



PURCELL

HERITAGE IMPACT ASSESSMENT

AUGUST 2014

REVITALIZATION OF BRIDGES STREET MARKET

HONG KONG

AD+RG



必列嘑士街街市
BRIDGES STREET MARKET

NO.2 BRIDGE STREET
必列嘑士街街市

2

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I INTRODUCTION

I.1 Purpose of the Report

The Bridges Street Market was an indoor wet market built by the Urban Council in 1953 to serve a growing local community at a time when there was major redevelopment in the Sheung Wan area.

The site itself had had other earlier connections with another important element of renewal – that of the life of Sun Yat-sen. For a period of time in the 1880s, the young Sun had lived at the American Congregational Mission Preaching Hall (now named as China Congregational Church), an earlier building on the site, while attending the Government Central School in nearby Gough Street. The years here were to be some of his most formative ones – years when he began to be exposed to certain Western values and ideas and when he began to formulate the desire to renew China and overthrow its old corrupt dynastic system.

Decades of poverty, overcrowding and disease, including a major outbreak of bubonic plague, had been followed by the distress and destruction accompanying the Japanese Occupation of Hong Kong. By the late 1940s, bombardment by both the Japanese and the United States had reduced many of the areas in Sheung Wan, including Bridges Street, to piles of rubble, in the midst of which returnees and new migrants from China were attempting to rebuild their lives.

Far-sighted Government officials, however, had seen in the destruction, the opportunity to construct model housing schemes that would eliminate some of the hitherto entrenched problems. The new Market, too, reflected a spirit of renewal and modernity. Its streamlined and functional Bauhaus¹ design, its unpretentious materials, its smooth plain surfaces, and its natural light and ventilation were no doubt seen as significant steps in providing a cleaner, more hygienic living and working environment in an area well overdue for such improvements. Such ambitions were as prevalent in Western Europe as they evidently were in the Far East; see for example, Berthold Lubetkin's Finsbury Health Centre in London.

The Bridges Street Market served the community for close to 60 years, primarily as a wet market, but also for a period as a playground.

In 2011, the Market has been accorded with a Grade 3 status by the Antiquities Advisory Board (AAB), on advice from the Antiquities & Monuments Office (AMO), and in the same year, it became available for adaptive reuse under the *Revitalising Historic Buildings through Partnership Scheme*, an initiative of the Commissioner for Heritage's Office of Development Bureau (DevB). Under this scheme non-profit organisations are offered the opportunity to submit innovative proposals for the development and re-use of certain historic buildings. The successful applicant in this instance was the Journalism Education Foundation Hong Kong Limited (JEF) with its proposal for a News-Expo. This building aims to be an exhibition and education centre using an archive of print and electronic news media to tell the story of Hong Kong's growth into a modern, cosmopolitan city. Significantly, it also aims to explain Hong Kong's story as a city in which a free press has played and continues to play a major contributing role.

Regarding the scope of alteration and addition works for the adaptive reuse scheme in the Market, the AMO has confirmed that a Heritage Impact Assessment is required to be carried out in accordance with DEVB Technical Circular No. 6/2009.

¹ Bauhaus design, also referred to as "the International Style", and drawing on the concepts developed earlier that became known as "Modernism" refers to the style of architecture developed by the art school of that name set up and led by Walter Gropius, in Weimar, Germany, and later Hannes Meyer and Ludwig Mies van der Rohe in Dessau and Berlin during the 1920/30's.

1.2 Scope of the Study

The report looks firstly at the site, location and architectural details of the Bridges Street Market. It then goes on to examine the wider context of both the site and the area, before looking more closely at the building itself. The architectural, contextual, social and historical significance will then be assessed to establish the heritage value of the building, followed by an assessment of the impact of the proposed changes, as described in the Consolidated Project Proposals (CPP's). The last section sets out a range of policies to guide the further development of the design, implementation and maintenance of the building.

The report has also made reference to the "Resource Kit for Revitalising Historic Buildings through Partnership Scheme – Bridges Street Market" prepared by DevB, the "Guideline for Heritage Impact Assessment Submission for Revitalizing Historic Buildings through Partnership Scheme (May 2009)" prepared by AMO, and the provisions of The Burra Charter 1999.

Site visits were made to the subject site on 27th March, 31st March and 6th April, 2014. Research was carried out in the Public Record Office, the G7 Information Centre at Wing Lee Street and various libraries; photographs, maps, plans, books and websites have been consulted. A full bibliography is given in Section 8.

2 UNDERSTANDING THE SITE

2.1 Designation

The Bridges Street Market has been accorded with a Grade 3 status by the Antiquities Advisory Board in September 2011. The Grade 3 designation indicates "*Buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable*".²

Other graded or significant buildings in the area include the following:

	Graded buildings / pre-1955 structures	Year of Construction	Grading	Original Use	Current Use
A	Police Married Quarters	1951	Grade 3	Married Police Quarters	PMQ – one of the Conserving Central projects being developed as a precinct for leisure, arts and heritage purposes
B	Man Mo Temple	circa 1847	Grade I	Temple	Temple
C	Central Police Station Compound	from 1864	Declared monument, 1995	Police Station, Central Magistracy, Victoria Prison	Currently being redeveloped as one of the Conserving Central projects as a precinct for leisure, arts and heritage purposes
D	Wing Lee Street	1950s	-	Terraced Street of <i>Tong Lau</i>	Residential; Charitable Organisations; Artist- in- Residence.

² Antiquities and Monuments Office. Assessment of 1444 Historic Buildings. <http://www.amo.gov.hk/en/built2.php> Last revision date, 23rd January, 2014.

E	Hong Kong Museum of Medical Sciences	1906	Declared monument, 1990	Bacteriological Institute; Old Pathological Institute	Museum, with a focus on heritage and health.
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Figure 1. List of Graded or significant buildings in immediate vicinity of the Bridges Street Market

2.2 Location

The Bridges Street Market is located at 2 Bridges Street in Sheung Wan. The site includes:

- The Bridges Street Market building;
- The Refuse Collection Point (RCP) immediately adjacent, between the Market and Shing Wong Street;
- Three link bridges;
- Two lanes on unallocated Government land – between the Market and Wing Lee Street, and between the Market and the RCP.³

2.3 Setting and Context

Bridges Street is a section of the thoroughfare that runs from the eastern end of Staunton Street near the former Victoria Prison into the Sheung Wan District. At its eastern end it is crossed by Shing Wong Street, a stepped ladder street. Vehicular access ends at its western end where Bridges Street is intersected by Tank Lane, a small portion of ‘street’ that is blocked by steps and retaining walls at its northern and southern ends. Bridges Street as a route continues under a different name, Tai Ping Shan Street, and as steps and a quieter, narrower thoroughfare into the heart of the old district. Bridges Street is also crossed by the famed Ladder Street, south-east of Tank Lane.

The subject site of this assessment, the former Bridges Street Market, is located on the southern side of Bridges Street close to a wedge-shaped corner formed by the intersection of this street and the steeply rising Shing Wong Street. The former Market’s southern boundary backs up against part of the terraced Wing Lee Street which runs parallel to Bridges Street between Shing Wong and Ladder Streets.

While the streets in the area have elements that relate to their more distant past – their names, their outlines and in some cases, their material elements i.e. at least portions of their granite steps – most of the extant built environment dates back to the 1950s and 1960s, in the reconstruction work that followed the Second World War, and to the latter part of the twentieth century.

Adjacent to the Bridges Street Market are the linked tower blocks, Grandview, built in 1994 by Yu Tai Hing Company Limited.⁴ Further along from these blocks are the Hong Kong Western District Women’s Welfare Club, the Kings College Old Boys Association Primary School, and beyond that the Island Christian Academy, a seven-storey purpose-built school constructed in the early 1960’s.

Across the road on the northern side of Bridges Street are smart new restaurants in front of other more recent housing blocks.

³ *Revitalising Historic Buildings Through Partnership Scheme. Bridges Street Market. Resource Book*, p 6.

⁴ Home Net Property Service Limited. <http://www.homenet.com.hk/page-apartment-in-grandview-garden-sheung-wan-hong-kong-192.html>

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Diagonally opposite the Bridge Street Market is the former Police Married Quarters, constructed in the early 1950s. These former quarters consist of two large accommodation blocks – Block A and Block B – the former, the length of Staunton Street between Shing Wong and Aberdeen Streets, the latter parallel but on the lower plateau and adjacent to Hollywood Road. These two blocks are typical of much post-war mass housing: multi-level blocks with rectilinear lines, functional design, little ornamentation and use of basic materials particularly concrete, steel and glass.

Crossing Ladder Street at the junction with Bridges Street is the China Congregational Church, built on the site of an earlier chapel that was itself established by the Reverend Charles Hager, Sun Yat-sen's spiritual guide and mentor at the Congregational Mission at 2 Bridges Street.

Across the road from this is an earlier building – the Chinese YMCA, a Grade I historic building. This structure was built in 1918 to a design by Chicago-based architects, Shattuck and Hussey, who specialised in YMCA buildings. Its design is eclectic, but influenced by the Chicago School.

While much of the built environment in the Bridges Street area reflects more recent stylistic influences, there are older style elements also. Immediately behind the Bridges Street Market is a tenement row in Wing Lee Street. While this dates from around the same period as the Market, in style and layout it harks back to the older Tai Ping Shan. The uniqueness of this small remnant has been recognised in a project to preserve at least portions of the street while adapting the buildings and giving them an appropriate new use.

Close by, in Shing Wong Street, there are other smaller three and four storey structures. Some have clearly undergone some restoration work and there are some attractive new businesses also. Similarly in Bridges Street, there appears to be another terrace undergoing some redevelopment. One senses an appreciation here of the older-style Hong Kong among the residents both Chinese and Western. Other older style housing has been allowed to become run down, and the fate of these buildings is uncertain.

Overall, the area is one rich in character. Dilapidated older-style three and four-storeyed housing, the old tenement row of Wing Lee Street, the stepped granite walkways of the ladder streets, small local cafes and businesses, smart new restaurants, newer multi-storeyed apartments, the heritage sites of the Police Married Quarters, the Man Mo Temple and the YWCA, the rubble and block retaining walls clambered over by the sheltering canopied Banyan trees – all provide a multi-layered backdrop to, and connection with, aspects of Hong Kong's history, particularly its Chinese history. Importantly, also there are several sites where adaptive re-use projects have found new uses for older buildings – the old Central Police Station slightly further away, and closer, the Police Married Quarters and Wing Lee Street –and in this context the new project for the Bridges Street Market fits well, and indeed, will make its own unique contribution.

2.4 Description of the Existing Building

The Bridges Street Market is a three-level structure – G/F, 1/F and 2/F – with a near trapezium-shaped footprint that takes advantage of its wedge-shaped corner site. It should be noted that the 2/F, which is of a much smaller size than the other levels – 90 square metres as opposed to 430 square metres ⁵ and a rectangular shape – has only one wall flush with the rest of the Market, and is not visible from Bridges Street itself.

The design of the Market owes much to International Modernism, which itself emerged from the Bauhaus design philosophy of the 1920s and 30s. Such design movements underpinned prevailing architectural themes for utilitarian buildings in the post-war period, when new social concerns and the need to rebuild on a massive scale were assisted by the Modernist emphasis on the interlinking of form and function, minimal ornamentation and the use of concrete, steel and glass and other manufactured, as compared with crafted, materials.

⁵ *Revitalising Historic Buildings Through Partnership Scheme. Bridges Street Market. Resource Kit p7.*

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The Bridges Street Market exhibits a number of Modernist characteristics: asymmetrical façades; cuboid shapes; large expanses of unornamented, smooth, flat surfaces painted or in some cases tiled white; flat roofs; horizontal bands of recessed windows; and strong rectilinear lines in the facades, fenestration, roof lines, entrance ways and grooved plaster work.⁶

Internally, the design of the Bridges Street Market expresses its purposes: this building was a fresh food market, with poultry and fish sold mostly on the ground floor and beef, pork, fruit and vegetables sold upstairs. Its stalls were designed for small holders; they were unpretentious, functional, hygienic and accessible.

Exterior: Northern Elevation (facing Bridges Street) including Staff Quarters⁷



Figure 2: North Elevation of Bridges Street Market

The front (northern) façade of the Bridges Street Market is distinguished by its deliberate asymmetry. The left-hand end, approximately one third of the total length, includes the large public entranceway, a bank of recessed windows in a grid configuration, and one of the few decorative elements in the building – a panel of Shanghai plaster grooved to represent

⁶ *Resource Kit*, pp 3-4.

⁷ The whole of this section, including the descriptions of the elevations, the interior spaces and the various features and finishes, draws heavily from the *Resource Kit* made available by the *Revitalising Historic Buildings Through Partnership Scheme* and on observation, photos and architectural plans.

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stonework. The whole of this end is set back from the rest of the façade and is protected by an overhang the length of this recessed area. The right-hand end of the façade incorporates a secondary, smaller, entrance, and two horizontal bands of recessed windows that run almost the full length of this end. The windows are shaded by projecting concrete fins and unglazed. The remainder of this elevation is a plain plaster-rendered surface, painted white.

This elevation features two sets of English and Chinese signage indicating the name Bridges Street Market – one older and one more recent, sited to the left and above the public entrance respectively.

Set well back from the northern elevation is the staff quarters though this is not visible from the street. This elevation includes two groups of two windows, a configuration that suited the more domestic purpose of the structure. There are air-conditioning units in the right hand windows serving the administration office. There is a large expanse of flat roof covering the I/F of the Market in front of this elevation.

Exterior: Eastern Elevation

The eastern elevation of the Bridges Street Market consists of two adjoining planes. The elevation closest to Bridges Street and at right angles to the north elevation is a rectangular expanse with a plain, plaster-rendered surface, painted white. The elevation also includes streamlined bands of windows, with concrete grilles and iron bars.

The much longer portion of the eastern elevation, the angled side of the trapezium, includes the side entrance accessed by a link bridge from Shing Wong Street. This entrance is framed by a narrow plain concrete strip, and includes old-style raised lettering in Chinese.

Exterior: Southern Elevation (facing Wing Lee Street)



Figure 3: South Elevation of Bridges Street Market

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The southern elevation, which is about two thirds the length of the northern elevation, faces the retaining wall supporting Wing Lee Street. This elevation incorporates one side of the 2/F staff quarters, which sits above the roof of the rest of the market. The elevation again features an asymmetrical configuration with the two I/F entrances, one situated immediately adjacent to the south-west corner and the other at some distance from the south-east corner respectively. Access to these entrances is via link bridges from Wing Lee Street. There is another entrance at the southwest corner of the ground floor. There are the same horizontal bands of unglazed windows with projecting concrete fins and iron security bars set into the plain rendered wall surface as on other elevations. However, the staff quarters also features metal framed "Crittall" casement windows, some with louvres, set into the wall singly or in pairs. Two window openings at I/F appear to have had metal casement windows fitted more recently, which may have been open to the air originally. A projecting sill and eaves gives a unified appearance to these individual windows and louvres, which are of a type more appropriate to domestic use.

This elevation also includes the original cast iron rainwater and waste pipes and hopperheads.

Exterior: Western Elevation

The western elevation is a rendered brick wall, painted white; however, a large area of the plaster render has deteriorated, and the elevation includes areas of painted brick. Repair work of concrete spalling carried out in 2010 and 2011 did not include this western elevation.⁸

Exterior: Eastern and Western elevations of Staff Quarters

The eastern elevation of the staff quarters is at right angles to (though set well back from) the north elevation facing Bridges Street; the eastern elevation of the rest of the building is at approximately 50 degrees relative to the northern elevation. Hence, the edge of the roof immediately in front of the eastern elevation of the staff quarters is angled on plan. The eastern elevation features two pairs of casement windows, each pair furnished with a projecting sill and eaves. A cat ladder giving access from the I/F roof to the upper roof is sited between the two windows. Cast iron drainage pipes are also visible.

The western elevation again features two sets of windows each with a sill and eaves, and a drainage pipe is again visible. This elevation has an area of the I/F flat roof in front of it.

Exterior: Roofs

The roofs are of reinforced concrete. There are several chimneys on both the roof of the Market proper, one of which serves the scalding room at G/F, and the roof of the staff quarters. The perimeter of the Market roof has a surface channel to facilitate drainage, though it is not continuous.

⁸ Resource Kit, p 12.

Interior: Ground Floor



Figure 4: Ground Floor of Bridges Street Market

The internal configuration of market stalls is facilitated by the reinforced concrete post and slab construction with flat slab floors and a flat roof-slab supported by concrete columns. Groups of stalls are separated by aisles. On the ground floor, open-fronted stalls are ranged along the northern and southern walls with another grouping in the middle of the market hall. The stalls are clad with modern (i.e. not original) glazed white tiles and a glazed decorative tiled strip near the top of each partition and along the back. Where the tiling has been damaged, the original Shanghai Plaster finish can be seen. Most open stalls are equipped with a concrete slab bench with a concrete support. One stall on the southern wall, which served as the poultry scalding room, is fitted out with stoves and a chimney. Channels sunk into the flooring run along the fronts of the stalls.

Other spaces include a store room immediately to the right of the main entrance; the switch room facing that same entrance and next to the scalding room, a toilet and hand-basin. The rendered upper sections of the walls and the ceilings and beams are all painted white. The two ground floor entrances have metal folding gates, and the floor is covered with modern, non-slip floor tiles.

Staircase.

Immediately to the left of the front entrance, and illuminated by the grid of windows above and to the left of it, is the concrete staircase leading to the first floor. The staircase is in two sections, separated by a landing. The staircase has granolithic finishes on the staircase treads and risers, a Shanghai Plaster balustrade wall and a steel tubular handrail mounted on a Shanghai Plaster dado. At the base of the staircase to the right is a simple round concrete column, with a Shanghai plaster dado coloured grey, and with its upper portion painted white.

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Interior: First floor



Figure 5: First Floor of Bridges Street Market

The first floor of the market includes two areas: the remaining market stalls and a larger area converted into a covered playground. A small number of stalls is distributed around the market area at the eastern end of the floor. Like the stalls on the ground floor, they are for the most part furnished with concrete slab benches and have sunken channels along their accessible perimeters for drainage. Unlike the stall partitions on the ground floor, the partitions on the first floor are Shanghai Plaster, as are the dados of the perimeter walls, while the upper walls and ceiling are rendered and painted white. The flooring is smooth cement screed.

Access to the I/F of the market is via Shing Wong Street and also via the internal main staircase from G/F.

The covered playground is a large, open, almost square expanse supported by concrete columns. The walls have a rendered dado painted white, and a painted brick surface above. The floor is a coloured cement screed, and the ceiling is rendered and painted white. Ventilation and lighting are assisted by the upper band of window spaces, all unglazed. The only built-in furnishing is a concrete table tennis table.

There are two toilets in the south-west corner, immediately adjacent to the south-west entrance. One is equipped with a hand-basin; the other has a hand-basin in another semi-enclosed area outside the toilet. The toilet walls are clad with ceramic tiles, the ceiling is plastered and painted white, and the flooring consists of non-slip floor tiles.

Access to this covered playground area is via two link bridges from Wing Lee Street.

Interior: Second floor



Figure 6: Second Floor of Bridges Street Market

The former Staff Quarters now include a rest room, an administration office, a pantry, a corridor space and two toilets with entrance spaces, one accessed from the administration office and the other from the corridor. Access to this level is via an internal square staircase in the south-east corner. The walls of the staircase, corridor, pantry and toilet have a dado in Shanghai Plaster, while the upper parts are plastered and painted white. The floor is cement screed. There is a concrete bench similar to those in the market hall in the pantry and a chimney.

In the rest room and administration office the walls are plastered and painted white and the floor is covered generally with sheet vinyl, except the office, which is tiled. The toilet is accessible from the Administration Office and is lined with ceramic wall tiles. The ceiling throughout is plastered and painted white.

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2.5 Levels of Significance




This section provides a summary description and analysis of the significance of individual elements of the site. These elements may include spaces, architectural details, landscape elements or any other individual features of the site. Four levels of significance have been used to describe the elements individually and a description of these levels is provided below. The following tables are intended to provide a summary understanding of the site and help to gauge impacts, inform policies and to guide future decisions for change. Brief guidance notes are given in the right hand column for each item.

Level of Significance	Assessment
High	This describes elements which make a beneficial contribution to the heritage value of the site, and whose removal or substantial alteration would be detrimental to the significance of the site. In most cases, this will include elements that are original or early to the building, which have not been altered.
Moderate	This describes elements that contribute to the overall character of the building, but are not essential for maintaining its heritage value.
Low	This describes elements that make little contribution to the significance of the building, and whose alteration or removal would not be detrimental to the heritage value of the place.
Neutral	This describes elements that neither detract from nor create a positive contribution to the site.
Intrusive	This describes elements that detract from the setting, character or heritage value of the site, the removal of which would be beneficial to the site.

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2.6 Elements of Significance

No	Photograph	Element /Description	Level of Significance	Guidance notes
	<i>EXTERIOR</i>			
	<i>Exterior: North Elevation</i>			
I.1		<p>Asymmetrical façade;</p> <ul style="list-style-type: none"> – Main entrance and lettering above door; – Grid of windows at eastern end; – Horizontal streamlined bands of windows at G/F and I/F; – Shanghai Plaster, with grooved finish; – Plain painted rendered wall. 	<p>High Significance</p> <p>The principal features of this elevation are original and essential to the significance of the building.</p>	<p>All features should be retained.</p> <p>There should be no additional installation or opening or change in size of the openings.</p> <p>The plain painted rendered wall and Shanghai Plaster should be repaired as necessary.</p>
I.1a		Modern lettering above door.	Neutral significance	(See immediately below)
		FEHD logo.	<p>Intrusive significance</p> <p>The modern-style lettering and FEHD logo above door are insensitive.</p>	<p>The modern style lettering and FEHD logo above door should be removed.</p> <p>New lettering or signage should not overwhelm the building configuration or significant elements and it should be stylistically distinct from the retained historical signage.</p>

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I.1b		Old-style English and Chinese letterings “BRIDGES STREET MARKET” and “必列啫士街市場”. Details of the raised letterings	Moderate Significance The old-style letterings are original (except the modern replacement of “必” and “市”)	The old-style Chinese lettering should be preserved and retained; damaged/modern replacement characters should be restored or replaced as appropriate.
I.1c		Detail of Shanghai plaster work, grooved to resemble masonry	High Significance The use of Shanghai Plaster in discreet panels required a high level of skill and precision.	The Shanghai Plaster panels adjacent to the main entrance should be repaired where necessary and retained unaltered.
I.1d		Projecting cill above lettering.	High Significance The cill is an important feature of this part of the façade.	The projecting cill between the Shanghai Plaster panels and the large window adjacent to the main entrance should be repaired and retained as necessary.
I.1e		Principal entrance	High Significance The principal component of this elevation is original and essential to the significance of the building.	The principal entrance should be retained unaltered. There should be no additional installation or opening or change in size of these openings.



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I.1f		<p>Recessed portion of façade;</p> <p>Projecting flat roof forming eave;</p> <p>Grid of windows and concrete grilles;</p> <p>Side projection of recessed portion of front elevation.</p>	<p>High Significance</p> <p>Principal features that mark the main entrance including recessed side of elevation, overhanging eave, large window grid and concrete grilles.</p>	<p>The recessed wall alongside the main entrance, including the window grid, overhanging eave and concrete grille should be retained.</p> <p>The windows should not be covered in any way externally.</p> <p>Spalled and weathered concrete grilles should be repaired as and when necessary.</p>
I.1g		<p>Painted WSD valve indication marks</p>	<p>Neutral significance</p> <p>The painted WSD valve indication marks provided an essential function in the past but they do not have any heritage value.</p>	<p>Painted WSD valve indication marks can be removed as confirmed by WSD.</p>
I.1h		<p>Modern sign showing address in English and Chinese.</p>	<p>Intrusive Significance</p> <p>This modern address plate is made of white plastic and fixed with steel screws, which are rusting and causing risk of damage to the Shanghai Plaster substrate.</p>	<p>The modern address plate adjacent to the main entrance should be removed.</p>
		<p>Painted street number.</p>	<p>Low Significance</p> <p>This painted sign is probably original.</p>	<p>The painted street number adjacent to the main entrance should be preserved in-situ and repainted as necessary.</p>


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I.1i		Ramp entrance with handrail.	Intrusive Significance	The ramp entrance and hand-rail is a modern and insensitive intervention.	The modern entrance ramp and handrail at the main entrance should be removed
		Bostwick folding gate.	Low Significance	The Bostwick folding metal gate is probably original and would have been effective at providing security when the premises were closed whilst maintaining natural ventilation.	The Bostwick gates should be retained provided this is compatible with Means of Escape requirements.
I.1j		Two horizontal streamlined bands of windows on G/F and I/F, fitted with concrete grilles, and iron bars.	High Significance	The pattern of horizontal streamlined bands of windows on G/F and I/F are key features of the façade.	The continuous horizontal windows and concrete grilles and iron bars should be retained. These windows should not be covered externally. Any new window glazing should be built inboard of the concrete framing with sufficient clearance to enable maintenance and repainting in the future. Spalled and weathered concrete grilles should be repaired as and when necessary.




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I.1k		<p>Secondary entrance on northern elevation,</p> <p>Bostwick folding gate.</p>	<p>High Significance</p> <p>The secondary entrance makes an important contribution to the functional character of this elevation.</p> <p>Low Significance</p> <p>The Bostwick folding metal gate is probably original and would have been effective at providing security when the premises were closed whilst maintaining natural ventilation.</p>	<p>No additional structures such as awnings or window-type air-conditioners should be installed.</p> <p>The secondary entrance facing Bridges Street should be retained and unaltered. There should be no additional installation or opening or change in size of these openings.</p> <p>The Bostwick gates should be retained provided this is compatible with Means of Escape requirements.</p>
	<p><i>Exterior: South Elevation</i></p>			
I.2		<p>Asymmetrical composition of elevation, incorporating side of staff quarters;</p> <p>Plain painted rendered wall;</p>	<p>High Significance</p> <p>The asymmetrical composition of the elevation is an element of the original Bauhaus design,</p>	<p>The asymmetrical composition of the elevation should be retained.</p> <p>No additional structures such as awnings or window-type air-conditioners should be installed.</p> <p>The plain painted rendered wall should be repaired as necessary.</p>





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I.2a		Projecting flat roof, forming eave;	High Significance The flat roof and its eave are also distinctive features of Bauhaus design.	The flat roof and its eave should not be altered and should be repaired as necessary.
I.2b		Streamlined band of windows, with concrete grilles and iron bars.	High Significance The pattern of horizontal streamlined bands of windows on G/F and 1/F are key features of the façade.	The continuous horizontal windows and concrete grilles and iron bars should be retained. These windows should not be covered externally. Any new window glazing should be built inboard of the concrete framing with sufficient clearance to enable maintenance and repainting in the future. Spalled and weathered concrete grilles should be repaired as and when necessary.
I.2c		Link bridge from Wing Lee Street to south-western corner. (View from sunken alley between Market and Wing Lee Street retaining wall)	Moderate Significance The link bridges are later (1969) elements of the building and are in poor condition, but are contemporary with the covered children's playground in the Market which possesses historical and social value.	The link bridges should be checked, strengthened and repaired as necessary. Alterations to bridges can be considered to suit current building requirements provided that they retain their current style. If this cannot be achieved, and the bridges are essential for operational purposes, they should be recorded and replaced with new structures.



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I.2d		<p>Link bridge from Wing Lee Street to south-eastern corner.</p> <p>(View from sunken alley between Grandview Garden Towers and Wing Lee Street retaining wall);</p>	<p>Moderate Significance</p> <p>The link bridges are later (1969) elements of the building and are in poor condition, but are contemporary with the covered children's playground in the Market which possesses historical and social value.</p>	<p>The link bridges should be checked, strengthened and repaired as necessary. Alterations to bridges can be considered to suit current building requirements provided that they retain their current style. If this cannot be achieved, and the bridges are essential for operational purposes, they should be recorded and replaced with new structures.</p>
I.2e		<p>Drainage channels in alley.</p>	<p>Neutral significance</p> <p>The drainage channels provide an essential function but they do not have any heritage value.</p>	<p>The drainage channels that serve the sunken alley at the rear of the Market may be replaced to suit any new drainage arrangement.</p>
I.2f		<p>Entrances to covered children's playground;</p>	<p>Moderate Significance</p> <p>The entrances are later (1969) elements of the building and are contemporary with the covered children's playground in the Market which possesses historical and social value.</p>	<p>Alterations may be permitted to suit current building standards, provided that the overhead cill is left unaltered and the overall dimensions of the entrances are not increased.</p>
		<p>Horizontal band of casement windows, eaves and sills on 2/F;</p>	<p>High Significance</p> <p>The pattern of horizontal streamlined bands of windows, eaves and sills are key features of the façade.</p>	<p>There should be no alteration to the window openings or to the projecting horizontal eaves and sills.</p>



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I.2g		Metal mesh above entrance way to south-east entrance to children's playground;	Neutral significance	This metal mesh has no special significance and could be replaced if required.
I.2h		Cast iron hopperhead & rainwater pipes	Moderate Significance The historic cast-iron rainwater pipes, waste pipes and hopperheads are original.	The historic cast-iron rainwater, and waste pipes and hopperheads should be preserved and repaired as necessary. The position can be adjusted if necessary for operational purposes. Functionality should be restored if feasible. Any making good to the existing walls and fenestration that may arise from such alterations should be carried out.




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	<i>Exterior: East Elevation</i>			
I.3		<p>Asymmetrical composition of the elevation; horizontal roof line.</p> <p>Plain painted rendered wall</p>	<p>High Significance</p> <p>The asymmetrical composition and other features of the elevation are elements of the original design.</p> <p>High Significance</p> <p>The wall is a key feature of the original design.</p>	<p>The asymmetrical composition and other features of the elevation in general should be retained and kept intact.</p> <p>No additional structures such as awnings or window-type air-conditioners should be installed.</p> <p>Changes to the elevation to suit current regulations may be permitted subject to further review.</p> <p>The plain painted rendered wall should be repaired as necessary.</p>
I.3a		<p>Link bridge from Shing Wong Street.</p>	<p>Moderate Significance</p> <p>This link bridge is an original element of the building but is in poor condition. It serves as a connection between the stepped Shing Wong Street and the I/F of the Market</p>	<p>The link bridges should be checked, strengthened and repaired as necessary. Alterations to bridges may be permitted to suit current building code requirements provided that they retain their current style. If this cannot be achieved, and the bridges are essential for operational purposes, they should be recorded and replaced with new structures.</p>



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I.3b		<p>Side entrance framed by strip surround</p> <p>Bostwick metal gate.</p>	<p>High Significance</p> <p>The entrance is original and formed an important connection to Shing Wong Street.</p> <p>Low Significance</p> <p>The Bostwick folding metal gate is probably original and would have been effective at providing security when the premises were closed whilst maintaining natural ventilation.</p>	<p>There should be no alteration to the dimensions of the entrance though installations to meet current building standards may be permitted subject to further review. The strip surround should be preserved in-situ.</p> <p>The Bostwick gates should be retained provided this is compatible with Means of Escape requirements.</p>
I.3c		<p>Chinese characters above side entrance</p>	<p>High Significance</p> <p>The old-style Chinese letterings which are read from right to left is typical of the period.</p>	<p>The original lettering should be preserved in-situ.</p>
I.3d		<p>Streamlined bands of windows, with concrete grilles and iron bars.</p>	<p>High Significance</p> <p>The pattern of horizontal streamlined bands of windows on G/F and I/F are key features of the façade.</p>	<p>The continuous horizontal windows and concrete grilles and iron bars should be retained.</p> <p>These windows should not be covered externally. Any new window glazing should be built inboard of the concrete framing with sufficient clearance to enable maintenance and repainting in the future.</p> <p>No additional structures such as awnings or window-type air-conditioners should be installed.</p>

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				Spalled and weathered concrete grilles should be repaired as and when necessary.
	<i>Exterior: West Elevation</i>			
1.4		Plaster rendered brick wall, painted white; areas of painted brick.	<p>Neutral significance</p> <p>No significant features beyond being part of the original structure.</p> <p>The original render has deteriorated, and repair work done in 2010 and 2011 did not include this elevation.</p>	<p>The plain painted rendered wall should be repaired as necessary.</p> <p>New openings if necessary can be considered subject to advice from Registered Structural Engineer.</p>
	<i>Exterior: Staff Quarters</i>			
1.5	 <p>North elevation (longer side) and east elevation</p>  <p>North elevation (longer side) and west elevation</p>	<p>North elevation (longer side), east elevation and west elevation of 2/F Staff Quarters</p> <p>Plain painted rendered wall</p>	<p>High significance</p> <p>The staff quarters form part of the original design and reveal a significant element about how the building was managed.</p> <p>(See below)</p>	<p>Staff quarters and flat roof should be preserved in-situ. They contribute significantly to the asymmetrical profile of the building.</p>

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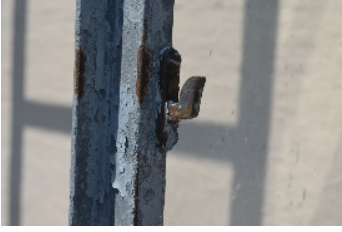

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I.5a		The disposition of three sets of casement windows, one with window-type air conditioners.	Moderate Significance The casement windows with metal "Crittall" frames are original and most still retain their original brass ironmongery.	There should be no alteration to the window openings or to the projecting horizontal eaves and sills.
		Cat ladder leading to roof of second floor.	Low Significance The cat ladder provides a convenient means of access to the flat roof of the staff quarters and in a typical functional manner. It is unlikely to comply with current legislation.	The cat ladder may be repaired and retained. If replacement is necessary, for example to comply with health and safety legislation, design and materials should match the existing as far as possible.
	 1/F Flat Roof 	Flat roofs of 1/F and 2/F, and rooflines	High Significance The flat roofs are key elements of the original design and are characteristic of the Bauhaus style.	The flat roofs should be repaired and strengthened as necessary. Strengthening work is subject to further review and advice from a Registered Structural Engineer. Additional structures may be added to suit new use of building, but this is subject to further review and advice from a Registered Structural Engineer if roof strengthening work is required.

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I.5b		Cast iron hopperhead and rainwater pipe	<p>Moderate Significance</p> <p>The use of cast iron on the building is original.</p>	<p>The historic cast-iron rainwater, and waste pipes and hopperheads should be preserved in-situ and repaired as necessary. Functionality should be restored if feasible.</p>
I.5c		<p>Double casement window, with sill and eave, and metal bars.</p> <p>“Crittall” metal window frames</p>	<p>High Significance</p> <p>The window fenestration is indicative of the function of this part of the building</p> <p>Moderate Significance</p> <p>The “Crittall” metal window frames are original and are typical of the period.</p>	<p>There should be no alteration to the window openings or to the projecting horizontal eaves and sills.</p> <p>The window frames should be eased and adjusted and repaired if necessary and retained. If new frames and casements are necessary, they should match the existing profiles and configuration. The glass may be replaced if required for operational, security or statutory reasons.</p>

	    	<p>Brass casement window handle and plate;</p> <p>Brass security bolts on casement windows.</p> <p>Brass pull handle</p> <p>Brass hook on window frame</p> <p>Brass casement window stay</p>	<p>Moderate Significance</p> <p>The brass ironmongery is original and is typical of the period.</p>	<p>The brass ironmongery should be repaired where necessary and re-used. Any later replacements, particularly those that use steel or aluminum, should be replaced with new ironmongery to match the original fittings.</p>
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	<i>Exterior: Roof</i>			
1.6a		Chimney on flat roof at 1/F	Moderate Significance This chimney served the scalding room and is therefore an important element of the original design.	This chimney should be preserved in-situ and repaired as necessary.
1.6b		2 no. of chimneys of roof of 2/F	Low significance The roof chimneys at 2/F above the staff quarters are part of the original design and represent some indication of the function of the building at this level.	The chimney should be preserved in-situ and repaired as necessary.
	<i>INTERIOR</i>			
	<i>Interior: Ground Floor</i>			
2.1.a	 	G/F open stalls, comprised of tiled partition walls, concrete benches, and drainage ditches around perimeters.	High Significance The open market stalls represent the primary function of the building and apart from the modern wall tiling appear to be in their original configuration.	A representative stall should be retained in order to provide physical evidence of their design. Stalls that are removed should be fully documented, and interpretation including the original layout should be provided.

2.1b		Stoves and chimney in poultry scalding room	<p>High Significance</p> <p>This was a key service space – an essential area for the poultry-stall holders.</p>	All features and finishes (where feasible) should be preserved and retained and interpretation provided.
2.1c		Grid of windows with concrete grilles Grid of windows with concrete grilles	<p>High Significance</p> <p>The pattern of horizontal streamlined bands of windows on G/F and 1/F are key features of the original design.</p>	<p>The horizontal windows and concrete grilles and iron bars should be retained.</p> <p>These windows should not be covered externally, but blocking the windows internally with glass or other transparent material as required for new purpose would be acceptable subject to review of the detailed design. Any new window glazing should be built inboard of the concrete framing with sufficient clearance to enable maintenance and repainting in the future</p> <p>Spalled and weathered concrete grilles should be repaired as and when necessary</p>






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2.1d		<p>Stencilled signage in both English and Chinese</p>	<p>Moderate Significance</p> <p>There are a number of stencilled signs to indicate the function of the Market area or serve as a reminder</p>	<p>The signs should be preserved and retained and interpretation provided. Where only one example of a type exists and is printed on a wall proposed for demolition, it should be recorded before demolition.</p> <p>Care should be taken to ensure no damage is done to base surface. Any method used should be reversible.</p> <p>Signage should be part of interpretation of Market.</p>
	<p><i>Interior: Stairway from G/F to 1/F</i></p>			
2.2		<p>Staircase linking ground and first floors, granolithic finishes on floor, shaped Shanghai Plaster balustrades, steel tubular handrail, circular column.</p>	<p>High Significance</p> <p>This is the primary stair in the building and the only connection between the G/F and 1/F. It is sited prominently adjacent to the main entrance.</p>	<p>The staircase, supporting column, landing, balustrade and steel tubular handrail should be preserved in-situ. All finishes should be repaired as necessary.</p> <p>The shape of the column should be preserved; no distorting cladding is permitted. The dual colour scheme with white at the top and the grey plaster dado should be preserved.</p>





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2.2a		Shanghai Plaster balustrade	High Significance The balustrade of the main stair is a significant feature which reveals a high level of craft skill.	The balustrade wall should be preserved in-situ and all finishes should be repaired as necessary. Upgrading work to meet current regulations, such as increased height, should be avoided.
	 	Detail of Shanghai Plaster balustrade.	The balustrade of the main stair is a significant feature which reveals a high level of craft skill.	Repair of the Shanghai Plaster finishes should be carried out by skilled specialists to avoid adverse impact arising from poor quality work as in this example.
2.2b		G/F and I/F Shanghai Plaster with supporting column,	High Significance The column of the main stair is a significant feature which reveals a high level of craft skill.	The shape of the column should be preserved; no distorting cladding is permitted. A dual colour scheme that acknowledges the historical use of a dado should be incorporated into the new interior design. Repair of the Shanghai Plaster finishes should be carried out by skilled specialists to avoid adverse impact arising from poor quality work as in this example.
				



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2.2c		Tubular steel handrail	Low Significance The steel tubular handrail is an original feature of the building and is part of the main stair.	The steel handrail should be repaired, descaled and repainted.
2.2d		Grid of windows illuminating main stairwell, with concrete grilles, and wired glass.	High Significance This large grid of windows provides substantial natural lighting to the main stair and it is a key feature of the interior, adjacent to the main entrance.	This large grid of windows should not be altered. If any of the existing metal framing needs replacement this should be done using matching "Crittall" metal window components. Spalled and weathered concrete grilles should be repaired as and when necessary.
		Metal window fitting and rope system to open and close windows.	Moderate Significance The metal window fitting and rope system are original and are typical for ventilation windows of the period.	Fittings should be repaired and retained as necessary.
				


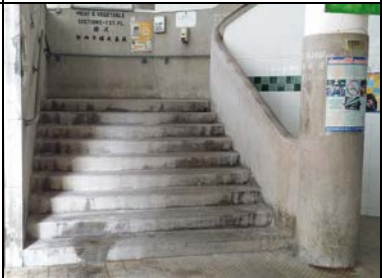

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	<i>Interior – First Floor</i>			
2.3a		Open-fronted stall, with concrete bench and Shanghai plaster dado walls and metal rods.	<p>High Significance</p> <p>The open market stalls represent the primary function of the building. They appear to be in their original configuration.</p>	<p>At least one example of the open stalls on I/F with all finishes and features including partition, concrete bench and drainage feature and metal fixtures should be retained and preserved.</p> <p>Stalls that are removed should be recorded, and interpretation, including the original layout, should be provided.</p>
2.3b		Hanging metal racks in stalls on I/F.	<p>Low Significance</p> <p>They demonstrate the business environment of the stall but may have been altered by the former stall users.</p>	Metal fixtures in at least one open stall on I/F should be retained, and preserved.



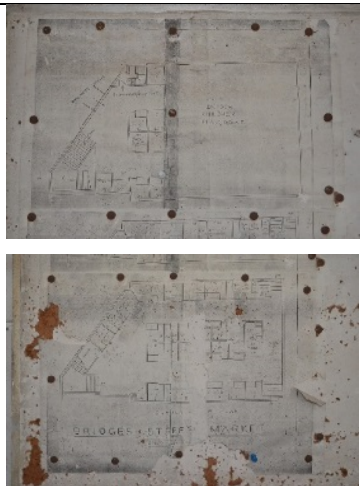
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2.3c		Signage on 1/F indicating location of Fish and Poultry Sections on G/F (found to be disturbed by graffiti when the assessment is carried out)	Moderate Significance	There are a number of stencilled signs to indicate the function of the Market area or serve as a reminder	The signs should be cleaned, preserved and retained and interpretation provided, except for those signs located on the walls that are proposed to be demolished to suit operational needs. They should therefore be recorded before the walls are demolished.
2.3d		Shanghai plaster on wall and column	Moderate Significance	The Shanghai plaster finish was applied to provide hygienic conditions and is characteristic of the interior.	The plaster finish should be repaired if necessary and retained.
2.3e		Covered Playground	Low Significance	The provision of a covered playground is an adaption of the original use.	Marked finishes of the existing interiors should be retained as part of the revitalization and photographs should be retained for use as part of the interpretation strategy.




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	<i>Staff Quarters – Interior</i>			
2.4a		Wooden framed, ledged and boarded door. Dado in Shanghai Plaster render. Painted brick.	Moderate Significance The timber door is original although it is old-fashioned for its date. It is robust and in good condition.	Where possible these features should be repaired and retained; if altered in any way they should be fully documented.
2.4b		Brass door handle and lock	Moderate Significance This is an original piece of door ironmongery fitted to one of the timber doors noted above.	If possible this brass door handle and lock should be repaired if necessary and retained; where replacement, non-matching locks have been fitted to original doors they should be replaced with new fittings to match the original.
2.4c		Photocopy of floor plan of 1/F and entrance to 2/F. Photocopy of floor plan of G/F	High Significance Photocopies of what may be original architect's drawings. These plans are of great interest because of their relevance to the operation of the building as a market.	These photocopies should be incorporated into interpretation plans for the Market.

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2.4d		<p>Chimney and Concrete bench in the kitchen of the Staff Quarters</p>	<p>Low significance</p> <p>These features are original as elements of the Staff Quarters, to demonstrate the living environment of the staff in the staff quarters.</p>	<p>This feature should be repaired and preserved in-situ. It may be covered up if necessary, but the method used should be reversible.</p>
2.4e		<p>Shanghai Plaster dado on internal walls</p> <p>Painted brick walls</p>	<p>Low significance</p> <p>The use of Shanghai Plaster for the dado wall finish is original and typical of the period. It would have provided a hygienic surface that suited the building's function. However, its use at this level is not significant as it is only limited for staff use.</p> <p>This particular space may have been open to the air originally because the window frames are not original and the wall openings are a different shape to the others at this level.</p>	<p>The Shanghai Plaster dados may be replaced at this level if required to suit the new function. Examples of the Shanghai Plaster dados are retained on G/F and I/F for appreciation.</p>
		<p>Casement windows; horizontal configuration.</p> <p>(to corridor of Staff Quarter)</p>	<p>Intrusive Significance</p> <p>The window frames may have been replaced by modern components.</p>	<p>The window frames may be replaced if required to suit the new function, in which case these should be fixed and glazed without intermediate glazing bars to represent the original appearance, or, fitted with "Crittall" metal frames to match all other windows on the building.</p>

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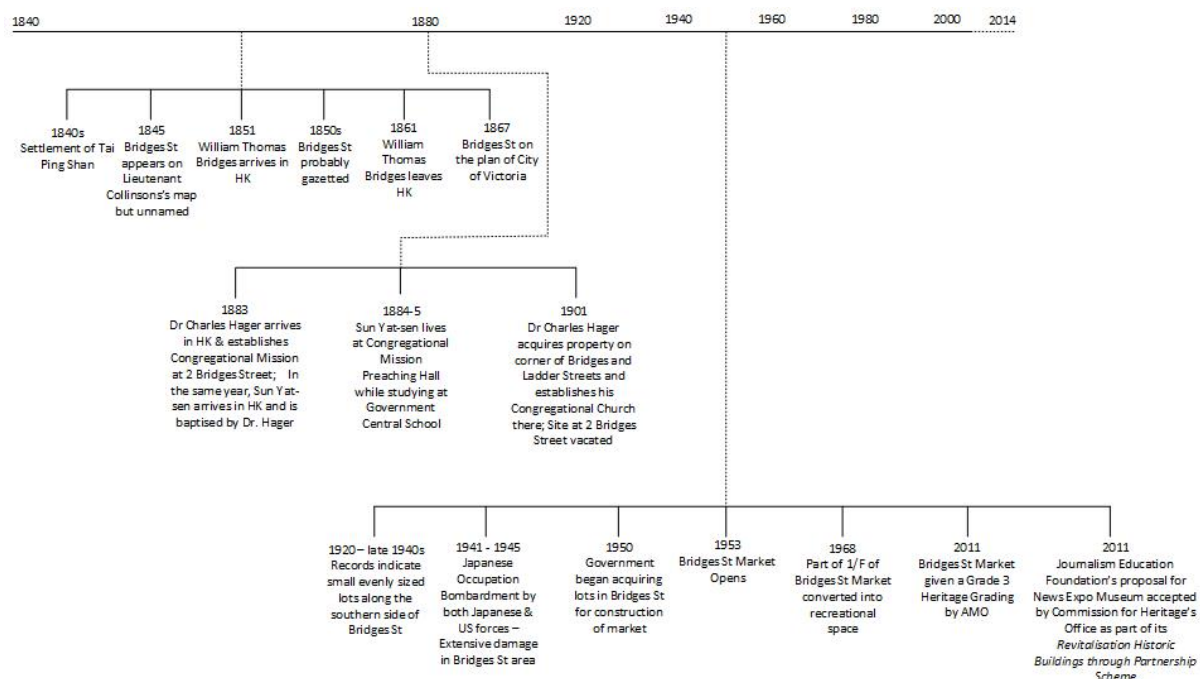
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3. HISTORY AND DEVELOPMENT

3.1 Summary Timeline



3.2 Historic Development

Introduction

It is not entirely clear when Bridges Street was first formed as a thoroughfare and the name Bridges Street gazetted. However, we can guess that it was some time in the early to mid-1850s, when William Thomas Bridges, after whom the street was named, was at his most influential in legal and government affairs in the Colony and before his reputation had been sullied by accusations of malpractice.

William Thomas Bridges

William Bridges arrived in Hong Kong in 1851, in the first decade of the colony's history. Soon after he arrived, he established the first law office in the colony, and for several years enjoyed a virtual monopoly in providing legal services. This combined with official roles including that of acting Attorney-General and acting Colonial Secretary gave him some significant influence in local affairs. However, his considerable ability was coupled with a tendency towards arrogance and unscrupulous practice. At one point, for example, he sought to have cases involving British property owners in China governed by English law rather than Chinese law because the Chinese people were, he argued, 'uncivilised'.⁹ He was also not beyond taking advantage of the Chinese lack of familiarity with English law, and there were concerns about his excessive legal fees as well as his unscrupulous money-lending practices and advertising.

⁹ G.B. Endacott. *A Biographical Sketch-Book of Early Hong Kong*. (Singapore: Donald Moore, 1962), 126.

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However, it was his later even more dubious dealings that saw his reputation damaged irrevocably. In 1858, as acting Colonial Secretary, Bridges was discovered to have accepted changes favourable to the holder of the opium monopoly while overseeing the progression of the Opium Monopoly Ordinance. While there was no evidence of any inducement, Bridges had, soon after, accepted a retaining fee for legal services from the holder, Chun Tai-kwong – evidence of poor judgement and practice if not outright dishonesty. It seems that Chun, himself, clearly understood the irony: “ Dr Bridges is a very clever man; he can do what he likes with the governor and can make a Law and can tear it to pieces the next day, ” he commented at one point.¹⁰

In another case around the same time, Daniel Caldwell, Registrar-General and Protector of the Chinese, was accused of malpractice and dubious associations. Bridges had benefitted from an association with Caldwell, who had referred a number of Chinese clients to him. Anxious to protect the relationship, Bridges had ordered the destruction of documents that would have implicated Caldwell. It is clear that this infuriated those concerned about the endemic corruption in the Colony. William Tarrant, editor of *The Friend of China*, referred to the destructive act as ‘a contemptible, damnable trick’,¹¹ and Anstey, the Attorney General was also clearly outraged.

However, the case did finally push the British Government to take action. In 1859, Sir Hercules Robinson was appointed Governor with instructions to investigate the multiple stories of malpractice emanating from Hong Kong. Soon after he established the Civil Service Abuses Enquiry, which eventually recommended that Caldwell be dismissed. It seems that Bridges too must have recognised that he would inevitably face scrutiny and, taking an opportunity while he could, he left Hong Kong permanently in 1861. He had made a fortune from his legal practice and his government offices, but his going was unlamented at the time ¹²and he has been largely forgotten since.

Bridges Street

There is an interesting comment by Alexander Matheson regarding the behaviour of an early governor. “I am disgusted beyond measure just now at finding...Davis has named all the streets in Victoria after his personal friends...and not even a lane has been named after a merchant.” ¹³ No doubt Matheson had his own agenda, and the comment predates William Thomas Bridges’ arrival in Hong Kong, by which time Davis was no longer even Governor. However, Bridges was a personal friend and Oxford colleague of Davis’s nephew, William Mercer, who was to serve colonial administrations in various capacities for more than 20 years. It is intriguing to wonder if, (and indeed, it seems probable that) Bridges was also a beneficiary of the cronyism that Alexander Matheson so deplored.

¹⁰ Christopher Munn. *Anglo-China; Chinese People and British rule in Hong Kong 1841-1880*.
<http://books.google.com.hk/books?id=ytZcAgAAQBAJ&pg=PA304&lpg=PA304&dq=Chun+Tai+Kwong&source=bl&ots=t70TIYTJ2U&sig=hgk82OkMLUbXVDIGvq4> p 304.

¹¹ Endacott, 1962, 128.

¹² Endacott, 1962, 125-129.

¹³ Frank Welsh. *A History of Hong Kong*. (London: Harper Collins, 1994), 170.

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Early Maps of Hong Kong

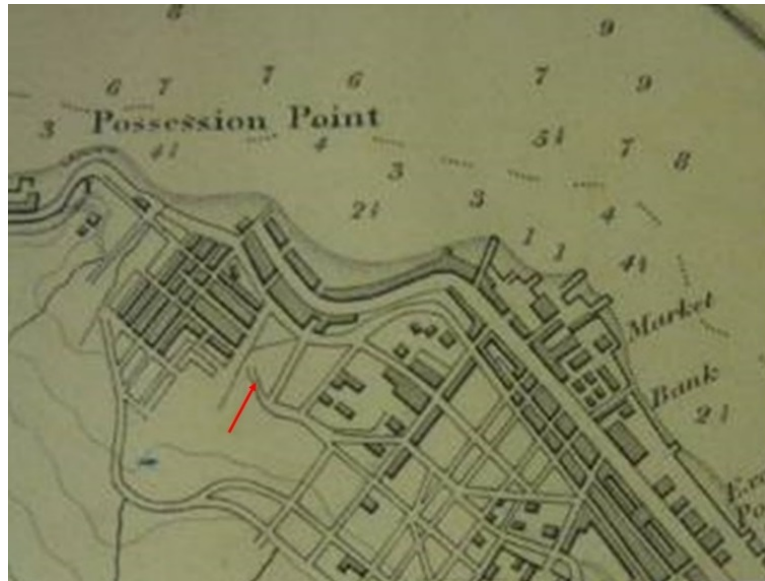


Figure 7: The Ordnance Map of 1845 shows an unnamed and incomplete street that would eventually be named Bridges Street.

The early maps that we have of the area are not in conflict with the notion of the street being named in the 1850s. In the Ordnance Map of 1845, the street appears to be an unnamed partially-formed way extending from an as-yet unnamed Staunton Street towards but not quite reaching the earliest settled areas of Tai Ping Shan. This area was by then beginning to extend up the lower slopes of Victoria Peak from the coastal areas east of Possession Point.¹⁴ Some realignment has occurred between this map and the 1867 map (below). Bridges Street ends in three short stepped sections – into Tai Ping Shan St, and at both ends of Tank Lane, which were presumably constructed later.



Figure 8: Detail of Plan of City of Victoria, 1867.

¹⁴ Surveyed by Lieutenant Collinson in 1845. Joseph S. P. Ting (ed.), *History Through Maps: An Exhibition of Old Maps of China* (Hong Kong: Provisional Urban Council of Hong Kong, 1997), 86-87.

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By 1867, however, Bridges Street appears as a thoroughfare linking Staunton and Tai Ping Shan Street. Lot numbers are indicated though they are difficult to read.¹⁵



Figure 9: Plan of the City of Victoria, 1882.

In the 1882 *City of Victoria Plan*, Bridges Street is clearly marked as being within District No 3 of Tai Ping Shan. On this map, two unnamed structures are indicated on the north side of the street running almost the full length between Shing Wong and Ladder Streets, but there is no indication of any structure on the other side of the street between Bridges Street and the upper stepped area of Shing Wong Street.¹⁶

Sun Yat-sen and the Congregational Mission.

The apparently vacant site indicated on the 1882 Plan of Victoria is presumably one of the reasons why qualified physician and church leader, Dr Charles Robert Hager, chose to build his church, the Congregational Mission Preaching Hall, on this corner. The Swiss-born, United States-naturalised Dr Hager arrived in Hong Kong in 1883, having had previous experience with the Chinese community in San Francisco. He was to go on to form important links with members of the Chinese community in Hong Kong, baptizing two significant future revolutionary leaders – 17-year-old Sun Yat-sen, and this latter's close friend and comrade, Lu Hao-tung – the year he arrived. Hager went on to offer accommodation to Sun Yat-sen at the Congregational Mission Preaching Hall while Sun was completing studies at the Government Central School in Gough

¹⁵ *Plan of Victoria, Hong Kong*, 1867. File HKRS 207-12-1.

¹⁶ Drawn by Osbert Chadwick in 1882. Joseph S P Ting, *History Through Maps: An Exhibition of Old Maps of China* (Hong Kong: Provisional Urban Council of Hong Kong, 1997), 88-89.

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Street from 1884-1886. Hager is also believed to be the person who encouraged the young Sun Yat-sen to pursue medical studies in Canton under his colleague, medical missionary Dr John Kerr.¹⁷ Sun studied in Guangzhou for a year before returning to complete his medical training at the College of Medicine for Chinese in Hollywood Road.

For Sun, these early years in Hong Kong were to be formative. He was able to study a Western-style curriculum that included geography, history and political studies; he was mentored by a Christian church leader who had an understanding of Chinese values and culture and he had the opportunity to make comparisons between different political systems and aspects of civic life. It was while living in this area that he formulated his plan to work for the overthrow of the imperial Chinese government and assist in the renewal of China. He was to recall the influence of this period many years later.

I got my revolutionary and modern ideas in this very place: in the colony of Hong Kong...I studied in Hong Kong more than thirty years ago and spent a great deal of time walking in the streets of the colony. Hong Kong impressed me a great deal because there was order and calm and because artistic work could be carried out without interference.¹⁸

2 Bridges Street: Early twentieth century.

In 1898, the Reverend Hager purchased property at auction at 68 Bridges Street, on the corner of Ladder and Bridges Street, for the construction of a new chapel.¹⁹

The American Congregational Mission vacated its original premises at 2 Bridges Street in 1901, and we can presume that the site then became available for housing. Certainly plans of the 1920s and 1930s show small evenly sized lots right along the southern side of Bridges Street, including at Number 2.



Figure 15: Plans showing lots in Bridges Street in 1920s and 1930s.²⁰

¹⁷ Rudi Butt. *Hong Kong's First: Dr Charles Robert Hager, Dr Sun Yat-sen's Baptizer*. Updated (partially) January 1st 2013 <http://hongkongsfirst.blogspot.hk/2013/01/dr-charles-robert-hager-dr-sun-yat-sens.html>

¹⁸ *Dr Sun Yat-sen Museum Exhibition Guidebook*. (Hong Kong: Leisure and Cultural Services Department, 2008), 6.

¹⁹ Letter from Public Works Office, 8th August, 1898. HKRS No 58. DS No 1/13 (54)

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The names of owners and tenants of the small residences and *tong lau* of those distant decades would require further research to uncover. What does seem certain is that the pattern of overcrowding, impoverishment and disease from the early years continued throughout the old district of Tai Ping Shan, and that Bridges Street was at least as badly affected as other areas. Outbreaks of bubonic plague had resulted in wholesale clearances of areas including of Bridges Street earlier.²¹ But many years later, officials were still describing with horror, the living conditions they had witnessed. The acting Chairman of the Urban Council, for example, referred to the 'dark overcrowded hovels' that he had seen on a visit to Bridges Street in 1940.²² Events in the late 1940s, however, would see some important changes.

Bridges Street: the Second World War and the Destruction of the Area

The Japanese Occupation of Hong Kong from the end of 1941 until 1945 was a time of particular hardship for all residents of the colony, and it may be said, in particular for the Chinese community. Many areas were destroyed by aerial bombardment, the area north and south of Bridges and Staunton Streets between Aberdeen and Ladder Streets particularly badly hit by US bombing.²³

The end of the war only partially ameliorated the difficulties. Uncleared bomb sites prevented rebuilding from getting underway and raised again the spectre of disease. It is not difficult to imagine the nervousness of public officials.

*I cannot too strongly stress that cholera and smallpox epidemics usually start in these slum areas, and by taking action now...we shall remove one of the potential foci from which epidemics start in this colony.*²⁴

However, government correspondence in the late 1940s and early 1950s also repeatedly referred to the difficulty of getting owners to comply with legal notices requiring them to clear debris. Tse Wing Yip, for example, the owner of 2 Bridges Street, was one of 148 owners in the immediate area who either could not have papers served or who failed to comply with the request.²⁵ Owners cited very real difficulties, particularly the damage to infrastructure and the new squatting communities that had developed with the arrival of returnees and new migrants from China.²⁶

More far-sighted public officials, however, could see the opportunity presented:

*...it is suggested that Government, far from encouraging owners to clear debris, reform sites and rebuild, should use this wonderful opportunity to embark on a model housing scheme for this highly congested area...Bridges Street and its immediate neighbourhood presented one of the most horrible examples of slum conditions that one could have the misfortune to see...American airmen demolished much property in the Bridges Street area and now we have a golden opportunity for putting into effect one of the much discussed building projects...*²⁷

While this quote refers to housing, clearly, public facilities would also be needed. A market in nearby Staunton Street had been lost in the bombing and surveys of market facilities indicated the large distances between existing facilities. The site

²⁰ Unnamed plans in G7 Information Centre in Wing Lee Street.

²¹ Y.W. Lau. *A History of the Municipal Councils of Hong Kong 1883-1999: From the Sanitary Board to the Urban Council and the Regional Council*. (Hong Kong: Leisure and Cultural Services Department, 2002), 61.

²² *Memorandum*, From Acting Chairman of Urban Council to Honorary Director of Public Works. 19th May, 1947. File HKRS 156-1-797. Ref No SD 243/46. Public Record Office.

²³ *Memorandum*. 19th August, 1947. File HKRS 156-1-797. Ref No SD 243/46. Public Record Office.

²⁴ *Minute*. From Acting DDHS to Chairman of Urban Council. 16th August, 1947. File HKRS 156-1-797. Public Record Office.

²⁵ Clearance of Debris from Bomb Damaged Sites in Bridges Street, HKRS No 156 D-S No 1-797. Public Record Office.

²⁶ *Memorandum*. 19th August, 1947. File HKRS 156-1-797. Ref No SD 243/46. Public Record Office.

²⁷ *Memorandum*. From Acting Chairman of Urban Council to Hon Director of Public Works. 19th May, 1947. Ref No SD 243/46. File HKRS 156-1-797. Public Record Office.

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of the former Government School was examined, but the eventual site chosen for the Market was an area on the corner of Bridges and Shing Wong Street.²⁸ The former Government school site was then made available to the Police as the new quarters for married rank and file police. The 168 families housed here gave further impetus to the efforts to establish a new market.²⁹

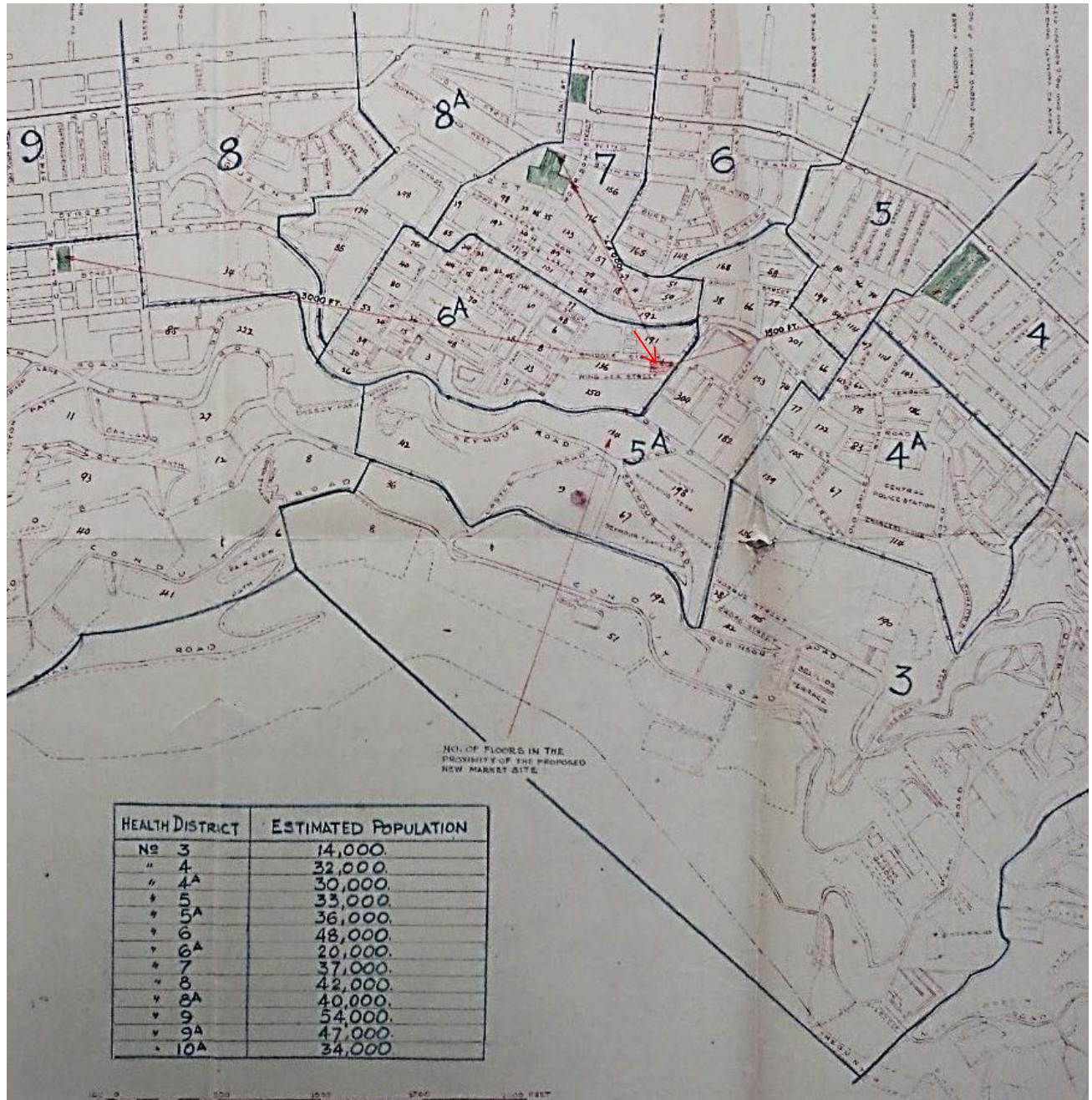


Figure 16: Plan showing proposed new market site with distances from other markets indicated.³⁰

²⁸ Memorandum for Executive Council. Resumption of Land for the Erection of Bridges Street Market. HKRS 387- 4 -112. Public Record Office.

²⁹ "Proposed New Market". South China Morning Post. 5/11/52.

³⁰ Plan showing Locality of the Proposed Market. 6/3801/48

Figure 17: Table indicating properties acquired for purposes of construction of Bridges Street Market.

Reference to Central Market

³¹ “Proposed New Market”. *South China Morning Post*. 5/11/52.

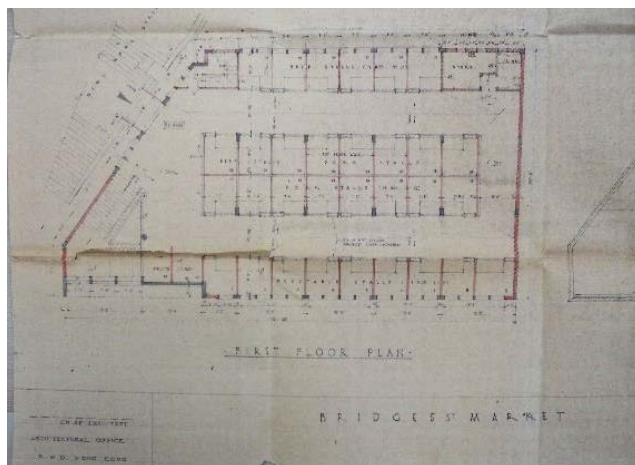


Figure 18: Plan of First Floor of Bridges Street Market drawn up by Government Architect

Bridges Street Market, 1953 until its closure

The Market was constructed in 1953 at a cost of HK\$140,000. The tendering process for the stall-holders took place in April of that year at the Kennedy Town Wholesale Market. Tender prices were stipulated in advance: vegetable stalls had a set price of \$15 dollars, while the other stalls were set at \$50. Two months' rent was payable in advance. It was noted that this tendering process was incorporating new practices: prices had rarely been stipulated in advance previously and in general three months' rent had been required. It was also noted that the market was well-equipped with modern facilities and that the prospects were seen as good.

Market stalls were indicated as follows: Fresh fish stalls: No. 1 to 19, 19 in total; poultry stalls: No. 20 to 26, 7 in total; fruit stalls: No. 27 and 28, 2 in total; vegetables stalls: No. 29 to 37, 9 in total; pork stalls: No. 38 to 53, 15 in total and beef stalls

from No. 54 to 59, 6 in total, some of these latter also being available for pork. Stall No. 60 was for frozen food.³²

At the opening ceremony of the Market, the assembled guests were addressed by Urban Councillor Ngan Shing-kwan. He assured them that the Treasurer had not been concerned about the spending of public money on such facilities, and also commented that these types of integrated markets better suited the Chinese lifestyle than did British-style food stores. He also gently urged the importance of maintaining hygiene.

The Bridges Street Market was the third to be opened in the post-war redevelopment of areas. Other markets in this category included the Hung Hom Market in mid-1952, and the Cheung Sha Wan Market, which had opened just the day previously.³³

While much of the quotidian detail of the Market in the years it was open is now lost to us, there are small fragments of information available that help us imagine the activity of those years.

One photo, taken as part of the Royal Asiatic Survey between 1974 and 1978, shows market stall holders and customers spilled out on the nearby street area. Live chickens, confined and no doubt clucking loudly in their old style bamboo cages, sit amidst baskets of vegetables. One of their erstwhile comrades appears to be being dealt to while a customer looks on. Another photo from the same survey shows a stall holder with his altars and door blessings on the corner of Shing Wong and Bridges Street. It seems likely that this stall holder was across the road, but one can get a sense of the immediate

³² 華僑日報, 16/4/1953. Page 10. HK Public Library - Multimedia information System <https://mmis.hkpl.gov.hk/>

³³ 華僑日報, 1/5/1953. Page 10. HK Public Library - Multimedia information System <https://mmis.hkpl.gov.hk/>

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environment of the Market in the mid-1970s. It would be interesting to know whether the stall was in any way related to the street and Market name used by the Chinese, Sam Sap Kan (卅間), and the street's connection to the Ghost Festival.

Development of Recreational Space

In 1968 the proposal was made to convert a portion of the Bridges Street Market into recreational space. Two main reasons were cited in a memorandum to the Markets Select Committee. Firstly, business had declined with the proximity of the much larger market at Sai Ying Pun, with vacant fruit and meat stalls on the first floor of the Bridges Street Market now being used mainly for storage by hawkers. Secondly, there was concern that the local environs were poorly provided with recreational space and it was suggested the unused portion of the upper floor of the market could ameliorate the problem. Table-tennis, rocking horses, merry-go-rounds were proposed, as was a television, with the note added that this would be likely to attract a regular large audience. There was some discussion about hygiene and smells, but on the whole the idea met with approval. It was also determined that the area was to be made available on a temporary basis only, as proposed urban renewal programmes would, it was hoped, lead to an improved business outlook.³⁴

Alterations to convert the market space into a covered playground with toilet facilities were carried out in 1969. Two link bridges from Wing Lee Street to the playground provided direct entrance to the recreational area. Maintenance work was carried out on the covered playground area in 1987.³⁵

The Bridges Street Market served the local community for nearly sixty years.

4. STATEMENT OF SIGNIFICANCE

4.1 Summary Statement of Significance

The Bridges Street Market derives its significance from several criteria. Historically, the Market is sited in Bridges Street, an early street in Tai Ping Shan and one named after a prominent, albeit rather shady, colonial figure. More importantly the site was associated with Sun Yat-sen during some of his most formative years, and had connections to the early years of the Congregational Mission, or as it is now known, the Congregational Church of China. As a market, it served the local community for nearly sixty years. Architecturally the structure is a good surviving example of a relatively intact mid-century Modernist building, while contextually it is one of a large number of buildings that are or have been of particular significance to the local community.

4.2 Historical and Social Significance.

The Bridges Street Market is significant historically for several reasons. Bridges Street itself is named after William Thomas Bridges, who, while admittedly guilty of significant abuses of his position and appearing to lack the charm and colour of some figures of notoriety, was a 'name' in that early community and did set up a legal practice that survives today, albeit under a different name.³⁶

More importantly, the Market site was once associated with the young Sun Yat-sen, who was baptised in the Congregational Mission Preaching Hall, possibly the first building on the site, and for a time, while attending school at the western-oriented Government Central School, lived at the Mission. It was here also that he received guidance from the

³⁴ *Memorandum for Members of the Markets Select Committee*. Committee Paper Mkt/19/68. Public Record Office.

³⁵ *Revitalising Historic Buildings Through Partnership Scheme: Bridges Street Market*. Resource Kit. p 11.

³⁶ Deacons. <http://www.deacons.com.hk/eng/aboutus/history.htm>

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Reverend Charles Hager, who instructed him in Christianity and encouraged him to study medicine. Sun's early years in Hong Kong were integral to his development as a revolutionary leader: it was during this period that he became increasingly conscious of the inadequacies of the old system of dynastic rule, and was more aware of other more liberal ideals and more determined to seek the establishment of more representative forms of government.

The Congregational Mission church was no doubt also of significance to early members of its congregation; it was an American Mission in an otherwise overwhelmingly Chinese area. The original site at 2 Bridges Street was vacated after around twenty years, but the new chapel was constructed only a block away, and the Church has maintained a continuous presence on this latter site to the present day.

Finally, the Bridges Street Market was part of the reconstruction work undertaken by the Urban Council in the immediate post-war years, in an area that was seeing massive increases in population consequent on political changes underway in China. The Market offered facilities for around sixty stall-holders who supplied fresh produce to the local community. It was to endure for nearly sixty years.

4.3 Architectural Significance

The Bridges Street Market is a significant example of mid-20th century post-war Modernist architecture reflecting Bauhaus principles that highlight the primacy of functionality, the use of unpretentious and relatively inexpensive materials and manufactured, rather than crafted components, and the sparing use of ornament. The Market features several asymmetrical facades, large expanses of smooth flat surfaces painted or tiled white, flat roofs, a large grid of windows and horizontal bands of recessed windows and strong rectilinear lines in many elements of the elevations and interiors.

The interior features a large open space, made possible by the use of concrete slab floors and roof supported by concrete columns, with approximately sixty individual stalls ranged along the walls and in the central spaces. Many of these stalls are tiled and incorporate concrete fittings such as benches and fish tanks. The two market floors are linked by a wide open stairwell, again with finishes and details that emphasise functionality.

The interior was fit for purpose: it provided a functional, hygienic, accessible and unpretentious environment facilitating the daily business of trading in fresh foodstuffs.

Significantly, the Bridges Street Market is not the first such Bauhaus influenced market in Hong Kong; the large Central Market built in the 1930s is probably the best-known example of this style of architecture. But together these markets provide an insight into the new approaches being adopted to providing services to the local community and indicate greater government involvement in local community affairs.

4.4 Contextual Significance

The Bridges Street Market would no doubt have once been a significant market facility in the local community. It was built shortly after the Police Married Quarters; one may assume that many of the market's original customers would have been housewives resident in that new complex. But the Market is a facility in an area rich with social, educational, health, recreational and spiritual places and connections. Its community function would have also helped to contribute to the sustaining and nurturing of community relationships. The building itself can be seen as a structure attesting to the continuum of settlement in the area from the 1840s to the present day.

5 DEVELOPMENT OF CONSERVATION POLICIES AND GUIDELINES

5.1 User's Requirements

In 2008, the Commissioner for Heritage's Office was established to provide support to the Secretary for Development with respect to heritage conservation and to drive forward further heritage initiatives.³⁷ One such initiative has been the *Revitalising Historic Buildings through Partnership Scheme*. This scheme recognises the important contribution that heritage makes to the well-being of the citizens of a modern city, and while acknowledging the needs of development, also aims to provide support to conservation imperatives.

Under the *Revitalising Scheme* non-profit organisations have the opportunity to submit innovative proposals for the development and re-use of certain historic buildings.³⁸ In 2011, the proposal by the Journalism Education Foundation Hong Kong Limited (JEF) to develop a News-Expo in the Bridges Street Market was accepted under Batch 3 of the *Revitalising Scheme*.³⁹

News- Expo

The News-Expo is an exciting new offering in the cultural life of Hong Kong, and the first such news-themed Education/Visitor Centre in Asia.⁴⁰ The News-Expo will incorporate interactive, multi-media and virtual technologies to share its stories, but its particular focus and point of difference will be the use of the city's large archive of print and electronic newspapers in exhibitions highlighting how liberal freedoms and values: *a culture of diversity, the rule of law, a just and corruption-free environment, freedom of the press, diligence, pragmatism and innovation* – have been central to the success of Hong Kong. The Centre further aims to improve understanding of how news is reported and how choices made in news reporting can impact on the social development of the community. It hopes to raise awareness of critical public issues, develop critical and independent thinking, especially among its younger visitors, and help visitors appreciate the unique character and spirit of the people of Hong Kong.

Facilities and activities will include the themed displays as outlined above, but will also include:

- Experiential studios equipped with virtual technologies that allow participants to experience a 'live' news scene
- Interactive news games that provide the opportunity for participants to experience historic events 'alongside' figures important in Hong Kong's history
- An International Press Centre particularly for visiting foreign media personnel
- Regular weekend guided tours
- Public programme of talks and workshops
- Bookshop selling appropriately themed publications and souvenirs.
- Displays of two other stories: Aspects of the life of Sun Yat-sen, for whom the immediate area and indeed part of the site had a particular significance; and the heritage building itself, the former Bridges Street Market. The telling of these stories will add depth to the visitor experience.

The News-Expo will use the expertise of historians, curators and conservation architects in the development of the facility to ensure the heritage stories implicit in the collections, the facility and indeed the area are honoured. The facility will be run by a non-profit company supervised by a Board of Governance, and will be open six days a week.⁴¹

³⁷ Commissioner for Heritage's Office. <http://www.heritage.gov.hk/en/about/commissioner.htm>

³⁸ Commissioner for Heritage's Office. *Revitalising Historic Buildings through Partnership Scheme*. <http://www.heritage.gov.hk/en/rhbp/about.htm>

³⁹ Journalism Education Foundation. *Asia's first News-Expo*. 21/2/2013. www.jef.org.hk/eng/newsdetail.php?id=191 Accessed 6/4/2014.

⁴⁰ The nearest such example is in Washington, United States.

⁴¹ Journalism Education Foundation. *Asia's first News-Expo*. 21/2/2013. www.jef.org.hk/eng/newsdetail.php?id=191

5.2 Current Contextual Considerations

At first glance, the adaptation of a former wet market into a cultural space, the News-Expo, which aims to highlight the role and importance of the Press in the history of Hong Kong, may not appear to be the most fitting re-use of the former market given the marked differences in terms of servicing. Indeed, the transformation of a trading facility that prioritised hygiene, ventilation and light, into a cultural facility where display, storage and conservation are significant issues, will require some innovative design solutions. However, the characteristics of the building – the limited range of finishes and fittings, robust structure and high ceilings – makes it readily adaptable to the proposed new use.

Printing Industries and the Press

Firstly, the immediate area, including Shing Wong Street, Wing Lee Street and Gough Street were once a centre of the printing industry. At one point eleven small printing enterprises operated within Wing Lee Street alone.⁴² At least one small printing shop continues to operate in Shing Wong Street and there are others in Gough Street. The wider area was also where some of Hong Kong's original newspapers were printed.

5.3 New Heritage Initiatives

Secondly, innovative developments in the Central and Sheung Wan areas in recent have seen the development of some wonderful new cultural facilities, particularly but not exclusively under the *Conserving Central* initiative. The News-Expo will sit within these very comfortably, contributing further to a hub that seeks to use heritage sites to promote a rich cultural experience. These include:

Central Police Station Revitalisation Project

The Central Police Station Revitalisation Project is an exciting project being carried out under the auspices of the *Conserving Central* initiative. In this, the heritage site comprising the Central Police Station, the Victoria Prison and the Central Magistracy will be conserved and redeveloped into a premier cultural and heritage facility. The project includes the conservation and redevelopment of sixteen heritage buildings as well as the construction of two iconic new buildings; together they will provide a range of intimate and more spacious venues, galleries, performance spaces and retail spaces for a rich and varied programme of cultural offerings.⁴³

Former Married Police Quarters on Hollywood Road

In 2010, a proposal submitted by the Musketeers Education and Culture Charitable Foundation Limited was selected for the redevelopment and revitalisation of the former Police Married Quarters under the *Conserving Central* scheme.⁴⁴ The Musketeers' proposal has seen the development of a creative industries landmark known as PMQ, which will include design studios, galleries and retail space for various designers and 'create-preneurs' in the film and video, music, printing, art, publishing and advertising industries. The project is one where heritage values are acknowledged, but the adaptive re-use takes advantage of the significant opportunities provided by the site and location.⁴⁵

Accessed 6/4/2014.

⁴² Amy Nip. *Wing Lee Street's last working letterpress saved for posterity*. 16 December, 2012, 4:40am. <http://www.scmp.com/news/hong-kong/article/1106394/wing-lee-streets-last-working-letterpress-saved-posterity>

⁴³ *Central Police Station Revitalisation Project*. <http://www.centralpolicestation.org.hk/en/the-project/index.asp>

⁴⁴ Commissioner for Heritage's Office. *Heritage Conservation and Revitalisation Projects: Former Police Married Headquarters on Hollywood Road*. Updated, 5/1/2012.

https://www.heritage.gov.hk/en/pmq/news_background.htm

⁴⁵ PMQ. *Creativity at a New Address*. <http://www.pmq.org.hk/>

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Urban Renewal Project at Wing Lee Street

Wing Lee Street is a terrace immediately south and above the Bridges Street Market. The terrace itself was constructed in the early decades of the 20th century with plans showing row housing in those early decades. The current *tong lau* date back, like many buildings in the area, to immediately after the Second World War, but these buildings unlike many others were constructed in a more traditional style. In the years following, the area became a centre of the printing industry with apparently at one time eleven such businesses within the street.

In 2007 the Urban Renewal Authority (URA) announced plans for a comprehensive redevelopment of Wing Lee Street and the southern side of Staunton Street in the Development Scheme Plan H19 project. While this plan acknowledged the character of this very rare example of an intact street and did impose height restrictions, the success of a local movie filmed in the street, *Echoes of the Rainbow*, led to a much stronger interest in the area and public demand for a halt to redevelopment altogether. In 2011, Wing Lee Street was removed from the original H19 project.

What followed was an alternative plan in which the URA acquired the properties at Numbers, 5, 7, 8 and 9 Wing Lee Street, and undertook renovation work before making the properties available to various community groups. Artist Home Base at No 5 now provides accommodation for several guests in an artist-in-residence programme; part of the ground floor of No 7 has been turned into a small information centre, while other floors of No 7 and Nos 8 and 9 Wing Lee Street have been given over to charities and welfare groups.⁴⁶

These new projects, in particular the Central Police Station Revitalisation Project on such a landmark site, is expected to transform the way the Hong Kong community views the potential of heritage and the social, cultural and economic value of adaptive re-use projects. If so, the Bridges Street Market will both contribute to and gain from this increasing understanding and awareness, and cultural and artistic life in Hong Kong will be much the better for it.

5.4 Statutory requirements

The building will be subject to a wide range of statutory requirements which arise from the development of building regulation during the period since the building was constructed, and the change in the nature of the building's use, from a naturally-ventilated, low-serviced industrial type building with simple finishes, to an air-conditioned, highly-serviced building with complex finishes. These factors will inevitably create impacts on the building, some of which will be significant yet vital if the building is to be revitalised and a sustainable future secured.

The impacts on the character-defining elements are tabulated in section 6 below but in summary these include: the necessary alteration and additional works to facilitate the new use, the provision of Barrier Free Access, Means of Escape, Fire Safety, and Structural Stability.

6 IMPACT ASSESSMENT

This Impact Assessment is based on the scheme design illustrated in the drawings dated 14 August 2014.

In revitalising the Bridges Street Market to the Hong Kong News-Expo, most of the alteration works will be done inside the building to facilitate the proposed new functions. Some existing features of the building will be preserved such as the interior finishes like the Shanghai plaster, horizontal concrete sun shading fins along the windows, grand staircase and the

⁴⁶ Urban Renewal Authority. *G7 Centre at Wing Lee Street*. <http://www.ura.org.hk/en/projects/heritage-preservation-and-revitalisation/central/g7%20centre%20at%20wls.aspx> Last updated 7/3/2014.

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poultry stall. Some existing features for example the butcher's stall will be restored and actively re-used for display of the Market's history and as new service counter for the bookstore. The remaining low stall partitions will be demolished to open up the floor as display area. Localised structural support will be provided as needed.

While the scope of renovation work will be kept to the minimum, the building will be upgraded to comply with the current statutory requirements and necessary utility services resulting in alteration works outside and inside the building. For example, to allow disabled people to have access to the News-Expo, a new disabled access will be made by enlarging an existing window opening on the east façade to become a level exit. A new external lift in a glass lift shaft will be installed in the alley facing Wing Lee Street to allow disabled access to Shing Wong Street and Wing Lee Street from the News-Expo. The existing internal stair connecting first and second floor will be upgraded. A new fire sprinkler tank and new flushing water will be located on the roof of first floor.

Besides the alteration works for the revitalising the Market, the adjacent Refuse Collection Point will be demolished and the portion of stair along Shing Wong Street will be reinstated. A small landscaped area in the reinstated landing is proposed to promote greening in the neighbourhood.

An itemised list of the proposed changes is set out in the table below, which should be read in conjunction with the drawings attached at Appendix A,

Photomontages of the Design



a) north elevation;

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b) south elevation viewing from Shing Wong Street (with the new lift tower and the new linking bridge to Shing Wong Street);



c) south elevation viewing from Wing Lee Street (with the new linking bridge from 2/F to Wing Lee Street)

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The following table lists the changes to the building and cross-refers them to the Character Defining Elements listed in section 2 that would be affected by the changes and the impact upon them, followed by the justification for the change, the proposed mitigation measures, and the overall impact after mitigation. The resultant scores are as follows:

Beneficial	the impact improves the condition or ability to understand the item.
Acceptable	the impact is significant but is considered to be within limits having regard to the over-riding aims of the project.
Acceptable with mitigation measures	the impact is significant but by the application of mitigation measures the negative effects of the impact are compensated
Neutral	there is little or no impact
High	the impact is substantial and is likely to affect the element to the extent that its significance is diminished
Moderate	the impact is significant to the extent that some reduction of significance will occur
Low	the impact is notable but is not so great that the significance of the item cannot be understood.

No	Description	Character-defining Elements Affected	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact*
Interior								
1	Removal of stalls and incorporate new internal uses including new partitioning	Market Stalls on G/F and I/F	2.1a 2.3a	High High	High	Necessary to accommodate new use	Record the internal layout by photo and drawings before removal; retain selected examples for interpretation	A(m)
2	Removal/covering of stencilled signage	Stencilled signage	2.1d 2.3c	Moderate Moderate	Moderate	Some of the walls to which the signage is applied need to be demolished to accommodate the new use	The signages should be preserved as far as possible and interpretation provided (unless for those on the walls to be affected for suiting operational needs). Record by photos and drawings before removal. Covering-up method should not hinder public appreciation to the signages.	A(m)

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3	Re-planning of 2/F Staff Quarters	Wooden framed, ledged and braced door Brass door handle and lock Chimney and concrete bench in Staff Quarters Shanghai Plaster dado on walls and painted brick walls	2.4a	Moderate	Moderate	Necessary to accommodate new use	Re-use original doors and ironmongery where feasible, for example, where FRP not required. Minimize loss of fixtures/ finishes; covering up in a reversible manner instead of demolishing to suit new use.	A(m)
			2.4b	Moderate				
			2.4d	Low				
			2.4e	Low				
4	New wall linings/decorative scheme (if necessary)	Shanghai Plaster dado	2.2	High	Moderate	Necessary to suit the new use	Repair where necessary and retain but overlay where necessary for operational reasons in a reversible manner. Acknowledge presence of the two-tone decorative scheme in the new design. Expose the shanghai plaster at the staircase and the landing area including the columns for interpretation.	A(m)
			2.3d	High				
5	Removal of metal racks above market stalls	Hanging metal racks in stalls	2.3b	Low	Low	Necessary to accommodate new use; see also item 1.	Racks fitted to stalls marked for retention should be retained.	A(m)
6	Upgrading of main staircase	Main staircase Shanghai plaster balustrade Shanghai plaster columns Tubular steel	2.2	High	High	Current provision is to not upgrade to MoE and protective barrier	Upgrading works will be carried out in a minimum intervention approach and in	N
			2.2a	High				
			2.2b	High				
			2.2c	Low				

		handrail				requirements	reversible manner as far as possible to keep the physical and visual impacts to the balustrades in Shanghai Plaster to be minimum. The new addition should also be distinguishable from the existing elements.	
7	Widening of existing stair from 1/F to 2/F	Staircase from 1/F to 2/F Staff Quarters	2.4f	Moderate	Low	Provision is necessary to comply with MOE requirements	Upgrading works on balustrade side to minimize the disturbance of shanghai plaster finishes.	A(m)
8	Removal of the partition wall between the market and the covered children's playground and re-planning of the playground area.	Covered Playground Stencilled signages on the wall separating the market area and the covered playground	2.3e 2.3c	Low Moderate	High	Removal is essential to accommodate new use	Record the wall and the stencilled signs before removal Interpretation tools to be provided for public appreciation of this area once existed.	A (m)
Exterior								
I	Glazing of horizontal window openings	Window openings at G/F and 1/F	1.1j 1.2b 1.3d 2.1c	High High High High	Low	Necessary to accommodate new use	Glazing to be installed on inside wall face such that the external appearance will not be affected. The design of the new windows to be Installed/ replaced should respect the	A

							architectural style of the elevations.	
2	Installation of external lift	South Elevation Streamlined band of windowsLink bridges from Wing Lee Street to South-east elevation, Entrance to covered playground	I.2 I.2b I.2d I.2f	High High Moderate High	High	Lift is a key element of the design for the new use and achieves compliance with Barrier Free Access policy	Minimise loss of building fabric; use glass lift shaft to reduce visual impact on elevation and to distinguish new from existing; Height of lift machine room to be reduced as much as possible to minimize visual impact on historic building; structurally independent to minimize impact on historic building; Record by photos and drawings before new opening and additional or alteration works.	A(m)
3	Installation of escape stair from 2/F	South Elevation, Projected flat roof forming eave, Streamlined band of windows	I.2 I.2a I.2b	High High High	Moderate	Additional stair is required to comply with Means of Escape requirements	Minimise loss of building fabric; use structural form to distinguish new from existing; Record by photos and drawings before new opening and additional or alteration works. Design of the stair and the supporting structure should be	A(m)

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							design to minimise the physical and visual impact to the South Elevation.	
4	New signage at principal entrance	Modern lettering above entrance FEHD logo	I.1a	Neutral Intrusive	Low Low	Retention of modern lettering would be confusing for visitors and conflict with new signage. New signage is necessary to identify new use.	Removal of existing sign will be a positive benefit; Record before removal	B
5	Re-paving of alley at rear of building and provide a short ramp to lift landing	Drainage channels	I.2e	Neutral	Neutral	Re-paving works follow installation of external lift and new services installations	New paving will incorporate new channels to maintain function; Design of paving will be compatible but distinguishable between old and new.	A
7	Removal of existing entrance ramp	Ramp entrance with handrail	I.1i	Intrusive	Low	Existing ramp is non-compliant	Removal of existing ramp will be a positive benefit; Record before removal.	B
8	Upgrading of existing link bridges	South elevation, Link bridges between rear of building and Wing Lee Street and between East of the building and Shing Wong Street, Link bridge from Shing Wong Street to I/F	I.2 I.2c I.2d I.3a	High Moderate Moderate Moderate	Low	Existing bridges are in poor condition and opening is require to form at I/F and lift platform	Upgrading the existing link bridges to Wing Lee Street to incorporate as much existing material as feasible. Minimize the supporting structure as much as possible to reduce the	A(m)

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							visual impact to the historic building. Reconstruct the link bridge to Shing Wong Street in simple and modern design and can be distinguishable from the old.	
9	Enclosure of internal access to side entrance facing Shing Wong Street and division of opening	Side entrance facing Shing Wong Street	1.3b	High	Neutral	Enclosure is necessary to satisfy Means of escape requirements	Enclosure and division of the opening do not impact on external appearance	N
10	Services plant located in alley at rear of building	South elevation	1.2	High	Low	Services plant is necessary to suit new use	Plant is at a lower level than windows where the streamlined bands will not be affected. Screening the services with compatible but distinguishable material and design to minimize visual impact on the elevation.	N
11	Installation of Building Services including pipework and ductwork	South elevation, Streamlined band of windows, with concrete grilles and iron bars, Cast iron hopperhead & rainwater pipes	1.2 1.2b 1.2h	High High Moderate	Moderate	Installation is necessary to suit new use	Associated pipework to be routed internally to avoid impact on the elevation. Well organize and group together new building services and make use of existing wall openings and	N

							original duct space as far as practicable. Existing historic rainwater pipes to be reused if feasible.	
12	Replacement of Bostwick gates with doors at entrances (if required)	Bostwick gates	1.1i 1.1k 1.3b	Low	Low	Provision is necessary to suit new use and to comply with Means of Escape requirements as necessary	Record by photos and drawings before replacement	A(m)
13	New barrier-free access in East elevation at G/F	East elevation	1.3	Moderate	Low	Provision is necessary to comply with BFA requirements	Minimize loss of fabric by enlarging existing window opening.	A
14	Services plant at roof level	2/F Staff Quarters	1.6	High	Moderate	Provision is necessary to serve new use	Arrange plant to conform with geometry of Staff Quarters block; omit use of screen to reduce overall bulk. Set back from the edge of North façade to avoid impact on building.. Screening with compatible and harmonious appearance will be provided at the extend enclosure for the installations to mitigate visual impact to the elevations	A(m)

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15	New door opening at South elevation of Staff Quarters accessing to the new stair to Wing Lee Street	South elevation of Staff Quarters	1.2	High	High	Provision is necessary to comply with MoE requirements	Minimize loss of fabric by enlarging existing window opening.	A(m)
16	New doors at principal entrance	principal entrance	1.1e	High	Low	Provision is necessary to enclose the interior	Use materials/ finishes that are distinguishable from the original. Avoid use of reflective finishes for any framing. Set back doors as far as practicable.	A(m)
17	New canopies and enclosure for lift landing areas at South elevation linking to Shing Wong Street	Streamlined band of windows, with concrete grills and iron bars	1.2	High	High	Canopies are necessary to comply with B.O.	Materials and finishes to be consistent with lift shaft enclosure. See also item 3.	A (m)
Surrounding								
1	Revitalisation works at the building against the nearby heritage sites	Historic buildings within 50m	See para 2.1	High/Low	Neutral	External changes are necessary to suit new use/comply with statutory requirements	Changes will not bring any physical/ visual impacts to the nearby historic buildings within 50m (i.e., PMQ)	N
2	Removal of existing RCP and restoration of steps at Shing Wong Street	RCP	n/a	Intrusive	Beneficial	Not applicable	Not applicable	B

7 CONSERVATION POLICIES AND GUIDELINES

(Note: All policies in this chapter should be read in conjunction with each other)

These policies have been prepared having regard to the provisions of the Burra Charter 1999, which are intended to preserve or enhance the heritage significance of this building. The policies have been prepared giving specific guidance on how to manage the changes that arise from the proposals, but in general the following key principles apply:

- Wherever it is feasible to do so, the loss of historic building fabric should be kept to a minimum. This applies during the detailed design development and the design and execution of temporary works, as well as the permanent works.
- All interventions in the building should be designed and constructed so that they are reversible where it is feasible to do so.
- The alteration and additions to the building should have regard to the authenticity and integrity of the building. This means ensuring that where repairs are necessary, that matching materials and components are used.
- The heritage significance of the building should be observed at all times, particularly during construction operations, which means ensuring that adequate protection of retained elements is installed and maintained throughout the duration of the works.
- New additions should be “of their time”, which means they should be distinguishable from the existing building so that the narrative of the building can be understood.

There is no doubt that the adaptive re-use of this building, converting a former wet market into the News-Expo, where storage, conservation, display and education are priorities, will require some considerable alterations to the interior. The Grade 3 designation: *Building of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable* allows for certain necessary changes to be made and indicates that alternative ways of recording detail may be appropriate. However, the following policies and guidelines should be noted also.

7.1 Management and Maintenance

Policy M1

A Maintenance Plan should be drawn up to ensure that the building is kept in good condition. This should include a detailed plan for the regular upkeep of the built fabric.

- **M.1.1** The Maintenance Plan should give detailed descriptions of maintenance tasks to be undertaken, together with an indication of those responsible, timeframes and tracking methods. The Plan should also give guidance on appropriate techniques and materials to be used in the maintenance of specific features of the former Market.
- **M.1.2** Ideally, the Maintenance Plan will be integrated into wider building management plans, which will incorporate such tasks as insurance renewal and the maintenance of fire prevention and control systems, as well as mechanical, electrical and plumbing systems.

Policy M2

A Management Plan should be prepared for the building to ensure the responsibilities of looking after this Grade 3 historic building are properly used and appreciated.

7.2 Preservation of Built fabric

Policy BI

The exterior of the Market is an integral part of its heritage significance and the original features should be retained as far as possible, especially the north elevation, but also where possible, the south and east elevations.

Features that should be repaired and conserved include:

- **B.1.1** The asymmetrical composition of the **north elevation**, including the recessed portion of the façade, the overhanging eave, the entrances; the lettering, the Shanghai Plaster panels, the grid of windows at the eastern end of the façade and the horizontal streamlined bands of windows at G/F and I/F should be retained and unaltered and repaired as necessary. The **south elevation** should be treated similarly except where the new lift is to be installed. The loss of historic fabric should be kept to the minimum and the lift should be designed and constructed so that it is eminently reversible.
- **B.1.2** The **asymmetrical composition** and other features of the **east elevation** should in general be retained and kept intact.
- **B.1.3** Both the **principal** and **secondary entrances** on the **northern elevation** should be retained unaltered. There should be no additional installation or opening or change in size of these openings.
- **B.1.4** Alterations to the **entrances** and **gates** of the **southern elevation** may be permitted to suit current building standards, provided that the **overhead cill** is left unaltered and the overall dimensions of the entrances are not increased.
- **B.1.5** There should be no alteration to the dimensions of the **entrance** of the **eastern elevation** though installations to meet current building standards may be permitted subject to further review. The strip surround should be preserved in-situ.
- **B.1.6** The **grid of windows** at the eastern end of the **northern façade** and the **continuous horizontal windows and concrete grilles** and **iron bars** on the **northern, eastern** and **southern** facades should all be retained.
- **B.1.7** The **Shanghai Plaster panels** adjacent to the main entrance should be repaired where necessary and retained unaltered. The **projecting cill** between the Shanghai Plaster panels and the large window adjacent to the main entrance should be repaired and retained as necessary.
- **B.1.8** The **old-style lettering, both Chinese and English, and the painted street number** should be preserved and retained. Painted WSD marks located adjacent to the main entrance should be removed.
- **B.1.9** The **historic cast-iron rainwater**, and **waste pipes** and **hopper heads** should be preserved in-situ and repaired as necessary.
- **B.1.10** The **flat roofs** should not be altered. The **eaves of 2/F Staff Quarters** should generally be retained unaltered and repaired as necessary except where the new lift is to be located. The loss of historic fabric should be kept the minimum and the lift designed and constructed so that it is eminently reversible.
- **B.1.11** The **staff quarters and flat roof** should be preserved in-situ.
- **B.1.12** The **chimneys at the roofs** should be preserved in-situ and repaired as necessary.

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Policy B2

Where changes are required for operational, statutory or security reasons, any intervention in the Character Defining Elements should be avoided where feasible. Replacement components and materials and new designs should be appropriate and proportionate to the original design.

- **B.2.1** New openings can be considered on the **western elevation** advice from a Registered Structural Engineer.
- **B.2.2** Changes to the **eastern elevation** to suit current regulations can be considered with sound justification to meet current building standards.
- **B.2.3** There should be no alteration to the dimensions of the **entrance** of the **eastern elevation** though installations to meet current building standards can be considered with sound justifications.
- **B.2.4** Alterations to the **entrances** and **gates** of the **southern elevation** can be considered to suit current building code requirements.
- **B.2.5** **Roofs** should be repaired and strengthened as necessary. Strengthening work is subject to further review and advice from a Registered Structural Engineer and the disturbance to the Character Defining Elements should be avoided as far as possible. Installation of future building services required by proposed new use may be permitted is subject to any necessary advice from a Registered Structural Engineer.
- **B.2.6** The position of the **historic cast-iron rainwater**, and **waste pipes** and **hopper heads** can be adjusted if necessary for operational purposes. Functionality should be restored if feasible. Any making good to the existing walls and fenestration that may arise from such alterations should be carried out.
- **B.2.7** The **link bridges** should be checked, strengthened and repaired as necessary. Alterations to bridges may be permitted to suit current building code requirements provided that they retain their current style. If this cannot be achieved, and the bridges are essential for operational purposes, they should be recorded and replaced with new structures. The design of the alteration works should respect the existing design of the link bridges and will not create substantial physical and visual impacts to the south elevation.
- **B.2.8** Additional structures may be added to **staff quarters/ roofs of building** to suit the new use of the building, subject to the advice from a Registered Structural Engineer if roof strengthening work is required. Any new structure should be within existing envelope of quarters.
- **B.2.9** There should be no alteration to the **external window openings on 2/F** or to the **projecting horizontal eaves and sills**, unless with sound justification to meet current building standards.
- **B.2.10** Upgrading work on the **stair balustrade wall**, such as increasing the height to comply with the Building Code, should be avoided. If exemptions from the current building requirements cannot be approved, the upgrading works should be in minimum physical and visual impacts to the element.
- **B.2.11** All **grids** and **bands** of **continuous horizontal windows** and **concrete grilles** and **iron bars** should be retained as far as possible unless with sound justifications for meeting current standards. These windows should not be covered externally, but blocking the windows internally with glass or other transparent material as required for new purpose can be adopted of the detailed design. Any new window glazing should be built inboard of the concrete framing with sufficient clearance to enable maintenance and repainting in the future.

- **B.2.12** The **large grid of windows** illuminating the interior staircase should not be altered. If any of the existing metal framing needs replacement this should be done using matching “Crittall” metal window components. Spalled and weathered concrete grilles should be repaired as and when necessary. Fittings should be repaired and retained as necessary.
- **B.2.13** The **steel handrail** should be repaired, descaled and repainted. It should not be supplemented with additional handrails, for example, to comply with current building requirements. If exemptions from the current building requirements cannot be approved, the upgrading works should be in the approaches of minimum intervention of design which is compatible but distinguishable between the old and new.
- **B.2.14** The **staircase from I/F to the staff quarters** with its functional pared-down design should be repaired and retained. Work required to ensure staircase meets current standards can be considered provided that the changes preserve the character of the stair and with sound justification.

Policy B3

All conservation works should be carried out according to the principle of repair rather than replacement. Where replacement is necessary, it should be carried out, where feasible, on a like-for-like basis, in terms of both design and material.

There are no intrinsically significant materials within the building apart from the Shanghai Plaster, and the design is based on the use of a restrained architectural vocabulary and mass-produced materials. However, their use in the mid-20th century, though not seminal, was early, and therefore best conservation practice recommends that the principle of repair rather than replacement, and the original building fabric retained wherever feasible. If replacement is indicated, work should incorporate details and materials as close as possible to the original, and employ the skills and technologies of the period.

- **B.3.1** The **plain painted rendered walls** of all elevations and all **Shanghai Plaster** should be repaired as necessary. An exception is the **Shanghai Plaster dados in staff quarters** as they are in the formerly limited area for staff only which can be replaced if required to suit the new function. Repair of the Shanghai Plaster finishes should be carried out by skilled specialists to avoid adverse impact arising from poor quality work as on the stair balustrade wall.
- **B.3.2** Spalled and weathered **concrete grilles** on all windows should be repaired as and when necessary.
- **B.3.3** Damaged or newly replaced **old-style letters** on exterior of building, both Chinese and English, should be restored following the material and style of the existing old-style letters.
- **B.3.4** The **brass ironmongery of the 2/F windows** should be repaired where necessary and re-used. Any later replacements, particularly those that use steel or aluminium, should be replaced with new brass ironmongery to match the original fittings.
- **B.3.5** In the repair and conservation of **stencilled signage** in the interiors, all the signages should be preserved and repaired as far as practical except for those would be affected with sound justifications to suit operational needs. Care should be taken to ensure no damage is done to the base surface. Any method used should be reversible. A serious attempt should be made to remove the graffiti where present without causing further damage to the sign.
- **B.3.6** The **Concrete Bench and the Chimney in staff quarters** should be preserved in-situ and repaired as necessary. The Concrete Bench may be covered up if necessary, but the method used should be reversible.

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- **B3.8** The **Stoves and Chimneys** inside the poultry scalding room should be preserved in-situ and repaired as necessary.
- **B3.7** If possible the **brass door handle** and **lock** on the original **doors of staff quarters** should be repaired if necessary and retained; where replacement, non-matching locks have been fitted to original doors they should be replaced with new fittings to match the original.

Policy B4

Alteration works that are considered to have low impact or that affect elements of low significance are noted below. The opportunity to make changes to achieve statutory and/or operational compliance should be focussed in these areas where feasible. Due regard, however, should be given to Policies B1 and B2.

- **B.4.1** The **Bostwick folding metal** gates should be retained provided this is compatible with Means of Escape requirements.
- **B.4.2** **Chimneys at 2/F** above the staff quarters should be retained.
- **B.4.3** The **window frames** in the **exterior windows of the staff quarters** should be eased and adjusted and repaired if necessary and retained. If new frames and casements are necessary, they should match the existing profiles and configuration. The glass may be replaced if required for operational, security or statutory reasons.
- **B.4.4** The **later window frames** fitted to the south elevation in **staff quarters** may be replaced if required to suit the new function, in which case these should be fixed and glazed without intermediate glazing bars to represent the original appearance, or, fitted with "Crittall" metal frames to match all other windows on the building.
- **B.4.5** The **cat ladder** can be repaired or replaced as necessary. If replaced, the use of painted steel to match the window frames or unpainted galvanized mild steel is recommended.
- **B.4.6** The **drainage channels** that serve the sunken alley at the rear of the Market can be replaced to suit any new drainage arrangement.

Policy B5

Changes required by the development of the News-Expo should be accommodated as far as possible within the existing envelope of the Bridges Street Market.

The former Bridges Street Market is relatively intact, with the only major modifications being the truncation of the I/F to accommodate a recreation area. It stands therefore as a good example of a mid-20th century building, using the prevailing styles and materials of the time. The new development should respect that as far as possible and retain the distinctive features of the elevations.

- **B.5.1** The **windows at the G/F and I/F** should not be covered in any way externally. No additional structures such as awnings or window-mounted air-conditioners should be installed.
- **B.5.2** New **lettering** or **signage** should not overwhelm the building configuration or significant elements and it should be stylistically distinct from the retained historical signage.
- **B.5.3** Installation of future building services on **roofs** and **alleys** required by proposed new use is acceptable provided that there is no visual impact on the setting of the building.

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- **B.5.4** Any new structure of building should be within the existing building envelope. However, an addition to accommodate a lift would be acceptable on the grounds of operational need and compliance with the Barrier Free Access strategy, and subject to a review of the detailed proposals.

Policy B6

The former use of the Bridges Street Market should be acknowledged by retaining certain features of high significance and providing interpretation. Where such features need repairs, due regard should be given to Policies B2 and B3 above.

- **B.6.1** A selection of the **stalls and the representative features in the poultry slaughter room, which was a unique facility** should be retained in order to provide physical evidence of their design and interpretation should be provided. **Grid of windows** in poultry scalding room should be preserved and retained and interpretation provided.
- **B.6.2** The retention of the selected **open stalls at G/F and I/F** with all finishes and features should include partition, concrete bench and drainage feature and metal fixtures should be retained and preserved. **Metal fixtures** in one of the retained open stall on I/F should be retained, repaired if necessary and preserved.
- **B.6.3** The **main staircase, supporting column, landing, balustrade and steel tubular handrail** should be preserved in-situ. All finishes should be repaired as necessary. The shape of the column should be preserved; it should not be over-clad. The dual colour scheme with white at the top and the grey plaster dado should be preserved.
- **B.6.4** The **balustrade wall of the main staircase** should be preserved in-situ and all finishes should be repaired as necessary. If upgrading works are required, they should be carried out in an approach of minimum intervention.
- **B.6.5** The **steel handrail** should be repaired, descaled and repainted.
- **B.6.6** All grids and bands of **continuous horizontal windows** and **concrete grilles** and **iron bars** should be retained.
- **B.6.7** The **large grid of windows** illuminating the interior staircase should not be altered.
- **B.6.8** The original **Stencilled Signage** should be part of interpretation of Market and should be preserved in-situ as far as practical with interpretation provided.
- **B.6.9** The staircase from I/F to Staff Quarters with its functional pared-down design should be repaired and retained.
- **B.6.10** The Shanghai Plaster dado on the staircase and stairwell from I/F -2/F should be repaired and retained.
- **B.6.11** Photocopies of plans in Staff Quarters should be incorporated into interpretation plans for the market.
- **B.6.12** Concrete Bench in Staff Quarters should be repaired and preserved in-situ.

Policy B7

The proposed new use of the Bridges Street Market is likely to require substantial modification to the interior of the building.

Any details of the interior layout, original finishes and fittings of the ground floor, first floor and main stairwell, and upper stairwell and staff quarters should be recorded if they cannot be retained.

- **B.7.1** Stalls that are removed should be recorded, and interpretation including the original layout should be provided.
- **B.7.2** If possible the wooden framed, ledged and boarded doors in the Staff Quarters should be repaired and retained; if altered in any way it should be fully documented. If possible the brass door handle and lock should be repaired if necessary and retained; where replacement, non-matching locks have been fitted to original doors they should be replaced with new fittings to match the original.
- **B.7.3** Dado in cement render and painted brick on the walls of the Staff quarters should, where possible, be repaired and retained; if altered in any way features should be fully documented.

7.3 Additions and Alterations

Policy A1

Prior to any programme of works to the building, a photographic and cartographic survey should be completed.

Photographs should be related to a layout plan and should be deposited in an appropriate archive.

- **A.1.1** A cartographic and photographic record of the elevations, layouts and the Character Defining Elements should be carried out before any construction work is done. This will ensure not only an historical record, but will serve also as a reference archive for all future work. The photographic record should be deposited with the Antiquities and Monuments Office and held on site at the management office serving as a reference on maintenance works.

Policy A2

Any internal sub-division of the building should attempt to be reversible where it is feasible to do so.

- **A.2.1** The principle of reversibility has long been part of established conservation practice. Reversibility in this instance should allow for the possibility of a return to the building's original function as a market but this does not necessarily mean returning it to its original appearance. The original slab and column structure will assist in the application of this principle as the internal market hall space is already unencumbered by load-bearing walls; the use of new non-load-bearing partitioning to define the different display spaces should be relatively straightforward, which would allow for reversibility.

Policy A3

Unsympathetic modern additions should be removed, and replaced if necessary with styles, materials and finishes appropriate to the building.

- **A.3.1** The modern entrance ramp and handrail at the main entrance should be removed and replaced if necessary to satisfy Barrier Free Access requirements in a more sympathetic manner.
- **A.3.2** The modern style lettering and FEHD logo above main door can be removed. The modern plastic address plate adjacent to the main entrance should be removed.
- **A.3.3** The metal mesh above the entrance way to the south-east entrance to the children's playground has no special significance and can be replaced if required.

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Policy A4

Structural strengthening may be necessary to achieve compliance with current floor loading or other statutory requirements associated with the new use and/or to accommodate new services plant at floor and roof levels. Any strengthening proposals should seek to minimise the loss of historical building fabric and have regard to the existing spaces, so that the new elements align with the geometry of the existing.

7.4 Interpretation

Policy I.1

Interpretation should be provided to explain and promote to the general public the cultural significance of the site. Some areas inside the historic building should be designated for display, guided tour and other form of interpretation.

Policy I.2

The building should be recognised as an artefact and its fabric acknowledged as such. This means that all historical building should be retained where it is feasible to do so.

- **I.2.1** The detailed design development and construction operations, including temporary works, should have regard to the provisions of this Heritage Impact Assessment
- **I.2.2** The operation of the new use should appreciate the heritage significance of the building.
- **I.2.3** **The level of public accessibility should be considered and planned together with the interpretation strategies.**

Policy I.3

Character-defining elements that are retained, such as the market stalls, should be presented in order to demonstrate their former use. They should not be adapted to other purposes or cluttered with furniture and other items related to the new use of the building. Appropriate signage and illustrative and textual information provided to explain how the retained elements were used.

- **I.3.1** In order to present the retained elements effectively, some context will be necessary, for example the retention of the existing floor finish below the retained market stalls.

7.5 Documentation

Policy D.1

The documentation produced for the purpose of obtaining statutory approvals, procurement and construction (including method statements, contractor-designed elements and manufacturers' data sheets), should be held indefinitely together with this Heritage Impact Assessment and photographic and cartographic survey, as a record of the changes to the building and the policy considerations related to these changes.

- **D.1.1** The occupier should establish an archive, located in a secure place within the building, for future reference. It should be accompanied by an inventory of all materials contained within it.

8 IMPLEMENTATION OF THIS HERITAGE IMPACT ASSESSMENT

The policies and mitigation measures set out in this Heritage Impact Assessment confer responsibilities on a number of organisations, which are summarized below.

Principal among these responsibilities is the need to take ownership of the approved document, which rests with the Journalism Education Foundation Hong Kong Limited (JEF). This means taking direct responsibility for operational tasks, such as management, maintenance and interpretation, but also ensuring that the responsibilities of others are met. These responsibilities lie with the Board, who in turn will need to appoint individuals with heritage conservation expertise within its organisation to implement the tasks and duties that have been identified. Formal approval and adoption of the HIA should be the subject of a Board meeting and the decision recorded in the minutes of that meeting.

Prior to handover of the completed project, the consultant team and appointed contractors will need to ensure that those policies related to design development (for example the preference to repair rather than replace) and construction operations (such as protection of historic fabric, (a joint responsibility)). JEF will have a role at this stage where for example design decisions may have an impact on construction costs. Provision for these responsibilities is expected to be included in contract documents, not least in order that contractors understand what is expected of them. Clear and unambiguous accountability, and the monies to pay for the measures required, is essential in all respects. It is assumed the Authorised Person will also act as the Contract Administrator, which places him in the best position to ensure that this task is implemented fully. However, all consultants involved in the design, procurement and management of the project have a role to play.

To ensure that the roles and responsibilities are understood, it is recommended that each member of the Project Team should read and get familiar with the approval of HIA.

Any proposed works in future not mentioned in this HIA, including demolition, alteration and addition works, restoration and repair works to the identified CDEs shall be reported with mitigation for further approval from AMO.

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APPENDIX A: DESIGN DRAWINGS



華賢坊東

華賢坊西

城皇街

永利街 WING LEE STREET

雍翠臺

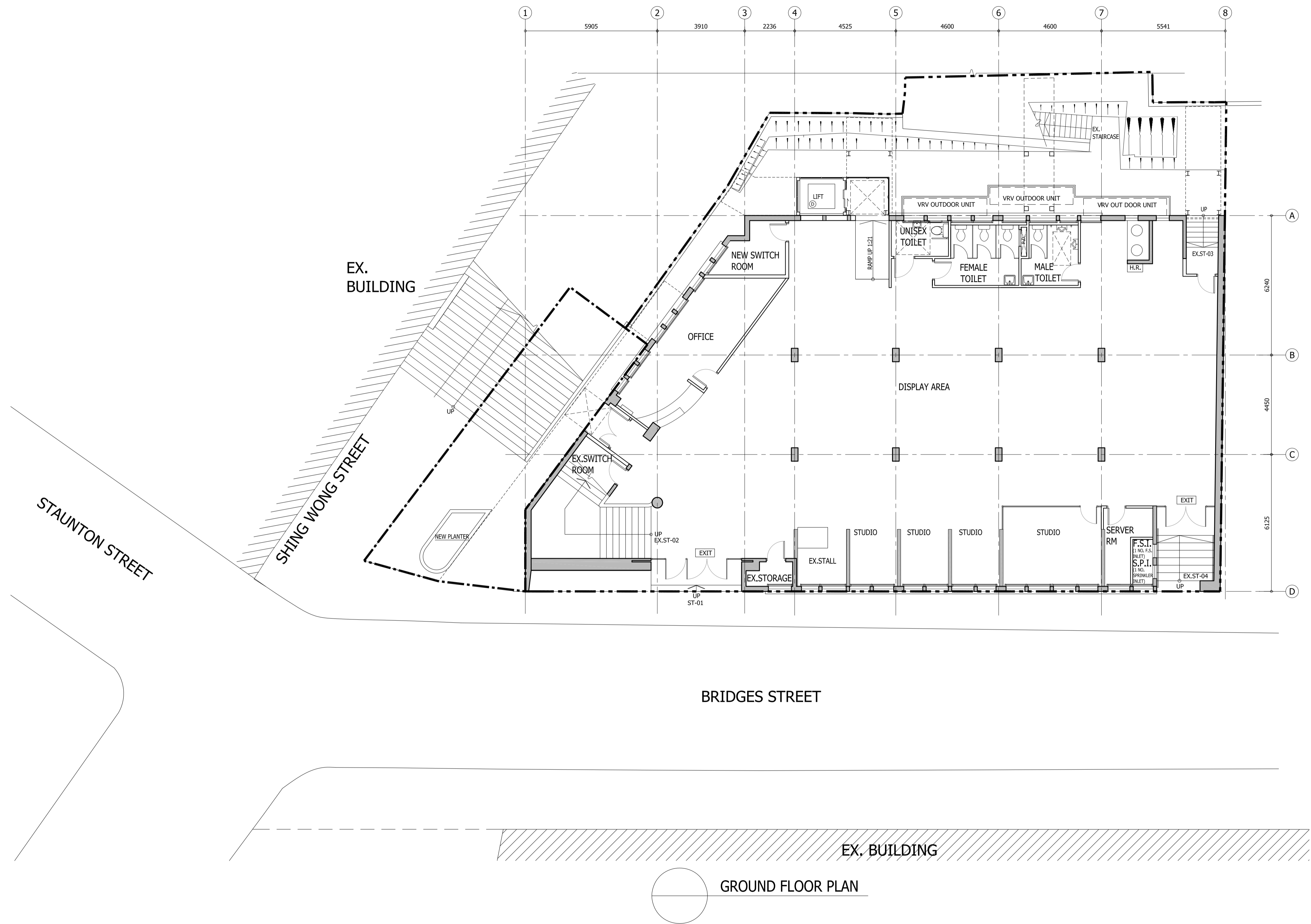
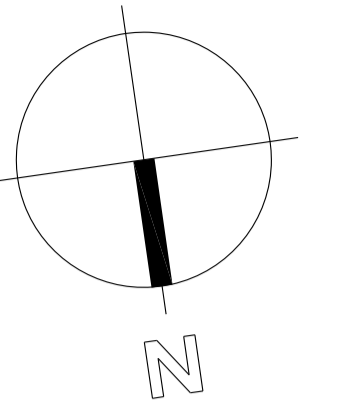
Grandview Garden

必列者士街 BRIDGES STREET

聚賢居

CentreStage

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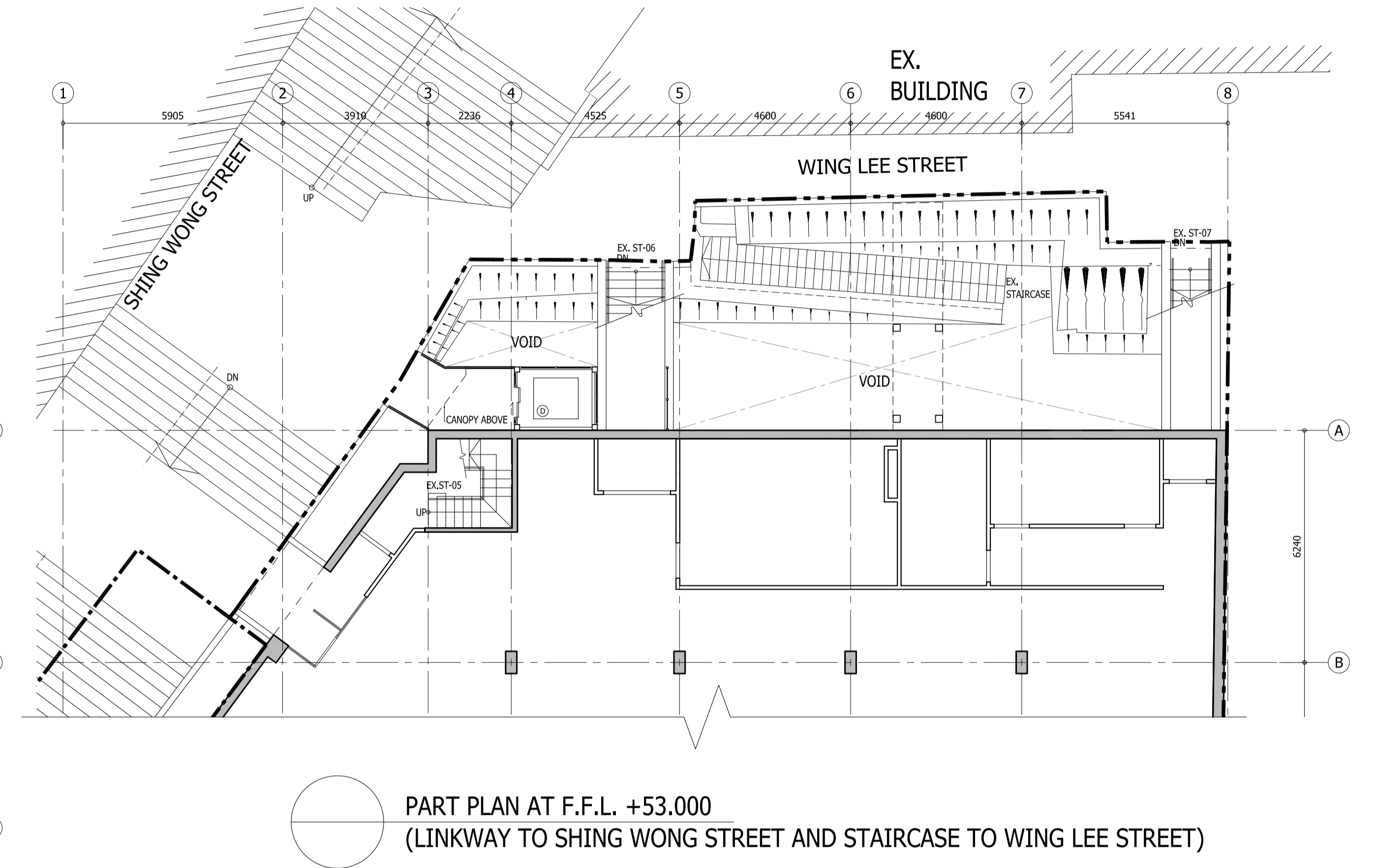
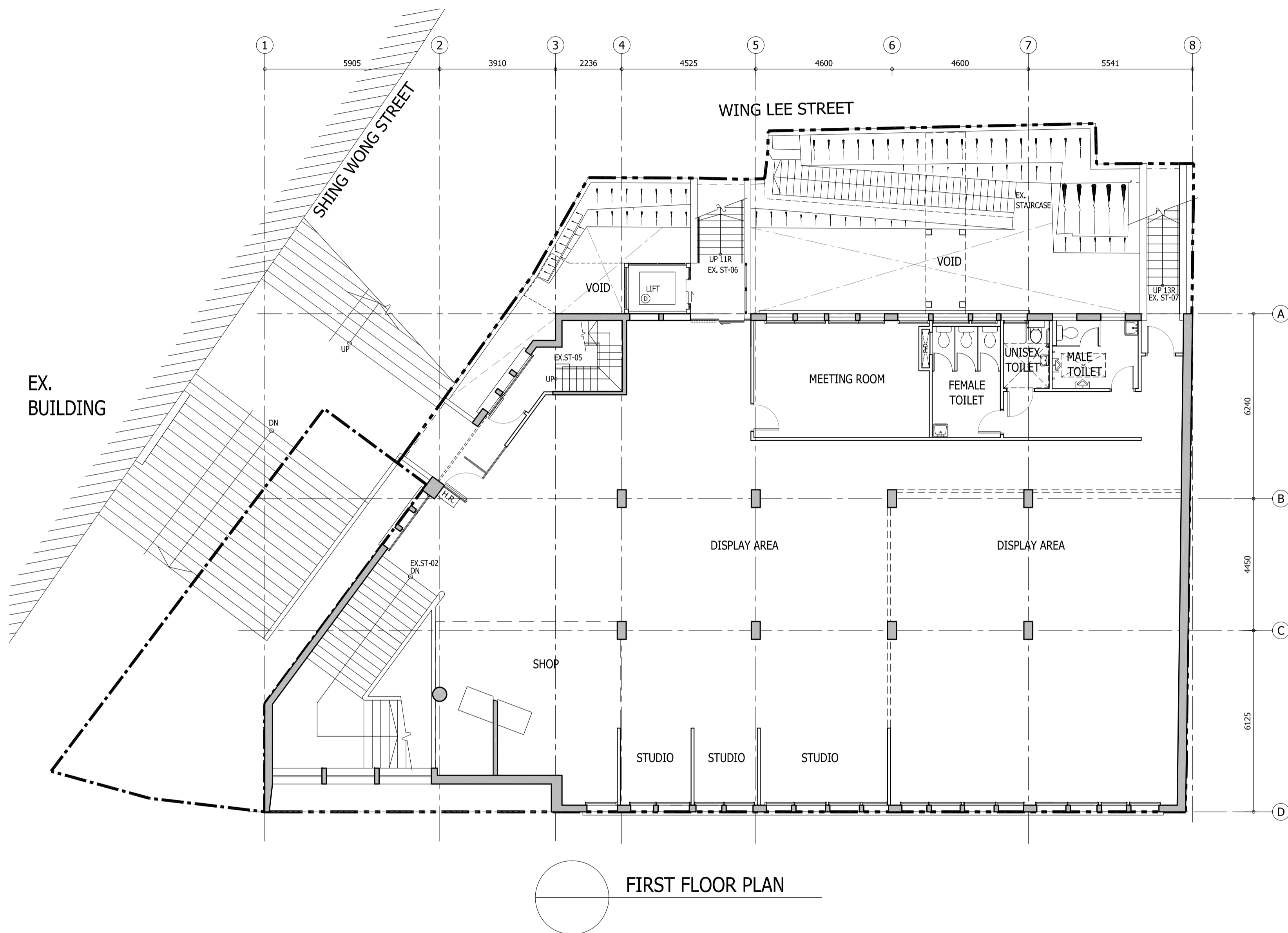
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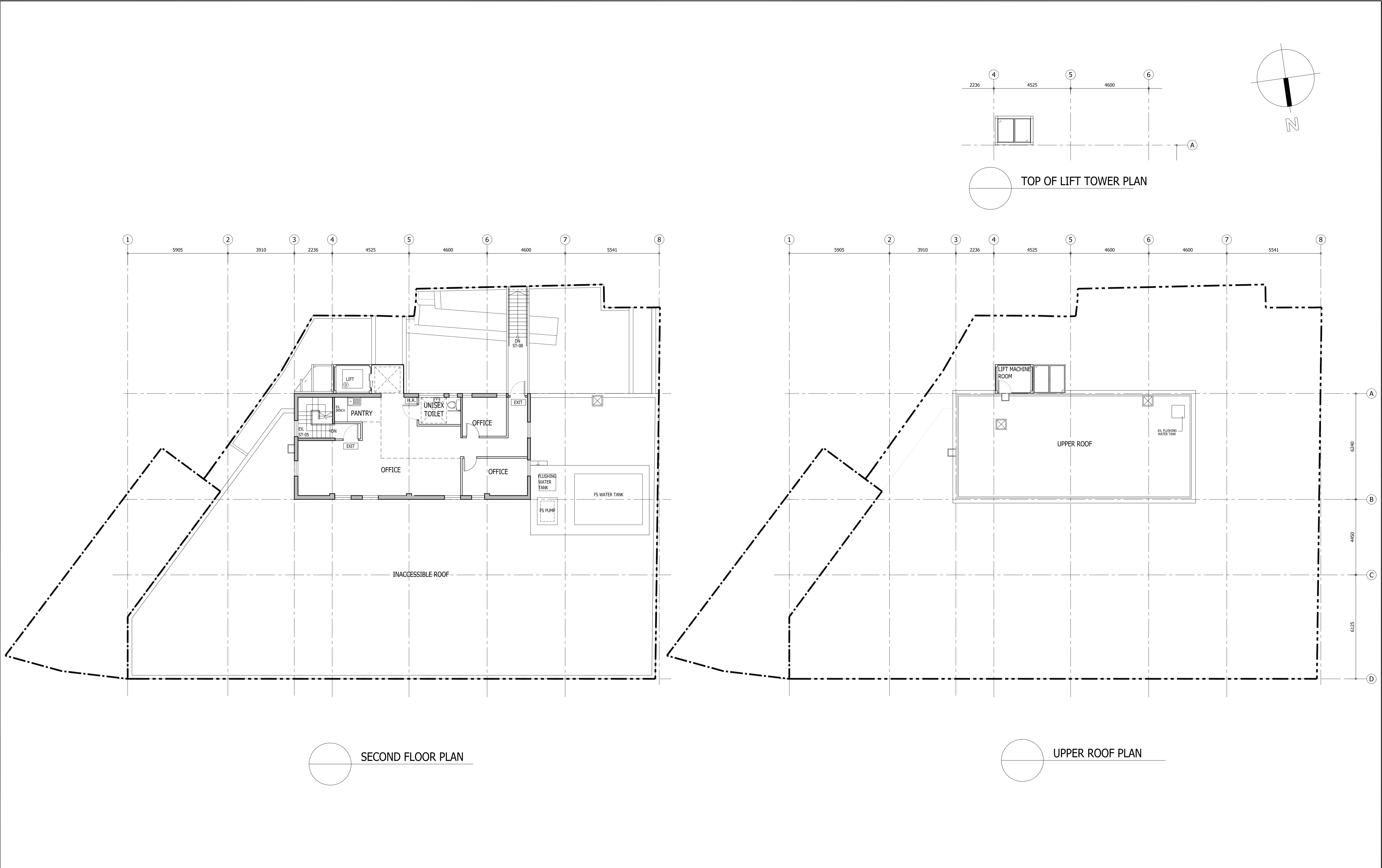
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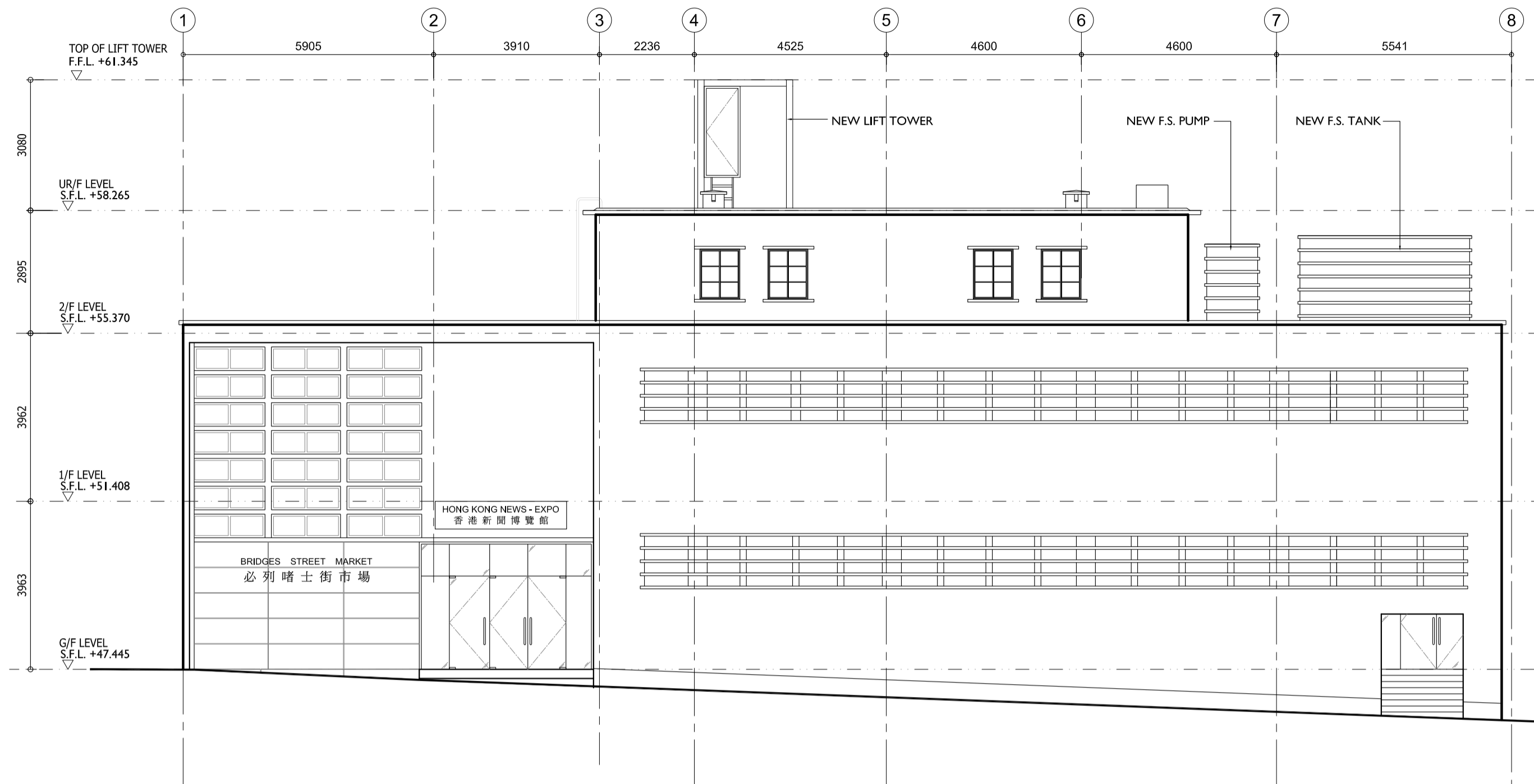
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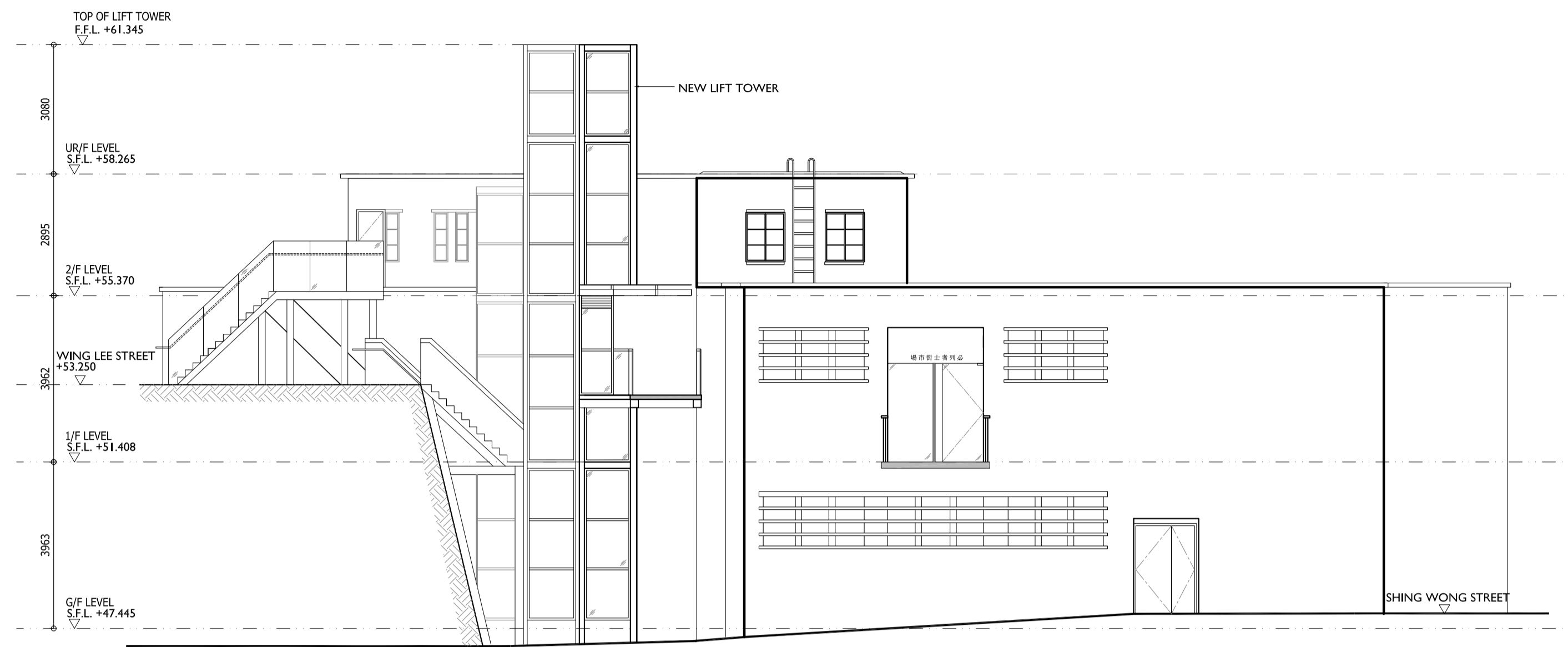
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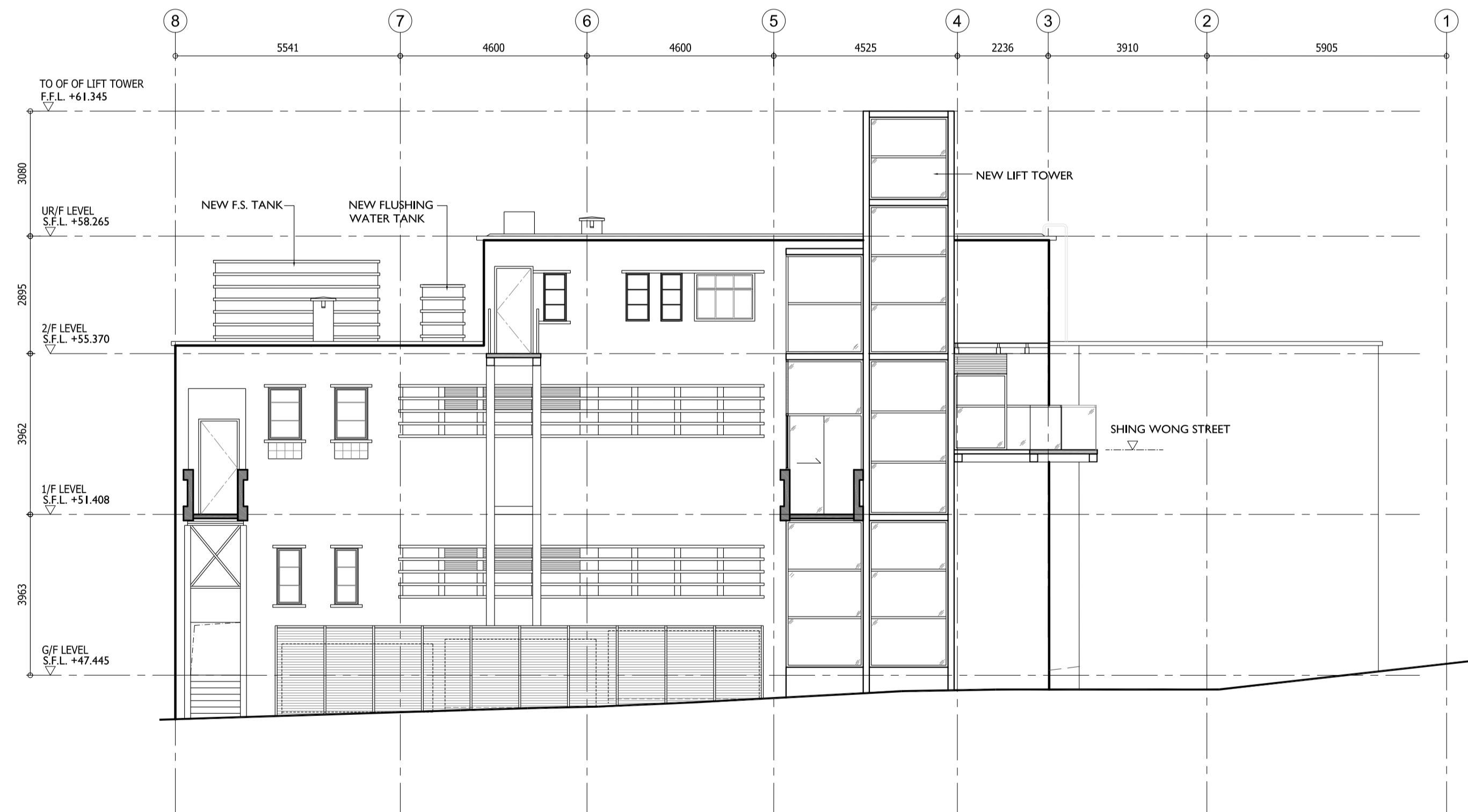
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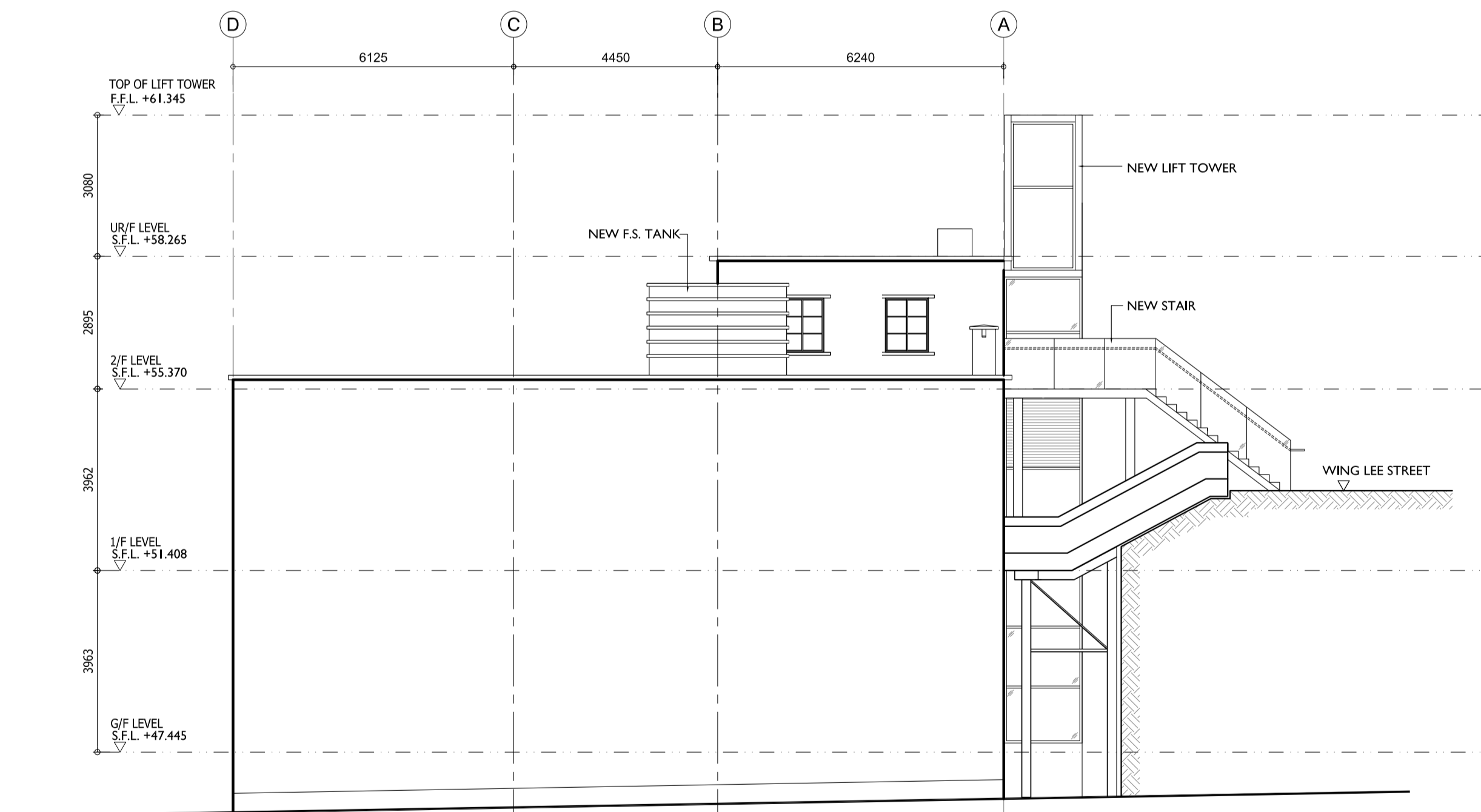
A NORTH ELEVATION



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B SOUTH ELEVATION



D WEST ELEVATION

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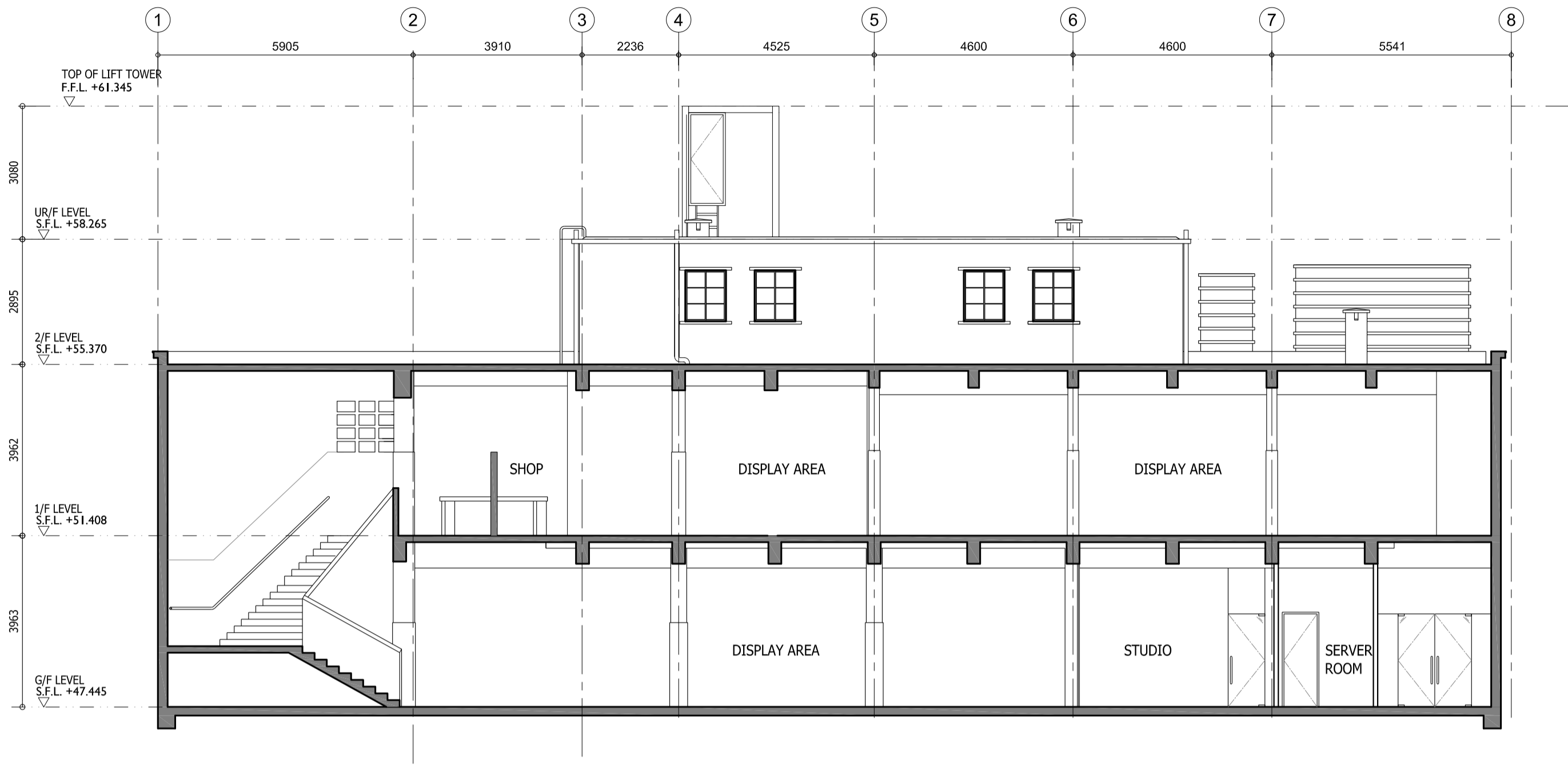
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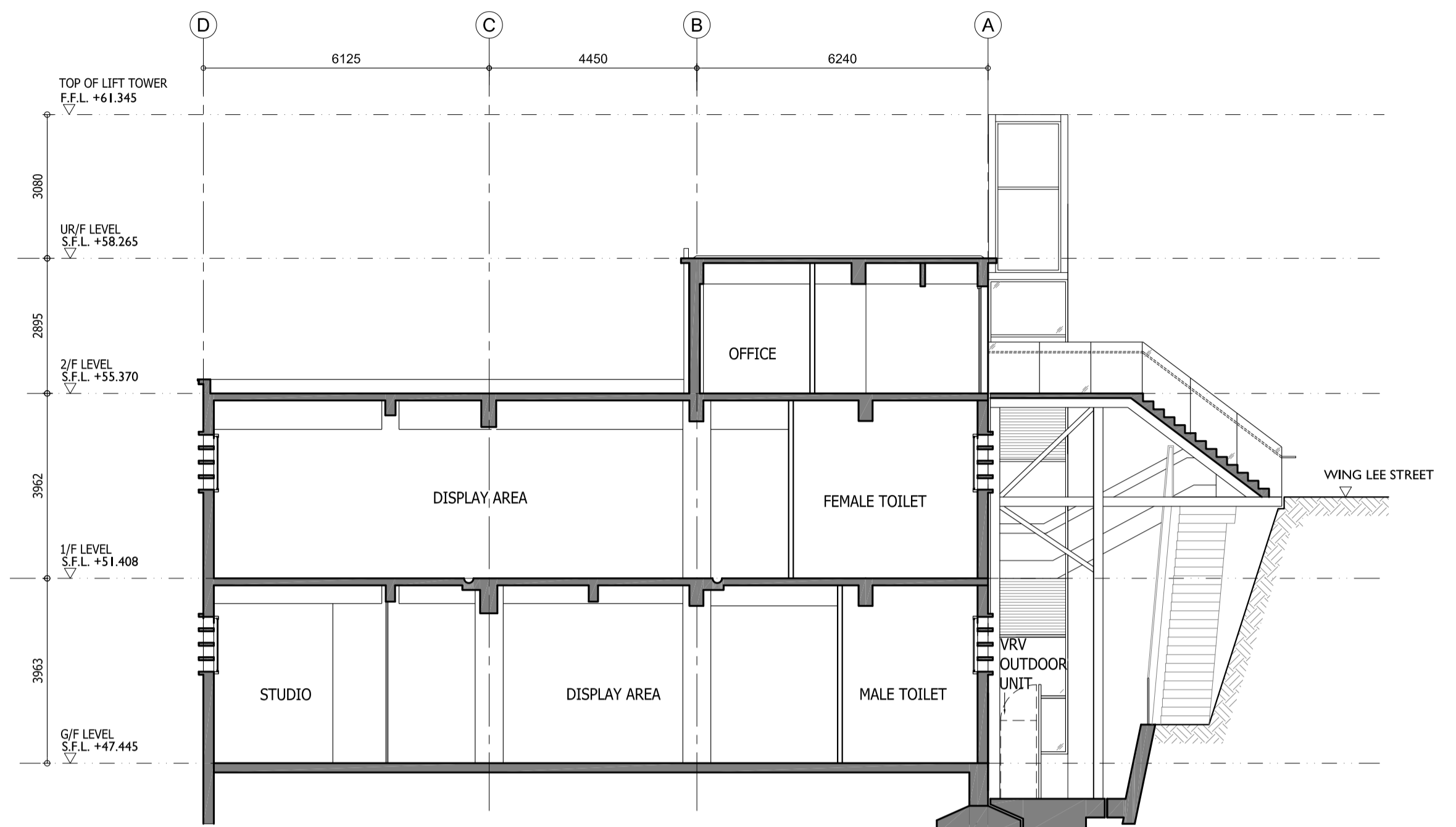
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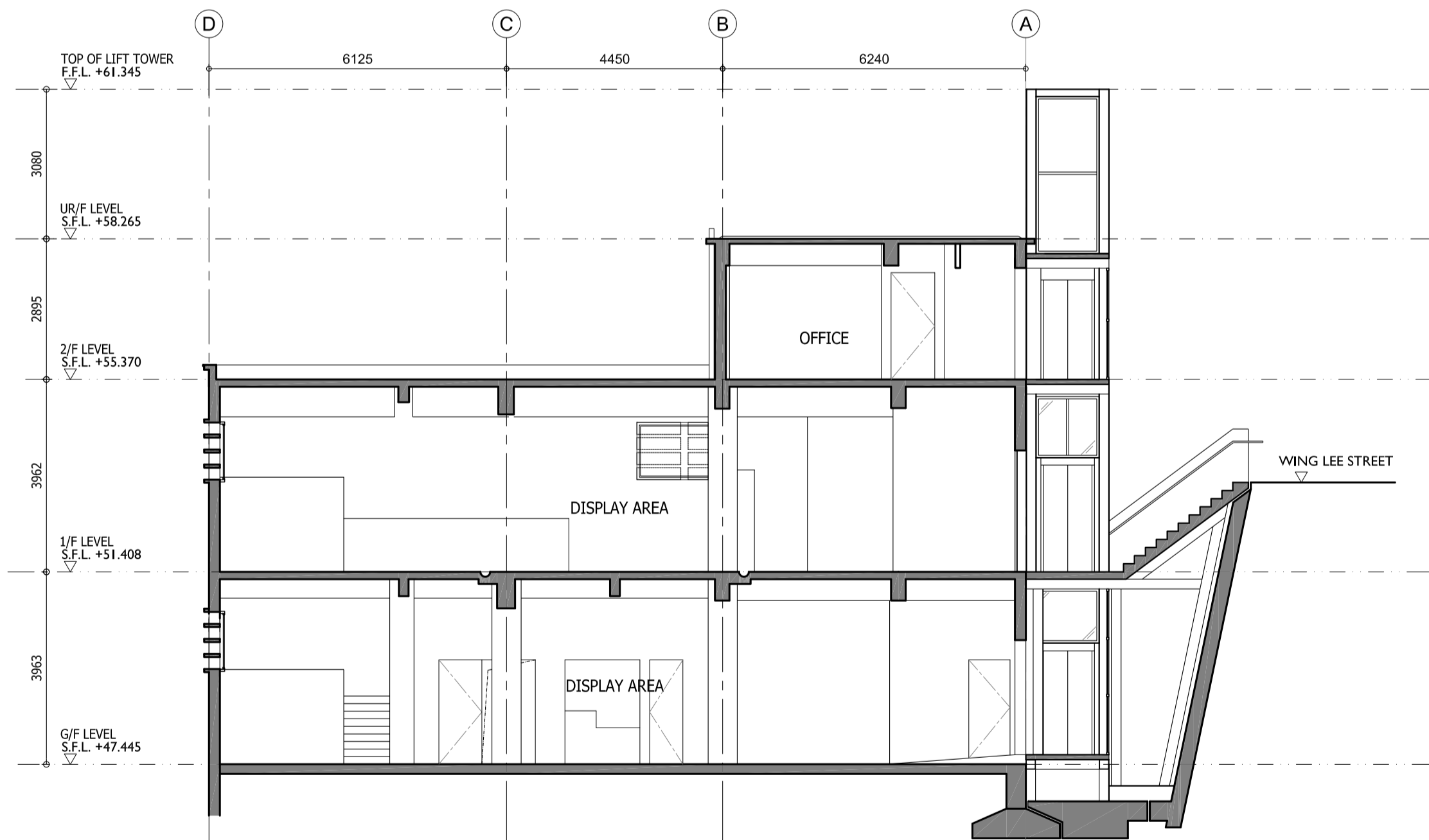
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A SECTION



C SECTION



B SECTION

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