



**Heritage Impact Assessment
for
Revitalizing Historic Buildings through Partnership Scheme**

**Conversion of
Fong Yuen Study Hall
into a
Tourism & Chinese Cultural Centre cum Ma Wan Residents Museum**

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CONSERVATION MANAGEMENT PLAN

0.0 Introduction

Fong Yuen Study Hall was included in the first batch of historic buildings in the Revitalizing Historic Buildings through Partnership Scheme (RHBTSP) announced by the Development Bureau in 2008. The proposal submitted by the Yuen Yuen Institute to adaptive re-use the Fong Yuen Study Hall as a Tourism and Chinese Culture Centre cum Ma Wan Residents Museum 「芳園書室」旅遊及中國文化中心暨馬灣水陸居民博物館 is selected by the Secretary of Development Bureau with the recommendation of the Advisory Committee on Revitalization of Historic Buildings in February 2009.

The objectives of the proposed project are:

1. To conserve and repair Fong Yuen Study Hall revealing its historic architectural characteristics
2. To develop a tourist attraction promoting the unique cultural attributes of Ma Wan
3. To introduce the live of fisherman and the development of fishing industry in Hong Kong
4. To promote eco-tour allowing the visitors to experience the eco-life and cultural heritages in Ma Wan
5. To continue the historic role of the Study Hall in providing education
6. To boost local economics and create employment opportunities

Following the recommendation of Chief Executive in the 2007-2008 Policy Address and the corresponding Technical Circular (Works) No. 11/2007 of Development Bureau, in order to fully implement heritage conservation, it is required that all public works projects involving historic built heritages and sites to undergo Heritage Impact Assessment (HIA). Being a Government historic site identified by Antiquities and Monuments Office, a HIA should be conducted to assess the impacts on the historic fabrics of Fong Yuen Study Hall arising from the implementation of capital works projects.

This Heritage Impact Assessment (HIA) report is prepared based on the Conservation Guidelines drawn by Antiquities and Monuments Office in the Resource Kits for the Fong Yuen Study Hall, the Guidance Note to HIA Submission for the Revitalisation Scheme, Technical Circular (Works) No. 11/2007 of Development Bureau, preliminary site inspections and desktop research.

International charters and standards are followed in this study report:

- James Semple Kerr's Conservation plan
- Burra Charter, 1999, the Australia's ICOMOS Charter for Places of Cultural Significance
- China Principles, 2002

1.0 Statement of Cultural Significance

1.1 Description of the historic place

Fong Yuen Study Hall is located in Tin Liu 田寮, Ma Wan. Tin Liu Tsuen 田寮村 was established by Chan clan in the 19th century, who migrated from Tsing Yi Island.

Ma Wan is a small Island between Lantau Island and Tsing Yi Island, located beside Kap Shui Mun, a strategic channel through which boats would travel between Hong Kong and Pearl River Delta as well as the costal areas in eastern Guangdong. Being the anchor bay for British merchant boats and Chinese custom for tax collection in the 19th century, Ma Wan was once regarded as a strategic point in trading activities. However, instead of having prosperous development, it remains as a place with limited population over the years, where the residents are mainly farmers and fishermen. Since 1970s, commercial fish farming was begun to develop in the island. Over the years, Ma Wan becomes one of the fish farming district of considerable scale in Hong Kong nowadays.

1.2 Heritage Values

Probably built in 1920s-30s, it is the only surviving pre-war school on Ma Wan. Although it is not an imposing structure in terms of size, the building delicately decorated with refined architectural details and ornamentations. Being the only school in Ma Wan before World War II, the study hall became indispensable to villager. It provided education of basic knowledge of reading and writing to the children before they started earning a living as farmers or fishermen. It is also an example that could reflect the history of the transformation of private study halls to modern village school in New Territories.

Fong Yuen Study Hall is a building complex consisting of a two-storey building known as [Fong Yuen Study Hall], a one-hall Chinese-styled village house, a forecourt surrounded by walls and a toilet block at the north-east corner of the forecourt.

The significance of Fong Yuen Study Hall also lies in its architectural form, features and decorations of mixed Chinese and western styles displaying the transformation of traditional Chinese-styled buildings into architecture of modern era. Instead of using timber as major constructional material, reinforced concrete, a new technology by that time, was employed for building the stairs to upper floor, floor slab, and balcony with balusters of geometrical pattern. Of particular interest here is the design of pediment atop the balcony. It basically adopted a common shape of western style including pediment and acroteria, while plastered relief depicting Chinese auspicious motifs are found on its elevation. These architectural decorations demonstrate refined craftsmanship and embody the cultural intonations of our forefathers.

It is said that the one-hall Chinese-styled village house used to be a kitchen annex to the study hall. It is now in a ruinous condition.

In short, Fong Yuen Study Hall is important in terms of its architectural manifestation of a mixed Chinese and western style. To a certain extent, it also symbolizes the transformation of traditional teaching to modern educational system at early 20th century.

1.3 Character defining elements

The principal character defining elements are listed below, which means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place, and which must be retained in order to preserve its heritage value¹.

1.3.1 External

- Its setting including the vast areas of trees and vegetation behind the Study Hall, the forecourt surrounded with low walls and the ornamental arch-shaped entrance gate.
- Pitched roof and rectangular building form.
- Rendered and painted stone walls
- Cantilever balcony on the first floor.
- Patterned balustrades found on the cantilever balcony.
- Cornice below and atop the cantilever balcony.
- Shaped bracket under the balcony.
- The shape and form of the ornamental parapet and pediment as well as acroteria at the top part of the front facade.
- All the plastered relief on the ornamental parapet and pediment, including the four characters 芳園書室 that give the name of the Study Hall, and other auspicious motifs.
- Windows and door openings including hood mouldings
- Granite thresholds to doorways on the ground floor.
- Copings and label mouldings to the gable walls.

¹ Definition extracted from *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*. Retrieved on December 15, from Parks Canada under Her Majesty the Queen in Right of Canada, Website: http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_e.asp.

1.3.2 Internal

- The moldings on the columns and beams on ground floor and first floor.
- Straight flight reinforced concrete staircase from ground floor to first floor.
- the recess on the walls where the window leaves are located.
- Plastered and painted walls

2.0 Opportunities and limitations

2.1 User's requirement

Social Services Department of The Yuen Yuen Institute is planning to adaptive re-use the building of Former Fong Yuen Study Hall as a Tourism and Chinese Culture Centre cum Ma Wan Residents Museum 「芳園書室」旅遊及中國文化中心 暨 馬灣水陸居民博物館.

- The proposed Chinese Cultural Centre will require general small classroom-type space to operate thematic courses on Chinese art and culture, such as Chinese music, painting and literature, etc.
- The proposed Tourist Centre will require general office space for the tourists to register for the eco-tours that include guided tour around the historical spot on the island and boat ride to the fish farms at the bay.
- The proposed museum will require exhibition space to display textual and graphical information as well as artifacts, which could outline the historic evolution of Ma Wan. Other than these exhibits, it is proposed to have computers running games that could arouse the interest of audiences to have a deeper understanding of the cultural and history of fishermen and Ma Wan. Other than these content, there should be activities space for fishermen to demonstrate skills for daily living, such as making fishing net.
- To enhance the comfort of visitors and participants, air-conditioning system will be installed for the ground floor and first floor.
- It is proposed to have retail space selling local dry sea food and souvenirs.

Subject to these user's requirements, effect on the building design and potential impact to the existing building is as follows:

- New supporting facilities such as toilets are needed to be built in the premises as the building is going to be opened for public use. They may cause visual impact to the historic building fabrics.
- Since the historic building is originally designed as naturally ventilated, the new air-conditioning system may cause some impacts to the building fabrics, such as visual

impact induced by the bulky outdoor units, and disturbances to the internal walls for the running and penetration of piping.

- Due to the limited interior space, some temporary shelters or sun shading devices may be needed to be installed in the garden for more usable space. These new structures may cause visual impact to the historic building fabrics and some trees may have to be relocated.

2.2 Community and social context

When various development and construction gradually change the cultural landscape on Ma Wan Island in recent years, it is vital to identify cultural resources in the area so that they can be conserved, utilized and sustained. Such positive move reflects the heightened awareness in the community in balancing the need of cultural heritage conservation and sustainability development. Following the opening of various tourist attractions on the island, it would be a suitable moment to formulate a thorough programme in introducing the cultural essence and transformation of Ma Wan in the context of the development of Hong Kong to the visitors.

2.3 Statutory requirement

2.3.1 Town planning / uses

- Fong Yuen Study Hall falls within an area zoned “Village Type Development” (“V”) on the Ma Wan Outline Zoning Plan (OZP) No. S/I-MWI/12. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- The proposed uses are regarded as “Place of Recreation, Sports or Culture” under Column 2 of the Outline Zoning Plan. S16 for Proposed Change of Use within Existing Building is required and submitted to Town Planning Board for approval.

2.3.2 Requirement under Building Ordinance

Structural safety

- The loading capacity of existing floors may not be 2.3 Kpa as suggested. Detailed investigation and tests will be carried out to assess the loading capacity in the light of no available approved record.
- The proposed use of the areas is to be designed for 3.0 Kpa for Tourist Centre, Office and Learning Centre on 1/F and 5.0 Kpa for Exhibition rooms on G/F. In accordance with Building

(Construction) Regulations, the staircases, landing and corridor should be designed with imposed loads same as the floors to which they give access. Subject to further structural investigation, the existing structures may need to be strengthened. The proposal for strengthening works will be submitted to AMO for consideration before commencement.

Sanitary fitment provisions

- The present sanitary fitments provision seems inadequate. New toilets, including disable toilets, should be provided.

Means of Escape (MOE)

- Width of the double leaf door at G/F and existing door opening for exit at 1/F may not be wide enough. Exit via the G/F main entrance which has an existing curb also does not satisfy current fire safety requirement.
- The required escape staircase shall be 1.2m wide, tread 225mm min. and riser 175mm max. for steps, 16 steps max. at one flight. The existing internal and external staircases cannot meet these requirements. Therefore a new external staircase is proposed to replace the existing external one. The internal staircase can only be used as circulation, and should not be means of escape.
- A fire engineering study should be carried out and further justifications should be provided at plan submission stage to demonstrate the required safety level is achieved.

Barrier free access

- The existing footpath outside the site boundary leading to the building has a level difference of 5 meters between its two ends. Its gradient is steeper than 1 in 12 at some locations and modification works are proposed to provide a more welcoming access for disable from Pak Lam Road to the entrance of the building.
- There is no barrier free access connected from the ground floor to the first floor. An addition of a disabled lift is required.
- The width of the balcony at 1/F is less than 1050mm, measured 930mm only at the middle of the balcony. However, door accesses at both sides are available, meaning that disabled persons can still access the whole balcony.
- Threshold of approx. 150mm (h) exist at door openings to balcony at 1/F; and level difference of 150mm between internal areas and external areas at G/F and 1/F respectively. Removable ramps will be provided as an management approach to the issue.

Mean of Access for Fire Fighting and Rescue

- There is no Emergency Vehicular Access (EVA) for the building.

Fire Services installation

- There is no wet Fire Protection System (i.e. F.H./HR & Sprinkler System) is found in the building.
- There is no manual fire alarm (MFA), visual fire alarm and automatic fire alarm system (AFA) is found in the building.
- Further details/justification regarding fire services installations should be provided at plan submission stage for consideration of exemption/modification by the authority. Although the total building usable area is less than 230 sq.m, there is still a potential fire hazard due to remoteness to public road. Addition of sprinkler protection system is the common approach. But the existing building structure and the small new building are insufficient to support a new sprinkler water tank on top, and its footing may be affected by the construction work of underground water tank and pump room. Improvised sprinkler protection system with direct feed from the Government's water mains is proposed, subject to FSD approval.

Protective Barriers

- The height of exiting parapets and balustrades is less than 1100mm as required. A new top rail has to be added to existing balustrade to meet the requirement, which might induce visual impact and disturbance to the historic building fabrics. The design of the new top rail should be submitted to AMO for approval.

Natural Lighting & Ventilation Requirement

- Statutory requirements on natural lighting & ventilation shall be complied with. Basically the historic fabric will not be seriously disturbed. There will be some openings required for pipeworks at the external walls. However, they will be accommodated at the rear side of the historic building to minimize any induced impact.

2.4 Condition of fabric

2.4.1 Description

Based on visual inspection by registered structural engineer, the building is believed to be a reinforced concrete beam-column structure with stone block wall, subject to further investigation. It is composed of two floors (ground floor and first floor), with roughly the same floor area. There are three columns, which appear to be made of stone blocks but further investigation needs to be

carried out to confirm, and there are two stone block walls on both sides of the building. Both the columns and walls support the vertical loads. Slabs and beams on first floor appeared to be reinforced concrete. These structural elements shall be verified by coring or opening-up inspection.

2.4.2 Appraisal

According to the Resource Kit and visual inspection by registered structural engineer, the building, including the cantilever balcony, is generally in good conditions and only needs minor repair works on some cracks. Some vertical and longitudinal cracks also appear near the columns. The steel roof truss is in good conditions.

The staircase inside the building is in good conditions, and should still be able to serve if no special load is applied.

2.4.3 Loading assessment

The building was built between 1920 and 1930. Its design is believed to have followed the London County Council (LCC) – 1915. In LCC 1915, it specified 70lb/sq ft (=3.35 kPa) for floor loading of domestic buildings of not more than two storeys in one occupation.

Based on visual inspection and the life of the buildings, it is possible that a reduction factor of 30% to the original design loading is applicable for this building. The estimated loading capacity of first floor of the building would thus be 2.3 kPa.

2.4.4 Recommendations

Further site investigation and some laboratory testings, such as core compression strength test for concrete grade, covermeter survey with rebar spacing and size identified, trial pits on ground to locate foundation position and size, etc, will be carried out to determine the existing conditions and the allowable loading of different parts of the building including the floor, balcony, staircases and roof, as well as some other important structural information for the adaptive re-use of the building. A proposal for site investigation and structural testing as well as consequent structural repair/strengthening proposal will be submitted to AMO for further consideration prior to commencement of works.

2.5 Compatible use

A compatible use or combination of uses should be identified, which could,

- retain and enhance the understanding of the cultural significance of the place
- involve minimal impact of physical intervention to the historic fabric
- respect the relationship with context
- achieve sustainable development

Being the only school in Ma Wan before World War II, Fong Yuen study hall became indispensable to villagers who are farmers or fishermen desiring basic education to their kids. As its cultural significance strongly link with the provision of knowledge and relate to the local people and context, it is very likely that the new use should reflect such connection. Possible adaptive re-use of this building includes:

1. Small library
2. Educational institute
3. Study Room
4. Community Area
5. Exhibition Area

These uses would have less specialized need for spaces and be more compatible with the physical conservation of the historic building fabrics.

3.0 Revitalization Proposal

3.1 Conservation Principles

The conservation process of making a possible compatible use for Fong Yuen Study Hall adopted the following guiding conservation principles in developing the appropriate treatments and level of intervention for character defining elements and other historic building fabrics with reference to international charters and other relevant conservation standards.

Conserve heritage value

- Respect its changes over time and its various uses that represent particular periods. Thus, it is not necessary to return its state to the original period when the building or the site was firstly erected. Only remove, and/or replace the physical fabric that has substantially altered the overall intactness of the buildings and the character defining elements.
- Restore any deformed, collapsed, or misplaced components, and later additions considered of no significance or intrusive should be removed.

Retain authenticity and 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.

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 upon close inspection, and document any intervention for future reference.

Repair rather than Replace

- 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 the character of the historic place.

Reversibility

- Make any intervention or adaptation to the building fabric reversible, without causing any damage to the existing structure when such intervention is to be removed in future.
- Any new additions should be reversible and should not affect the essential form and integrity of the historic place, or that the building fabric should not be impaired if the new work is to be removed in the future.

Integrating old and new

- When adding new construction to heritage buildings, the proposed new works and developments should be sympathetic to the heritage place in terms of its compatible proportion, form, design and materials. Make the new works physically and visually compatible with and distinguishable from the original fabric of the historic place.

3.2 Proposed use

Under the Revitalizing Historic Buildings through Partnership Scheme, the Social Services Department of The Yuen Yuen Institute is planning to adaptive re-use Fong Yuen Study Hall as

Tourism and Chinese Culture Centre cum Ma Wan Residents Museum 「芳園書室」旅遊及中國文化中心 暨 馬灣水陸居民博物館。

The exhibition rooms will exhibit the artifacts of fishermen and inhabitants who have lived on the island for many generations, and information depicting the important historic evolution of Ma Wan. The building would also function as a tourist centre for those who are interested in eco-tour that include guided tour around the historical spot on the island and boat ride to the fish farms at the bay. It is proposed to collaborate with local fisherman organization and Ma Wan Park to promote tours that could allow participants to experience the essence of fisherman's daily life and learn about the importance of environmental protection.

Besides, the building will continue its role of providing education by operating thematic courses on Chinese culture and art, such as Chinese music, painting and literature, etc. The participants would be students, elderly, and people off from work, etc.

3.3 Proposed layout and setting

As there will be no vehicular access up to the entrance of Fong Yuen Study Hall, a pedestrian access outside site boundary as Brown Area will be formed from the public footpath to Fong Yuen Study Hall under the project, as a non-exclusive right-of-way to be granted by Lands Department (LandsD). It is considered to slightly improve the public footpath such that it can serve as a more welcoming access for disabled from Pak Lam Road to entrance of building.

The layout of the interior is as follows:

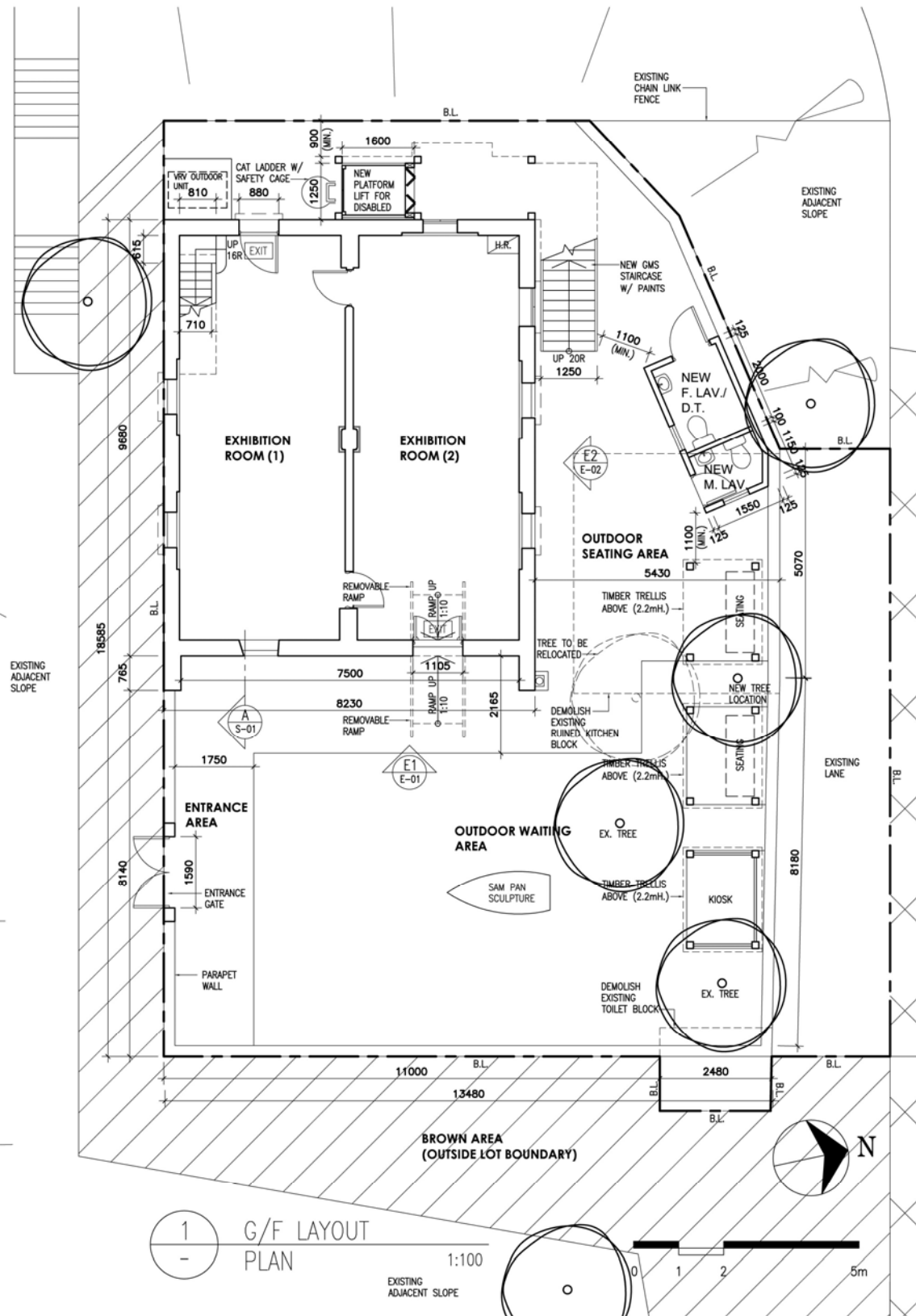
Location	Function	remarks
Fong Yuen Study Hall		
Ground Floor	Exhibition rooms	Display artifacts, old photos and textual information, etc.
First Floor	Learning Centre Tourist Centre	Organization and registry for eco-tours Operate thematic course on Chinese culture and art
Forecourt	Performance space Retail space	Demonstrate fishermen's skill for daily living, such as sailing, making salty fish, knolling, net knitting, etc. Selling locally made dry sea food, meal and souvenir
New toilet block		
Ground floor	Male Lavatory Female Lavatory / Disable lavatory	Provide proper and adequate sanitary fitments
Upper floor	F.S. Pump room / F.S. water tank	

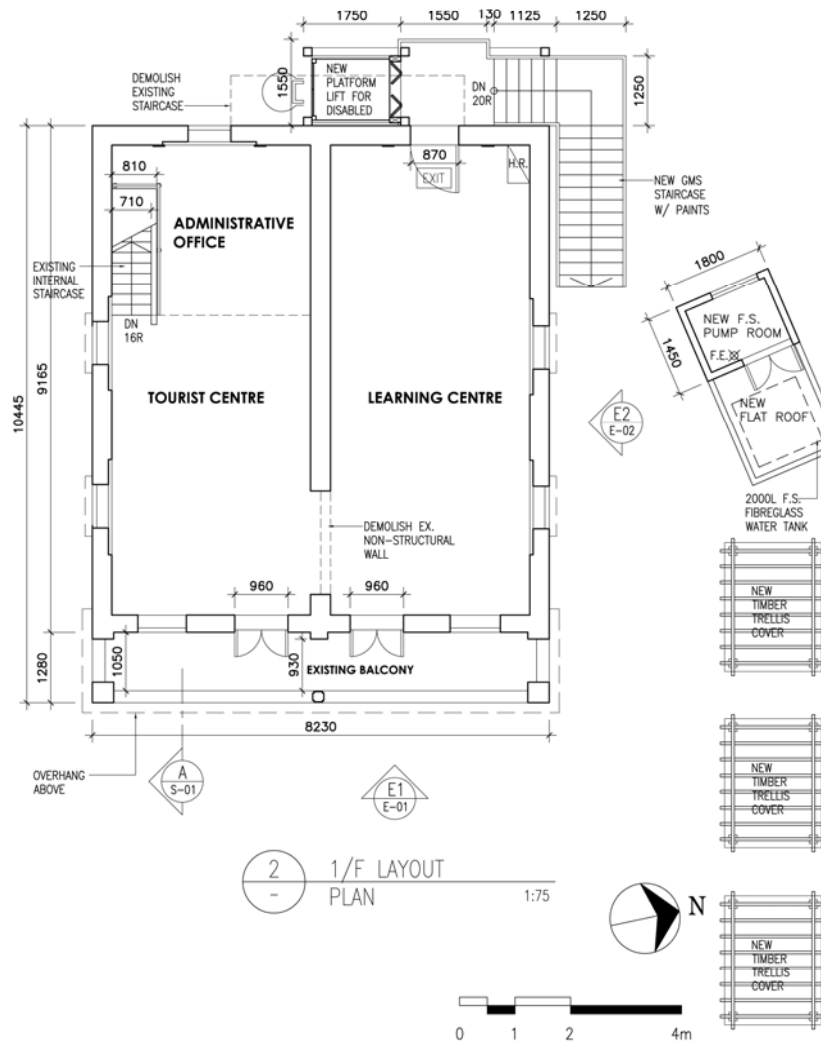


ROOM 1203-1204, 12/F BELGIAN BANK
BUILDING, NOS. 721-725 NATHAN ROAD, KLN.
TEL: 2499 2229 FAX: 2374 4229

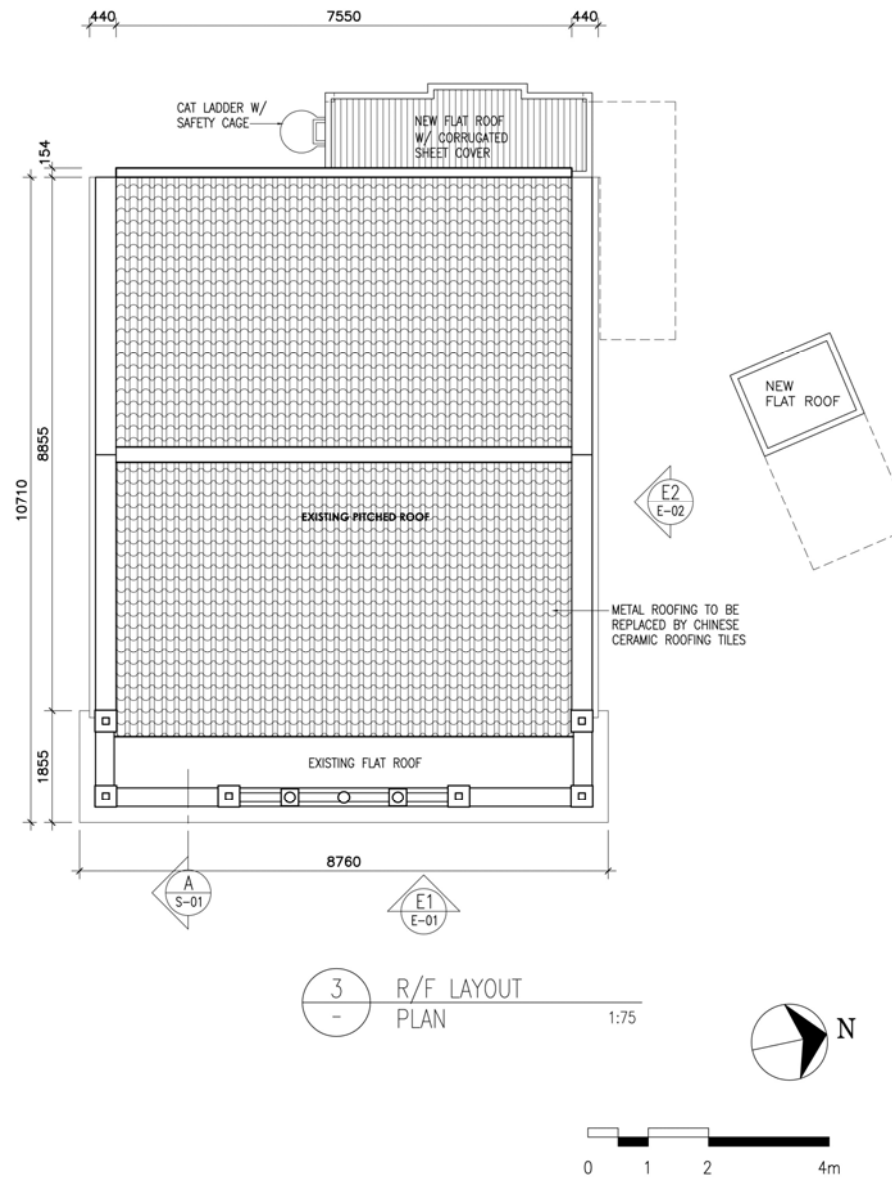
3QW - REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM

Enclosure 1

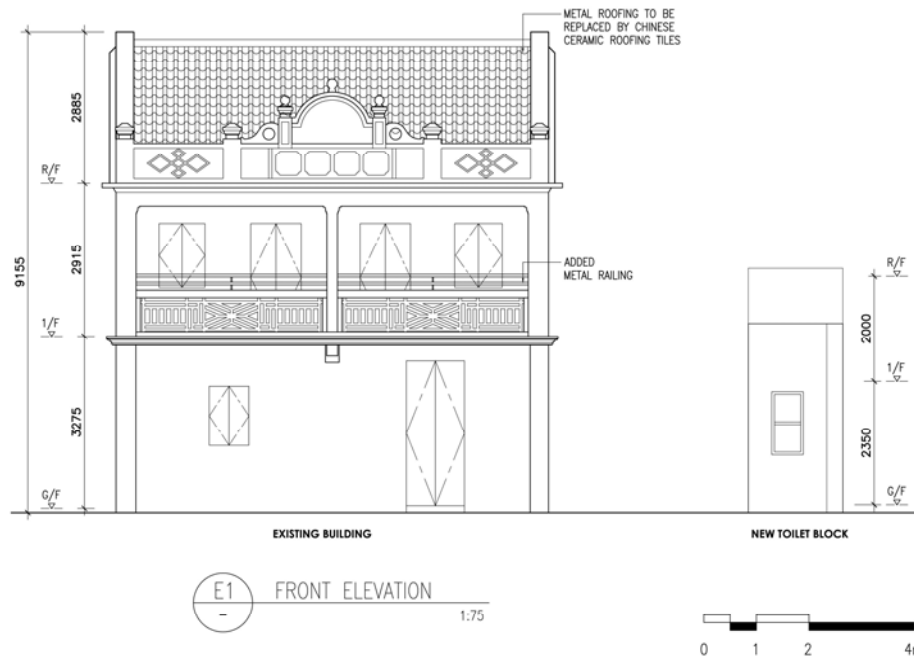




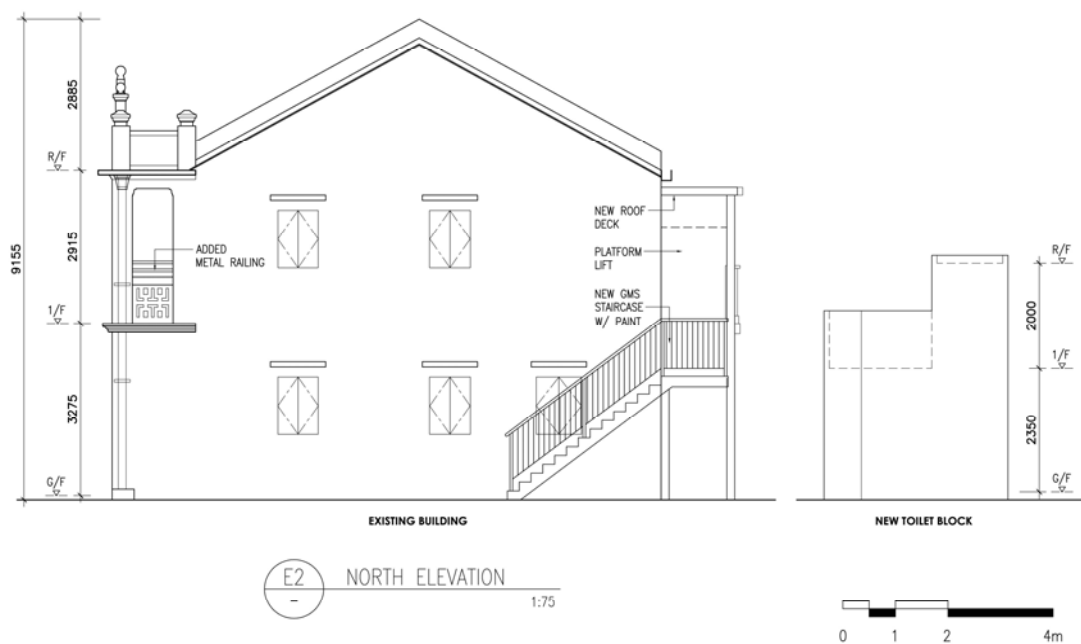
Proposed First Floor Plan



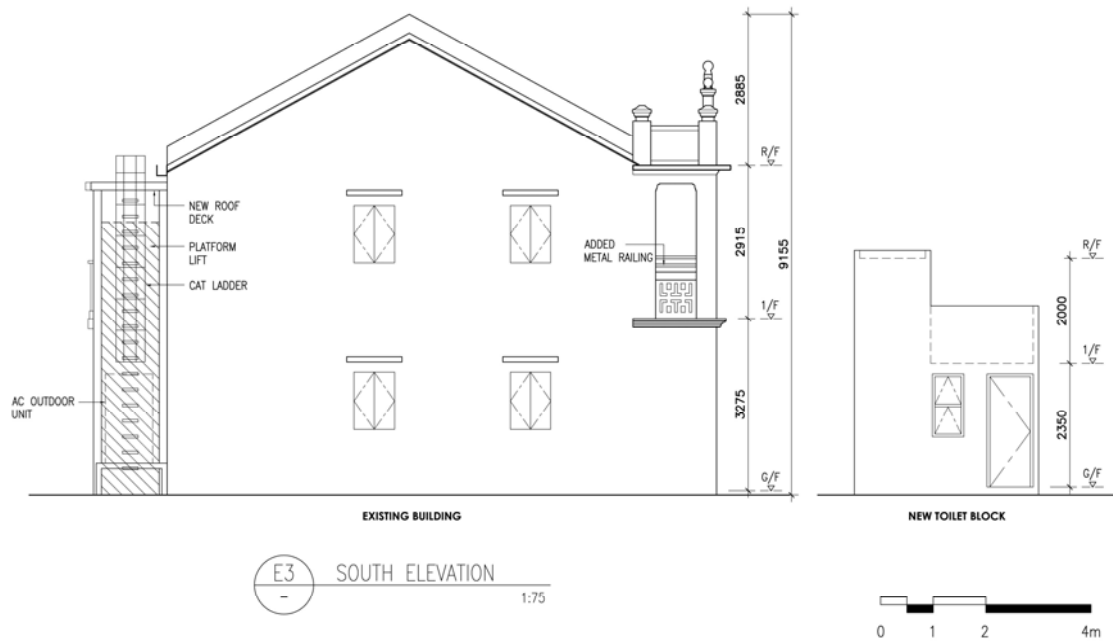
Proposed Roof Plan



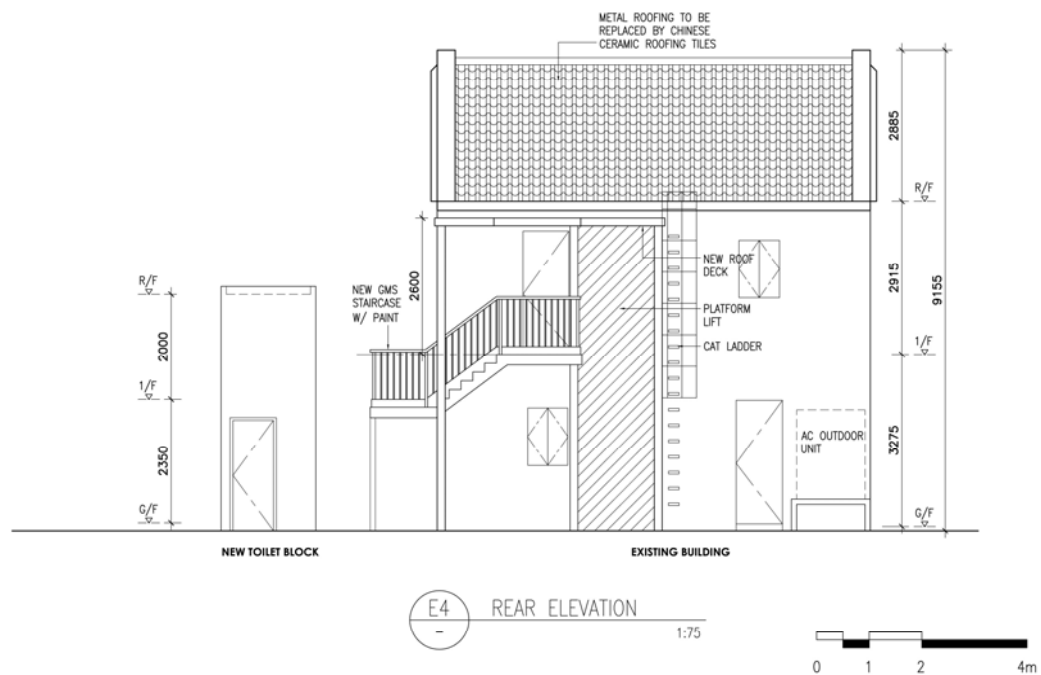
Proposed Front Elevation



Proposed Side Elevation - 1



Proposed Side Elevation - 2



Proposed Rear Elevation



3.4 Potential impact


3.4.1 Definition of terms²

Levels of Significance	Meaning
High	<p>Elements which make a major contribution to the overall significance of the place.</p> <p>Spaces, elements or fabric originally of substantial intrinsic quality, and exhibit high degree of intactness and quality, though minor alterations or degradation may be evident.</p>
Moderate	<p>Elements which make a moderate contribution to the overall significance of the place.</p> <p>Spaces, elements or fabric originally of some intrinsic quality, and may have undergone minor or extensive alteration or degradation.</p>
Low	<p>Elements which make a minor contribution to the overall significance of the place.</p> <p>Spaces, elements or fabric originally of little intrinsic quality, and may have undergone alteration or degradation.</p> <p>Original spaces, elements or fabrics of some quality, which have undergone extensive alteration or adaptation to the extent that only isolated remnants survive.</p>
Neutral	<p>Items which are of little consequence in terms of understanding or appreciating the site and its developments, without being actually intrusive</p>
intrusive	<p>Items which are visually intrusive or which obscure understanding of significant elements of the site, and may be identified for removal</p>
Mitigation measures	<p>- Practical advice is given to mitigation adverse impact affects.</p>
Impact level	<p>- Overall level of impact on elements, after application of mitigation measures, is assessed as follows:</p> <p>High - an impact that significant alters or obliterates significant characteristics of the heritage resource;</p> <p>Medium - an impact that alters the character or surroundings of the heritage resource, but is consistent with existing and emerging trends;</p> <p>Low - an impact capable of measurement but with no alteration of significant characteristics; and</p> <p>Neutral - a change that does not affect the value of the heritage resource and/or its surroundings.</p>

² The definition of terms is developed based on James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, National Trust, 2004.

	Assessment Items	Affected CDEs/Item	Level of significance	Treatment/ Mitigation Measures	Impact Level
General					
1	Use of Fong Yuen Study Hall will be changed from a school to a Tourism & Chinese Cultural Centre cum Ma Wan Residents Museum	N.A.	N.A.	<u>Mitigation Measures</u> - Old photos and textual information outlining the historic evolution of the site and building would be included in the proposed museum.	low
External area					
2	a pedestrian access outside site boundary as Brown Area will be formed from the public footpath to Fong Yuen Study Hall Upgrade and widening existing footpath to the building for barrier free access	existing footpath and area outside the site boundary in front of the building	neutral	<u>Mitigation Measures</u> - The existing footpath is not historical structure. Such improvement work would not induce adverse impact to the site. - Such improvement work is considered beneficial as a more welcoming access for disabled from Pak Lam Road to the entrance of building will be provided.	neutral
3	Demolish the existing one-hall village house (kitchen annex), which is in dangerous condition	existing one-hall village house (kitchen annex)	low	<u>Mitigation Measures</u> - Detailed documentation of the building should be provided before the work commences.	low

4	Demolish the existing toilet annex	existing toilet annex	neutral	<u>Mitigation Measures</u> - Removal of existing toilet annex that does not appear to be historic structure is acceptable. Detailed documentation of the building should be provided before the works commences. - The large tree beside the toilet should not be disturbed. - Portion of surrounding walls to be re-constructed to match with existing. Details of such reconstruction should be submitted to AMO for consideration and endorsement prior to the works commencement	neutral
5	ornamental arch-shaped entrance gate to be preserved in-situ	ornamental arch-shaped entrance gate	high	<u>Treatment</u> - Repair against deterioration, such as spalling concrete, peeling paint, etc.	neutral
6	Low walls surrounding the forecourt to be preserved in-situ	Low boundary walls	high	<u>Treatment</u> - Repair against deterioration, such as spalling concrete, peeling paint, etc.	neutral
7	Remove the existing metal entrance gate	existing metal entrance gate	intrusive	<u>Mitigation Measures</u> - Removal of existing metal entrance gate that does not appear to be historic structure is acceptable, providing the ornamental arch-shaped entrance gate is not disturbed.	neutral
8	Make good the grassland at the forecourt	Grassland at the forecourt	neutral	- Such improvement work is considered beneficial as a more welcoming space is provided for public uses	neutral

9	Replace the existing fencing around the building premises with new fencing for better security	existing fencing	neutral	<p><u>Mitigation Measures</u></p> <ul style="list-style-type: none"> - Such improvement works is acceptable providing the new fencing is independent structure and will not disturb the historic building fabrics. - The design of the new fencing should be discernible from the original historic fabric and be understated in character. Thus it will not induce any serious visual impact to the historic buildings. - a sample is shown as follows: 	low
10	Addition of new timber trellis and benches in the forecourt for some outdoor sitting and retail space	Openness of the forecourt and trees inside	low	<p><u>Mitigation Measures</u></p> <ul style="list-style-type: none"> - Such new structures are acceptable providing they are of compatible design, in term of suitable material and texture. - Such addition should be reversible without causing permanent damage to the historic fabric. - They should be discernible from the original historic fabric and be understated in character. - They should be placed in the forecourt so that the main facade of the study hall can still be conceived. 	low

11	Addition of a new toilet block for public use with water tank and pump room above	Setting / ambiance of the forecourt	moderate	<u>Mitigation Measures</u> <ul style="list-style-type: none"> - Such new structure is acceptable providing they are of compatible design, in term of suitable material and texture for the finishes. - They should be discernible from the original historic fabric and be understated in character. - The location of new toilet block should be selected with least visual impact to the historic building 	low
12	The existing tree (1 nos.) attached to the existing ruined kitchen block will need transplanting	Tree in forecourt	low	<u>Mitigation Measures</u> <ul style="list-style-type: none"> - Such transplantation is acceptable providing it is carried out with adequate guidance from tree specialist. - Such transplantation is considered beneficial as more open outdoor area is provided for activities. 	medium
Fong Yuen Study Hall – External					
13	Restore the existing metal roof with including the supporting metal truss with traditional Chinese styled roofing consisting of pan and roll tiles supported by timber battens and purlins (see appendix II)	existing roof	high	<u>Mitigation Measures</u> <ul style="list-style-type: none"> - Removal of existing metal roof is acceptable providing the historic building fabrics, including the gable wall, ornamental parapet, pediment and acroteria are well protected during the process. - Detailed design of the new roof should be prepared by conservation specialist who has considerable knowledge of traditional Chinese architectures, and based on available information and record of the original timber roof. - Design proposal should be submitted to AMO for approval - The timber used should be pre-treated by a well-recognized preservative. 	low

				<ul style="list-style-type: none"> - Termite control and eradication system should be installed to the timber roof structures - Information should be provided in-situ clarifying the authenticity of the newly added timber roof structure, for example, the date of restoration could be branded on each timber member. 	
14	Demolish the existing concrete stair at the rear side of the building, which is a substandard stair as means of escape, to make rooms for the new up-to-standard staircase	existing concrete stair at the rear side of the building	low	<u>Mitigation Measures</u> <ul style="list-style-type: none"> - Detailed documentation of the stair should be provided before the work commences. 	low
15	Addition of a new staircase as means of escape, and a disable platform at the rear of the building for barrier free access	Rear and side facade of building	moderate	<u>Mitigation Measures</u> <ul style="list-style-type: none"> - Such new staircase is acceptable providing they are of compatible design, in term of suitable material and texture. - Such addition should be reversible without causing permanent damage to the historic fabric. - They should be discernible from the original historic fabric and be understated in character. - They should be structurally independent and will not disturb to the historic fabrics. - The windows and door openings should not be enlarged or altered. 	high
16	Clean and repaint the external walls with the same colour scheme	external walls	moderate	<u>Mitigation Measures</u> <ul style="list-style-type: none"> - Repainting is acceptable providing suitable type of paint is used, such as reversible paint system 	neutral

17	the ornamental parapet and pediment as well as acroteria at the top part of the front facade to be preserved in-situ	ornamental parapet, pediment and acroteria	high	<u>Treatment</u> - clean, made good and repair against deterioration, such as crack, peeling paint.	neutral
18	Clean and repair the plastered relief on the parapet and pediment, including the four characters 芳園書室 that give the name of the Study Hall, and other auspicious motifs.	plastered relief on the parapet, pediment and acroteria	high	<u>Mitigation Measures</u> - Such repair work is acceptable providing the works is minimal and carried out by experienced craftsmen using traditional techniques.	neutral
19	Restore all aluminium windows and door with timber framed window and door	Existing aluminium windows	intrusive	<u>Mitigation Measures</u> - Reference should be made to the style of the same period. - The timber used should be pre-treated by a well-recognized preservative. - Information should be provided in-situ clarifying the authenticity of the newly added timber framed window and door, for example, the date of restoration could be branded on the each timber window and door.	low

20	Patterned balustrades found on the cantilever balcony to be preserved in-situ A new top rail to be added to existing balustrade to meet the statutory requirement	Patterned balustrades at balcony	high	<u>Treatment</u> Make good and repair against deterioration, such as spalling concrete, peeling paint, cracks, etc. <u>Mitigation Measures</u> - The design of the new top rail should be compatible but distinguishable from the historic fabrics. - Information should be provided in-situ clarifying the authenticity of the newly added top rail - Such addition should be reversible without causing permanent damage to the historic fabric.	low
21	Cornice below and atop the cantilever balcony to be preserved in-situ	Cornice below and atop the cantilever balcony	high	<u>Treatment</u> - Make good and repair against deterioration, such as peeling paint, cracks, etc.	neutral
22	Shaped bracket under the balcony to be preserved in-situ	Shaped bracket under the balcony	high	<u>Treatment</u> - Make good and repair against deterioration, such as peeling paint, cracks, etc.	neutral
23	Windows and door openings including hood mouldings and the recess on the walls where the window leaves are located to be preserved in-situ	Windows and door openings	high	<u>Treatment</u> - Make good and repair against deterioration, such as cracks, peeling paint, etc.	neutral

24	Restore the existing PVC downpipe at the left side of the building with a new downpipe	existing PVC downpipe	intrusive	<u>Mitigation Measures</u> - The design of new downpipe should be compatible to the historic fabrics. Reference should be made to the style of the same period in Ma Wan - the restoration proposal should be submitted to AMO for approval - Information should be provided in-situ clarifying the authenticity of the newly added downpipe, for example, the date of restoration could be branded on the new downpipe	low
25	Granite thresholds to doorways on the ground floor to be preserved in-situ	Granite thresholds	high	<u>Treatment</u> - Clean the surfaces with an proprietary non-corrosive chemical cleaning agent of low concentration	neutral
26	Copings and label mouldings to the gable walls to be preserved in-situ	Copings and label mouldings to the gable walls	high	<u>Treatment</u> - Make good and repair against deterioration, such as peeling paint, cracks, etc.	neutral
27	Addition of split-type air conditioning unit and pipe works to enhance the comfort of visitors	rear facade of the building	moderate	<u>Mitigation Measures</u> - The outdoor units should be place at the rear of the building	low
Fong Yuen Study Hall – Internal					
28	moldings on the columns and beams on ground floor and first floor to be preserved in-situ	moldings on the columns and beams	high	<u>Treatment</u> - Make good and repair against deterioration, such as cracks, peeling paint, etc.	neutral
29	Straight flight reinforced concrete staircase from ground floor to first floor to be preserved in-situ	Straight flight reinforced concrete staircase	high	<u>Treatment</u> - Make good and repair against deterioration, such as cracks, peeling paint, etc.	neutral

30	Remove the existing suspended ceiling on upper floor	existing suspended ceiling on upper floor	intrusive	<u>Mitigation Measures</u> - Such removal is considered beneficial as it reveals the original pitched form of the roof.	neutral
31	Demolish the front part of the middle partition wall on the upper floor which is likely to be later intervention for better circulation between the rooms	front part of the middle partition wall on the upper floor	intrusive	<u>Mitigation Measures</u> - The plastered moulding on nearby beams and columns should be retained and protected during the process. - Demolition should be carefully carried out by hand tools and monitoring instrument for the stability of the existing building will be provided.	neutral
32	Repair spalling plaster, holes and cracks and repaint surfaces.	Wall surfaces	low	<u>Mitigation Measures</u> - The plastered moulding on the beams and columns should be carefully retained.	neutral
33	Addition of new balustrade to the stair well on the upper floor as protective barrier	stair well	high	<u>Mitigation Measures</u> - Design and materials of new balustrade should be compatible but distinguishable from the historic fabrics. Reference should be made to the style of the same period. - Information should be provided in-situ clarifying the authenticity of the newly added balustrade. - Such addition should be reversible without causing permanent damage to the historic fabric. - there should be no alteration to the stair and stairwell - the design proposal should be submitted to AMO for approval	medium

34	Installation of building services such as light fittings, electrical trucking and conduits, air conditioning units, visual fire alarms, socket outlets, etc.	Interior space	low	<p><u>Mitigation Measures</u></p> <ul style="list-style-type: none"> - All the pipes and ducts of all kinds of building services installation should be grouped together when entering the building so that minimum number of holes will be made on the walls surfaces and floor - cable trunking should be used instead of individual electrical conduits - The architectural features in the interior should not be disturbed. 	medium
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3.5 Interpretation

It is recommended that the focus of interpretation of Fong Yuen Study Hall should be its use as an important educational institution in Ma Wan, its contribution to the community and the people in the community, who are farmers and fishermen. Clever and imaginative interpretation of the functions and use of the site as well as the people involved will set the context for the contribution of fishermen to the prosperous development of Hong Kong from a small fishing village to a world known metropolis. The interpretation should be incorporated in the programming of the future use of the building, as well as the content in the proposed exhibition.

The creation of an interpretation strategy and collection of information will be developed in consultation with the immediate community including rural committee of the villages in Ma Wan and various fishermen's organizations, such as Ma Wan Fisheries Rights Association, Ma Wan Rural Committee and Ma Wan Fishery's Village.

The conceptual framework of the interpretation is proposed to tie in with the different uses of the buildings.

Exhibition rooms	<ul style="list-style-type: none"> - displays historical relics of fishery in Ma Wan such as fishing boat, fishermen's daily utensils, old photos, different types of fishing net and tools, etc. - releases short film to introduce historical development of fishery in Ma Wan - organizes story-telling of fishermen's life and customs by local fishing community - introduces the architecture and history of Fong Yuen Study Hall
Learning Centre	<ul style="list-style-type: none"> - provides education programmes of Chinese culture and art, such as Chinese opera, Chinese musical instrument, Chinese calligraphy and painting, etc.
Tourist Centre	<ul style="list-style-type: none"> - aims to increase public awareness on ecological protection. - organizes eco-tours guided by indigenous residences to allow tourists to experience the process of fishing and fish cultivation by travelling on fish rafts; visiting primitive forest and various historical sites of Ma Wan Island. - Visitors are invited to participate in activities like mast rising, salty fish preservation and net knitting demonstrated by fishermen.

3.5.1 Potential theme and subjects

Exhibition rooms	<ul style="list-style-type: none"> - Fishery in Ma Wan - Fisherman and the development of Hong Kong - Fishermen: customs, festivals and life - The history of educational system in Hong Kong
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	<ul style="list-style-type: none"> - Architectural decoration of Chinese auspicious motifs - Architecture at early 20th century - Conservation process of Fong Yuen Study Hall
Learning Centre	<ul style="list-style-type: none"> - Introduction to Chinese opera - Introduction to Chinese calligraphy - Introduction to Chinese painting
Tourist Centre	<ul style="list-style-type: none"> - Fishermen's daily living - Fish framing in Hong Kong - Fishermen's cooking - Historical Man Wan Island

3.5.2 Implementation of interpretation

Exhibition rooms (G/F)	<ul style="list-style-type: none"> - Exhibition panels will be installed - Exhibition of the collection of historic materials relating to fishing industry - Audio Visual equipments will be installed for showing an educational film
Learning Centre (1/F)	<ul style="list-style-type: none"> - Part-time teachers and artists specialize on particular subject will be employed to teach the courses on Chinese art and culture
Tourist Centre (1/F)	<ul style="list-style-type: none"> - Registered in the tourist centre in person or through tele-booking, guided tour of a group less than 15 participants will be leaded by indigenous residences to have a leisure walk around the livelihood and heritage spots on Ma Wan Island, including: Fish farms Tin Hau Temple Old Ma Wan village Old Well Old Kowloon Custom Unicorn Stone Primitive mangroves Man Wan Park Nosh's Ark - A guiding map will be compiled and distributed to the participants

3.6 Maintenance management plan

Once the conservation and adaption work is completed on a historic and significant building, ongoing maintenance is necessary to keep the building in good order. Maintenance is an essential part of the conservation/preservation process.

Repairs required as part of ongoing maintenance should be undertaken to match the existing materials, colour or texture of existing, and must blend in with existing fabric. Maintenance work should be governed by the Burra Charter principle of **"Do as much as necessary and as little as possible"**.

A maintenance schedule should be developed which includes:

- Regular inspection to check the degree of deterioration of all Character defining elements
- Annual inspection of the condition of the roof
- Monthly monitoring of the termite control and eradication system to the timber roof structures
- Six monthly clearing of gutters and checking of downpipes
- Regular inspection of external painted finished to ensure their soundness
- Regular inspection of internal finishes and fittings
- Regular monitoring of site drainage
- Regular maintenance to the plants and garden

The maintenance management plan will be reviewed annually by building management professionals, conservationists and professionals with thorough understanding of managing a historic building to ensure the execution of a proper maintenances programme.

A maintenance manual or handbook delineating the recommended procedures of carrying out necessary maintenance works and identified conservation items will be compiled and provided to future frontline maintenance staffs to ensure their adequate understanding of their duties and necessity in better maintaining the historic building.

3.7 Property management proposal

The conservation and adaption of the building is only the first stage in an ongoing process of care and management. It is important that everyone involved with the use of the building is aware of its value and the level of care which must be taken when any works are proposed.

Damaging and often irreversible changes can inadvertently occur through ill-considered actions or ignorance. To avoid this situation occurring, all staff involved in any aspect of the management of the Fong Yuen Study Hall must be briefed on the significance and appropriate management of the building and its setting. An operation manual detailing the significance and appropriate management of the building and its setting, as well as the identified conservation items will be compiled and provided to future users for guiding the operation of the building without degrading its heritage significance in any aspect.

No new work, however minor or seemingly insignificant should occur without approval and checking. For example, nothing should be fixed on or into internal or external walls without prior approval.

The property management plan will be reviewed annually by building management professionals, conservationists and professionals with thorough understanding of managing a historic building to ensure the execution of a proper management programme.

3.7 Future development

For any future development to the historic building and site, including renovation works, alterations and additions, is intended, prior consultation and consent should be sought from the Yuen Yuen Institute, Development Bureau and Antiquities & Monuments Office. The proposed works should follow the internationally recognized conservation principles and be designed by qualified conservationists such as a Conservation Architect or a Heritage Consultant.

4.0 Implementation

4.1 Documentation

Before the commencement of any works on site, a detailed photographic and cartographic survey will be conducted by experienced surveyors/conservationist to provide important reference to all later restoration and renovation works. These survey reports and all conservation studies, site inspection records will be kept at the site office and made available to the users and professionals who are responsible for up-keeping the historic building and managing the changes of the historical place.

Documentation of the whole conservation process, from conceptualization to implementation stage will also be required, so that an understanding of the changes to the historic fabrics is recorded to inform future care and maintenance. Such documentation, say measured drawings and photos of the conservation works in process, may also from educational materials displayed to the public as part of the interpretation strategies. Upon the completion of conservation works, all these documentations should be well kept in the future exhibition rooms.

4.2 Financial resources

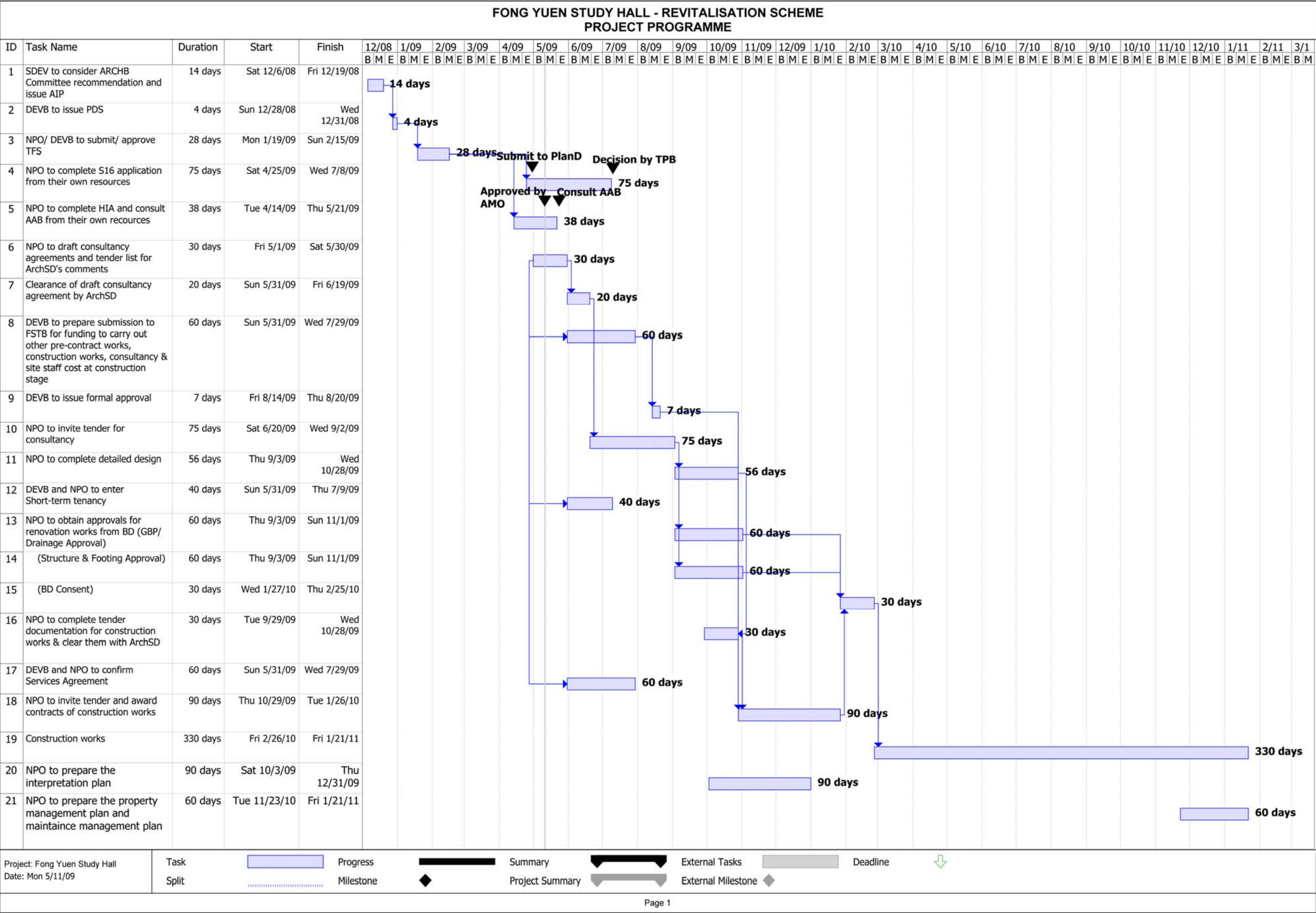
Under the Revitalizing Historic Buildings through Partnership Scheme, budget is allocated for the general maintenance work of the buildings in coming 3 years. The maintenance cost will be allocated from the operational surplus after the first 3 years.

4.3 Staffing and management structure

- A heritage expert should be appointed in the project team during the design and construction stage to ensure that the conservation policies stated in the conservation management plan can be appropriately and effectively executed.
- A project officer/curator should be appointed for the interpretation strategy.

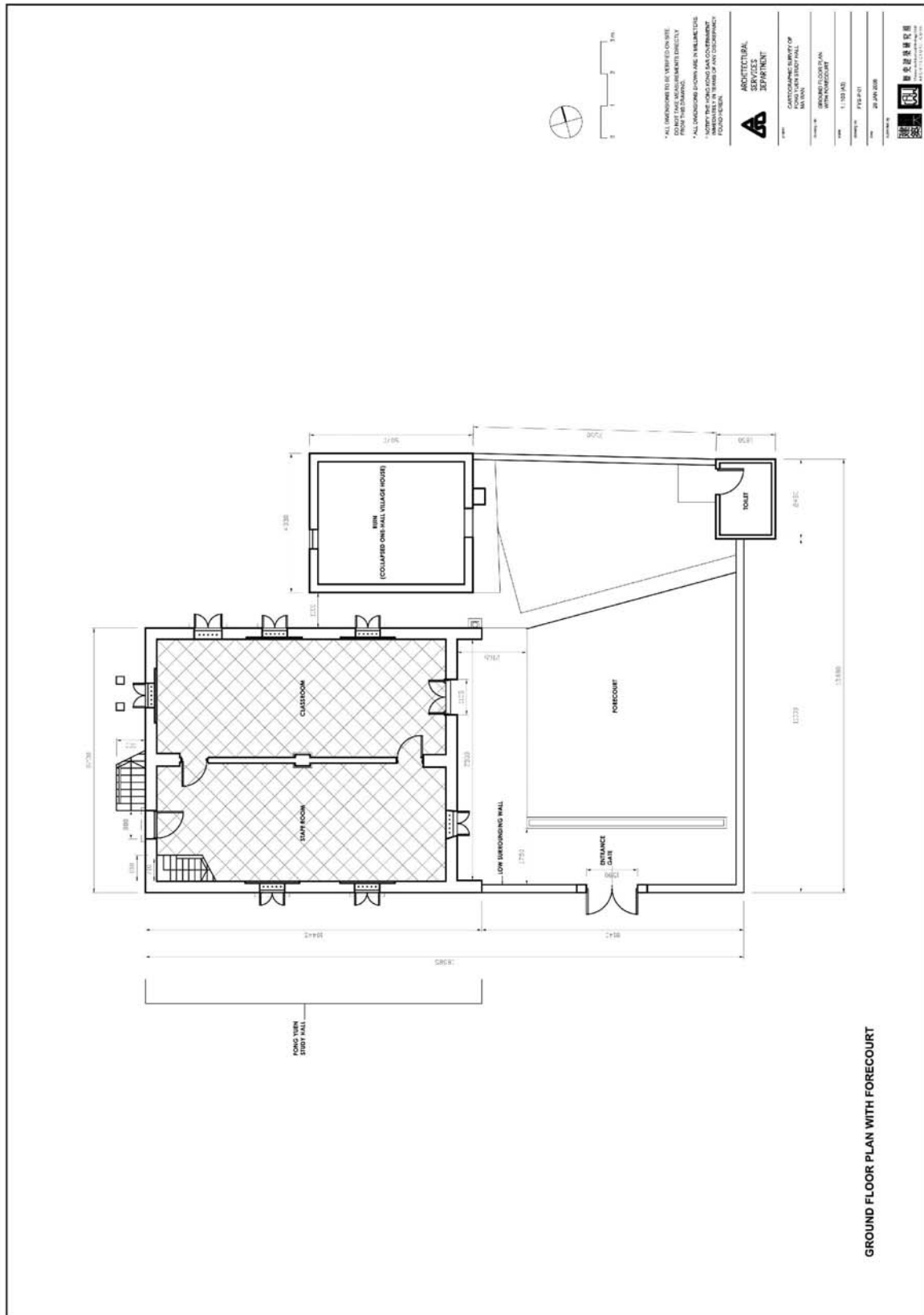
- A management committee consisting of heritage consultants, building professionals, frontline operators, technicians will be set up to oversee the implementation and operation of the scheme and draw the operation manual and maintenance manual.

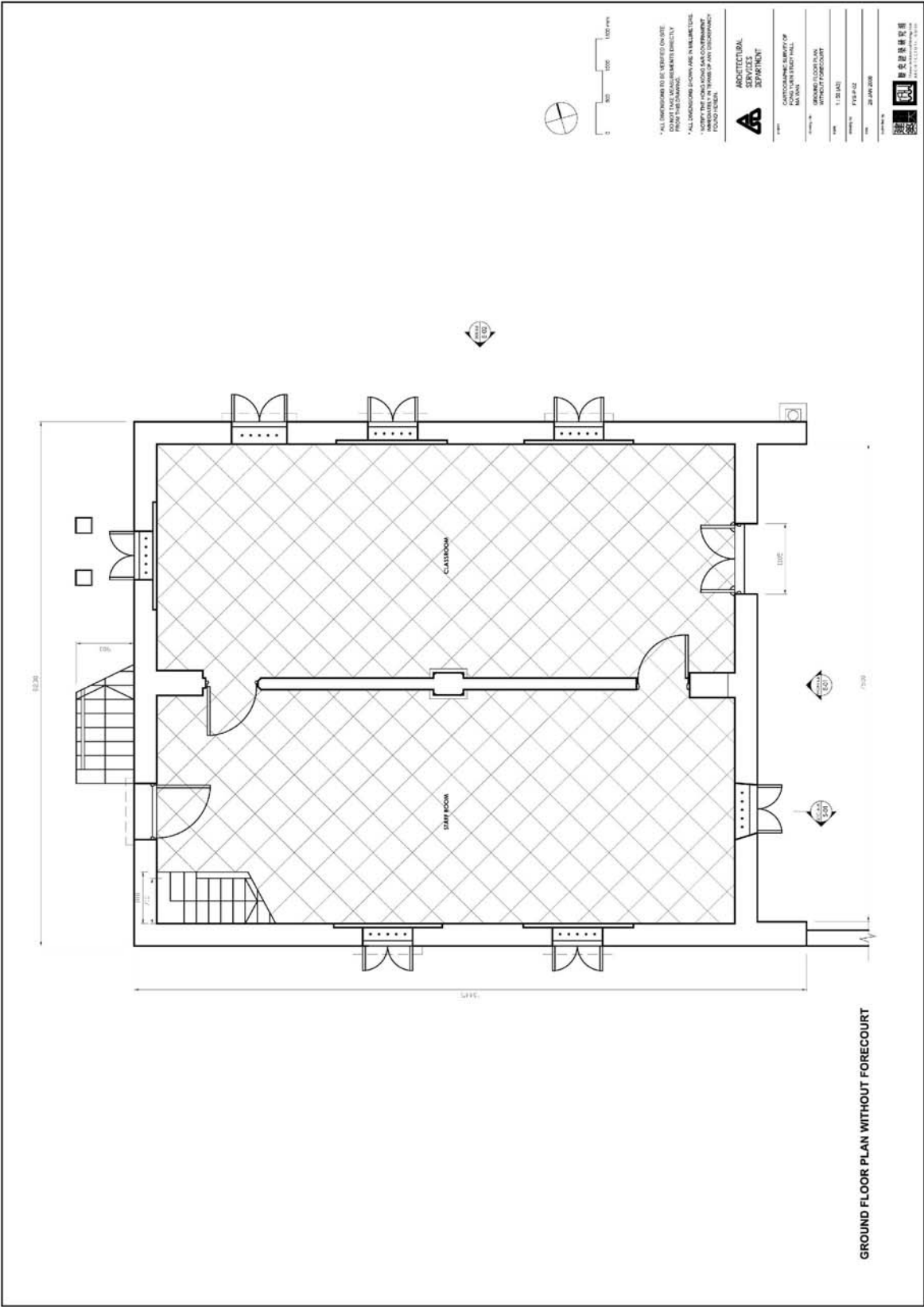
4.4 Implementation programme

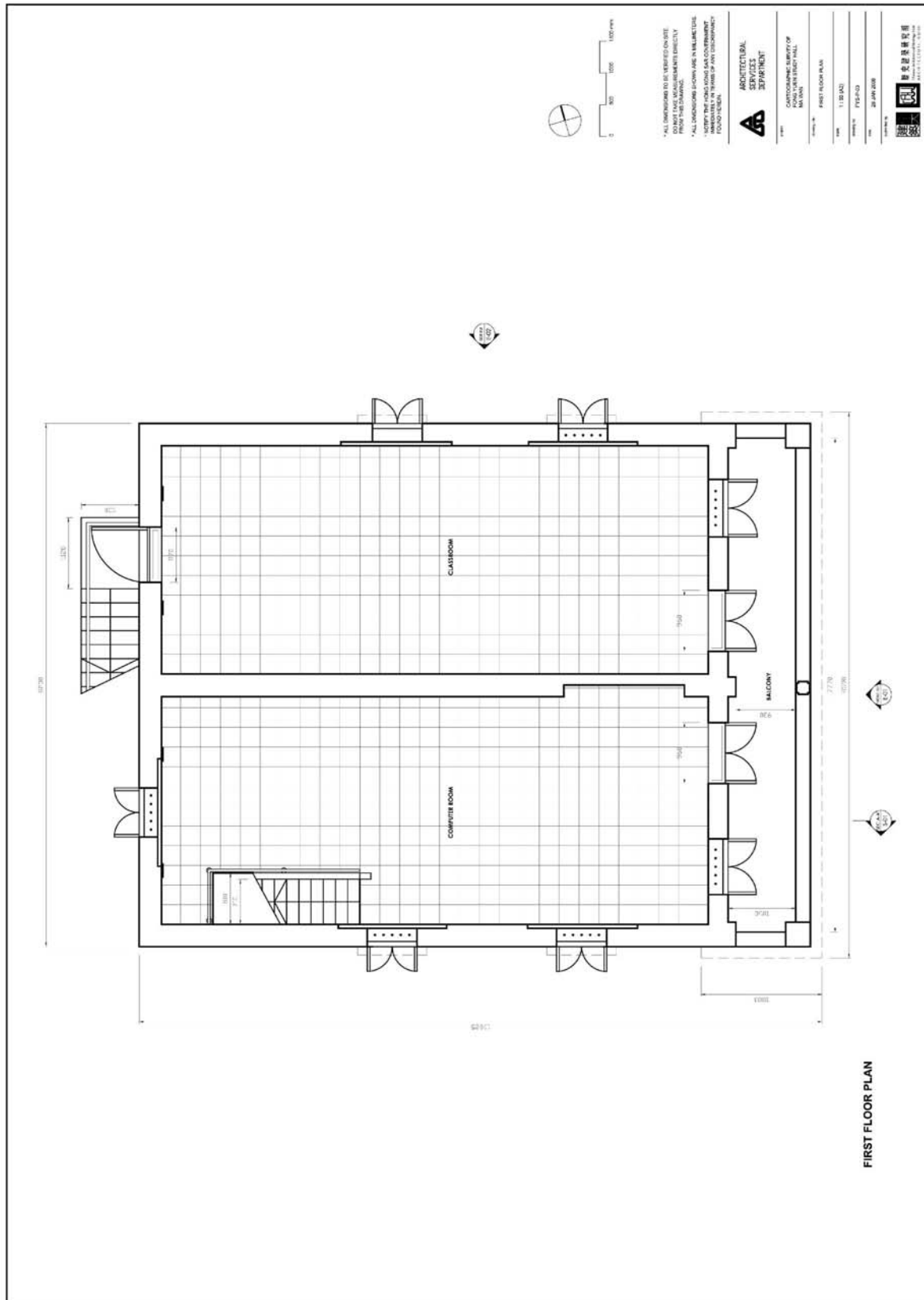


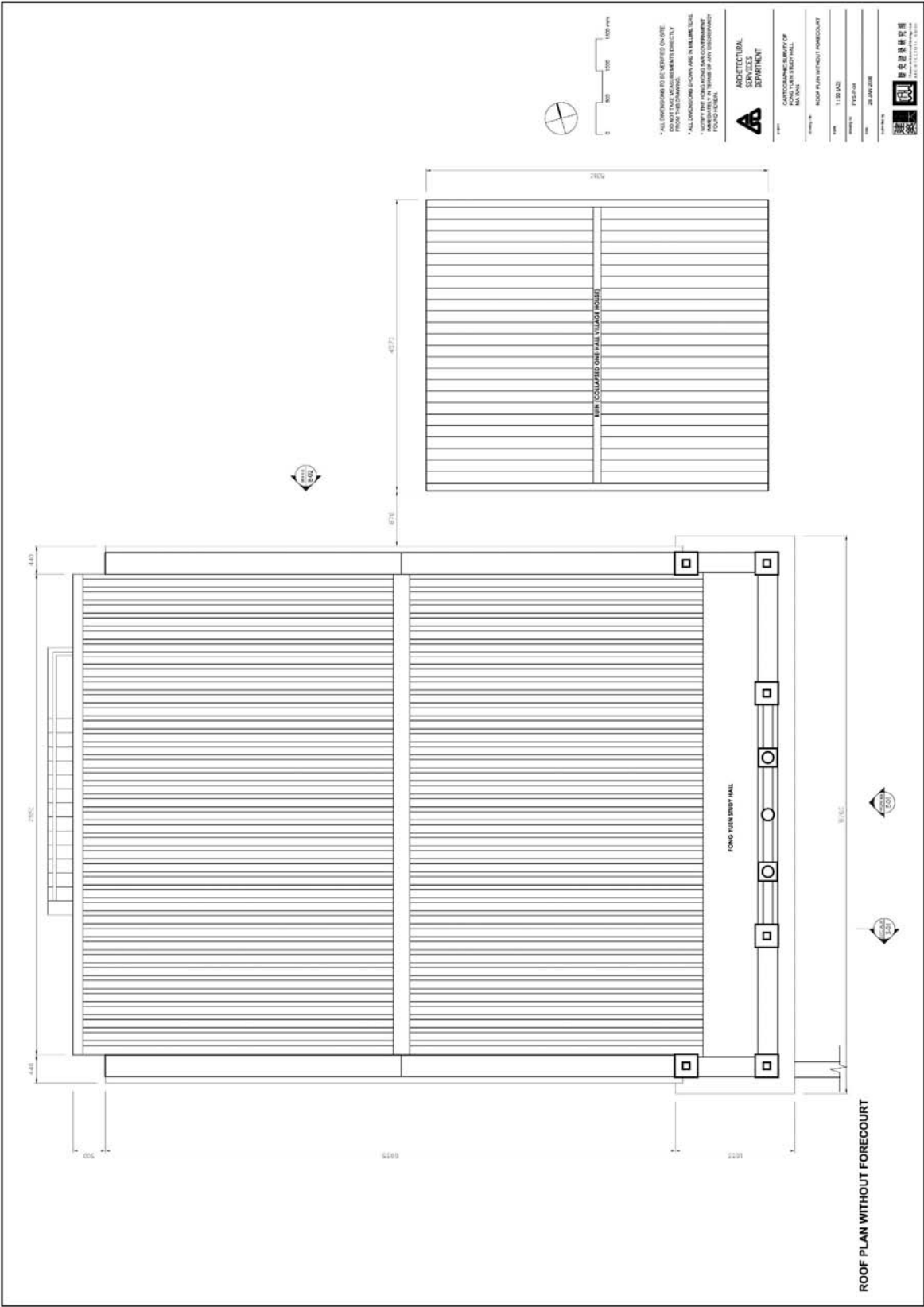
APPENDIX I

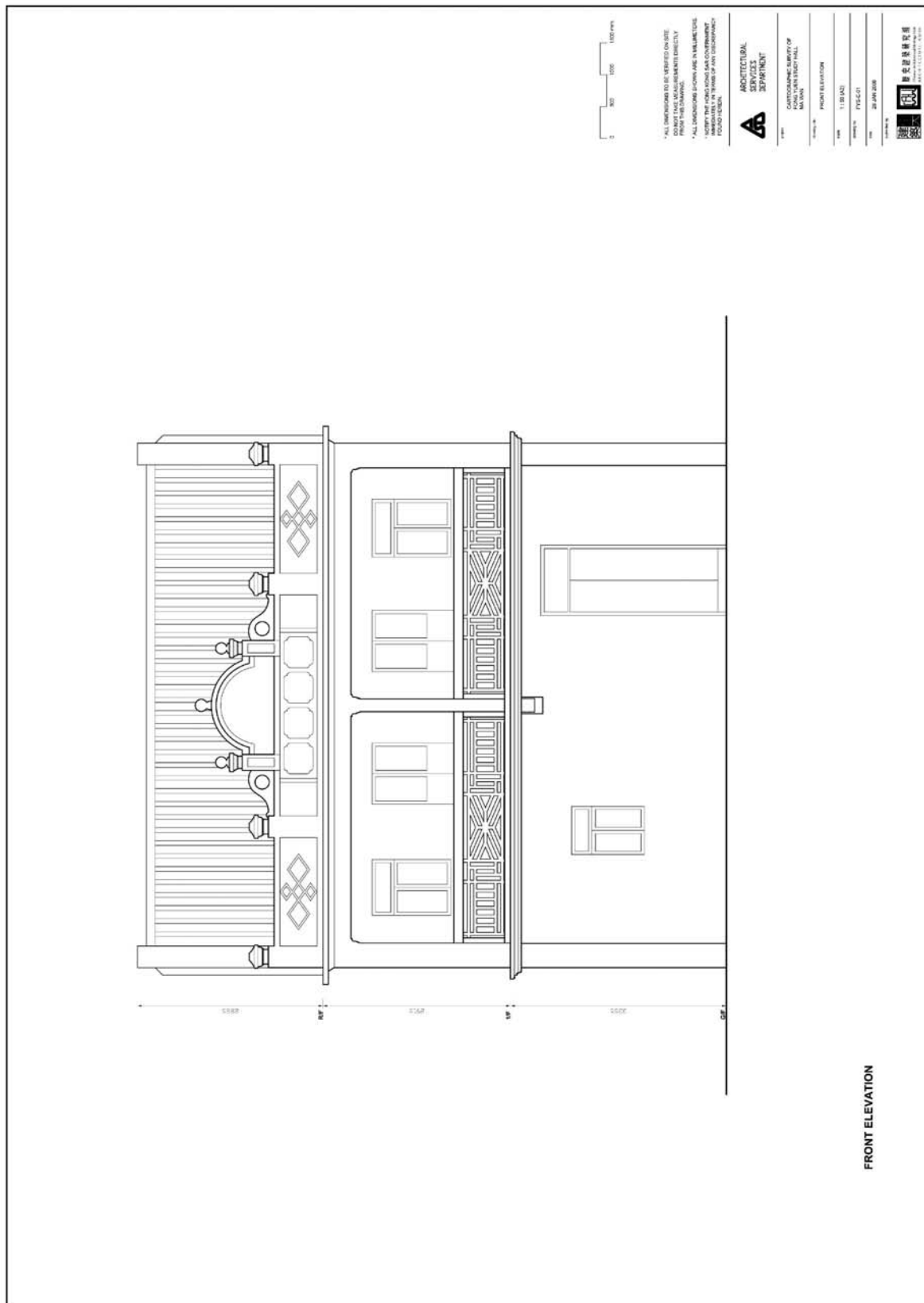
Drawings of Existing Fong Yuen Study Hall

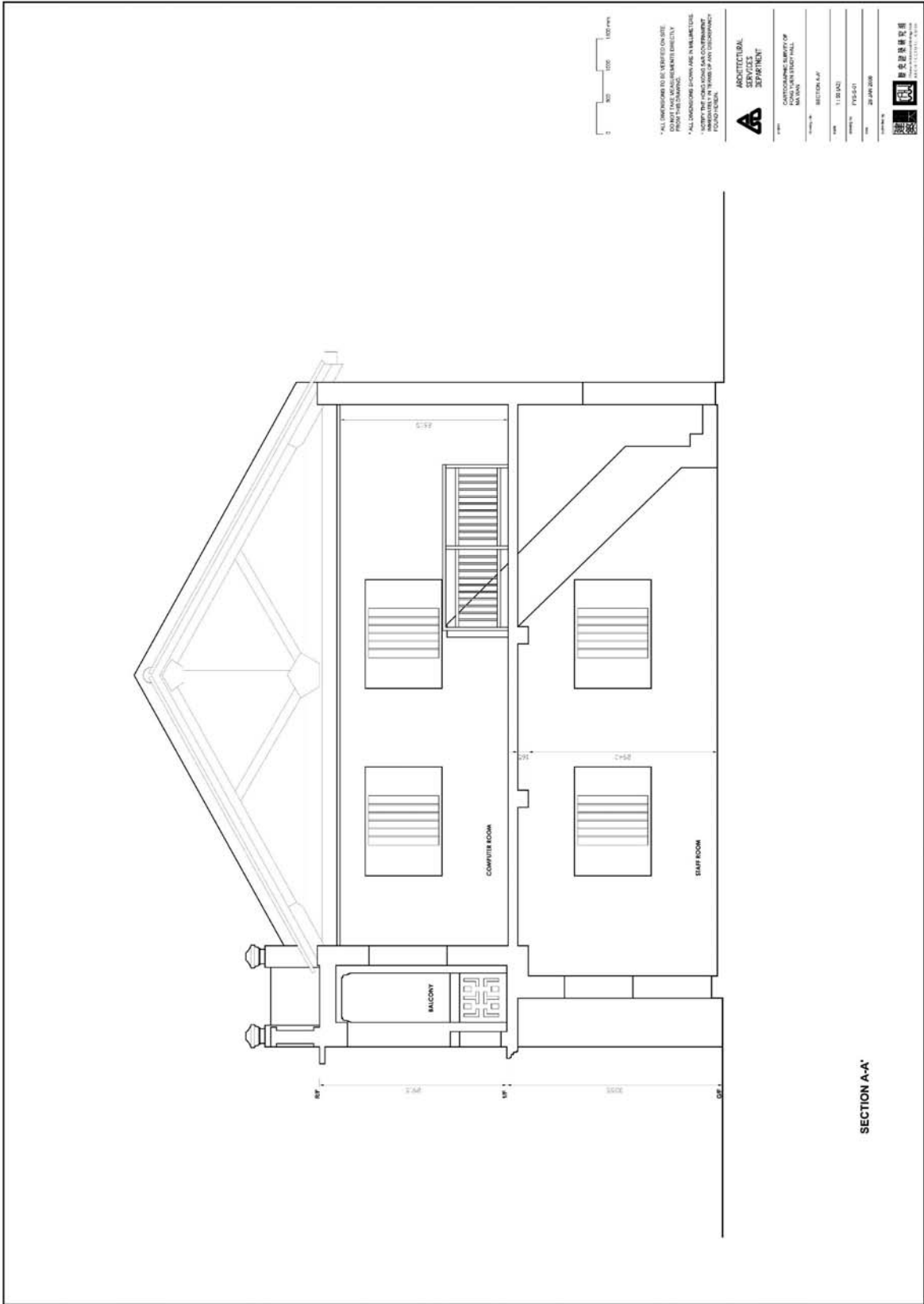






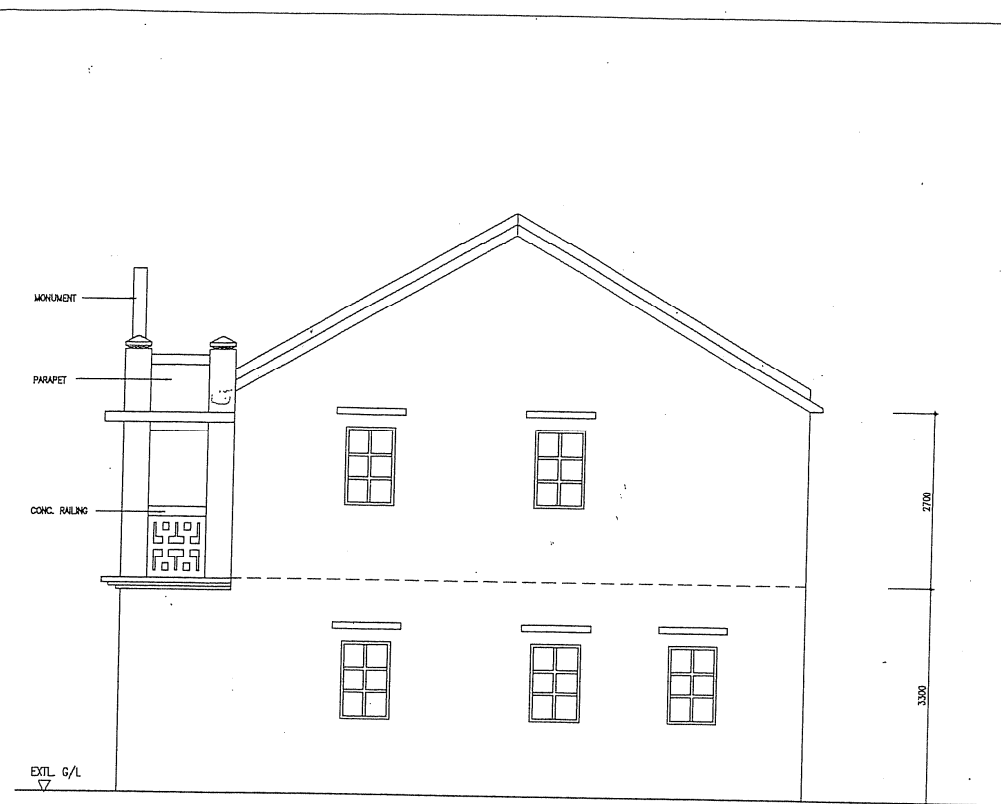




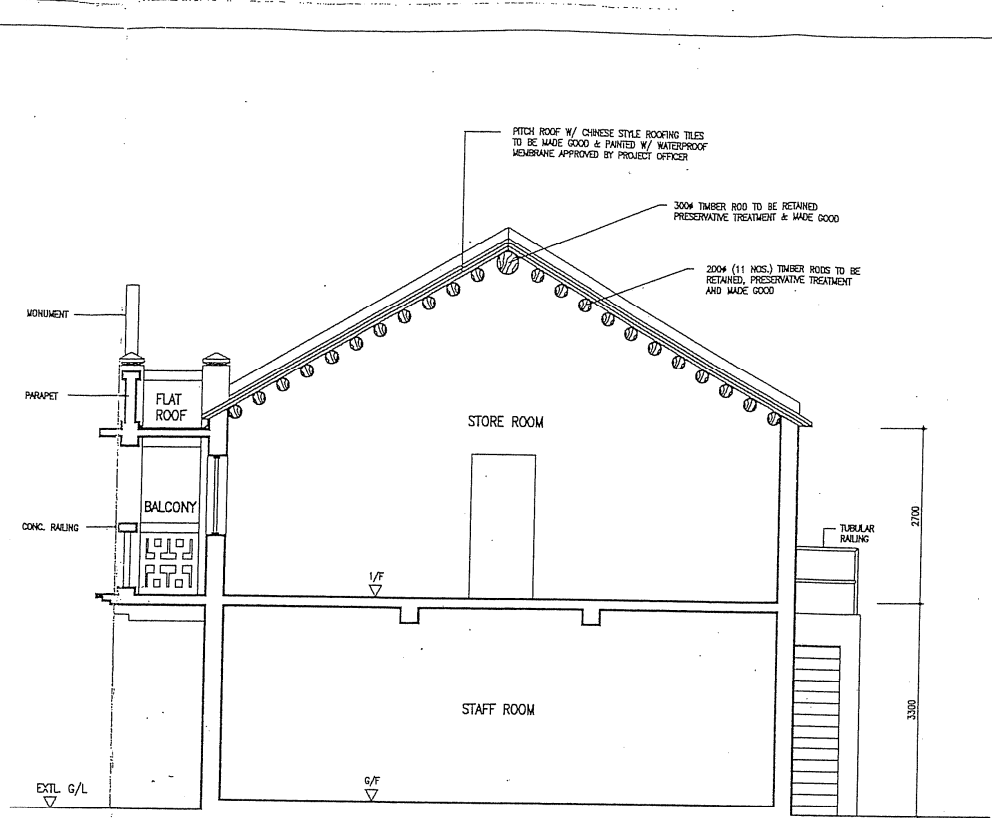


APPENDIX II

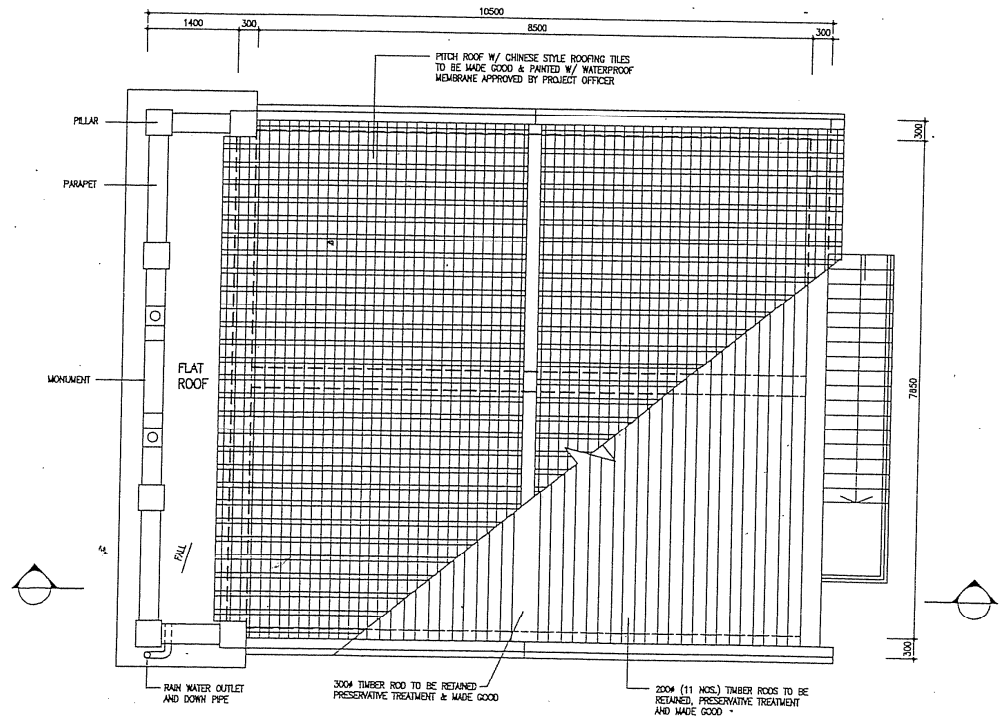
Drawings showing the original timber roof structure



SIDE ELEVATION



SECTION



ROOF PLAN

NOTES

1. ALL DIMENSIONS ARE IN mm.
2. EXACT DIMENSIONS AND LOCATIONS TO BE CHECKED ON SITE BY CONTRACTOR.
3. ALL TIMBER WORKS SHOULD BE APPLIED W/ PRESERVATIVE TREATMENT BY AUTHORIZED SPECIALIST.
4. THIS DRAWING TO BE CONNECTED WITH DRAWING NO. PB(A)/97904/98318/GP001.

no.	date	description	initial
REVISION			
		name	date
surveyed			
designed			
drawn		C.K. NG	7/98
traced			
checked		K.K. CHAN	

approved

contract no.

file no. BF-20-9128-000

project no.

contract

MA WAN
FONG YEUN PRIMARY SCHOOL

RE-ROOFING

drawing title

BLOCK 30 -
PLAN, ELEVATION
AND SECTION

drawing no.

PB(A)/97904/98318/GP002

scale

1 : 50

office

PROPERTY SERVICES BRANCH