

Record Drawings

Appendix A

Record Drawings



GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

NOTE:
THE LAYOUT PLANS ARE MADE REFERENCE TO THE INFORMATION PROVIDED IN THE RESOURCE KIT OF THE DEVELOPMENT BUREAU WHILE THE INTERIOR FURNITURE LAYOUTS ARE MEASURED AND DOCIUMENTED ON-SITE BY THE ARCHITECT IN 2008-2009.

revision	date	description	initial of architect

Lead Consultant:

Iwk & partners
conservation
21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574+1633
FAX: 2572+4908
www.iwkp.com

Design Architect:

Meta4 design forum ltd.
Architecture . Interiors . Planning
Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872+3525
FAX: 2872+3575
www.meta.net

Project Title:

Revitalization and Conservation Proposal for Blue House Cluster

Drawing Title:

Existing Ground Floor Plan

Drawing Nos	Scale
AL-EX-001	1:200

Project open date

-

Job no.

-

LEGEND

NOTE:
THE LAYOUT PLANS ARE MADE REFERENCE TO THE INFORMATION PROVIDED IN THE RESOURCE KIT OF THE DEVELOPMENT BUREAU WHILE THE INTERIOR FURNITURE LAYOUTS ARE MEASURED AND DOCIUMENTED ON-SITE BY THE ARCHITECT IN 2008-2009.

KING SING ST
景星街

+10.7

橙屋
ORANGE HOUSE

NO. 8
14.33
FLAT
(VACANT)

+8.7

藍屋
BLUE HOUSE

+10.0

NO. 72
FLAT
15.32

NO. 72A
FLAT
(VACANT)
15.32

NO. 74
FLAT
(VACANT)
15.70

NO. 74A
15.70
FLAT

石水渠街
STONE NULLAH LANE

FLAT
(VACANT)
16.20

FLAT
(VACANT)
16.20

FLAT
(VACANT)
15.21

FLAT
15.21

黃屋
YELLOW HOUSE

NO. 8 NO. 6 NO. 4 NO. 2

灰屋
GREY HOUSE

+10.5

+11.3

慶雲街
HING WAN STREET

+11.9

N

revision	date	description	initial of architect

Lead Consultant:
lwk & partners
conservation
21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:
Meta4 design forum ltd.
Architecture . Interiors . Planning
Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-5525
FAX: 2872-5575
www.md4a.net

Project Title:
Revitalization and Conservation Proposal for Blue House Cluster

Drawing Title:
Existing First Floor Plan

Drawing Nos
AL-EX-002

Scale
1:200

Project open date
-

Job no.
-

LEGEND

NOTE:
THE LAYOUT PLANS ARE MADE REFERENCE TO THE INFORMATION PROVIDED IN THE RESOURCE KIT OF THE DEVELOPMENT BUREAU WHILE THE INTERIOR FURNITURE LAYOUTS ARE MEASURED AND DOCIUMENTED ON-SITE BY THE ARCHITECT IN 2008-2009.

KING SING ST
景星街

橙屋
ORANGE HOUSE

藍屋
BLUE HOUSE

黃屋
YELLOW HOUSE

灰屋
GREY HOUSE

STONE NULLAH LANE
石水渠街

HING WAN STREET
慶雲街

NO. 8
NO. 72
NO. 72A
NO. 74
NO. 74A
NO. 6
NO. 4
NO. 2

+8.7
+10.7
+10.0
+10.5
+11.3
+11.9

FLAT (VACANT) 19.02
FLAT (VACANT) 19.02
FLAT (VACANT) 19.40
19.40 FLAT
FLAT (VACANT) 17.23
FLAT (VACANT) 19.99
FLAT (VACANT) 19.99
FLAT (VACANT) 19.00
FLAT (VACANT) 19.00

N

revision	date	descriptions	initial of architect

Lead Consultant:
lwk & partners
conservation
21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2374-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:
Meta4 design forum ltd.
Architecture . Interiors . Planning
Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-5525
FAX: 2872-5575
www.msfa.net

Project Title:
Revitalization and Conservation Proposal for Blue House Cluster

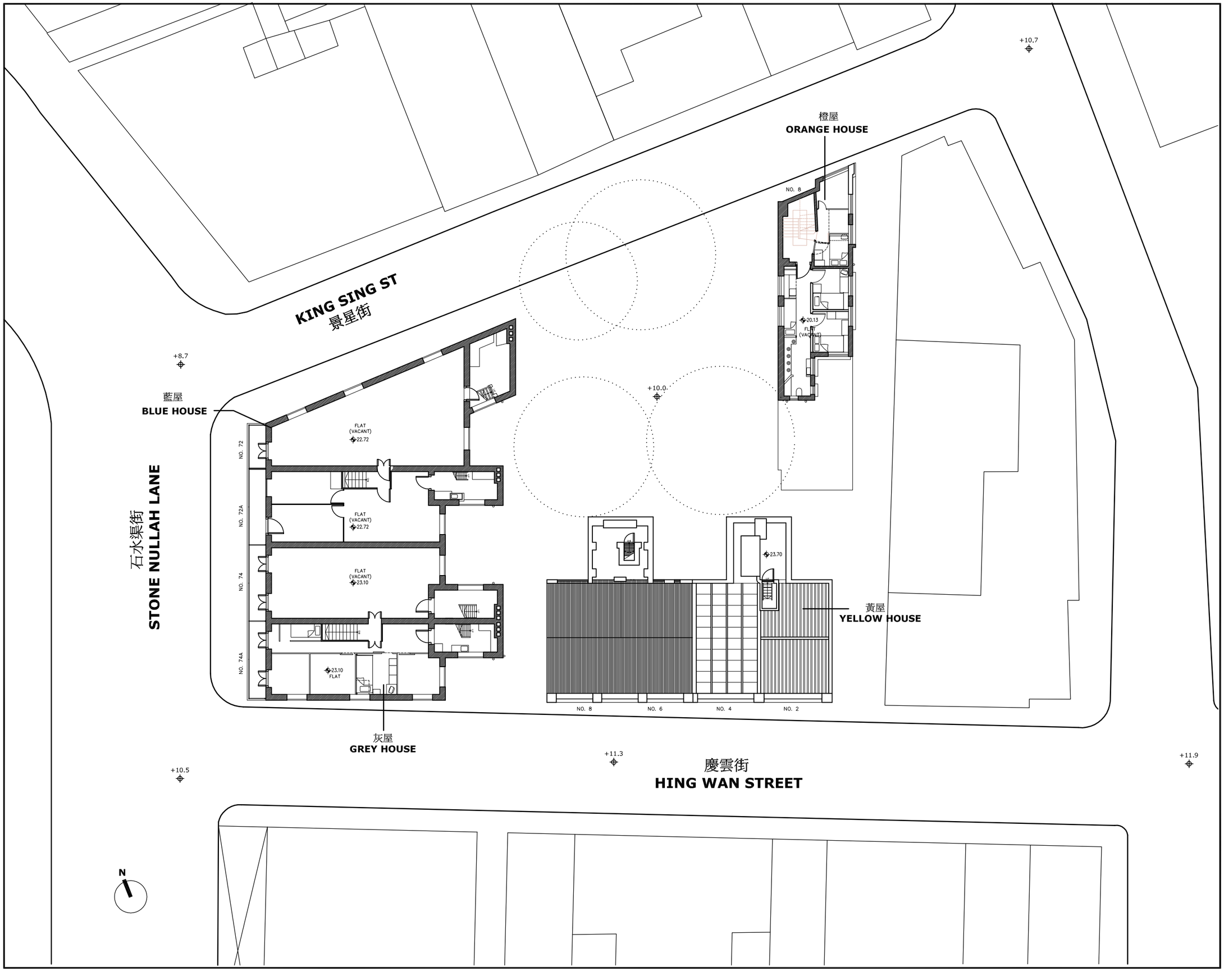
Drawing Title:
Existing Second Floor Plan

Drawing Nos
AL-EX-003

Scale
1:200

Project open date
-

Job no.
-



GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

NOTE:
THE LAYOUT PLANS ARE MADE REFERENCE TO THE INFORMATION PROVIDED IN THE RESOURCE KIT OF THE DEVELOPMENT BUREAU WHILE THE INTERIOR FURNITURE LAYOUTS ARE MEASURED AND DOCIUMENTED ON-SITE BY THE ARCHITECT IN 2008-2009.

revision	date	descriptions	initial of architect

Lead Consultant:
lwk & partners
conservation
21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:
Meta4 design forum ltd.
Architecture . Interiors . Planning
Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-5525
FAX: 2872-5575
www.msfa.net

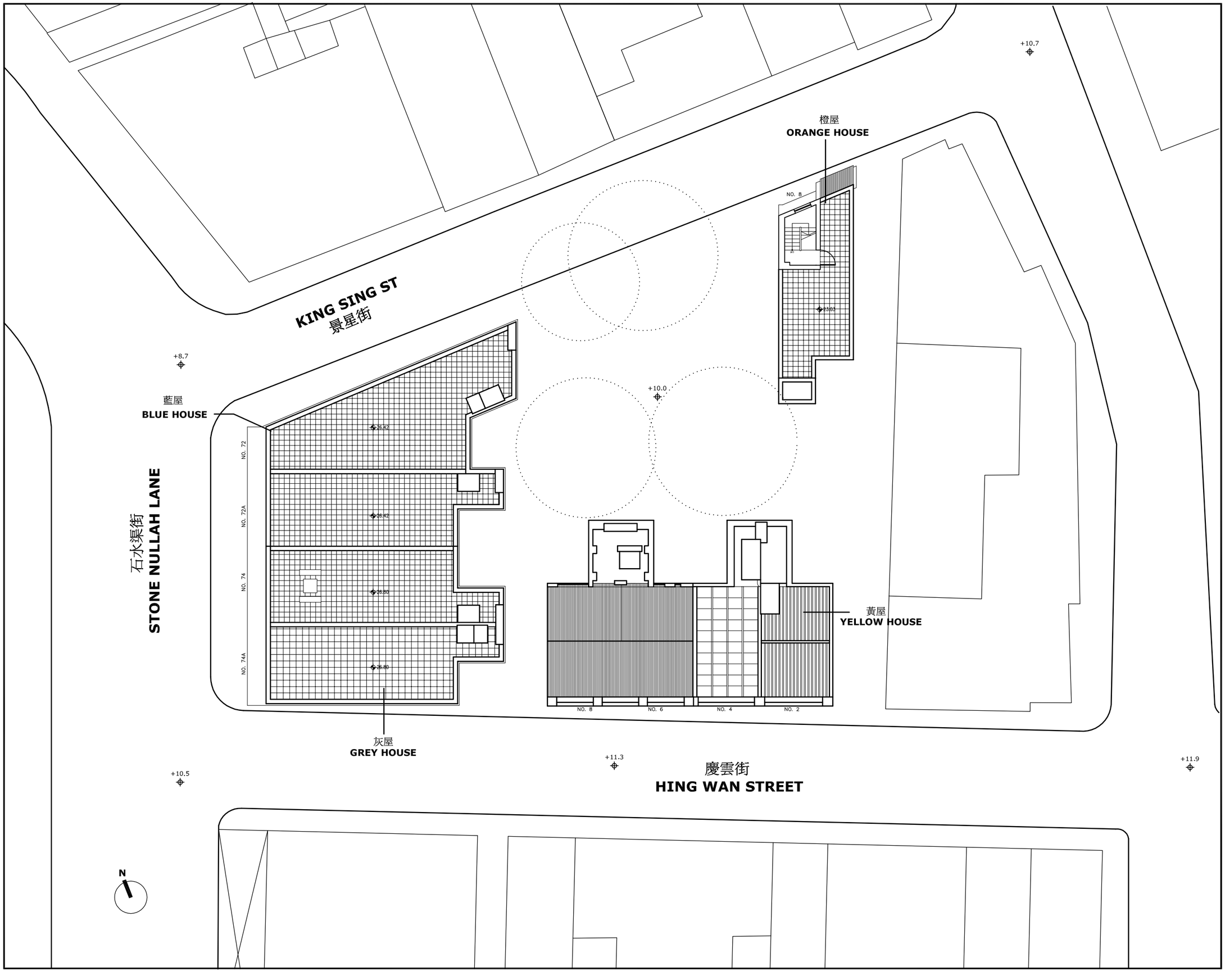
Project Title:
Revitalization and Conservation Proposal for Blue House Cluster

Drawing Title:
Existing Third Floor Plan

Drawing Nos	Scale
AL-EX-004	**1:200**

Project open date
-

Job no.
-



GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXCUITED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

NOTE:
THE LAYOUT PLANS ARE MADE REFERENCE TO THE INFORMATION PROVIDED IN THE RESOURCE KIT OF THE DEVELOPMENT BUREAU WHILE THE INTERIOR FURNITURE LAYOUTS ARE MEASURED AND DOCIUMENTED ON-SITE BY THE ARCHITECT IN 2008-2009.

revision	date	descriptions	initial of architect

Lead Consultant:

lwk & partners
conservation

21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:

Meta4 design forum ltd.
Architecture . Interiors . Planning

Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-5525
FAX: 2872-5575
www.meta.net

Project Title:

Revitalization and Conservation Proposal for Blue House Cluster

Drawing Title:

Existing Roof Floor Plan

Drawing Nos	Scale
AL-EX-005	**1:200**

Project open date

-

Job no.

-

GENERAL NOTES:

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

revision	date	descriptions	Initial of architect

Lead Consultant:

lwk & partners
conservation

21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:

Meta4 design forum ltd.
Architecture , Interiors , Planning

Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-5525
FAX: 2872-5575
www.meta.net

Project Title:

Revitalization and Conservation Proposal for Blue House Cluster

Drawing Title:

Existing Elevation of Blue House and Grey House

Drawing Nos	Scale
AL-EX-101	**1:100**

Project open date:

-

Job no.

-

GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

revision	date	descriptions	initial of architect

Lead Consultant:

lwk & partners
conservation

21/F, One Grand Tower,
639 Nathan Road, Kln., HK.

TEL: 2574-1633
FAX: 2572-4008
www.lwkp.com

Design Architect:

Meta4 design forum ltd.
Architecture . Interiors . Planning

Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong

TEL: 2872-5525
FAX: 2872-5575
www.meta.net

Project Title:

Revitalization and Conservation Proposal for Blue House Cluster

Drawing Title:

Existing Elevation of Yellow House

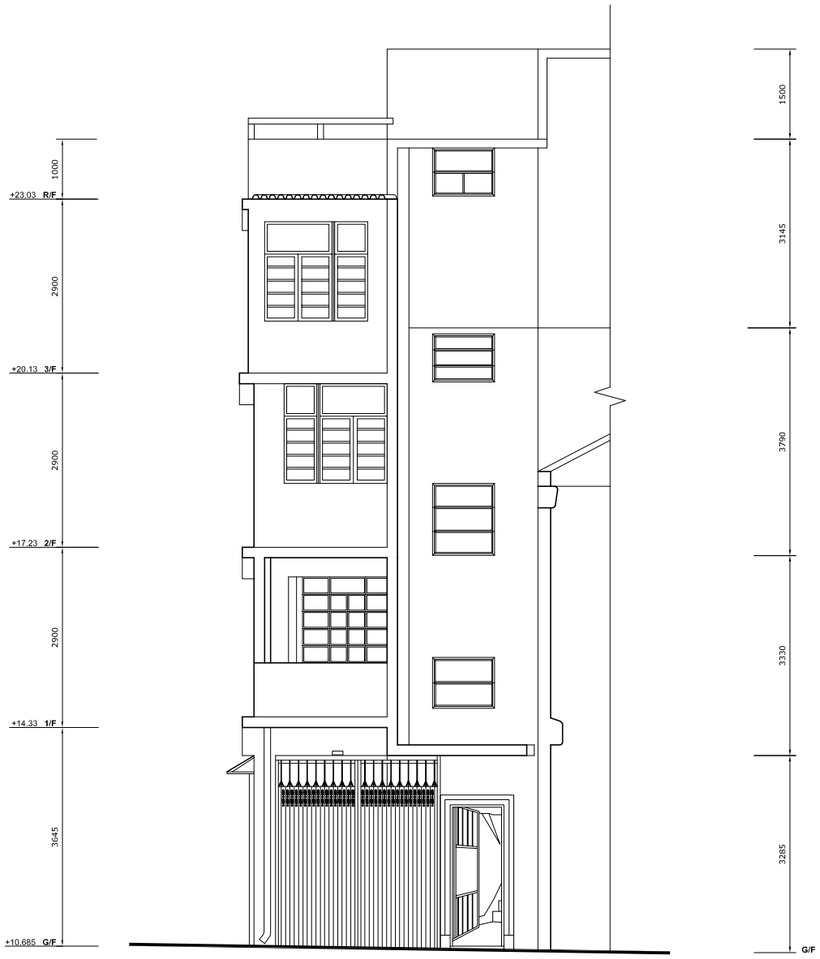
Drawing Nos	Scale
AL-EX-102	**1:100**

Project open date

-

Job no.

-



GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

revision	date	descriptions	Initial of architect

Lead Consultant:

lwk & partners
conservation

21/F, One Grand Tower,
639 Nathan Road, Kln., HK.

TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:

Meta4 design forum ltd.
Architecture . Interiors . Planning

Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong

TEL: 2872-5525
FAX: 2872-5575
www.meta.net

Project Title:

Revitalization and Conservation Proposal for Blue House Cluster

Drawing Title:

Existing Elevation of Orange House

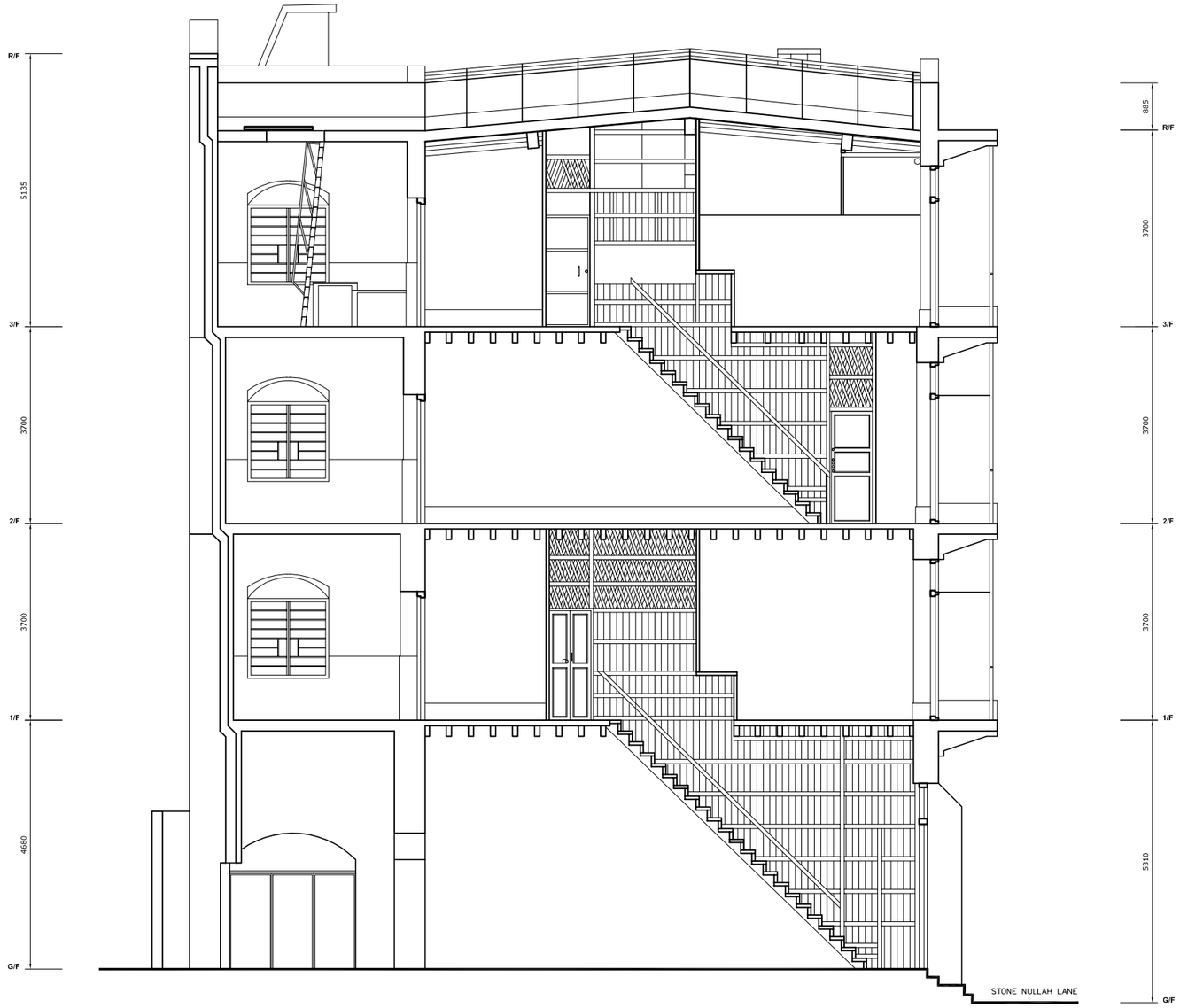
Drawing Nos	Scale
AL-EX-103	**1:100**

Project open date

-

Job no.

-



GENERAL NOTES:

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

revision	date	description	initial of architect

Lead Consultant:

lwk & partners
conservation

21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:

Meta4 design forum ltd.
Architecture , Interiors , Planning

Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-9535
FAX: 2872-5575
www.meta.net

Project Title:

Revitalization and Conservation Proposal for Blue House Cluster

Drawing Title:

Existing Section of Blue House

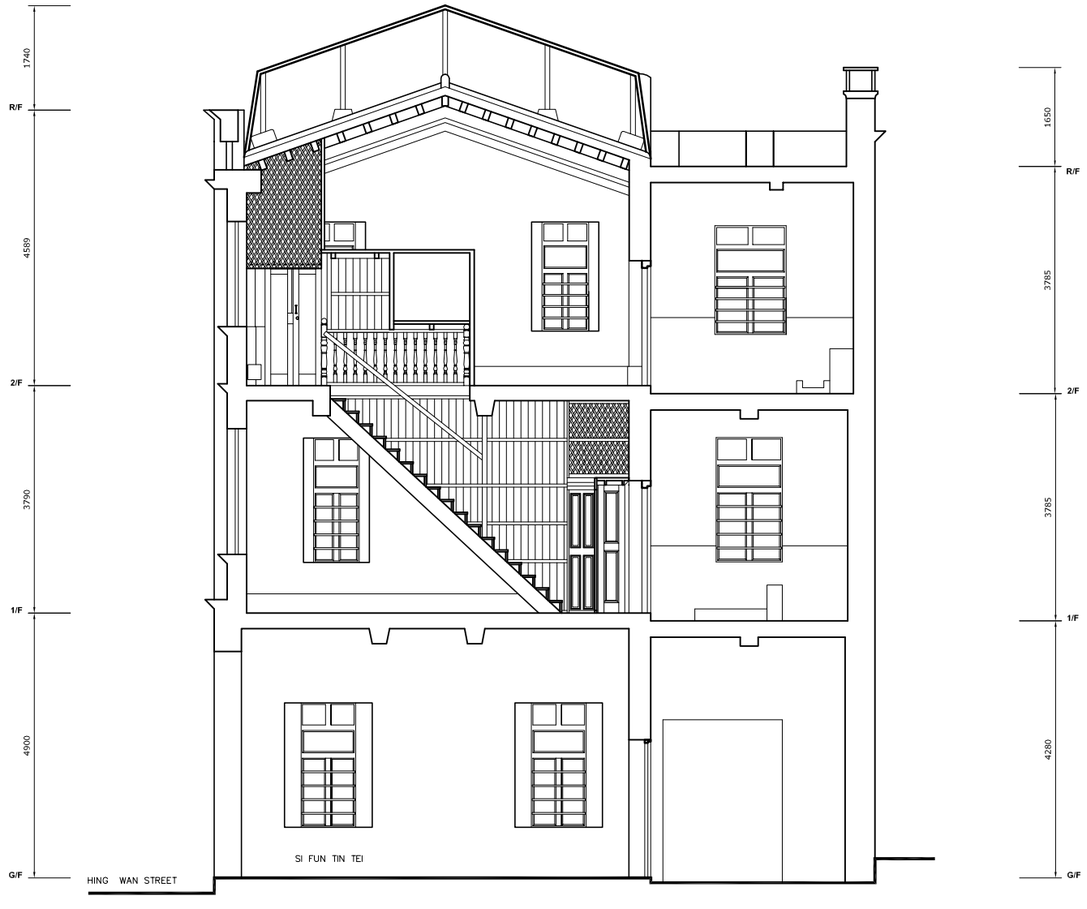
Drawing Nos	Scale
AL-EX-104	**1:100**

Project open date

-

Job no.

-



GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

revision	date	description	initial of architect

Lead Consultant:

lwk & partners
conservation

21/F, One Grand Tower,
639 Nathan Road, Kln., HK.

TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:

Meta4 design forum ltd.
Architecture , Interiors , Planning

Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong

TEL: 2872-9535
FAX: 2872-5575
www.meta.net

Project Title:

Revitalization and Conservation Proposal for Blue House Cluster

Drawing Title:

Existing Section of Yellow House

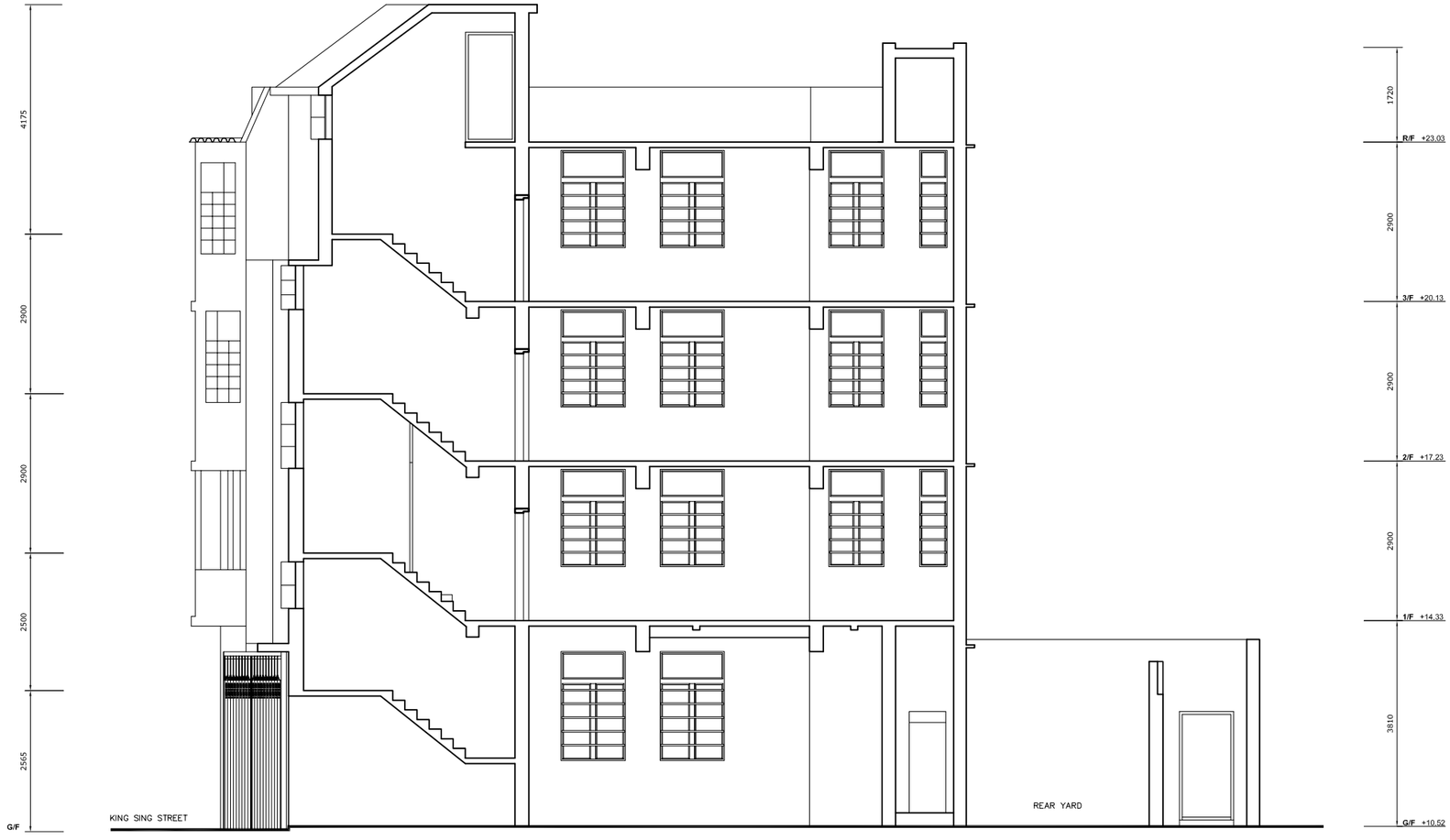
Drawing Nos	Scale
AL-EX-105	**1:100**

Project open date

-

Job no.

-



GENERAL NOTES:

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

revision	date	descriptions	initial of architect

Lead Consultant:

lwk & partners
conservation

21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:

Meta4 design forum ltd.
Architecture . Interiors . Planning

Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-5525
FAX: 2872-5575
www.md4.net

Project Title:

Revitalization and Conservation Proposal for Blue House Cluster

Drawing Title:

Existing Section of Orange House

Drawing Nos	Scale
AL-EX-106	**1:100**

Project open date

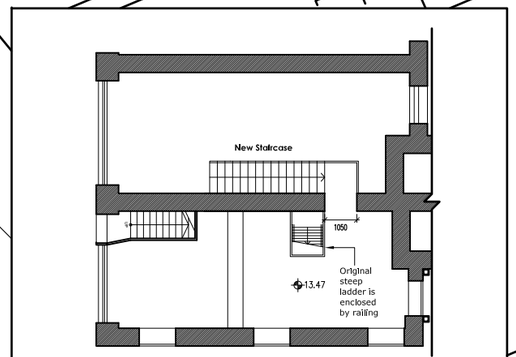
-

Job no.

-

Appendix B

Design Proposal Drawings & Tenants Matrix



Part Plan of Mezzanine Floor at G/F, 74A

橙屋
ORANGE HOUSE

KING SING ST
景星街

藍屋
BLUE HOUSE

STONE NULLAH LANE
石水渠街

黃屋
YELLOW HOUSE

灰屋
GREY HOUSE

HING WAN STREET
慶雲街

+10.7 +8.7 +10.5 +11.3 +11.9

NO. 8 NO. 72A NO. 74 NO. 74A NO. 8 NO. 6 NO. 4 NO. 2

New articulated tree pits

shrubs and flower bed

bench

OPEN SPACE

10.53 Bone-setting Clinic

10.53 Wan Chai Livelihood Place

10.97 Dessert House

10.97 Dessert House

10.52 Vegetarian Restaurant

Kitchen

Store

Store

M. Toilet

F. Toilet

M. Toilet

F./D. Toilet

D./F. Toilet

M. Toilet

11.40 Come Hall

11.50 Wan Chai Livelihood Place

11.50 Flat

12.225

E1 E2 E3 E4 E5 E6 E7 E8

9P

UP 1FR UP 2R UP 5R

N

LEGEND

E1	FLUSHING WATER TANK AT R/F
E2	FH/ HR SYSTEM PUMP ROOM (19.10m² x 2.5-3.36m H)
E3	IMPROVIZED SPRINKLER SYSTEM (0.95m x 3.16m x 1.8-3.36m H)
E4	WATER METER CABINET
E5	GAS CONTROL VALVE CABINET (1.2m x 2m x 2.5m H)
E6	FTNS, CABD CABINET (1.2m x 2m x 2.5m H)
E7	SWITCH CABINET AT H/L
E8	Sump Pump + Grease Trap under staircase (1.5m x 0.6m x 1mH)
E9	U/G pit for FS tank inlet & outlet pipes
	OUTDOOR A/C UNIT
G	Ceramic grille at wall of backyard at Blue House
	Retained backyard wall in form of portal and bench
T1-T4	Existing trees in their existing locations
P1-P2	New Trees

Note:
The absolute setting-out is subject to future cartographic & topographic surveys.

revision	date	descriptions	Initial of architect

Lead Consultant:
lwk & partners
conservation
21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:
Meta4 design forum ltd.
Architecture . Interiors . Planning
Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-5525
FAX: 2872-5575
www.meta.net

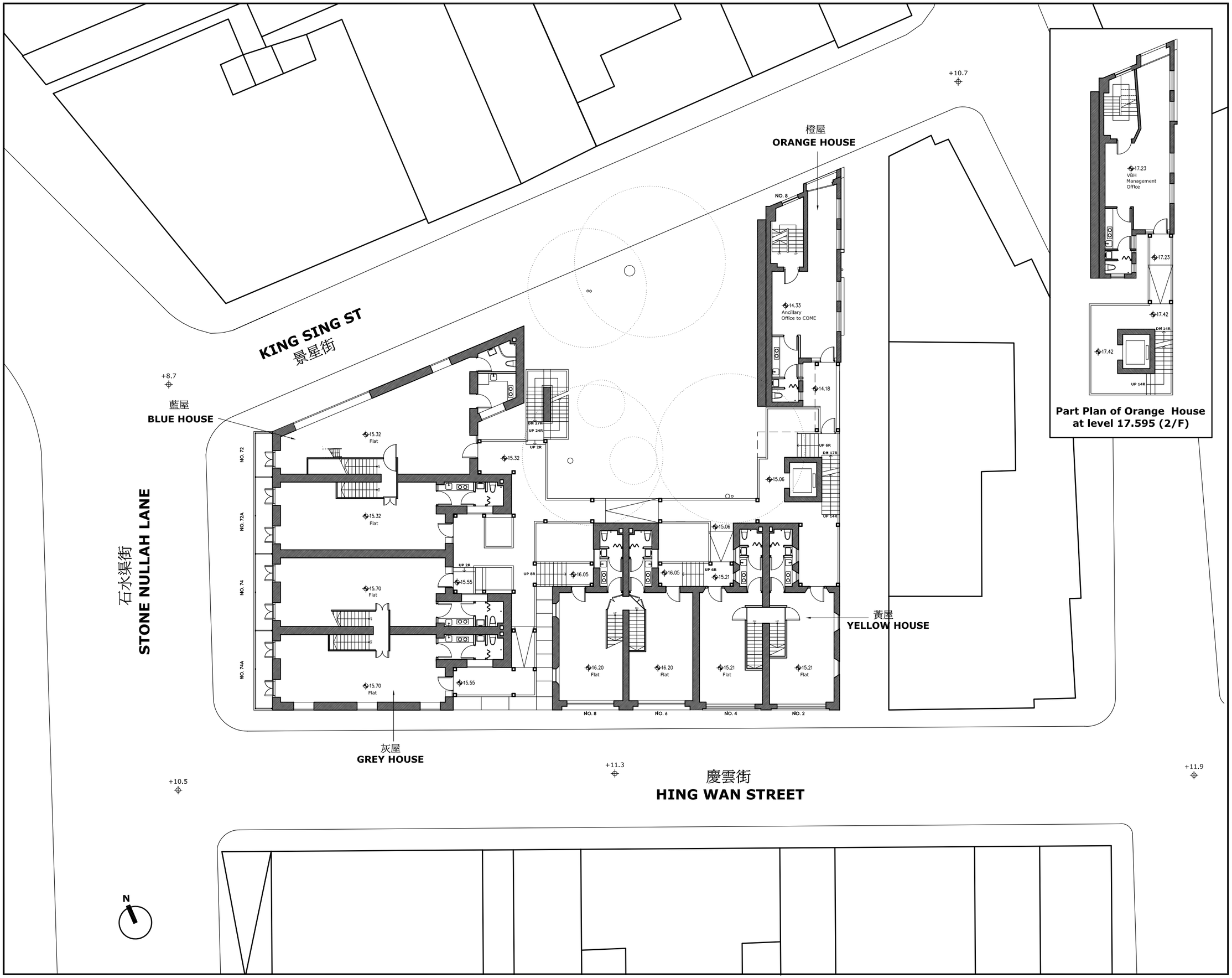
Project Title:
Viva Blue House - Revitalization & Conservation for Blue House Cluster

Drawing Title:
New Ground Floor Plan

Drawing Nos	Scale
AL-N-001	**1:200**

Project open date
Aug 2011

Job no.
1017



Part Plan of Orange House at level 17.595 (2/F)

GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

revision	date	descriptions	Initial of architect

Lead Consultant:
lwk & partners
conservation
21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:
Meta4 design forum ltd.
Architecture . Interiors . Planning
Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-5525
FAX: 2872-5575
www.meta.net

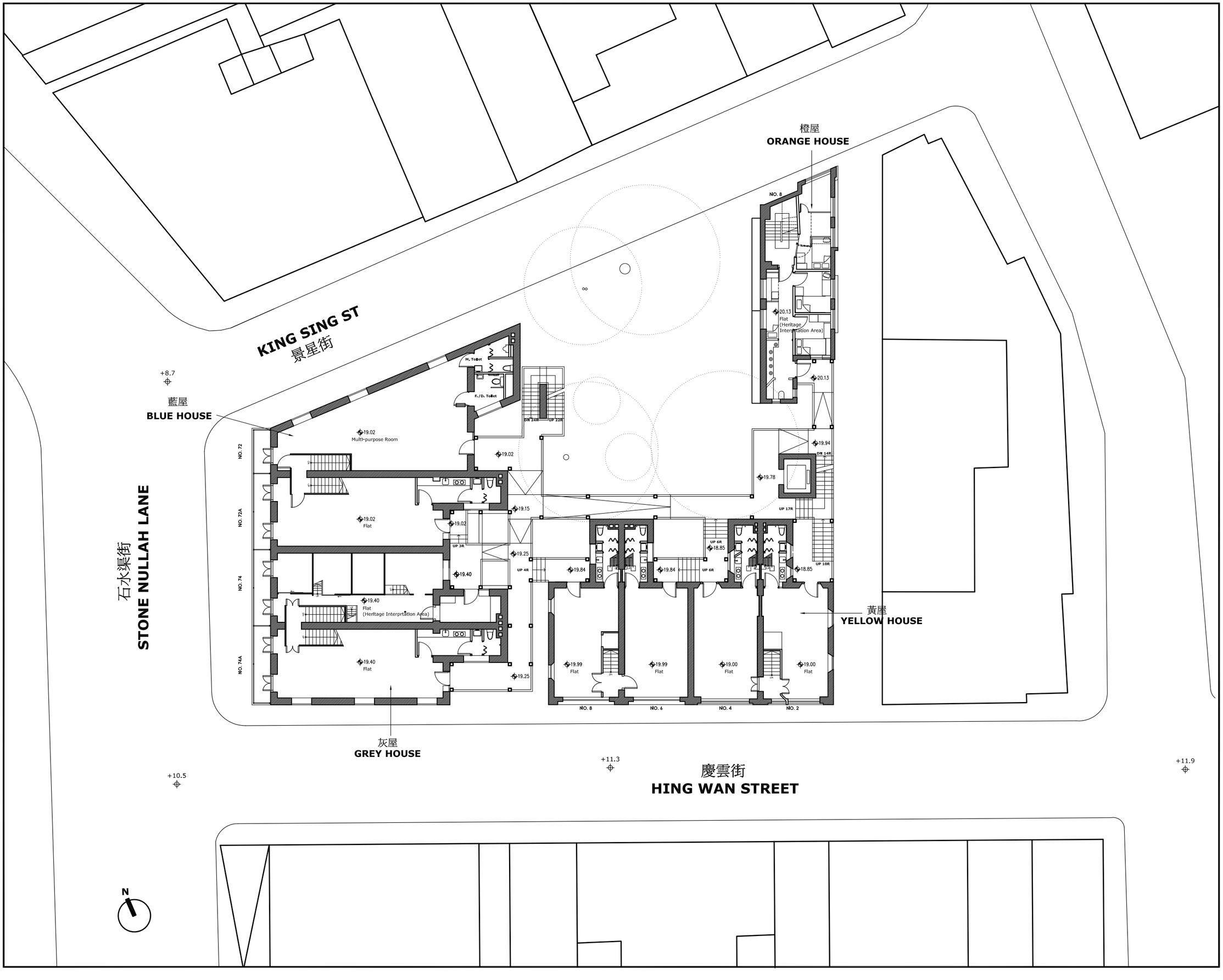
Project Title:
Viva Blue House - Revitalization & Conservation for Blue House Cluster

Drawing Title:
New First Floor Plan

Drawing Nos	Scale
AL-N-002	**1:200**

Project open date
Aug 2011

Job no.
1017



GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

revision	date	descriptions	Initial of architect

Lead Consultant:

lwk & partners
conservation

21/F, One Grand Tower,
639 Nathan Road, Kln., HK.

TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:

Meta4 design forum ltd.
Architecture . Interiors . Planning

Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong

TEL: 2872-5525
FAX: 2872-5575
www.meta.net

Project Title:

Viva Blue House - Revitalization & Conservation for Blue House Cluster

Drawing Title:

New Second Floor Plan

Drawing Nos	Scale
AL-N-003	**1:200**

Project open date

Aug 2011

Job no.

1017

GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

KING SING ST
景星街

橙屋
ORANGE HOUSE

藍屋
BLUE HOUSE

+8.7

NO. 72
NO. 72A
NO. 74
NO. 74A

22.72 Flat
22.72 Flat
22.72 Flat
23.10 Flat
23.10 Flat

Toilet
DN 22R
UP 22R
DN 17R
23.03
23.32
23.70
21.32
22.72
22.95

石水渠街
STONE NULLAH LANE

黃屋
YELLOW HOUSE

灰屋
GREY HOUSE

+10.5
+11.3
+11.9

慶雲街
HING WAN STREET

N

revision	date	descriptions	Initial of architect

Lead Consultant:
lwk & partners
conservation
21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-8908
www.lwkp.com

Design Architect:
Meta4 design forum ltd.
Architecture . Interiors . Planning
Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-5525
FAX: 2872-5575
www.m4dfa.net

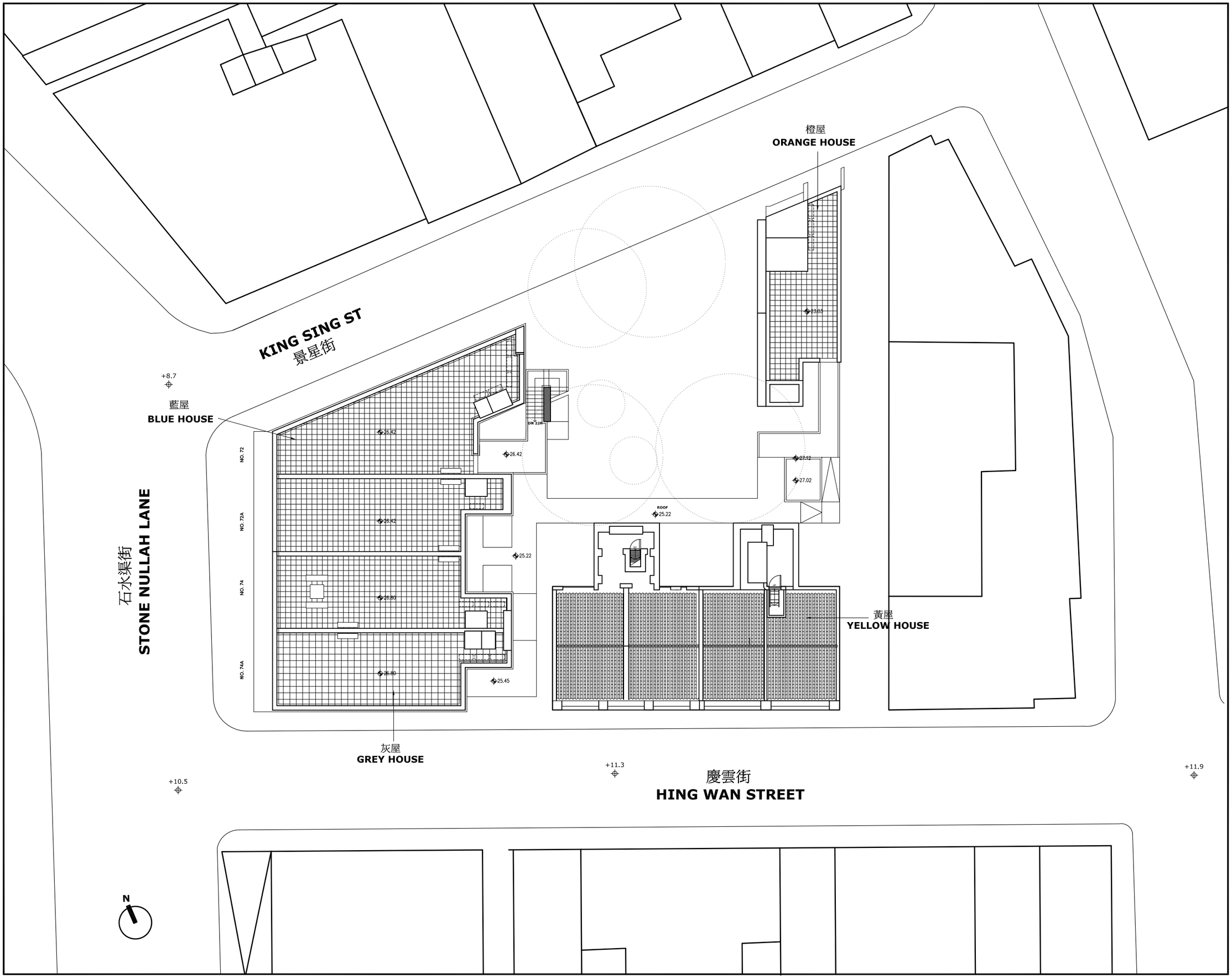
Project Title:
Viva Blue House - Revitalization & Conservation for Blue House Cluster

Drawing Title:
New Third Floor Plan

Drawing Nos	Scale
AL-N-004	**1:200**

Project open date
Aug 2011

Job no.
1017



GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND

revision	date	descriptions	Initial of architect

Lead Consultant:

lwk & partners
conservation

21/F, One Grand Tower,
639 Nathan Road, Kln., HK.

TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:

Meta4 design forum ltd.
Architecture . Interiors . Planning

Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong

TEL: 2872-5525
FAX: 2872-5575
www.m4fa.net

Project Title:

Viva Blue House - Revitalization & Conservation for Blue House Cluster

Drawing Title:

New Roof Floor Plan

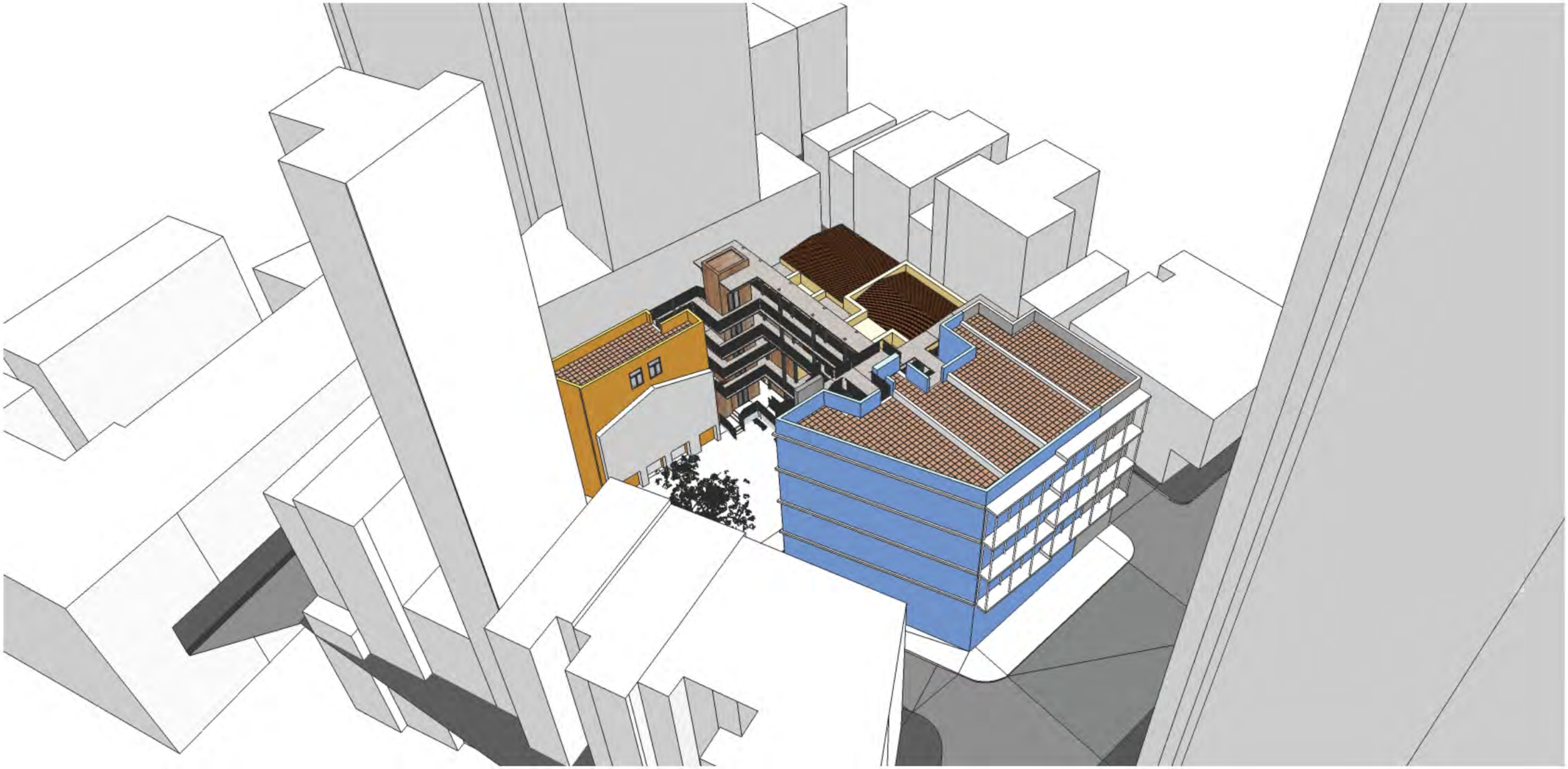
Drawing Nos	Scale
AL-N-005	**1:200**

Project open date

Aug 2011

Job no.

1017



Aerial View 02 of Blue House Cluster

GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICATION BY OTHER DISCIPLINES.

LEGEND

revision	date	descriptions	initial of architect

Lead Consultant:

lwk & partners
conservation

21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:

Meta4 design forum ltd.
Architecture . Interiors . Planning

Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-5525
FAX: 2872-5575
www.m4fa.net

Project Title:

Viva Blue House - Revitalization & Conservation for Blue House Cluster

Drawing Title:

New elevation of Blue House and Grey House

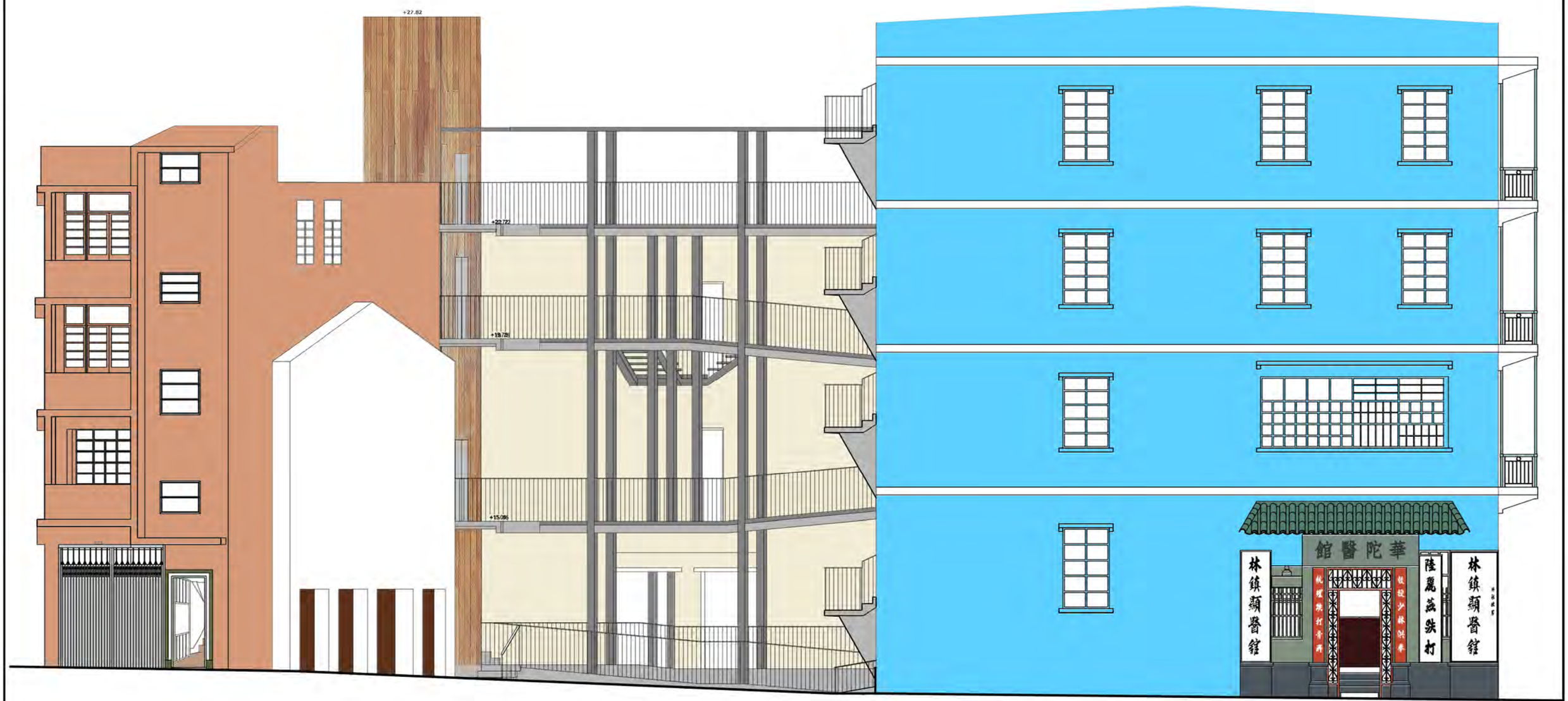
Drawing No:	Scale:
AL-N-101	**1:100**

Project open date:

Aug 2011

Job no:

1017



GEIVERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

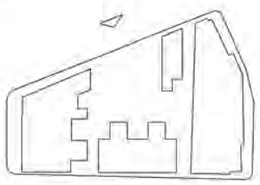
NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND



revision	date	description:	initial of architect

Lead Consultant:
lwk & partners
conservation
21/F, One Grand Tower,
639 Nathan Road, Kln., HK
TEL: 2574-1633
FAX: 2570-4808
www.lwkp.com

Design Architect:
Meta4 design forum ltd.
Architecture . Interiors . Planning
Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-5525
FAX: 2872-5575
www.meta.net

Project open date: Aug 2011
Job no.: 1017

Project Title:
Viva Blue House - Revitalization & Conservation for Blue House Cluster

Drawing Title:
New Elevation of Blue House Cluster from King Sing Street

Drawing Nos: **AL-N-102**
Scale: **1:100**

GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

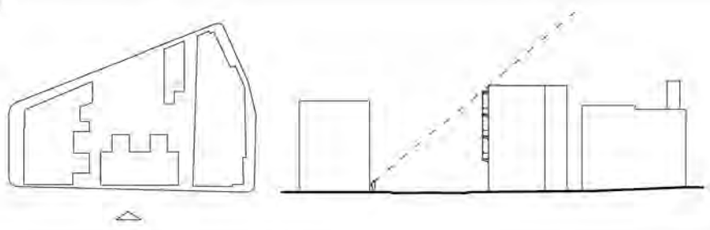
NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICATON BY OTHER DISCIPLINES.

LEGEND



revision	date	description	initial of architect

Lead Consultant:
Iwk & partners
conservation
21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1803
FAX: 2572-4988
www.iwkp.com

Design Architect:
Meta4 design forum ltd.
Architecture . Interiors . Planning
Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2892-3535
FAX: 2892-3595
www.meta4.net

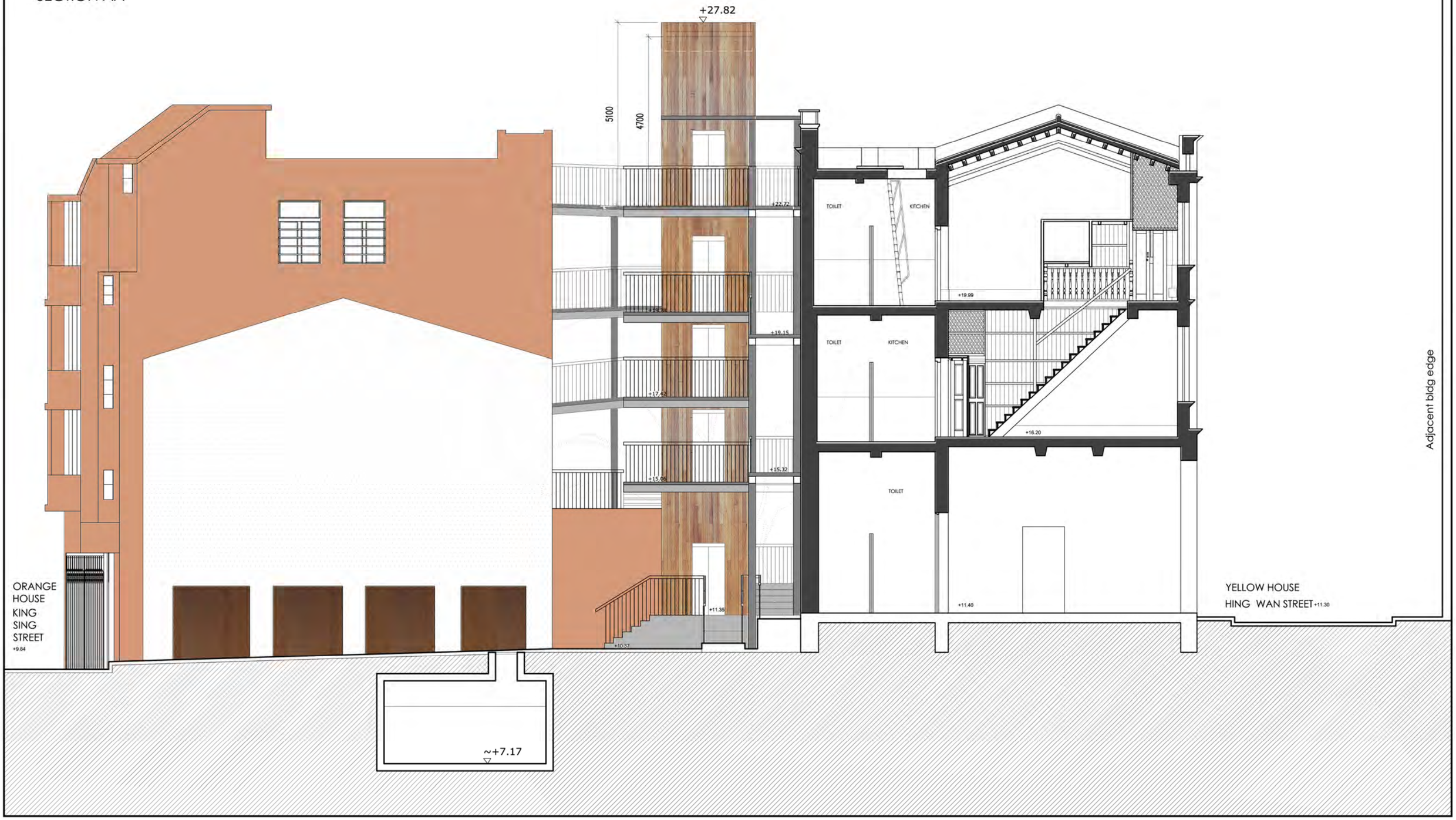
Project open date: Aug 2011
Job no.: 1017

Project Title:
Viva Blue House - Revitalization & Conservation for Blue House Cluster

Drawing Title:
New Elevation of Blue House Cluster from Hing Wan Street

Drawing Nos: **AL-N-103**
Scale: **1:100**

SECTION AA'



GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD. AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

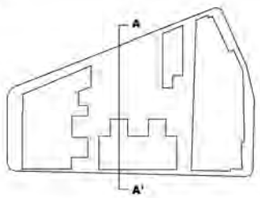
NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT & DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICAITON BY OTHER DISCIPLINES.

LEGEND



revision	date	description	initials of architect

Lead Consultant:
lwk & partners
conservation
21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-4969
www.lwkp.com

Design Architect:
Meta4 design forum ltd.
Architecture . Interiors . Planning
Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2672-5663
FAX: 2672-5675
www.meta.net

Project open date: Aug 2011
Job no.: 1017

Project Title:
Viva Blue House - Revitalization & Conservation for Blue House Cluster

Drawing Title:
New Section of Blue House Cluster facing Orange House

Drawing Nos: **AL-N-104**

Scale: **1:100**

SECTION BB'

GENERAL NOTES:

THIS DRAWING AND THE CONTENT HEREIN ARE THE PROPERTY OF META4 DESIGN FORUM LTD., AND THE COPYRIGHT OF DESIGN BELONGS TO META4 DESIGN FORUM LTD.

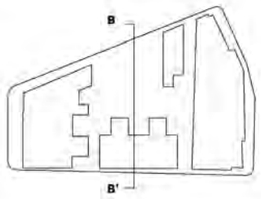
NO PART OF THE DRAWING AND DESIGN HEREIN MAY BE REPRODUCED OR EXECUTED WITHOUT THE PRIOR WRITTEN CONSENT OF META4 DESIGN FORUM LTD.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT TAKE MEASUREMENT S DIRECT FROM THE DRAWINGS.

CONTRACTORS AND ANYONE WHO MAKE REFERENCE TO THIS DRAWING ARE ADVISED TO CHECK AND VERIFY DIMENSIONS ON SITE.

THIS DRAWING IS SUBJECT TO STATUTORY APPROVAL OF RELEVANT BUILDING AUTHORITY AND TO TECHNICAL VERIFICATION BY OTHER DISCIPLINES.

LEGEND



revision	date	description	initial of architect

Lead Consultant:
Iwk & partners
conservation
21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-4986
www.iwkp.com

Design Architect:
Meta4 design forum ltd,
Architecture . Interiors . Planning
Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-8525
FAX: 2872-3979
www.meta.com

Project open date: Aug 2011
Job no.: 1017

Project Title:
Viva Blue House - Revitalization & Conservation for Blue House Cluster

Drawing Title:
New Section of Blue House Cluster facing Blue House

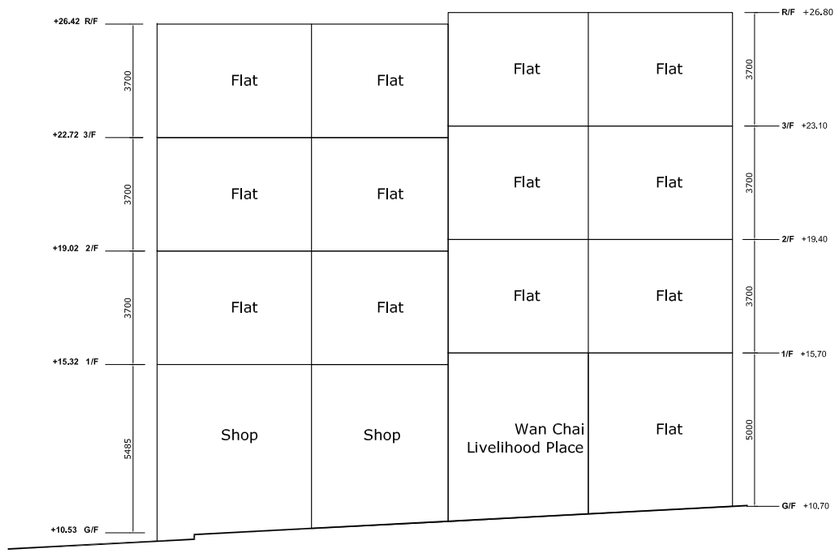
Drawing Nos: **AL-N-105**

Scale: **1:100**

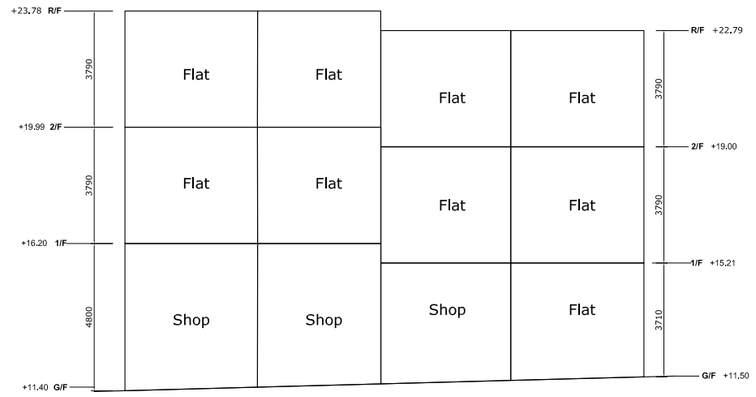
Courtyard of Social Memory

The bridges and staircases serve dual functions: first, they solve the fire escape problem of the old Hong Kong tong-laus where the original timber staircases are too steep and are not fire-proof. Second, through attentive design and disposition of these new structures, they could embrace the once under-utilized open space and turn it into a social courtyard where people can gather and share. As time goes by, the memories of this courtyard space and, most importantly, the people and events happened around the space, will gather layer by layer. It is hoped that the courtyard will turn into a place of social memory through which the neighbourhood ties can be further strengthened.

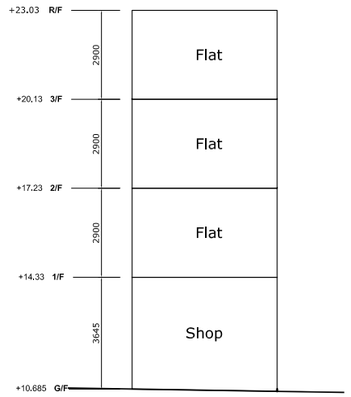
EXISTING USAGE DISTRIBUTION OF THE BLUE HOUSE CLUSTER
(as of Dec 2009)



BLUE HOUSE
72,72A,74,74A Stone Nullah Lane

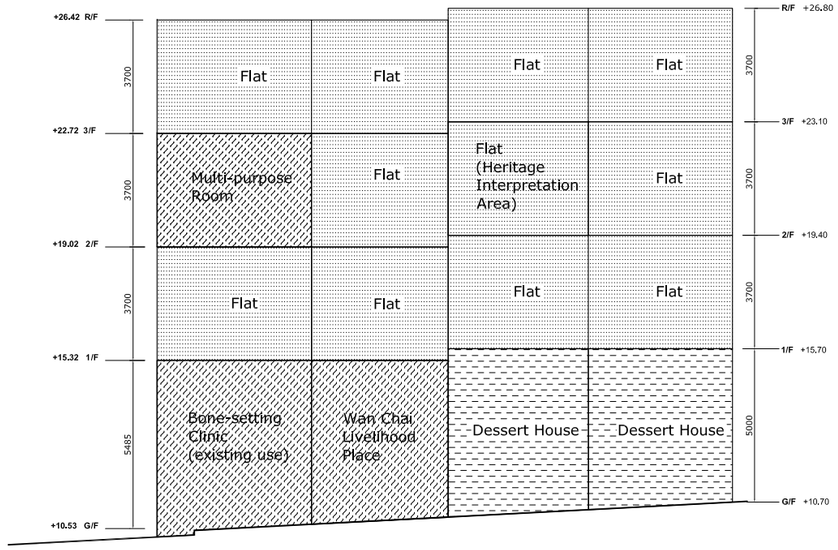


YELLOW HOUSE
2,4,6,8 Hing Wan Street

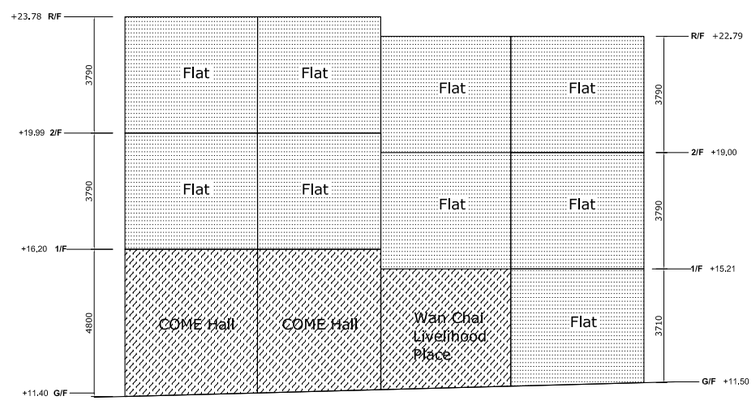


ORANGE HOUSE
8 King Sing Street

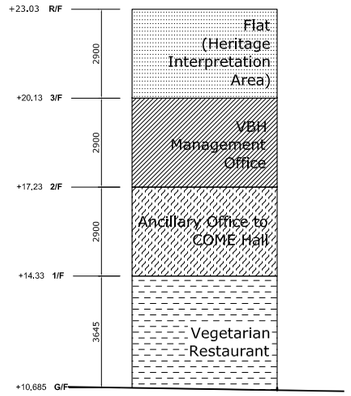
PROPOSED USAGE DISTRIBUTION OF THE BLUE HOUSE CLUSTER
(as of Aug 2011)



BLUE HOUSE
72,72A,74,74A Stone Nullah Lane



YELLOW HOUSE
2,4,6,8 Hing Wan Street



ORANGE HOUSE
8 King Sing Street

LEGEND

- Existing Use
- Column 1 Use
- Column 1 & existing Use
- Ancillary Use

revision	date	descriptions	initial of architect
b	02-08-11	Re-shuffling of usages	kt
a	26-07-11	Re-shuffling of usages	kt

Lead Consultant:
lwk & partners
conservation
21/F, One Grand Tower,
639 Nathan Road, Kln., HK.
TEL: 2574-1633
FAX: 2572-4908
www.lwkp.com

Design Architect:
Meta4 design forum ltd.
Architecture . Interiors . Planning
Flat 9B, Hyde Centre, 221 Gloucester Road, Wan Chai, Hong Kong
TEL: 2872-5525
FAX: 2872-5575
www.m4fa.net

Project Title:
Viva Blue House - Revitalization & Conservation for Blue House Cluster

Drawing Title:
Diagrams of existing and proposed usage distribution

Drawing Nos
AL-UD-001
(To Plan Dept.)

Scale
1:200

Project open date
Aug 2011

Job no.
1017

Appendix C

Impacts & Mitigation Measures

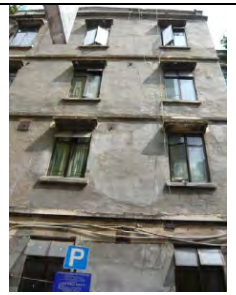
With reference to Section 5.2, the following tables have identified the overall assessment of the potential impact and mitigation measures for the components of the existing building fabric including the key Character Defining Elements in respect of their level of significance of the Blue House Cluster.

1. BLUE HOUSE at 72, 72A, 74, 74A Stone Nullah Street

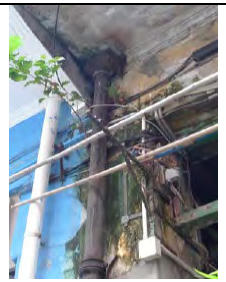
1a) EXTERIOR (BLUE HOUSE)

Item No	Affected Elements / Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
1.1	Stone Nullah Lane Elevation	 1.1	High	▪ Preserve in-situ the external wall ▪ Repair and restore the external wall features of existing window & door openings, balconies with supporting brackets, metal railings & metal posts ▪ Repair & restore existing timber French doors, windows & fanlights to match existing; replace existing metal windows by timber windows of traditional style ▪ No enclosure of the balconies; repair balconies & test structural capacities ▪ Protect, inspect & repair all structural elements ▪ Keep original shop front design & materials ▪ Remove mould and intrusive elements e.g. wires, new services etc. from façade ▪ Repaint external wall with porous paint to match the existing colour.	Beneficial

1.2	King Sing Street Elevation	  1.2a &1.2b	High	▪ Preserve in-situ the external wall, shop front, window openings & horizontal bands ▪ Preserve the existing old shop signage; modern plastic shop signs can be removed & replaced by new ones in traditional style ▪ Repair & restore existing timber windows; replace existing metal windows by timber windows of traditional style ▪ Protect, inspect and repair all structural elements ▪ Keep original shop front design & materials ▪ Remove mould and intrusive elements e.g., wires, new services etc. from façade ▪ Repaint external wall with porous paint to match existing colour ▪ Retain, clean, repair & repaint plaster bands with moulding ▪ Remove new plastic shop sign to reveal original sign of “Wah Toh Clinic” ▪ Salvage & document any shop signage /elements that have to be removed, & reuse them for display elsewhere	Beneficial

1.3	Hing Wan Street Elevation	 1.3	Moderate	▪ Preserve in-situ the external wall, window openings & horizontal bands ▪ Repair & restore existing timber windows; replace existing metal windows by timber windows of traditional style ▪ Protect, inspect and repair all structural elements ▪ Remove mould and intrusive elements e.g., wires, new services etc. from façade ▪ This elevation should be left unpainted to retain the colour tone of the cement plaster ▪ Retain, clean, repair the plaster bands with moulding & window eaves & cills	Beneficial
1.4	Hing Wan Street Elevation (Set back)	 1.4	Moderate	▪ Preserve in-situ the external wall, arched window openings & horizontal bands ▪ Repair & restore existing timber windows; replace modern metal windows by timber windows of traditional style ▪ Protect, inspect and repair all structural elements ▪ Remove mould and intrusive elements e.g., plants, wires, new services etc. from façade ▪ This elevation should be left unpainted to retain the colour tone of the cement plaster ▪ Retain, clean, repair the plaster bands with moulding & window eaves & cills	Beneficial

1.5	Rear Elevation & Back Yard	 1.5a & 1.5b	Low	▪ Preserve in-situ the external wall and features including the horizontal bands & the ceramic grilles ▪ Repair & restore existing timber windows; replace modern metal windows by timber windows of traditional style ▪ Form new door openings in the rear wall to connect the new link bridge for fire escape ▪ Modify existing window openings to new door openings <u>Mitigation Measures:</u> ▪ Salvage affected original window frames for reuse ▪ Documentation to the openings to be affected before the alteration works. ▪ Advice from a Registered Structural Engineer should be sought to ensure the structural integrity of the existing buildings.	Acceptable with Mitigation Measures
1.6	Roof	 1.6	Low	▪ Preserve in-situ roof parapet walls, stair hoods, brick chimney & stone furniture on roof ▪ Test and repair water proofing with insulation to existing roof ▪ Replace concrete roof tiles to match existing ▪ Inspect and improve roof drainage system ▪ Carry out up-grading work to water proofing & roof drainage as necessary <u>Mitigation Measures:</u> ▪ Minimise damage to existing roof structure & make good to affected elements	Acceptable with Mitigation Measures

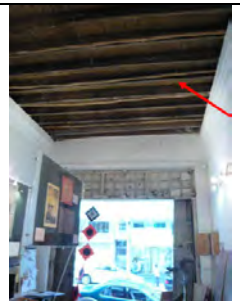
1.7	Cast iron rainwater pipes and hoppers	 1.7	High	▪ Preserve in-situ ▪ Retain, repair and restore the rainwater pipes and hoppers to match existing; replace by similar cast iron pipes if beyond repair to match existing ▪ Disconnect all existing improperly connected sewage & rain water downpipes ▪ Place & group new downpipes together at less obstructive location ▪ Remove rust, mould and paint ▪ Remove intrusive elements e.g., conduits ▪ Check condition & carry out necessary repair work to affected fabric	Beneficial
1.8	Granite entrance steps at common stairs	 1.8a & 1.8b	High	▪ Preserve in-situ granite steps ▪ General cleaning to granite steps by soft brush with water ▪ Improve barrier free access to G/F shops by new ramp at rear yard	Beneficial
1.9	Remains of the Old Wine Shop at G/F of 74 Stone Nullah Lane	 1.9a, 1.9b & 1.9c	High	▪ Preserve in-situ ▪ Retain, repair (by touch up) & clean all remains of the old wine shop – the brick/cement bases for wine jars glazed fan light above entrance and underground pit for wine storage in rear yard ▪ Salvage & document any elements that have to be removed, & reuse them for display elsewhere ▪ Provide information to introduce the operation of the old wine shop ▪ New internal layout to reveal the remains for appreciation	Beneficial

1.10	Earth God Shrine at 72A Stone Nullah Lane	 1.10	High	▪ Preserve in-situ ▪ Retain, touch up & general cleaning with soft brush & water to the shrine ▪ Repaint the shrine with traditional paint colour	Beneficial

1b) INTERIOR (BLUE HOUSE)

1.11	Living Rooms	 1.11a, 1.11b, 1.11c & 1.11d	Moderate	▪ Preserve in-situ existing internal features of brick corbels, ceramic patterned floor tiles and original timber doors. ▪ Retain, clean, repair and repaint the brick corbels, original floor tiles & timber doors with "spy hole" & arched doorways ▪ Replacement timber doors & floor tiles to match existing or traditional style ▪ Existing layout can be changed to suit new functional requirement <u>Justification:</u> ▪ As there is no change of use to the existing buildings, only repair works are involved to the existing building fabrics. As such, no extensive structural strengthening or upgrading to floor load and timber doors is required, and building submissions to the relevant department is not necessary. <u>Mitigation Measures:</u> ▪ Interior layout & fitting out to avoid damage to existing features & respect existing building style ▪ Retain the existing layout of one unit at 2/F of No. 74 as show flat for interpretation use	Acceptable with Mitigation Measures

1.12	Kitchens	 1.12a, 1.12b & 1.12c	Moderate	▪ Preserve in-situ ▪ Retain, clean, repair & repaint the typical features of brick corbels, arched window openings and trap doors to roof at top floor of 72 & 72A ▪ Repair spalled concrete ▪ Repaint wall & ceiling ▪ Modify kitchen layout to spare space for adding new bathroom to suit functional & statutory requirements ▪ Add necessary modern kitchen & bathroom facilities & appliances <u>Mitigation Measures:</u> ▪ Interior design & fitting out to avoid damage to existing features & respect existing building style ▪ Retain one example of original kitchen layout on 2/F, No. 74 for Interpretation use	Acceptable with Mitigation Measures
1.13	Balconies facing Stone Nullah Lane with iron railings & floor tiles	 1.13a & 1.13b	High	▪ Preserve in-situ ▪ Retain, clean, repair the balconies, iron railings, metal posts & floor tiles ▪ Sand off rust & old paint for new primer & protective paint coat ▪ Test structural stability of balconies; only localised repair to existing concrete slab subject to RSE's assessment ▪ Balconies for maintenance access only if loading capacity is eventually proved not sufficient for public use.	Acceptable

1.14	Common Stairs with archways at landings, timber panels with wooden lattices & remains of ceramic tiling	  1.14a, 1.14b & 1.14c	High	▪ Preserve in-situ ▪ Retain, repair, clean and restore the timber stairs, landings, archways, timber panels & wooden lattices, ceramic floor tiles to match existing ▪ Inspect conditions of timber stairs & replace defective treads & risers ▪ If beyond repair, replace timber elements by similar materials of traditional style ▪ Apply termite treatment to all existing and new timber elements <u>Justifications:</u> ▪ As there is no change of use to the existing buildings, only repair works are involved to the existing building fabrics. As such, building submissions to the relevant department is not necessary.	Beneficial
1.15	Timber Floors – timber joists and battens of floors at No. 72A, 74 & 74A	 1.15	High	▪ Preserve in-situ ▪ Retain, repair, clean & restore original timber joist floors subject to RSE's structural assessment ▪ Inspect structural condition of timber joists & battens; ▪ Replace defective or rotten timber members by new timbers in traditional style & similar materials if beyond repair/in poor condition ▪ Apply termite treatment to all existing and new timber <u>Justifications:</u> ▪ Maintain existing use as flats of all upper floor units ▪ As there is no change of use to the	Acceptable

				existing buildings, only repair works are involved to the existing building fabrics. As such, building submissions to the relevant department is not necessary. ▪ Advice from RSE should be sought if local structural improvement works are required.	
1.16	Cockloft on G/F, 74A	 1.16	High	▪ Preserve in-situ ▪ Retain and repair the cockloft ▪ Check structural condition of timber joists ▪ Replace defective or rotten timber members by new timbers in traditional style & similar materials if beyond repair/in poor condition ▪ Apply termite treatment to all existing and new timber <u>Mitigation Measures:</u> ▪ Retain existing use as flats of the upper floor units	Acceptable

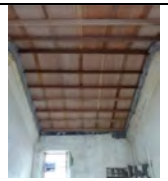
2. YELLOW HOUSE at 2, 4, 6 & 8 Hing Wan Street

2a) EXTERIOR (YELLOW HOUSE)

Item No	Affected Elements/Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
2.1	Front Elevation facing Hing Wan Street	  2.1a, 2.1b & 2.1c	High	▪ Preserve in-situ the external wall ▪ Protect & inspect all structural elements ▪ Retain, repair, clean & restore all window openings, ornamental roof parapets with horizontal mouldings, decorative plaster geometric features, decorative pediments, at shop front of 2 & 4 Hing Wan Street ▪ Repair & restore the existing window openings including the pair of segmental windows at 2/F of No. 2 & 4; ▪ Repair & restore the glazed timber doors at No.2 & wrought iron grilles to G/F & 1/F of No.2 & 4 ▪ Sand off rust and old paint of wrought iron grilles; repaint with primer & protective paint coats ▪ Remove mould and intrusive elements e.g., plants, UBWs, metal brackets, & new services etc., from façade ▪ Repaint external wall with porous paint to match existing colour	Beneficial

2.2	Side Elevation (to Stone Nullah Lane)	 2.2	Moderate	▪ Preserve in-situ the external gable wall, window openings & horizontal bands & mouldings ▪ Protect & inspect all structural elements ▪ Retain, repair, clean & restore existing timber windows; replace existing metal windows by timber windows of traditional style ▪ Remove mould and intrusive elements e.g., plants, UBWs, metal brackets, & new services etc., from façade ▪ Repaint external wall with porous paint to match existing colour	Beneficial
2.3	Side Elevation (to King Sing Street)	 2.3a & 2.3b	Moderate	▪ Preserve in-situ the external gable wall, window openings & horizontal bands & mouldings ▪ Protect & inspect all structural elements ▪ Retain, repair, clean & restore existing timber windows; replace existing metal windows by timber windows of traditional style ▪ Remove mould and intrusive elements e.g., plants, UBWs, metal brackets, & new services etc., from façade ▪ Repaint external wall with porous paint to match existing colour or similar	Beneficial

2.4	Rear Elevation	 2.4	Low	▪ Preserve in-situ the external wall and features including the horizontal bands & the ceramic grilles ▪ Inspect and repair all structural elements ▪ Retain, repair, clean & restore existing timber windows; ▪ Replace modern metal windows by timber windows of traditional style ▪ Form new door openings in the rear wall to connect the new link bridge for fire escape ▪ Modify existing window openings to new door openings <u>Mitigation Measures:</u> ▪ Salvage affected original window frames for reuse ▪ Documentation to the openings to be affected before the alteration works ▪ Advice from a RSE should be sought to ensure the structural integrity of the existing buildings.	Acceptable with Mitigation Measures
2.5	Roof	 2.5	Moderate	▪ Preserve in-situ the existing timber pitched roof ▪ Retain, repair & restore existing timber joists & Chinese roof tiles ▪ Replace defective, rotten or broken timber joists & roof tiles by similar materials to match existing ▪ Sand off retained timber members to reveal original texture; repaint timber with primer & protective paint coat. ▪ Test water proofing system & carry out upgrading work to roof when necessary ▪ Retain, clean & repair brick chimney	Acceptable

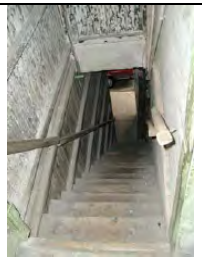
				stacks & stair hoods ▪ Reconstruction of roof may be required is subject to structural assessment & BD approval in order to comply with building safety & construction codes (refers to 2.5a below) <u>Mitigation Measures:</u> ▪ If reconstruction is required, such works should follow the existing architectural style	
2.5a	Roof	  2.5a & 2.5b	Intrusive	▪ Restore the original timber pitched roof ▪ Repair & restore existing timber joists & Chinese roof tiles ▪ Replace defective, rotten or broken timber joists & roof tiles by similar materials to match existing ▪ Sand off retained timber members to reveal original texture; repaint timber with primer & protective paint coat. ▪ Test water proofing system & carry out upgrading work to roof when necessary ▪ Retain, clean & repair brick chimney stacks & stair hoods ▪ Reconstruction of roof may be required is subject to structural assessment & BD approval in order to comply with building safety & construction codes <u>Mitigation Measures:</u> ▪ If reconstruction is required, such works should follow the existing architectural style.	Acceptable with Mitigation Measures

2.6	All granite thresholds	 2.6	High	▪ Preserve in-situ granite steps ▪ General cleaning to granite steps with soft brush and water	Beneficial

2b) INTERIOR (YELLOW HOUSE)

2.7	2 Hing Wan Street – Timber security bars & timber entrance doors	 2.7	High	▪ Preserve in-situ ▪ Retain, clean, repair & make good to existing timber doors & security bars ▪ Sand off timber members to reveal original texture; ▪ Apply termite treatment to existing timber doors ▪ Repaint timber members with primer & protective coat to match existing colour	Beneficial
2.8	Living Rooms		Moderate	▪ Preserve in-situ existing internal features. ▪ Retain, clean & repair the plastered brick corbels, ceramic floor tiles & original panel timber doors ▪ Sand off timber members to reveal original texture; ▪ Apply termite treatment to existing timber doors	Acceptable with Mitigation Measures

		2.8a, 2.8b & 2.8c		▪ Repaint timber members with primer & protective coat to match existing colour <u>Justifications:</u> ▪ Maintain existing use as flats of all upper floor units ▪ As there is no change of use to the existing buildings, only repair works are involved to the existing building fabrics. As such, building submissions to the relevant department is not necessary. ▪ Advice from RSE should be sought if local structural improvement works are required. <u>Mitigation Measures:</u> ▪ Interior layout & fitting out to avoid damage to existing features & respect existing building style	
2.9	Kitchens & Utility Areas	 2.9	Moderate	▪ Preserve in-situ ▪ Retain, clean, repair & repaint the typical features of brick corbels, arched window openings ▪ Repair spalled concrete ▪ Repaint wall & ceiling ▪ Modify kitchen layout to spare space for adding new bathroom to suit functional & statutory requirements ▪ Add necessary modern kitchen & bathroom facilities & appliances <u>Mitigation Measures:</u> ▪ Interior design & fitting out to avoid damage to existing features	Acceptable with Mitigation Measures

2.10	Common Timber Stairs	   2.10a, 2.10b & 2.10c	High	▪ Preserve in-situ ▪ Retain, repair, clean and restore the timber stairs, landings, archways, timber panels & wooden lattices, ceramic floor tiles to match existing ▪ Inspect conditions of timber stairs & replace defective treads & risers ▪ If beyond repair, replace timber elements by similar materials of traditional style ▪ Apply termite treatment to all existing and new timber elements <u>Justifications:</u> ▪ As there is no change of use to the existing buildings, only repair works are involved to the existing building fabrics. As such, building submissions to the relevant department is not necessary	Acceptable

3. ORANGE HOUSE at 8 King Sing Street

3a) EXTERIOR (ORANGE HOUSE)

Item No	Affected Elements/Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
3.1	External Walls	 3.1a & 3.1b	Moderate	▪ Preserve in-situ the external wall & window openings ▪ Inspect & repair all structural elements ▪ Retain exposed party wall on side elevation ▪ Construct a new self-standing feature wall for outdoor film projection which will be structurally & physically independent from the existing building ▪ Repair & restore the existing steel windows; replace existing aluminum windows by steel windows of similar style ▪ Form new door opening at rear yard to improve internal circulation ▪ Repaint the wall surfaces to match existing colour or similar	Acceptable

3.2	Main Entrance	 3.2	High	▪ Preserve in-situ the terrazzo finish of door surrounds ▪ General cleaning by soft brush & water; repair the terrazzo finish to match existing material by skilled tradesman	Beneficial
3.3	Roof – stair hood & parapet	 3.3a & 3.3b	Low	▪ Preserve the stair hood & parapet in-situ ▪ Retain & repair the stair hood & parapets ▪ Remove mould & intrusive elements e.g., wires, new services etc., on roof & repair water proofing	Acceptable

3b) INTERIOR (ORANGE HOUSE)

3.4	Floor Tiles	 3.4a & 3.4b	High	▪ Preserve in-situ ▪ Retain, clean and repair the existing green & white ceramic floor tiles at common areas ▪ Replace damaged or missing tiles by similar materials ▪ Salvage any floor tiles affected by new works for future reuse ▪ Retain original floor finish & furniture layout of the 3/F unit as show flat for heritage interpretation use	Beneficial
3.5	Staircases	 3.5a & 3.5b	High	▪ Preserve in-situ the staircase steps, skirting & balustrades with terrazzo finish ▪ Retain, clean & repair terrazzo finish at stair steps, skirting & balustrade to match existing materials by skilled craftsman	Beneficial
3.6	Living Rooms		Low	▪ Preserve in-situ existing internal features. ▪ Retain, clean & repair the plastered brick corbels, ceramic floor tiles & original panel timber doors ▪ Sand off timber members to reveal original texture; ▪ Apply termite treatment to existing timber doors ▪ Repaint timber members with primer & protective coat to match existing colour	Acceptable with Mitigation Measures

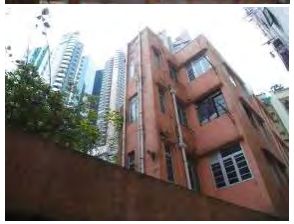
				▪ Remove existing partitions on 1/F & 2/F to suit new layouts requirement <u>Mitigation Measures:</u> ▪ Interior layout & fitting out to avoid damage to existing features ▪ Retain the existing layout & furniture of 3/F unit for future interpretation use	

4. EXTERNAL AREA – Vacant Government Land at King Sing Street

Item No	Affected Elements/Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
4.1	Low brick wall at the rear scavenger lane at the back of Yellow House	 4.1a	Moderate	▪ Investigate the structural stability of the wall ▪ Preserve in-situ the existing brick wall subject to RSE's assessment ▪ Repair & make good to the retained wall brick works; replace damaged bricks by similar materials if required ▪ Documentation shall be carried out to the wall before any repair/alteration works.	Acceptable

5. NEW ADDITIONS

Item	Affected Elements	Proposed Works/Impact	Justifications / Reasons for Changes	Mitigation Measures	Overall Impact Level
5.1	Rear Elevations of Blue House, Yellow House & Orange House  Level of Significance: Moderate	Addition of New Link Bridges and External Staircases - Install new metal link bridge & two sets of external staircases to the back of existing buildings from G/F to roof	▪ Comply with building safety codes, means of escape & universal access requirements ▪ Inadequate floor space for adding the facilities inside the building. Avoid damaging the building interior ▪ Serve as fire escape staircase to eliminate any change or adverse impact to the existing timber staircases	▪ New lighted-weight steel structures to be of simple & compatible design, & distinguishable from existing building fabric ▪ New structure to be detached from existing building surfaces; addition reversible in future without damage to existing building fabric ▪ Minimize unnecessary alteration to existing rear walls by modifying existing window openings to form new door openings ▪ Temporary protection & site monitoring measures e.g., settlement points & tilting markings, to monitor impact to existing buildings	Acceptable with Mitigation Measures
5.2	Rear Elevations of Blue House, Yellow House & Orange House	Addition of New Lift Core to the back of Orange House	▪ Comply with universal access requirements & improve accessibility to all upper floor units ▪ Inadequate floor space for adding the facilities inside the building. Avoid damaging the building	▪ New lift shaft structures to be of simple & compatible design, easily distinguishable from existing building fabric ▪ New lift structure to be detached from existing structures; addition is reversible without damage to existing building fabric	Acceptable with Mitigation Measures

	  Level of Significance: Moderate		interior	▪ Machine-room-less lift to be installed to eliminate excessive machine room structure on roof ▪ Height of lift shaft not excessive as compared to existing building height (e.g., not exceeding the top level of existing stair hoods) ▪ Temporary protection & site monitoring measures e.g., settlement points & tilting markings, to monitor impact to existing buildings	
5.3	Window openings at rear elevations of Blue House, Yellow House & Orange House  Level of Significance: Moderate	Modification of existing window openings to new door openings for fire escape and access doors linking to the New Link Bridge and Lift Core.	▪ Improve fire safety standard of the existing building cluster ▪ Comply with current building regulations and minimum requirements of means of escape codes	▪ Minimise alteration to external walls by selecting existing window openings or previously altered windows for such modification. ▪ Document the details of existing windows (approx.. 30 nos.) before commencing new work ▪ Salvage materials of affected windows and walls for reuse.	Acceptable with Mitigation Measures

5.4	Open Area  Level of Significance: Moderate	Underground Fire Service Water Tank & Pump Room located at the open area	▪ Comply with fire safety codes & functional requirements ▪ Inadequate floor space & loading condition, & avoiding damage to building interior	▪ New structures to be put underground not to obstruct the open area & minimise visual impact to existing buildings ▪ Tank location & layout to be separated from existing buildings & trees to avoid disturbing existing footings & trees ▪ Required area of the P.O.S. not being affected ▪ Temporary protection & site monitoring measures e.g., settlement points & tilting markings, to monitor impact to existing buildings	Acceptable with Mitigation Measures
5.5	Side Elevation of Orange House  Level of Significance: Moderate	Addition of New Feature Wall at side elevation of Orange House	▪ Provide new facilities for outdoor communal activities (e.g., outdoor movie) ▪ Provide landscape feature to screen off the exposed old party wall	▪ Retain the remains of party wall & stabilize it as necessary ▪ Design independent new structure not to affect the stability of existing structure ▪ New construction not to damage existing party wall ▪ Design of feature wall to be simple and compatible to existing building style ▪ Temporary protection & site monitoring measures e.g., settlement points & tilting markings, to monitor impact to existing buildings	Acceptable with Mitigation Measures

5.6	Open Area  Level of Significance: Moderate	Landscaped Garden at the open area at the back	▪ Comply with planning condition of provision of min. 220 sq.m. Public Open Space (P.O.S.) ▪ Provide additional landscape area and greenery to local residents and tenants to support communal outdoor activities	▪ The existing open area is designated as a Public Open Space (POS) with new landscape design for outdoor communal activities ▪ Preserve 4 existing trees with additional soft plantings subject to the approved Landscape Master Plan as to enhance the outdoor environment ▪ Do no enclose the POS or block public view from street level	Beneficial
5.7		New Building Services Installation	▪ Meet new functional requirements and comply with standards and statutory requirements	▪ Install new services, pipe work, conduits & A/C outdoor units at less obstructive location ▪ Install new plumbing & drainage system to comply with building codes ▪ Minimise wall openings & fixing points to avoid unnecessary damage to original building fabric ▪ Group together & align properly all exposed pipes & conduits in neat order ▪ Service routing to run parallel to timber joists not across	Acceptable with Mitigation Measures
5.8		Potential structural and FRC upgrade works to existing concrete floors & timber floors	▪ Localised upgrade to existing slabs and beams to meet required floor loading and FRS requirement	▪ According to RSE's preliminary assessment, extensive / substantial strengthening to existing structure such as columns & foundation would not be necessary. Detailed	Acceptable with Mitigation Measures

				assessment will be carried out to verify the findings in detailed design stage and consider if local strengthening works are necessary. ▪ Any upgrading work to minimize damage to existing building fabric, architectural features or any floor / wall finishes of high significance.	

Appendix D

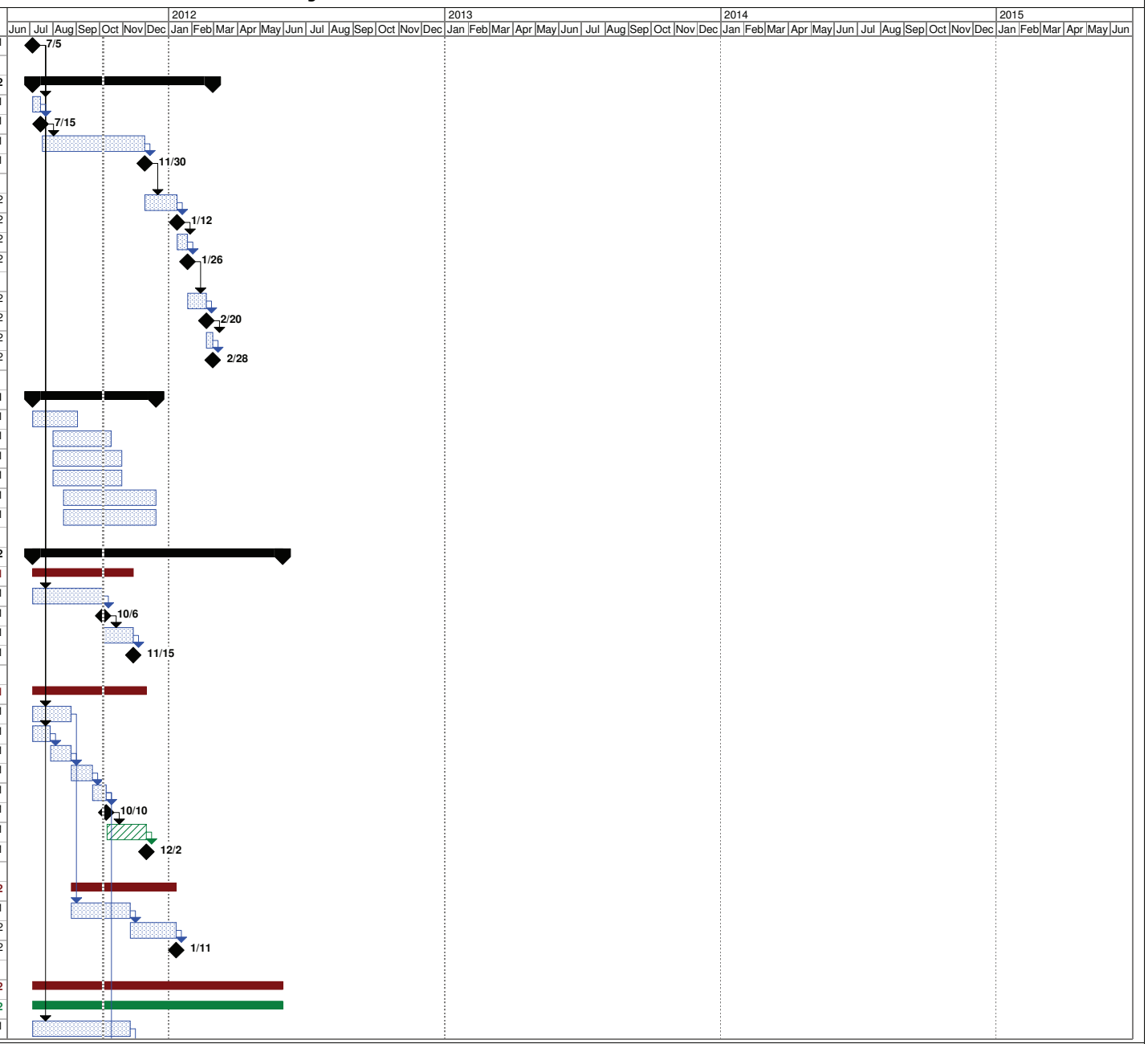
Master Programme

Appendix D

Master Programme

Revitalization of the Blue House Cluster into Viva Blue House
Master Programme

ID	Task Name	Start	Finish
1	**Project Commencement**	Tue 7/5/11	Tue 7/5/11
2			
3	**Funding Application**	**Tue 7/5/11**	**Tue 2/28/12**
4	Preparation of Paper to Lego Meeting	Tue 7/5/11	Fri 7/15/11
5	Lego Development Panel Meeting	Fri 7/15/11	Fri 7/15/11
6	Process by Lego Development Panel	Mon 7/18/11	Wed 11/30/11
7	Approval from Lego Meeting	Wed 11/30/11	Wed 11/30/11
8			
9	Preparation of Paper to PWSC Meeting	Wed 11/30/11	Thu 1/12/12
10	PWSC Meeting	Thu 1/12/12	Thu 1/12/12
11	Process by PWSC	Thu 1/12/12	Thu 1/26/12
12	Approval from PWSC	Thu 1/26/12	Thu 1/26/12
13			
14	Preparation to FC Meeting	Thu 1/26/12	Mon 2/20/12
15	Financial Committee (FC) Meeting	Mon 2/20/12	Mon 2/20/12
16	Process by FC	Mon 2/20/12	Tue 2/28/12
17	Approval from FC	Tue 2/28/12	Tue 2/28/12
18			
19	**Preparation Works**	**Tue 7/5/11**	**Thu 12/15/11**
20	Cartographic and Photographic Survey	Tue 7/5/11	Fri 9/2/11
21	Topographical and Tree Survey	Mon 8/1/11	Mon 10/17/11
22	Asbestos Survey	Mon 8/1/11	Mon 10/31/11
23	U/G Utility and CCTV Survey	Mon 8/1/11	Mon 10/31/11
24	Structural Survey (structural Survey & GI Contract)	Mon 8/15/11	Thu 12/15/11
25	Ground Investigation (Structual Survey & GI Contract)	Mon 8/15/11	Thu 12/15/11
26			
27	**Statutory Submissions**	**Tue 7/5/11**	**Thu 5/31/12**
28	**HIA Submission**	**Tue 7/5/11**	**Tue 11/15/11**
29	Preparation of Draft HIA Submission	Tue 7/5/11	Thu 10/6/11
30	HIA Submission to AMO	Thu 10/6/11	Thu 10/6/11
31	HIA Assessed by AMO	Thu 10/6/11	Tue 11/15/11
32	Approval from AAB (Tentative Date)	Tue 11/15/11	Tue 11/15/11
33			
34	**S16 Submission**	**Tue 7/5/11**	**Fri 12/2/11**
35	Finalization of Tenants Matrix	Tue 7/5/11	Thu 8/25/11
36	Preliminary Liaision with PlanD	Tue 7/5/11	Thu 7/28/11
37	Preparation of Enquiry Submission to PlanD	Fri 7/29/11	Thu 8/25/11
38	Enquiry Submission to PlanD	Thu 8/25/11	Thu 9/22/11
39	Preparation of S16 Application to PlanD	Thu 9/22/11	Mon 10/10/11
40	Submission of S16 Application to PlanD	Mon 10/10/11	Mon 10/10/11
41	Processing S16 Application by PlanD	Tue 10/11/11	Fri 12/2/11
42	Approval of S16 Submission	Fri 12/2/11	Fri 12/2/11
43			
44	**Fire Engineering Report**	**Thu 8/25/11**	**Wed 1/11/12**
45	Preparation of Fire Engineering Report	Thu 8/25/11	Fri 11/11/11
46	Submission of Fire Engineering Report	Fri 11/11/11	Wed 1/11/12
47	Approval of Fire Engineering Report	Wed 1/11/12	Wed 1/11/12
48			
49	**BD Submission**	**Tue 7/5/11**	**Thu 5/31/12**
50	**GBP Submission**	**Tue 7/5/11**	**Thu 5/31/12**
51	Preliminary Liaision with BD	Tue 7/5/11	Fri 11/11/11



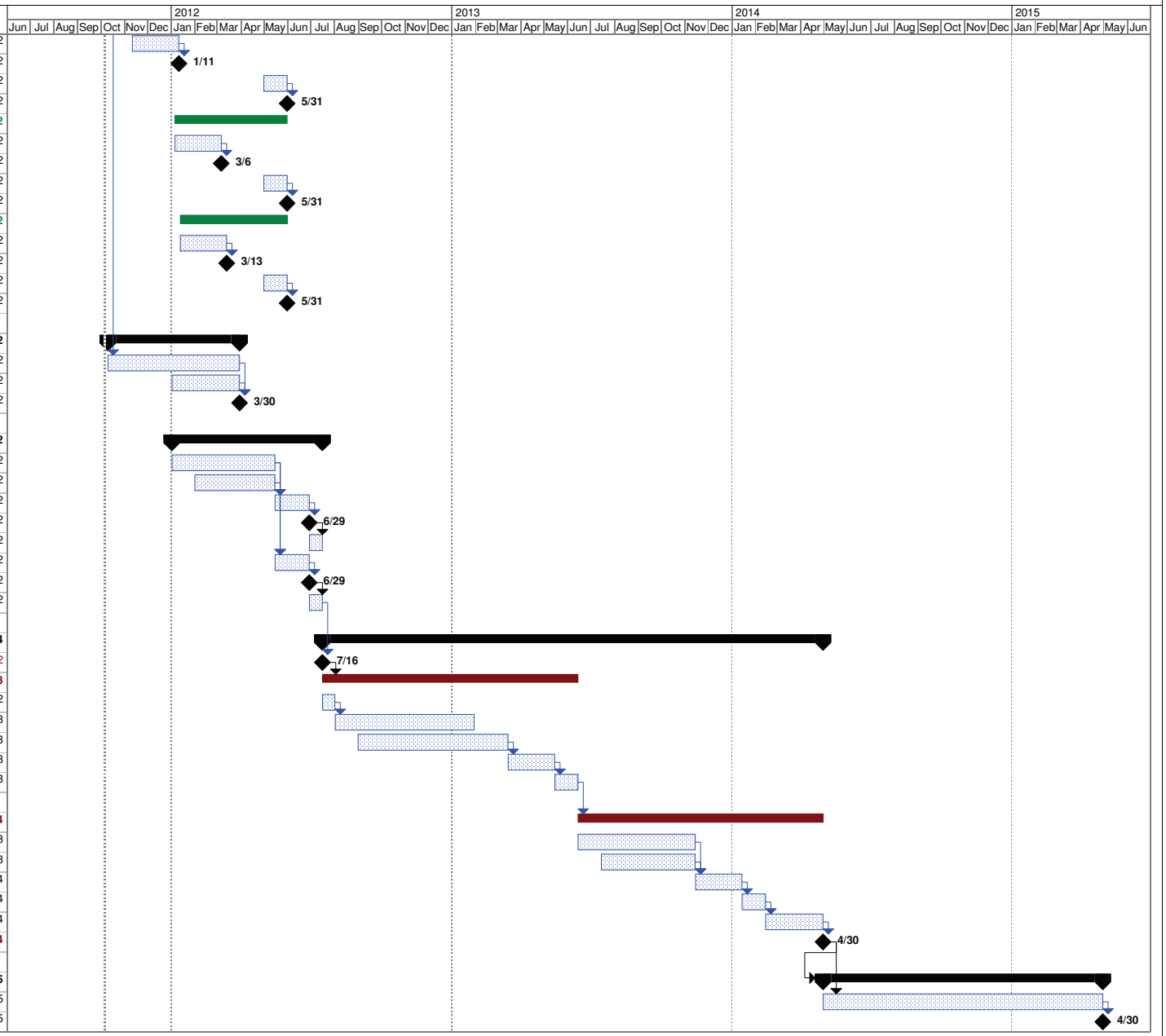
Project: 3910 - MP - 20111006 (Rev D
Date: Thu 10/6/11

Task | Progress | Summary | External Tasks | Deadline
Split | Milestone | Project Summary | External Milestone

(Rev D)

Revitalization of the Blue House Cluster into Viva Blue House
Master Programme

ID	Task Name	Start	Finish
52	GBP Submission to BD	Fri 11/11/11	Wed 1/11/12
53	1st Approval of GBP Submission	Wed 1/11/12	Wed 1/11/12
54	Application of Consent	Tue 5/1/12	Thu 5/31/12
55	Consent Granted by BD	Thu 5/31/12	Thu 5/31/12
56	**Structural Submission**	**Fri 1/6/12**	**Thu 5/31/12**
57	Structural Submission to BD	Fri 1/6/12	Tue 3/6/12
58	1st Approval of Structural Submission	Tue 3/6/12	Tue 3/6/12
59	Application of Consent	Tue 5/1/12	Thu 5/31/12
60	Consent Granted by BD	Thu 5/31/12	Thu 5/31/12
61	**Drainage Submission**	**Fri 1/13/12**	**Thu 5/31/12**
62	Drainage Submission to BD	Fri 1/13/12	Tue 3/13/12
63	1st Approval of Drainage Submission	Tue 3/13/12	Tue 3/13/12
64	Application of Consent	Tue 5/1/12	Thu 5/31/12
65	Consent Granted by BD	Thu 5/31/12	Thu 5/31/12
66			
67	**Detailed Design Stage**	**Mon 10/10/11**	**Fri 3/30/12**
68	Development of Schematic Design	Mon 10/10/11	Fri 3/30/12
69	Budget Review by PQS	Mon 1/2/12	Fri 3/30/12
70	Completion of Detailed Design	Fri 3/30/12	Fri 3/30/12
71			
72	**Tendering Stage**	**Mon 1/2/12**	**Mon 7/16/12**
73	Preparation of Tender Drawings	Mon 1/2/12	Tue 5/15/12
74	Preparation of Tender Document	Wed 2/1/12	Tue 5/15/12
75	Tendering (Architectural Works)	Tue 5/15/12	Fri 6/29/12
76	Tender Award	Fri 6/29/12	Fri 6/29/12
77	Tender Assessment	Fri 6/29/12	Mon 7/16/12
78	Tendering (Interior Works for Social Enterprise Units)	Tue 5/15/12	Fri 6/29/12
79	Tender Award	Fri 6/29/12	Fri 6/29/12
80	Tender Assessment	Fri 6/29/12	Mon 7/16/12
81			
82	**Construction Stage**	**Mon 7/16/12**	**Wed 4/30/14**
83	**Commencement of Main Contract**	Mon 7/16/12	Mon 7/16/12
84	**1st Phase**	**Mon 7/16/12**	**Fri 6/14/13**
85	Site Mobilization & Hoarding	Mon 7/16/12	Wed 8/1/12
86	Renovation of Yellow & Orange Houses	Thu 8/2/12	Wed 1/30/13
87	Construction of Lift Tower, External Staircase, etc.	Sat 9/1/12	Fri 3/15/13
88	Phased OP Inspected by BD & FSD	Fri 3/15/13	Wed 5/15/13
89	Tenant Move In	Wed 5/15/13	Fri 6/14/13
90			
91	**2nd Phase**	**Fri 6/14/13**	**Wed 4/30/14**
92	Renovation of Blue House	Fri 6/14/13	Thu 11/14/13
93	Construction of External Staircase, etc.	Mon 7/15/13	Thu 11/14/13
94	Phased OP Inspected by BD & FSD	Fri 11/15/13	Tue 1/14/14
95	Tenant Move In	Tue 1/14/14	Fri 2/14/14
96	Fitting Out Works & License Application	Fri 2/14/14	Wed 4/30/14
97	**Completion of Main Contract**	**Wed 4/30/14**	**Wed 4/30/14**
98			
99	**Post Construction Stage**	**Wed 4/30/14**	**Thu 4/30/15**
100	Defect Liability Period	Wed 4/30/14	Thu 4/30/15
101	Project Completion	Thu 4/30/15	Thu 4/30/15



Project: 3910 - MP - 20111006 (Rev D
Date: Thu 10/6/11

Task | Progress | Summary | External Tasks | Deadline
Split | Milestone | Project Summary | External Milestone

(Rev D)