

**ST PAUL'S PRIMARY CATHOLIC SCHOOL
HAPPY VALLEY**

HERITAGE IMPACT ASSESSMENT

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1.0 INTRODUCTION

1.1 Background

This Heritage Impact Assessment (HIA) has been prepared to accompany the Technical Feasibility Statement (TFS) for the construction of a new annex to St Paul's Primary Catholic School. The initial TFS was prepared by Leigh & Orange Architects for the School Board in September 2008 and has been revised over time as further discussions on the project have progressed.

Since January, 2008, a Heritage Impact Assessment report has been required as part of the documentation for development of declared monuments, proposed monuments, sites and buildings graded by the Antiquities Advisory Board, recorded sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office (AMO). An HIA should be prepared in accordance with Technical Circular (Works) No.6/2009 – Heritage Impact Assessment Mechanism for Capital Works Projects, issued by Development Bureau, HKSAR Government.

1.2 Objectives and Scope of Heritage Impact Assessment

The objectives of a Heritage Impact Assessment are to 'assist in assessing the effect that development will have on the heritage value of a significant place in Hong Kong.' Guidelines have been prepared for the preparation of Built Heritage Impact Assessments and these have been the basis of the preparation of this report.

This Heritage Impact Assessment is specifically as a response to the proposals of the Technical Feasibility Statement, and assesses the impact of the options provided in that document. The focus of this HIA is therefore the heritage value of the 1907 school building and the impact of a new school annex development on this historic building. If alternative or additional development is proposed in the future, the extent of this HIA will need to be reconsidered.

This Heritage Impact Assessment will provide recommendations for the basic maintenance of the existing fabric, and the school will need to also address the conservation requirements of the areas and elements of the graded building which are affected by the proposed new building. Any further development or works on the graded building will need to be guided by a full Conservation Management Plan. It is intended that the school will also undertake additional conservation works as funds become available, preferably as part of the construction work for the new development.

1.3 Methodology

The methodology of this Heritage Impact Assessment has been determined by the requirements of the Hong Kong Government Development Bureau Technical Circular (Works) No. 6/2009, following the notes Guidance for Built Heritage Impact Assessment (BHIA). The report is also informed by the processes and standards for conservation of culturally significant places established in the Australia ICOMOS *Burra Charter*.

The preparation of this Heritage Impact Assessment at the stage of determining the technical feasibility of the proposed development means that appropriate and sensible solutions can be achieved which will serve both the retention of the cultural heritage of the site and the educational requirements of the St Paul's Primary Catholic School.

1.4 Existing Heritage Status

The original building on the site of St Paul's Primary Catholic School has been classified as a Grade 2 Historic Building by the Antiquities and Monuments Office, Hong Kong. The Antiquities and Monuments Office states that 'the definitions of gradings are internal guidelines adopted by

the Antiquities Advisory Board and Antiquities and Monuments Office for the preservation of historic buildings’.

The definition of a Grade 2 listed building is as follows:

‘Buildings of special merit; efforts should be made to selectively preserve’.

1.5 Location of Site

The site is located between Wong Nai Chung Road and Ventris Road in Happy Valley, and the building is one of three located on Inland Lot Number 1698.

1.6 Current Ownership and Management

The building is occupied by the St Paul's Primary Catholic School which is administered by the Sisters of St Paul de Chartres who own the site.

1.7 Requirements for Continuing Use

The current school building is insufficient for the needs for its primary function as an educational place. An additional new building is required to provide facilities in accordance with the latest standards of accommodation supported by the Education Bureau (EDB).

The school will be temporarily located to another site during development works.

1.8 Definitions

The following terms used in this HIA are defined in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)*:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric means all the physical material of the *place* including components, fixtures, contents and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

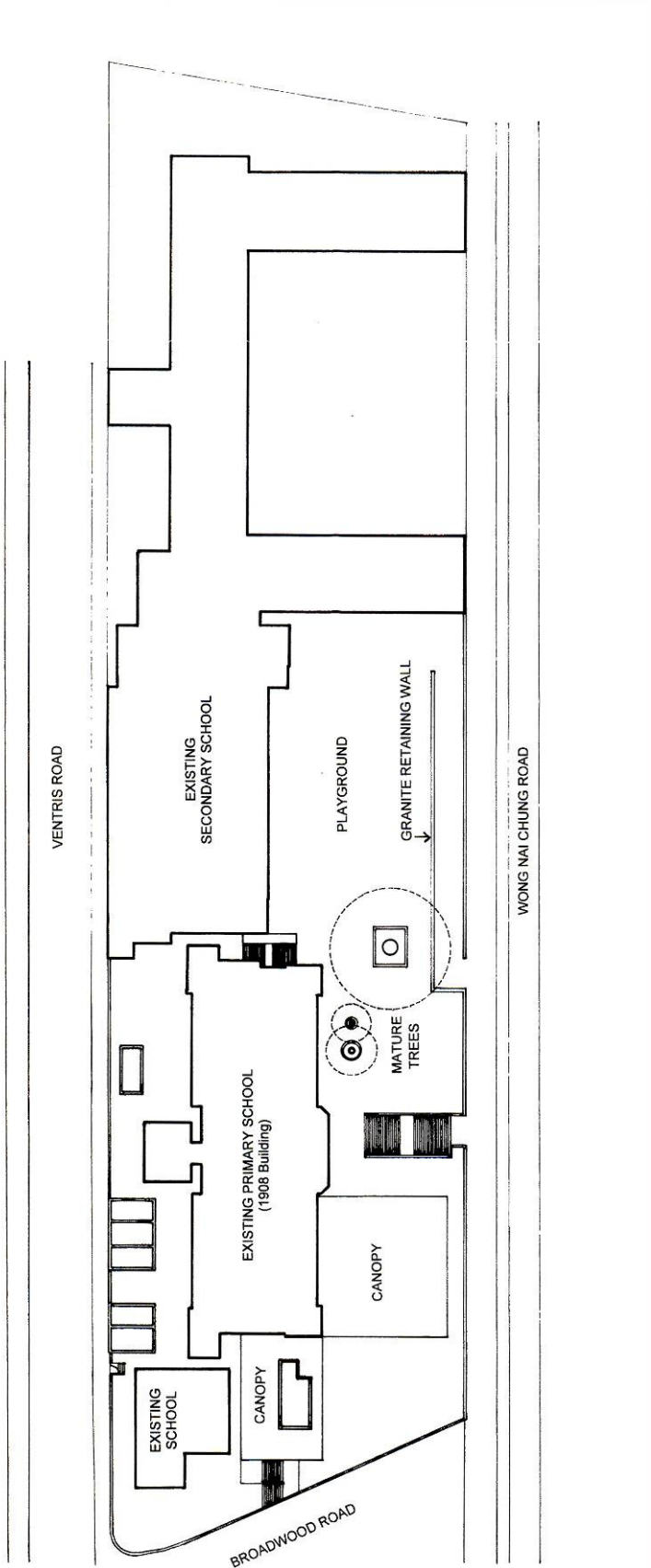
Adaptation means modifying a place to suit the existing *use* or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.



Project N
↓

Site Plan

2.0 HISTORICAL OUTLINE AND ARCHITECTURAL ANALYSIS

2.1 Introduction

This small four level school building was constructed in 1907 on land outside the boundary of the City of Victoria, on the eastern side of Happy Valley Racecourse. It is now surrounded by the high rise residential blocks which face towards the open space of the Racecourse across Wong Nai Chung Road. The primary school is run by the Roman Catholic Congregation of the Sisters of St Paul de Chartres, and is adjacent to St Paul's Secondary School. The Primary School is currently a morning and afternoon girl's school, from Primary 1 to 6.

2.2 Sisters of St Paul de Chartres

The issues of religious conversion, social justice, education and health care have been part of Christian missionaries' activities in Hong Kong since the first declaration of the island as a British colony in 1841-2.

The Congregation of the Sisters of St Paul de Chartres was one of the major missionary Orders during the early nineteenth century in Asia, and they started their Mission in Hong Kong in 1848 with four Sisters sent from France. Their initial task was to rescue abandoned babies, particularly girls, and attempt to care for them and raise them through childhood.

They undertook the education of the Chinese orphans in their care and also created a school for European children (1870s). Over time their charitable work extended to the care of the aged infirm, particularly after the bubonic plague of 1894 and the hospital arm of their work grew out of this care.

The care of women and girls was the first priority of the Sisters. The matter of abandoned children was particularly troubling and the Sisters received 170 unwanted babies in the first year of their activities. By 1851 they were established in large premises in Queens Road East and were able to set up facilities for teaching and caring for the children that they took in. They were assisted in their work by support from the Association of Holy Childhood, an organization in France founded in 1843 where the children of France could assist the children of China by prayer and a small monthly financial contribution. The mortality rate of the children was particularly high during the Nineteenth Century, ranging from 70-95% death rate, but those children who did survive were reared by the Sisters 'from the cradle to the grave'. A Chinese School was first established and then a School for European children in the 1870s. There was one attempt at a European School in the 1850s, but this did not survive and it took until 1876 when a boarding school for girls was established in the Wanchai Convent. Additional services and facilities were added to the Sisters activities so by the end of the nineteenth century the compound at Wanchai included a convent and a novitiate, an orphanage with its nursery, classrooms and workrooms, a hospice for the physically handicapped and aged, an infirmary, a hospital, a dispensary and a boarding school.¹

A report on the community of the Sisters of St Paul de Chartres in Hong Kong, sent back to the Mother House in Chartres around 1900, noted that "the Asile receives daily an average of 5-7 abandoned little children", which was nearly 2,000 a year, and the mortality rate for these children was more than 60% at that time. Of those that survived there were around 400 being cared for by the Sisters from an age of 1-20 at that time. The work of the Sisters in establishing a hospital was particularly successful and it meant that the property in Wanchai was severely overcrowded. Action by the Sisters in 1902 and 1903 resulted in the obtaining of an allotment of land in August of 1903.

¹ Sister Josefina Santos *The Sisters of St Paul de Chartres in Hong Kong 1848-1998*, page 26 (not yet published).

2.3 Establishment of Le Calvaire

The land for this building was granted to the Sisters of St Paul de Chartres in August 1903 by the British Colonial Government. The property was described as 'Inland Lot Number 1698' and was just outside the boundary of the City of Victoria, and this is confirmed by the location of a boundary post opposite the entrance to the school in Wong Nai Chung Road. A new building was designed for the Sisters by 'Mr Orange' (William Orange of Leigh & Orange Architects), probably soon after the land was granted. The retaining wall for the site along Wong Nai Chung Road was completed in 1906 and the building constructed during 1907.

It was intended that this building should serve as an extension of the functions of the hospital as the work of the Sisters had expanded to a point where additional space was urgently required. While the building was initially occupied as a refuge for old sick people, in addition to the care of sick babies, its use as a hospital ceased when a new hospital was opened in 1918 in the disused cotton factory which the Sisters were able to purchase in Causeway Bay.

Consequently the main function of Le Calvaire in Happy Valley initially was as a home for the destitute or aged women, but by 1910 the crèche or crib activities had begun also.



[Source: Photographs extracted from c1910 pamphlet entitled
Asile de la Sainte-Enfance,
held in the archives of the Sisters of St Paul de Chartres, Hong Kong]

The brick columns of the arcaded eastern verandah can be seen in the background of this illustration from the pamphlet produced in 1910.

2.4 Conversion to School Use

The educational activities of the Sisters were undertaken in French and English, and the Chinese section of the school was added in the mid 1920s, in 1925 in Causeway Bay and 1927-28 in Happy Valley. The school for Chinese children which was established in Le Calvaire was originally called St Paul's Institution Chinese Girls School. It offered kindergarten to middle school education. The name was changed a few times and for a time was known as St Margaret's (or Marguerite's) Vernacular School because it was associated with the Church of St Margaret's which is located close to the site on Broadwood Road. Between 1954 and 1967, an evening school for adults was also provided by the Sisters.

The school was established to provide more educational opportunities to the local Chinese. The school began with four classes – Junior 1 to 4. The ground floor was used as classrooms, the second floor housed the residents and the chapel, and the Sisters used the third floor as their quarters and storerooms.

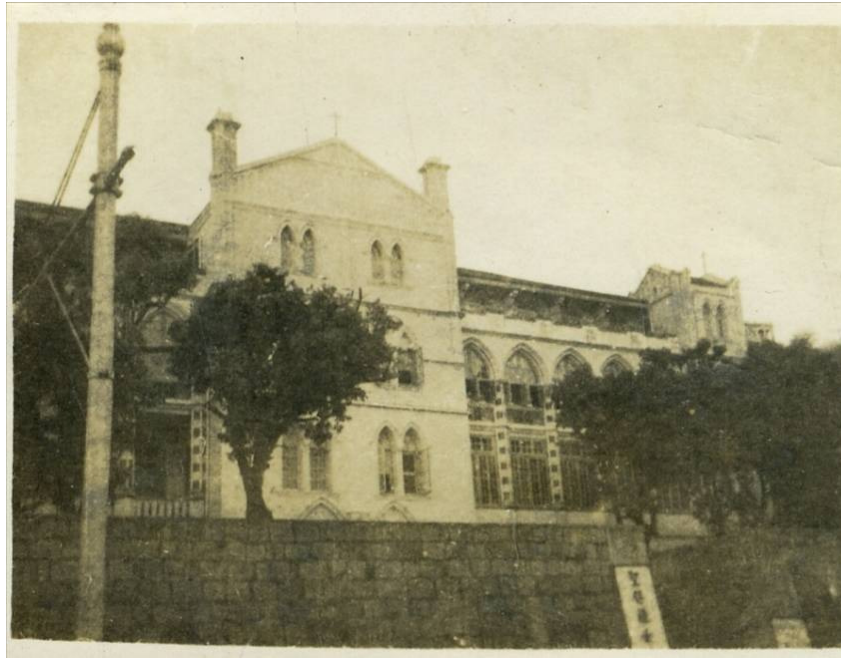


[Source: Sisters of St Paul de Chartres Archives]

This photo is captioned 'Inmates of Le Calvaire c1940' and shows approximately 28 small girls, a number of older girls and adults, with one Sister. The original timber shutters and joinery to the windows of the Service Block are visible behind.

The occupation of Hong Kong by the Japanese during the later years of the Second World War resulted in the takeover of the school building in Happy Valley by the Japanese military police. It was used as a prison and many Chinese and some European prisoners were executed there.

After the war, school activities were resumed at Happy Valley in October, 1945. The teaching sisters continued to live on site until 1980, when they transferred to the adjacent St Paul's Secondary School.



[Source: Sisters of St Paul de Chartres Archives]

A post-World War 2 view of Le Calvaire from Wong Nai Chung Road after the front steps that breached the front granite retaining wall were installed. The school name is visible on the buttress.



[Source: Sisters of St Paul de Chartres Archives]

Sisters in 1945 in south garden – note the original shutters and screens in the arcaded verandahs



[Source: Sisters of St Paul de Chartres Archives]

Staff of French Convent School, Chinese Section 1952 (now St Paul's Primary Catholic School)
at the top of the western stairs in front of the basement level entrance

The school building underwent substantial changes to internal fabric in the Post War period, presumably to repair damage to the building sustained during the war, when the building was used by the Japanese Army. The installation of the main external stair up from Wong Nai Chung Road to the main entrance doors of the building was undertaken during this period of occupation. Interestingly, a letter sent to Chartres after War noted:

“Le Calvaire was given back to us in a much better state than we had expected. The Japanese made some changes to the place, and for the better. Among them, the best was the front entrance with the 33 beautiful granite steps leading to the playground or garden.”

Over time the open verandahs on all four sides of the building have been infilled to become galleries and store rooms, by replacing the original timber and wrought iron with later detailing including concrete window framing. The verandahs to the eastern side give an indication of the original configuration and functioning of the open verandahs as part of the cross ventilating system, but the other three elevations have had the screens, shutters and balustrades of the arcaded verandahs altered.

The major internal changes can be seen in the central hall where the original timber staircase, assumed to be similar to the timber staircase in the Old Halls (student residential buildings) at Hong Kong University also designed by Leigh & Orange in 1903, was replaced by a concrete staircase with wrought iron balustrading.

The rear service block has also undergone significant changes. The function of this simple structure changed completely when the building was no longer used for residential purposes. All evidence of kitchen, storage and laundry uses has been removed and other fittings installed for educational use.

The school came under the Government subsidy system in 1960 and changed its name from French Convent School, Chinese Section to St Paul's Primary Catholic School. The Secondary School was also established. School management became aware of the Graded status of the school only recently and since then have consulted ASD for advice when work to the building is required.

It should be noted that the building was used as an orphanage/hospice from 1907 to 1941 (33 years) and has been used as a school from 1927 until the present (82 years).

2.5 Architectural Analysis of Buildings and Site

[Note: this report uses the floor level designation shown in the original drawings – with the basement facing Wong Nai Chung Road and the ground floor accessed from Ventris Road.]

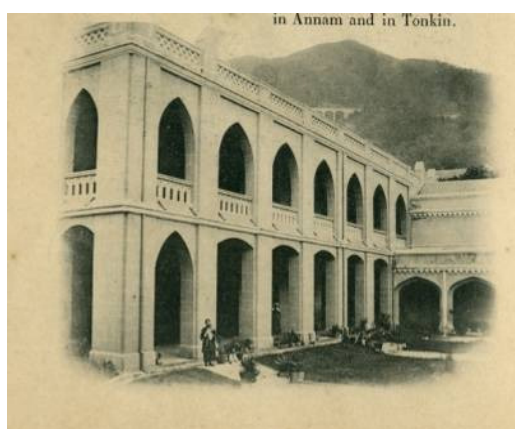
2.5.1 General Description

The building was designed by architects Leigh & Orange and displays elements of design, form and detailing which place it very clearly in the Edwardian period. It is a strictly symmetrical three storey building with a basement level on the western side, and all elevations display a carefully balanced disposition of repeated forms, articulation, materials and detailing. Projecting central and corner bays are linked by arcaded verandahs to the two main floors and an open balcony at the upper level. The use of banded red brickwork reflects similar use of this material in other buildings in Hong Kong also constructed in the period between 1895 and 1915.

The use of Gothic Revival as the external style was obviously considered appropriate for this particular client and reflects the links the Sisters of St Paul de Chartres had with early Gothic architecture of the location of the Motherhouse. This quality was well understood and the opening ceremony elicited these comments:

...this edifice does great honour to its architect Mr Orange...in its attire of the Middle Ages ...

This Gothic Revival design was continuing the idiom established in Wanchai in the earlier substantial buildings constructed for the Sister's of St Paul de Chartres, possibly also designed by Leigh & Orange.

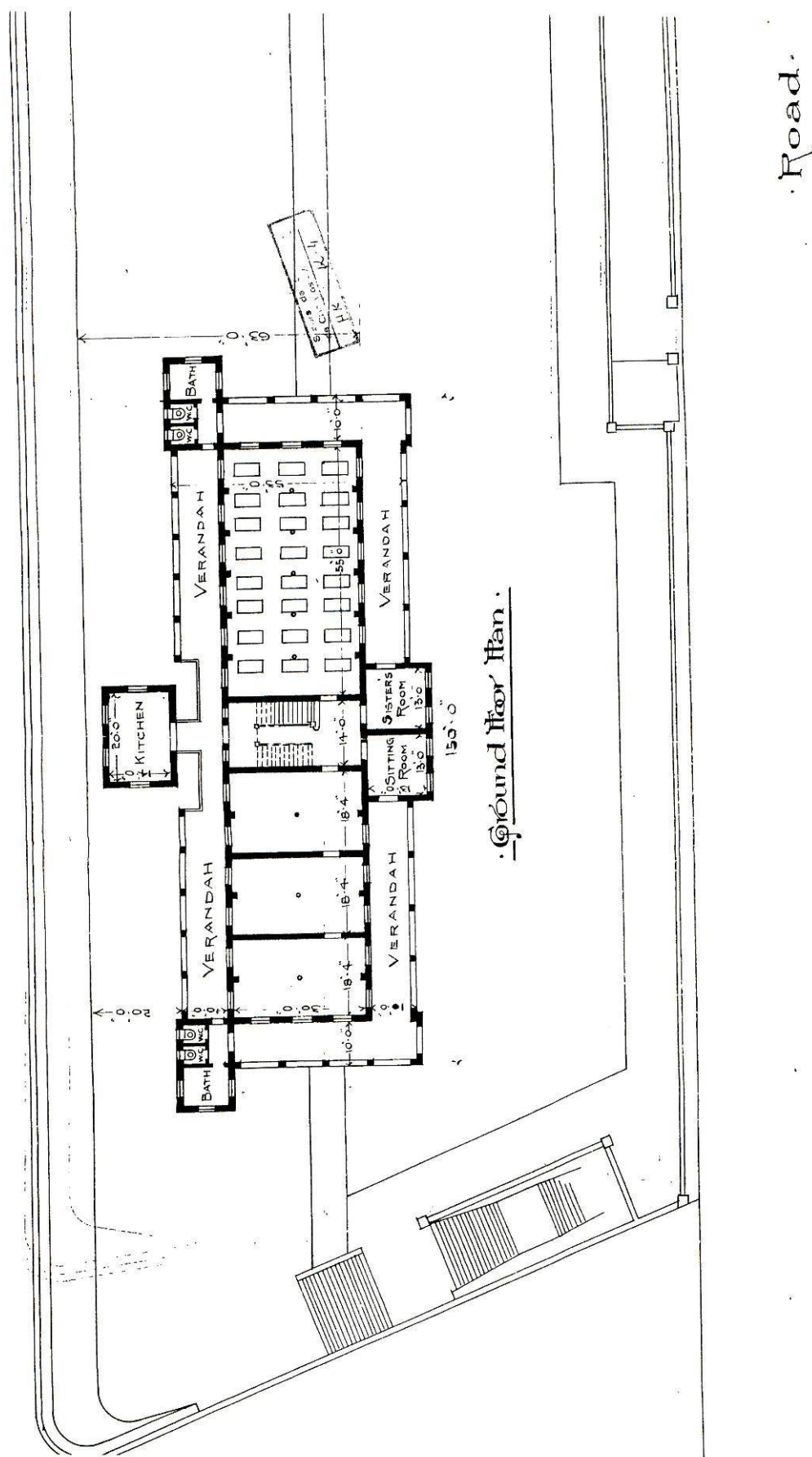


Wanchai orphanage buildings – c1900

[Source: Photographs extracted from 1910 pamphlet entitled
Asile de la Sainte-Enfance,
held in the archives of the Sisters of St Paul de Chartres, Hong Kong]

The sloping site allows for the main entrance door at the basement level with a simple internal staircase to the main (ground) floor and open arcading on the eastern side. The encircling verandahs provided full cross ventilation through the French doors along all walls, presumably a requirement for the initial hospital functions of the building.

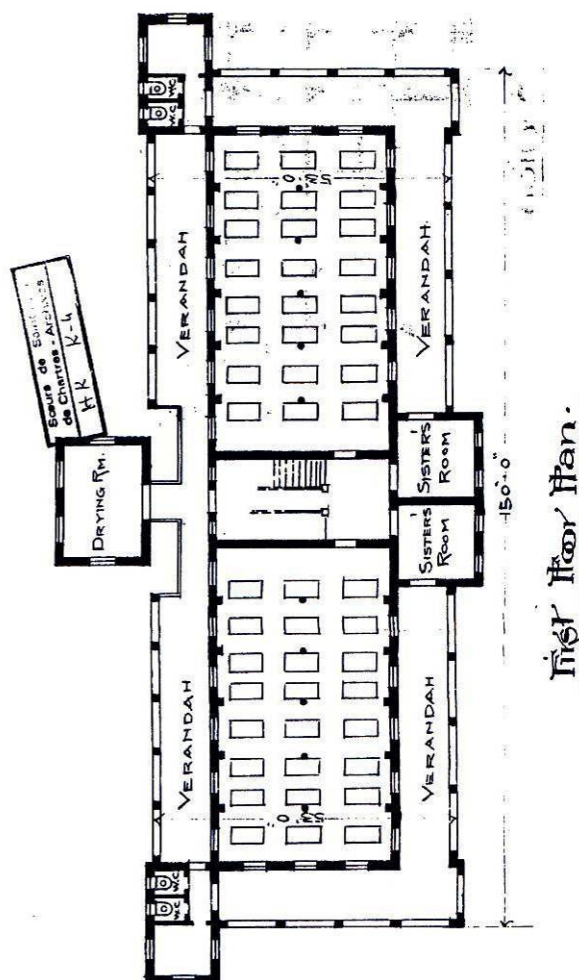
Architectural drawings for the Ground and First Floors of the building were recently sent to Hong Kong from the Sisters of St Paul archives in France. It is interesting to note that the rooms in the corner bays were not originally included on the plans. [Refer following pages]. These initial drawings were obviously adapted after further discussions between architect and client, and the final plans do not now exist. These early drawings do show a number of very useful details including the site boundary retaining walls and original entrance staircase.



ORIGINAL GROUND FLOOR PLAN, c1905
 [Source: Sisters of St Paul de Chartres Archives]

ISLAND LOT N^o 1698

Scale 20 feet = 1 inch



ORIGINAL FIRST FLOOR PLAN, c1905

[Source: Sisters of St Paul de Chartres Archives]

2.5.2 Main Building Exterior

- Principal (Western) Elevation



The principal elevation is symmetrical and articulated into five main bays: two tower ends, two recessed arcaded bays and the central bay which is marked at each level by two paired Gothic arched windows with tracery, and the central entrance doors. The floors are delineated horizontally by granite string courses and moulding. The wall materials of the elevation are plastered and rendered brick, with the brick exposed only in bands on the attached pilasters of the two recessed bays at the ground floor level above the basement

The basement level is characterized by segmentally arched openings and the front access door which is visible in early photographs, with the Gothic arches and infilled tracery. The elevation has a granite plinth with rendered walls above. The northern end has had some later tiles applied and stainless steel grilles to windows, some arches have been filled in and new stainless steel doors installed to the main entrance at the top of the stairs. To the southern end all arches have been infilled and the area behind converted to rooms. The northern and southern store rooms are currently used as sports stores.

The open arcaded bays of the ground floor have been filled with aluminium framed side hung casement windows with top hung hoppers divided by a broad band of masonry. This broad unrelieved band of masonry is not typical of Leigh & Orange buildings, and early photographs indicate that this was not the original form. The upper first floor arches retain original joinery, folding shutters and Gothic arched window panes. The balustrade at this level has a granite hand rail and wrought iron balustrading. The windows of the central bay have timber framed side hung multi-pane casements with Gothic detailing above and the upper windows have timber frames curved to fit the pointed arch openings.

The top floor of this elevation has an open balcony, now roofed with corrugated iron, which was originally open, which links the end towers with the central bay. This has a stepped balustrade and quatrefoil detailing in panels below each of the five steps. The main roof is clad in terracotta pan and roll tiles, while the later verandah roof over the open balcony is in corrugated iron.

There is a large concrete canopy attached to the northern end of the ground floor of this principal elevation which provides sheltered playing space.



South east corner tower



South east corner, basement level



Central entrance, basement level



Central Bay



Central arcade, basement level



Eastern arcade, basement level



Canopy to western end, basement level
DETAILS TO WEST ELEVATION





West Elevation windows - details



Basement plinth moulding



Central chimney projection

DETAILS TO WEST ELEVATION

- **Southern Elevation**



This elevation is in three bays: a western projecting corner tower, a central three arched bay and a projecting rear tower which contains bathroom facilities on the ground and first floors. The detailing to this bay corresponds with that of the western main elevation, although much of it is obscured by its close adjacency to the Secondary School. Later aluminium framed sliding windows and hoppers have been installed in the ground floor windows; the upper windows are timber framed windows and have the same infill elements as the western elevation. In some places cast iron downpipes remain, as they were not replaced by PVC pipes in c1990. Where new windows have been installed in this elevation they have copied the original profile. In most places the granite has been painted. Much of the moulding which exists is in poor condition, with water penetration behind later paint surfaces.

The external stairs to the ground floor level obscure most of the southern elevation at basement level.



External stair to south elevation



End wall of south-east bay



South west corner of basement level



South wall – central bays

DETAILS TO SOUTH ELEVATION

- **Eastern Elevation**



This elevation is the rear of the building and repeats the form and articulation into bays of the front elevation, although the lower arcade is open. The original shutters and French doors to the ground floor are visible between the arcades on this elevation. The two upper floors repeat the configuration of window infill and roofing over open balconies as for the western elevation; although because these columns are not attached they have flat backs (as per attached pilasters on the front elevation). The granite string courses and plinths to the columns have been painted. The main stair hall is accessed through double doors in the centre of this elevation. There is a system of steel beams (RSJs) which support the bridging links to the rear service block, and it should be noted that the floor level for the central floor of the rear block is higher than that of the main building. The walls of the arcaded ground floor section are painted brick and the north eastern corner tower includes bathroom facilities and associated cast iron pipework down the external walls. Tall timber windows off-set from the edge of the corner towers indicate the location of toilets.

There is no elevation at basement level on the eastern side as the building is excavated into the sloping site.



Details of east elevation banded columns



Walls of projecting bays north and south ends of elevation



Internal face of banded column



Shuttered outer doors to eastern classrooms

DETAILS TO EAST ELEVATION

- Northern Elevation**



The design and detailing of the northern elevation repeats the southern elevation with a corner tower to the west, a recessed bay of arched windows and a balcony above, and a projecting tower to the east which contains bathroom facilities. This elevation is accessed at ground level, and additional structures have been attached to the original building to create an external covered area. All wall surfaces have been painted. A later door has been inserted at ground level to the eastern corner section. The original balustrading and timber shutters remain at first floor level. There is a variety of window treatment at the ground floor level to this elevation; metal framed and later sliding aluminium windows have been installed.



North east corner bay



Metal windows under canopy



Central northern bay – lower level and top floors



Canopy attached to northern elevation



North east corner bay – external door

DETAILS TO NORTH ELEVATION

2.5.3 Main Building Interior

- **Basement Level**

The main entrance to the school is from Wong Nai Chung Road through the basement level and up a single flight of stairs to the ground floor. Metal entrance doors have been installed at the front elevation which was originally open. The timber entrance doors are located at the line of the interior wall of the basement level of the building. A large granite sill remains, but the floor has been retiled in small mosaics and the walls tiled to 1.2 metres high in green 100 x 100 glazed tiles. A number of RSJ's support the floor of the balconies above in the entrance hall and at the corner openings. The floor of the basement level (as far as can be determined) was originally stone tiles with granite sills, as is evident in the rest of the building.



Basement level entrance lobby



Stairs to ground floor

- **Ground Floor Interior**

Apart from the central hall floor, all of the ground floor rooms retain original stone floor tiles which are 200mm square, and range in tones from brown and buff to grey.

Along the south, west and north verandahs of the ground floor, a concrete framework has been installed above and below the granite balustrade. These enclosed verandahs were originally open, and the internal detail of the attached pilasters, brick and render banding is now painted. RSJs are installed at ceiling level, supported on corbelled brackets. The support corbels are missing in some places. The enclosed verandah on the southern side of the ground floor retains similar features to that on the northern side, the windows have been replaced, and the balustrade filled in. The granite base to the columns remains unpainted. The later aluminium window infills inside the concrete frame are clearly visible internally. The French doors opening to the rooms, which occupy the full width of the building, are half glazed with paneled lower sections. The fan lights are also multi-paned. Many of these doors are new joinery, made to match the original design, and installed between 1995 and 2000.

The end rooms on the ground floor retain an end wall detail of square and round half-columns with a linking segmental pediment above. At the northern end of this floor the suspended ceiling conceals a dentilled cornice and string moulding. The dentil moulding continues in the two adjacent staff rooms, indicating that these were always three separate rooms.

The corner room between what was the open western gallery and the open northern gallery also has a diagonal RSJ ceiling beam and moulded cornice. The northern most gallery is now also enclosed. The northern wall of this end gallery is painted brick and there is a wide relieving arch to the central opening marking the internal columns. At different stages the open arches of the northern ground floor balcony have been infilled with concrete sections and later metal and aluminium framed windows. The north eastern corner room which now has toilets in it is adjacent to the staff toilets, and there is later RSJ inserted through the moulding. This room retains its pointed windows, but these have been filled with louvers.

Due to deterioration of paint work, the original wall finishes are exposed at the north east corner of the ground floor, indicating an original lime washed hard plaster surface. There is serious evidence of salt damp at this point, possibly due to floor tiling, or later unsatisfactory drainage. In addition, the vertical timber staff moulds used to trim the corners prove a perfect through-route for termite infestation.

The central hall retains some evidence of early mouldings used as ceiling cornice trim, but installation of the later 1950s staircase has removed most of this detail. The hall windows and door joinery to the now Principal's Office and Meeting Room on the west side of the building retains multi-paned door lights, fanlights and moulded edge panels of plaster and timber. The Principal's Room and Meeting Room also retain very small fireplaces diagonally in the front corner. The original terracotta floor tiles have been replaced with 200 square white ceramic tiles.

The three classrooms on the southern end of the first floor also have French doors to both sides of the building, and again in some cases the original joinery has been replaced with timber doors of a closely similar design. The verandah on the southern end of the ground floor continues the detailing as the northern verandah, all walls, brick and render, have been painted and there are two sets of double doors opening onto this verandah. These doors are new, but have been located in the original openings as evidenced by the relieving arches in the brickwork. The arrangement of half-columns and arch at the end wall of the southernmost room is the same as at the northern end. There is evidence of damage to the walls of the southern toilets due to water ingress.



Typical Ground Floor corridors – infilled balconies. Note floor tiles



Decorative attached pilasters at north end of floor



Ground Floor lobby

GROUND FLOOR DETAILS

- **First Floor Interior**

The eastern verandah retains its stone floor tiles and sliding doors to the wrought iron balustrade, timber sills, and painted brick and render banding. The north western gallery repeats the detailing of the north eastern gallery, with casement hung shutters and sliding panels covering the wrought iron balustrading. The enclosed gallery on the western side of the building is used for mainly for storage lockers and books. The granite caps which served as a springing point for the pointed arches along these originally open galleries are still exposed as are the granite balustrades. Cast iron drainpipes run down from the open balcony above and drain into drainage holes in the gutter at the edge of the gallery. Generally it would seem that the roof drainage and rainwater dispersal is inadequate or non-functioning.

Pairs of French doors open from the three northern classrooms onto the verandah. Door joinery to the classrooms appears original and has only been replaced in a few places. Scratches to the paint indicate the original paint finish, which was a dark green in some places and in other places a typical Edwardian dark brown. It is possible this area was one space and later divided, as the cornice dentil line does not appear to follow the dividing walls.

The central front room on the first floor northern side retains its original floor tiles, but it has no fireplace although it has a chamfered corner to allow for the chimney from the floor below. The windows to the western elevation retains their multi-paned casement sashes with curved framed panes to fit the window openings to the pointed section of the window (Moorish Arch) is fixed glazed and this would appear to be original. The ceiling retains its moulded cornice and two RSJ's supporting the ceiling joists.

The school hall takes up the southern end of the building, as a single large room. The five sets of double doors to the eastern verandah from the hall open inwards and are covered by external timber shuttered doors. A stage has been installed in the southern end of the room covering sets of French doors which open to the end of the side galleries and the southern covered gallery.

Both end walls of the first floor repeat the columned design seen in the same location on the ground floor.

The western corner rooms serve as storerooms, and retain original window shutters and fixed glazed decorative window elements above. Toilets are located in the eastern corner rooms



Typical First Floor Gallery (Eastern)



Internal drain pipe



Window forms to rooms in central and end bays



Removed wall nib retained in computer room



Pilaster detail to end wall

FIRST FLOOR DETAILS

• **Second Floor Interior**

The second floor, which is the upper floor of the building, has a different architectural design appearance to the two floors below. This top area was used as a storeroom for much of the buildings history. The top landing which opens from this central stair retains an open roof structure with the circular log rafters and the underside of the terracotta pan and roll tiles visible. The feeling on this floor is much more utilitarian, with simple tongue & groove boarding doors opening to both sides of the landing. The door hinges are substantial cast iron elements. The room ceilings are lower and it is assumed that these have been installed at a later date, and that the ceilings may originally have been unlined with the roofing tiles visible from underneath.

Inspection of the walls and ceiling indicates that the three rooms to the northern end were originally one space, while the southern end of the floors was originally divided into the three rooms. There are storerooms at either corner in which later toilets have been installed, but the evidence of the long, narrow windows which indicate toilets do not exist in this location on this floor. The second floor computer room was created from two small rooms following the plan of the central front rooms located below. This room retains pointed Gothic windows, a pair to each of the former rooms, and original skirtings, but the ceiling has been lowered. The storerooms to the southern end of the building retain internal timber shutters.

The verandahs/balconies around this upper floor remain open and have been roofed with a later corrugated iron roof which extends the original pan and roll tiled roof. There are no shutters or screens above the masonry balustrade which retains its granite coping. The verandah floors and the internal rooms retain their original stone floor tiles. There are granite sills at each of the pairs of doors and an internal drain to the floor of the rooms, as well as one along the edge of the balcony.

The original eaves projections are supported by substantial decorative masonry brackets between each of the sets of French doors. The eaves also expose the original tiled roof construction.



Second Floor stair landing/lobby



External doors to top balcony at northern end

SECOND FLOOR DETAILS

2.5.4 Service Block Exterior

This simple rear block is set in line with the eastern elevation of the main building within a three metre gap in the rear verandah. It is three storeys high and of a utilitarian, plain design. Externally it retains rendered walls and plinth and quatrefoil piercings high in the walls, corresponding with the internal height of the ground floor room. All timber windows have been replaced with later casement hung metal or aluminium sliding windows. All floors have centrally located double entrance doors in the western elevation and the floors are linked by walkways to the main building. The steel beams (RSJs) supporting the links are held on simple quarter round corbels.

At the first floor level the rear block contains a small chapel which is reached by five steps. The cast iron and floor tiles all return at this point, and the steps to the chapel are granite.



North Elevation



South Elevation



East Elevation – to Ventris Road



Ground Floor West Elevation

REAR SERVICE BLOCK EXTERNAL DETAILS

2.5.5 Service Block Interior

- **Ground Floor Interior**

The interior of this small building is extremely simple. The walls are 400mm thick, with the windows recessed. The original timber window joinery has been replaced with aluminium. The ceiling height is higher than that of the corresponding floor of the main building and there are quatrefoil ventilating panels (now covered) reflecting this room's original use as a kitchen. Three substantial RSJs support the ceiling. The construction of this building is assumed to be brick and rubble as evidenced by the exposed section of the wall where the render has disintegrated. The original floor surface has been covered by 300mm square ceramic tiles. Deteriorating wall finishes above later tiling have exposed original brick construction in one section.

- **First Floor Interior**

At the first floor level the service block contains a small chapel which is reached by five steps. This is a small room with a low ceiling due to the greater height of the ceiling in the room below. Original finishes are not able to be determined because these have all been replaced by later materials.

- **Second Floor Interior**

The music room on the second floor retains original stone floor tiles and deep cornice. The walls are plain plaster, as for the other two levels of the rear block.



Chapel on First Floor



Evidence of original wall materials – Ground Floor

REAR BLOCK INTERNAL DETAILS

2.5.6 Site and Setting

A large proportion of the site was originally garden, of which only the three significant trees are left on the western side. The trees now form the 'front garden' (one of which is a *Ficus microphylla*) and the granite walls which enclose the site are the other major landscape feature. The walls were installed by 1906, soon after the land was obtained by the Sisters. The double walled strip along Wong Nai Chung Road encloses a ramp up from street level to the entrance level of the school building. The trees are remnants of the once extensive garden which occupied the land now built on as St Paul's Secondary School.

The eastern section of the site is a narrow strip of land now occupied by a paved area, some garden and garages accessed from Ventris Road. The northern section of the site is occupied by later buildings and canopy-form additions to the main building. The main staircase which comes from Wong Nai Chung Road to the west of the building is off centre and does not accord with the symmetry of the structure. This staircase was constructed during Japanese occupation of the building in the Second World War.

The massive granite retaining walls along Wong Nai Chung Road retain the evidence of their original gates and entrances to Le Calvaire at both the north and south end (refer original plan, page 10). These are an important part of the context of the place. The eastern walls on Ventris Road are less massive and serve only as a boundary wall, rather than a retaining wall, as this is on the uphill slope of the site.



Mature significant trees



Access ramp behind wall to Wong Nai Chung Road



View along Wong Nai Chung Road



Original Entrance gateway

SITE VIEWS

The context of the site

The view from Happy Valley Racecourse shows the 1907 building surrounded by high rise development which forms a solid backdrop to the early structure. [It is for this reason that a new multi-storey annex is considered to be acceptable development.]



SITE VIEWS – FROM THE CENTRE OF HAPPY VALLEY RACE COURSE

Archeological potential of site

The site was originally used as a Chinese cemetery before it was granted to the Sisters of St Paul in 1903 and at that time the site was cleared of interred remains, and these were given back to the relevant families. This process took three years. It is not expected that there will be any archeological remains relating to the cemetery use of the site.

There is some potential for investigation of the original access stairs from Wong Nai Chung Road on the northern end of the site. These stairs are shown on the original Leigh & Orange plan of the site. There has been some geophysical investigation already undertaken.

2.6 Stages of Construction

The original plans for the building indicate that the four level main building was constructed in 1906-7 and opened in January 1908. The three level service block on the eastern side of the main building was part of the original design as can be seen in the original drawings.

The substantial entrance stair from Wong Nai Chung Road was constructed during World War 2.

Other major changes to building fabric which have been identified through inspection and comparison with early photographs include replacement of the central staircase, the infill panels to north, west and south verandahs, and the corrugated iron roof over the second floor balconies. These appear to have occurred since 1950, after WW2.

Canopies attached to the north and west elevations to create covered play areas are of more recent construction.

2.7 Comparative Analysis

The building was designed by the architectural firm of Leigh & Orange and is one of their body of work from the 1890s up to the First World War. The firm designed substantial buildings in both classical and gothic revival idioms, as was typical of late Victorian/Edwardian architects. Buildings designed by Leigh and Orange during this period include the Medical Museum (Caine Road); St Andrew's Church (Nathan Road, Kowloon); French Mission Building (Central); Hong Kong University Old Halls (Pokfulam) and a number of others.

The elements which form part of the vocabulary of Leigh & Orange designs include:

- carefully composed symmetry to each elevation
- galleries or verandahs to main elevations with enclosed or walled corners
- masonry balustrades to main floor level verandahs, wrought iron balustrades to upper levels
- giant order columns or pilasters through main levels of elevations
- French doors to galleries or verandahs (part of natural ventilation systems)
- face red brick with carefully moulded render detailing
- granite as 'highlight' element of structure
- terracotta and coloured floor tiles
- quatrefoils and trefoils applied or pierced as decoration to gothic designs

An interesting comparison can be made with the rectory of St Andrew's Anglican Church. The rectory was built at the same time as the adjacent church (c1904-5) and is a residential building in the architectural vocabulary of the Edwardian Gothic revival style.

The verandah to the front elevation displays a similar balustrade treatment as at St Paul's. This includes a verandah balustrade with stone or plaster balustrades to the main floor and wrought iron balustrading on the upper level. The rectory exhibits face red brickwork and its verandahs do not encircle the building which is somewhat smaller in scale than the former orphanage in Happy Valley.



Early photo (nd) of St Andrew's Rectory



Current view of St Andrew's Rectory

Internally, the central staircase would have been similar in detail to those in the Old Halls at HKU. The scale and proportion are identical and the form of the balustrading could be assumed to be similar.



Timber balustrading to staircase in Eliot Hall HKU

3.0 ASSESSMENT OF CULTURAL HERITAGE VALUE

3.1 Concept of Cultural Significance

Cultural significance is a concept which helps in determining the value of a place for society at large and specific groups within the society. Places that are likely to be of significance are those which provide an understanding of the past, or enrich the present, and which would be of value to future generations. Cultural heritage value encompasses all the values or meanings that a place may have to people beyond its utilitarian value. These values refer to aesthetic, historical, scientific or social values for past or present generations, and also include its likely value to future generations. The definition and explanation of cultural heritage value applied in this report is found in the *Burra Charter* (1999) which was developed from the 1996 *International ICOMOS Venice Charter*, dealing with the preservation and restoration of historic monuments and sites.

The *Burra Charter* is a document which includes the philosophy, concepts and standards for conservation and was written in a form which is practical and straightforward. It was produced initially for use in Australia, but has proved useful to architects, historians and other heritage consultants working on the conservation of heritage places internationally.

3.2 General Statement of Cultural Heritage Value

The St Paul's Primary Catholic School building was constructed in 1907 for the Roman Catholic Order of the Sisters of St Paul de Chartres, early missionaries in Hong Kong. It was designed by the architectural firm of Leigh & Orange and has served as a place of care and education for needy Chinese in Hong Kong since its construction.

The St Paul's Primary Catholic School is an important part of the cultural heritage of Hong Kong for the following reasons:

Architecturally it is a good example of the turn of the century architecture designed by the notable architectural firm Leigh & Orange and reflects the aesthetic of the time including brick and render banding, and cross ventilation through the use of French doors and shutters. The use of pan and roll terracotta tiles and flooring details including the stone floor tiles is also significant.

Historically the place is significant because it is associated with the work of the Sisters of St Paul de Chartres who were the first European women's order to commence work in the early British colony from 1848 onwards. It reflects the growth of their activities in the late nineteenth and early twentieth centuries, and the expansion of the original facilities of the Sisters' buildings in Wanchai into Happy Valley. It also demonstrates the physical expansion of the township of Victoria into the Happy Valley area during this period.

Socially, in addition to the need for care for abandoned Chinese babies, the place reflects the growing requirement for educational facilities for Chinese children from the 1920s, and the provision of education by missionary religious organizations such as the Sisters of St Paul de Chartres.

Environmentally the site of the building is significant as it overlooks the notable open area of Happy Valley racecourse and it retains three significant trees and important granite retaining walls to Wong Nai Chung Road, adjacent to the racecourse.

3.3 Delineation of Significant Fabric and Character Defining Elements

3.3.1 External Elements

The overall form of the building is significant, and its compact form and plan should be respected and retained. The following individual elements should be conserved as they form an integral part of the whole building, and serve as character defining elements of the place:

- Overall form of the building - the four level design of the building and all external original detailing, roofing and paving.
- Original wall surfaces and materials including
 - granite plinths, balustrades coping and string courses
 - rendered walls, mouldings and cornice elements
 - exposed brick on columns and pilasters
 - decorative window head panels, pierced quatrefoil motifs and all gothic detailing
 - arched window heads to all arcaded areas
 - wrought iron balustrades and panelling
- Original terracotta pan and roll roof tiles

3.3.2 Internal Elements

The internal form and configuration is an integral part of the cultural significance of the school building. The following individual elements are considered significant within the interior and should be conserved:

- French doors and openings to original verandahs
- Stone floor tiles and remaining original terracotta floor tiles
- Render detail to walls and cornices
- Fireplaces to ground floor central rooms including timber surrounds and cast iron grates, and front sitting rooms
- Original timber and metal shutters and screens
- Architectural detailing of columns and pilasters to end walls of north and south end rooms on ground floor and first floor
- Internal foundation stone commemorating opening

3.4 Relative Significance of Various Areas

All areas of the school building which are related to the essential functioning of the building as an orphanage and school are considered to be of primary significance. The original layout of the internal walls and the open spaces that remain provide the basis for the cultural significance of the building. Those character defining elements and areas of primary significance include the four storey main section of the building, particularly the verandahs (now enclosed to the western, northern and southern sides and the open verandahs to the east). These are considered of primary significance in terms of the aesthetics and internal design of the building.

The rear service block was part of the original design of the building. The three rooms which comprise the block have been converted to school use and do not retain any evidence of their original function or specific character defining elements. The use of the building as an orphanage from 1908 to 1928 required the service block, whereas the use of the building as a school from 1928 to 2008 reduced the significance of the structure as it was altered for school use. Consequently the service block is considered to have reduced physical significance, although it does retain some social significance which could be appropriately interpreted.

In summary, retention of the rear service block would be preferred, but the requirements of the expansion of the educational function of the site may mean that this area of reduced significance could be removed after full recording. Removal will not obscure the understanding of the history of the site.

Refer Section 1.7 requirements for continuing use and Section 5 for proposed works to the school facilities.

4.0 CONSERVATION POLICIES

4.1 General Approach

- The overall approach to the conservation of St Paul's School building should be to retain the essential design of the building, to ensure the stability and longevity of the fabric, and to retain all elements of the structure which are considered to have cultural significance while adapting the building to current user requirements. All original building material should be handled in a conservative manner, and as much of the original fabric as possible should be retained during the development process.
- The policies included in this Heritage Impact Assessment deal with the main building in general terms. However, in the absence of any other analysis, they should be used as a guide to future works to the 1907 building, and will allow for continued use and adaptation to school requirements in a considered and appropriate manner.
- A more detailed analysis of the place and fabric should be undertaken as part of the school's development program, to determine the future requirements of the building – this should take the form of a comprehensive Conservation Management Plan, or a Schedule of Conservation Works which deals with methods of conservation and reinstatement of significant elements and areas.
- The school community should investigate the availability of funding for conservation through both Government and private sources.

4.2 Site Policies (including General Development Policies)

- St Paul's School building should remain a prominent element on the school property, and the principal elevation (within its treed setting) should be clearly discernible from the open area of the Happy Valley Racecourse to the west.
- The mature trees to the south of the building should be retained in order to allow some indication of the original garden qualities of the southern and western areas of the site.
- The area of the allotment between the building and the western boundary on Wong Nai Chung Road should remain as open space to provide sufficient playing area for students at the school.
- All granite walls to Wong Nai Chung Road and to the lane parallel to Broadwood Road should be retained. The gates to Wong Nai Chung Road could be re opened if appropriate. Any granite walling material removed from Ventris Road or other areas should be reused on site to create walls or paving.
- Consideration could be given to additional landscaping in front of the school building (in an appropriate form so as to not to interfere with the student's play area) to reinstate the garden setting of the original Orphanage.

4.3 External Conservation Policies

Design

- Conservation and development works should aim to enhance the external architectural integrity of the elevations and original roof form of the building. The prominence of the original arcaded qualities of the elevations should be reinstated at some time in the future to restore the original architectural intent of the design. The principal (west) elevation should have priority in any future conservation and reinstatement projects.

Materials

- All original construction materials and finishes of the walls and roof should be retained and maintained, through the use of appropriate conservation, repair and maintenance methods and techniques. Qualified and experienced contractors and tradesmen should be instructed in the best practice for each element, including damp proofing, render

repair, brick repointing and granite cleaning, replacement and repair of pan and roll terracotta roof tiles.

- Any original construction or finishing materials removed due to new works should be stockpiled and reused on site for repairs or other appropriate works related to conservation.

Alterations

- Any necessary alterations to the external fabric of the building should only be undertaken after careful assessment of the impact such actions would have on the cultural heritage value of the fabric. Established principles and procedures should be followed for any proposed changes. Actions should be reversible wherever possible.

4.4 Internal Conservation Policies

Design

- Conservation and development work should aim to reinforce and enhance the internal architectural integrity of the principal rooms and verandahs of the building.

Materials

- All original construction materials and finishes should be retained and maintained, through the use of appropriate conservation, repair and maintenance methods and techniques. Qualified and experienced contractors and tradesmen should be instructed in the best practice for each element, including plaster repair and reinstatement of mouldings, stone tile repair and replacement, timber joinery repair and replacement and glazing.
- Any original construction or finishing materials removed due to new works should be stockpiled and reused on site for repairs or other appropriate works related to conservation.

Alterations

- Any necessary alterations to the internal fabric of the building should only be undertaken after careful assessment of the impact such actions would have on the cultural heritage value of the fabric. Established principles and procedures should be followed for any proposed changes. Actions should be reversible wherever possible.

4.5 Principles for Internal Adaptation

Ongoing use of the building as a school will require changes to spaces from time to time. In order to retain the cultural significance of the 1907 building determined in Section 3 of this report any proposed changes should accord with these principles for adaptation.

Verandahs

- All verandahs should stay as open as possible if divisions are required these should be carefully designed and located in appropriate positions attached to existing pilasters or columns. The form of the division should be lightweight paneling, preferably glazed.

Doors and windows

- All existing doors and windows should be retained.
- If not required to be operable, windows and doors should be fixed closed, but not covered so that the original configuration of the sets of double doors all around the building is evident.

Walls

- Walls should remain flush smooth plastered.
- Any change to the surfaces of the walls should be undertaken on panels attached carefully to the wall and not irreversibly fixed. The penetration into walls is damaging to the original plaster finish and should be avoided at all costs.
- Insertion of new walls should be done in a suitable location between existing French doors and should for preference run east-west across the building.
- If it is required to remove original walls, this should be undertaken carefully and a sufficient nib of at least 300mm be retained, and the wall removed with a square opening so that the existence of the original wall is easily understood.

Joinery

- All joinery should be retained and existing openings used.
- No new doors should be inserted into places where glazed panelling or other joinery is existing. There are sufficient openings in all the rooms and areas, so that existing openings can be used and no new ones should be necessary.

Ceiling detailing

- All existing ceiling detailing, particularly cornices and dentil friezes should be retained. Any new walls should be cut around the cornice. The cornice should not be cut into to insert the wall.
- Original ceiling heights should be respected and when lower ceilings are installed, these should not damage the original ceiling fabric.

4.6 Principles for New Development

The upgrading of the educational facilities provided by St Paul's school requires additional buildings. In order to retain the cultural significance of the 1907 building as determined in Section 3 of this report any proposed changes should accord with the following principles for adaptation.

Location

- Any new development should be located on the site to ensure that the principal elevation (west) remains clear and unobscured.

Design

- New design should be contemporary but reflective of the symmetry and proportions of the 1907 building.
- The architectural qualities of any new high rise building should blend with surrounding existing high rise when viewed from Happy Valley.
- Any connections between the existing building and new building/s should be designed to require minimal changes to original fabric and respect original form and detailing.

Use of Site

- Any new development to reduce levels of access from Wong Nai Chung Road should ensure that there is appropriate division between pedestrian and vehicular access from Ventris Road.

5.0 PROPOSED WORKS

5.1 Review of Options for New Works

As stated in the accompanying Technical Feasibility Statement, a number of design options were proposed for the new annex. The impact on the cultural significance of each option has been considered. It should be noted that while there are likely impacts associated with each option, there are also compensatory outcomes, which may be considered to outweigh the possible negative effect on the heritage of the place.

- **Option A** - a new building to the north of the existing school building

While this option does not have serious consequences for the cultural heritage value of the building, it was not considered feasible by the School Board. This is because the building would sit on the area outside of the primary school grounds, and it would require the demolition of the 1950s kindergarten block which is not part of the St Paul's Primary School. The retention of the former kindergarten building would allow the building to continue to be used as a useful teaching and work space.

- **Option B** - a new building to the south west of the existing school building

This option, located to the front of the western end of the existing historic school block, has considerable impact on the ability to clearly view the main elevation of the building, which has been assessed as being the most significant elevation of the place. This is encroachment is not acceptable.

This option also would require the removal and transplantation of three mature trees, believed to be over a hundred years old, with significant canopies shading a large area of the existing playground. These trees have been assessed as highly significant, with both heritage and environmental value. Also, it would require unacceptable demolition of sections of the significant granite walls to Wong Nai Chung Road.

- **Option C** – a new building immediately to the east of the existing building, linked to the upper floors

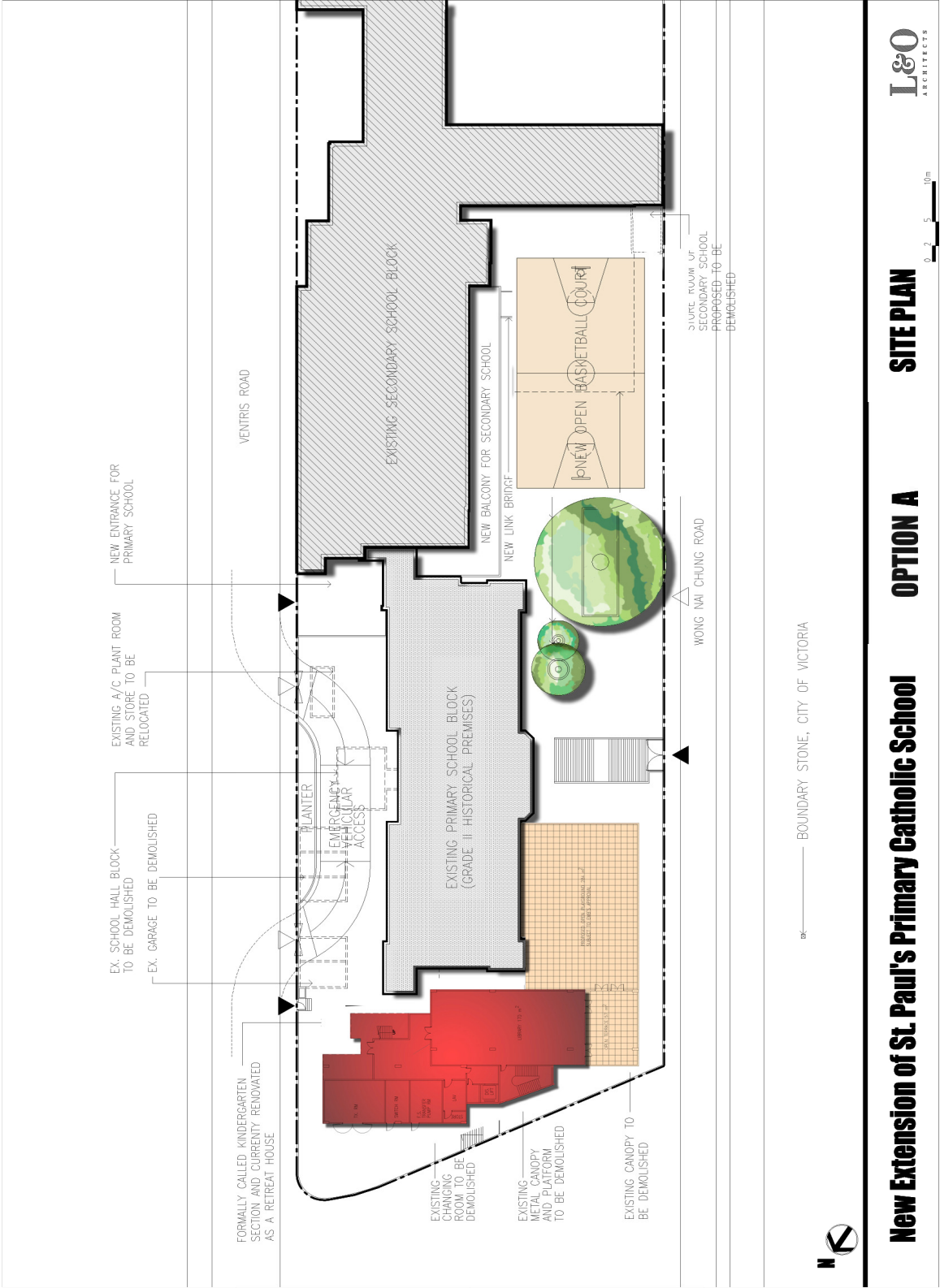
This option incorporates the construction of a multi-storey building of long narrow form, immediately adjacent to the historic building. It provides links between the existing school building and the new work at the two upper floor levels, although it will be structurally independent from the existing historical building.

Site analysis of the context of the building has indicated that the view across to the site from Happy Valley Racecourse is one of high rise apartment buildings which form a solid backdrop to St Paul's Primary School. The form of this new building will be designed to appear as part of this built backdrop when viewed from the west.

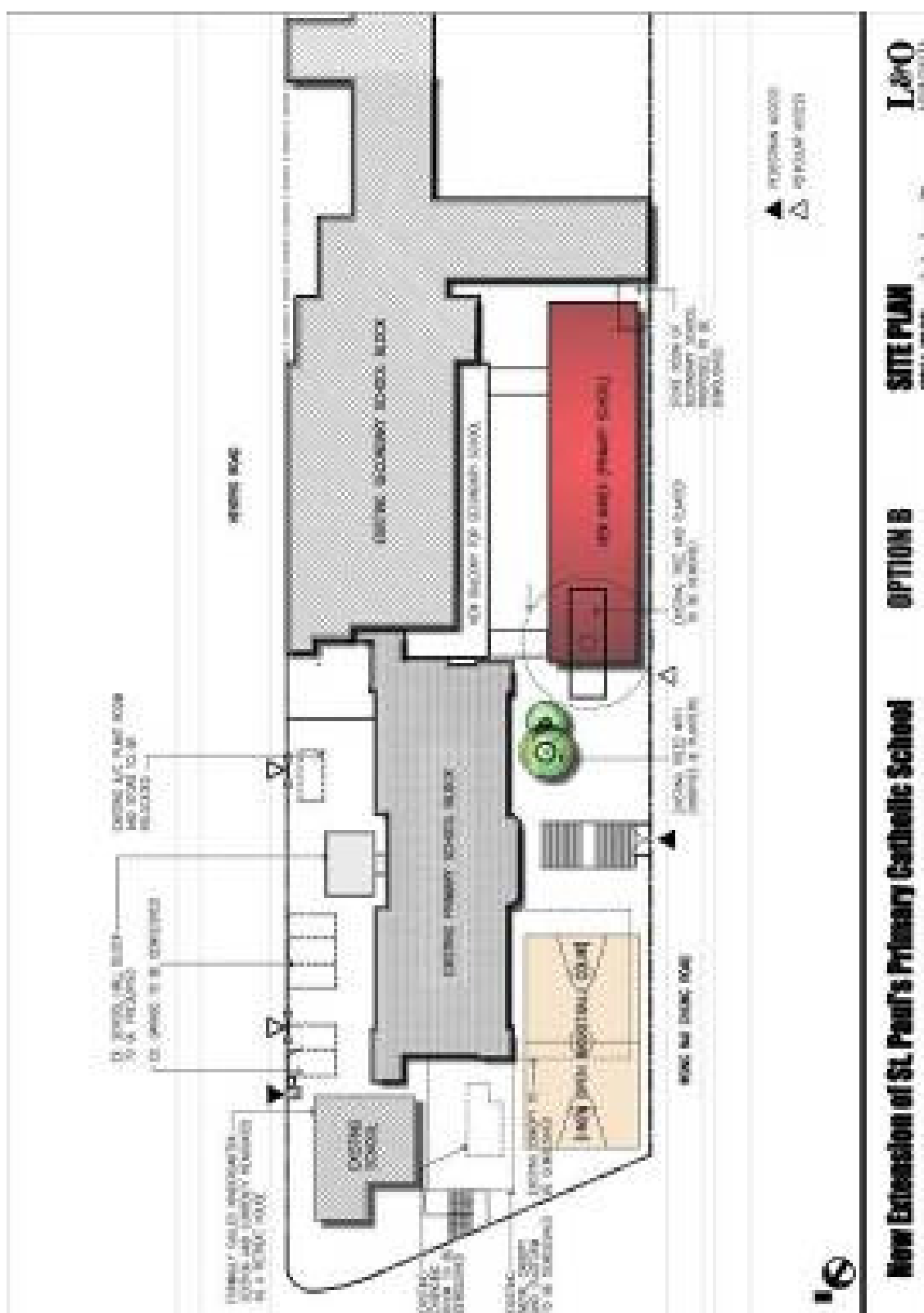
This option concentrates the built form of the school to the north-eastern section of the allotment, leaving the western section as open playground, and allowing the significant trees to remain in situ. However, the rear service block will need to be demolished for the construction of this option.

- **Option D** – combines Option C (Annex A) with the addition of a free standing four storey building (Annex B) constructed to the south west of the original building

This additional building, constructed over the playground of the existing secondary school, does not impact on the significant trees and is located sufficiently to the south so that it does not obscure the view of the front elevation of the historic building. However, it would also require unacceptable demolition of sections of the significant granite walls to Wong Nai Chung Road.

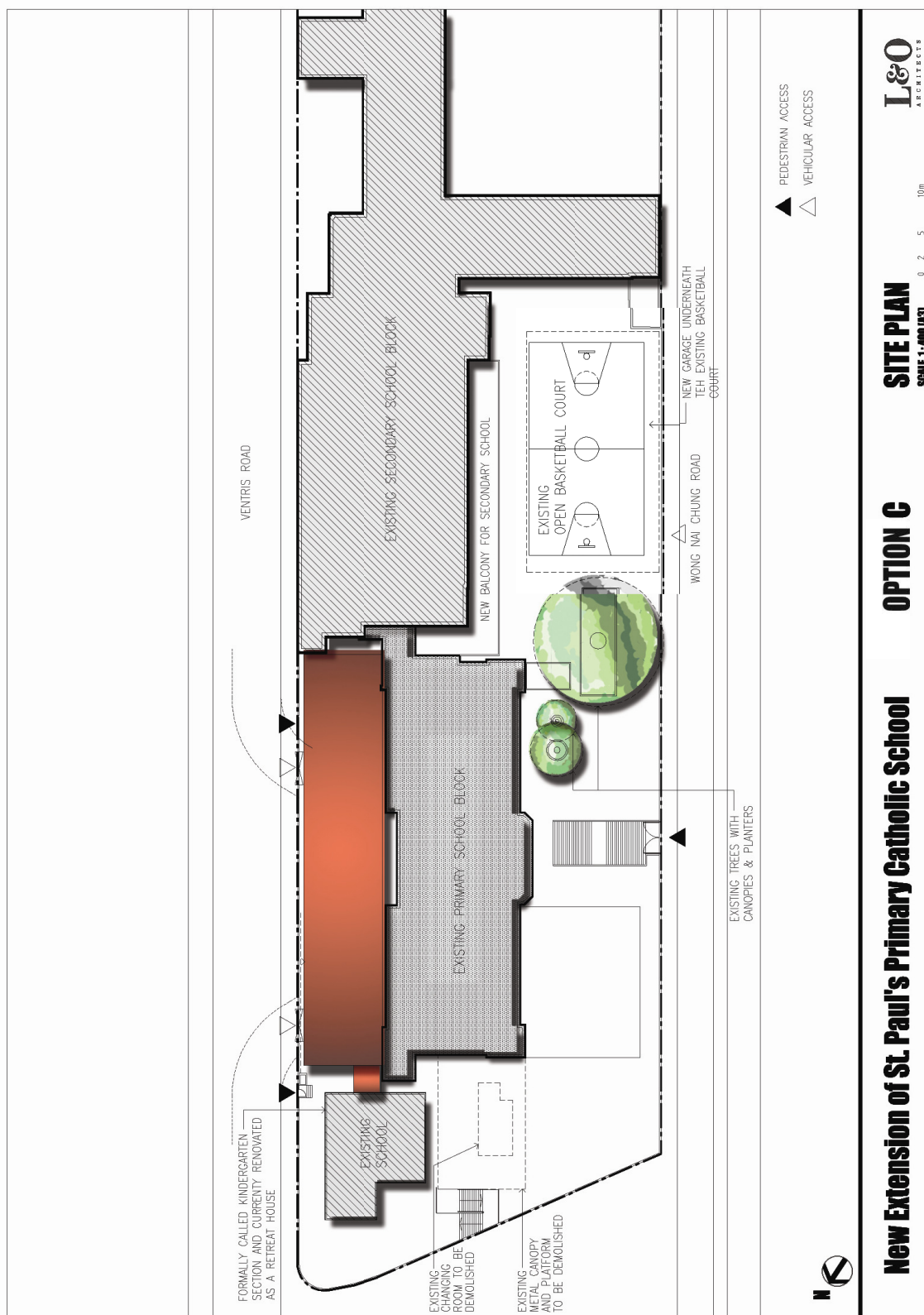


OPTION A
Showing location of proposed annex (in red) to north of existing school building



OPTION B

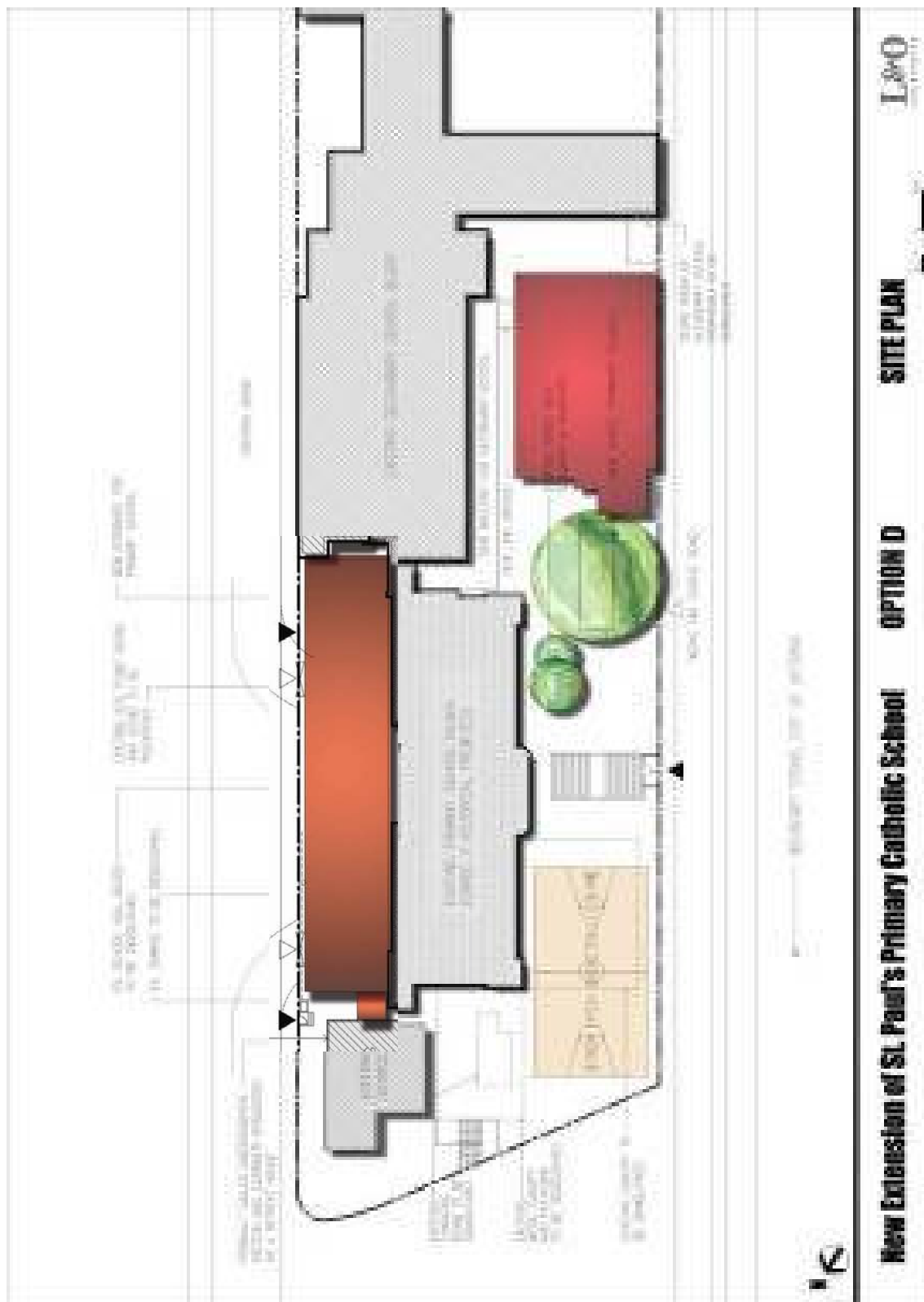
Showing location of proposed annex (in red) to south west of existing school building



OPTION C

Showing location of proposed annex (in red) immediately to east of existing school building

[This is the preferred option]



OPTION D
 Showing location of proposed Annexes A and B immediately to east and south west of existing school building

5.2 Preferred Option of School Board

Each option presents some negative aspects in terms of design or location. Some of these are due to heritage constraints but others relate to the requirements of different branches of Government, but on balance the School Board has decided that Option C would be the preferred option for the location and form of any new construction on the school site.

5.3 Heritage Impact of Preferred Option

Options C creates a building (Annex A) immediately adjacent to the eastern elevation of the historic building. In order to construct this new school building behind the historic building, approval will be required to demolish the rear service block. The removal of this block will result in some loss of cultural value of the site, and mitigation measures will be required. These have been tabulated in Section 7 following.

Analysis of the fabric of the building indicates that the rear service block has been altered substantially and while it does represent part of the functioning of the building as an orphanage, the alterations to school use have removed all evidence of its former uses as kitchen, drying room and other storage facilities for the original orphanage.

It is considered that with appropriate recording and interpretation the history and development of the site will still be accessible without the retention of the rear service block. The design and form of the building reflect its utilitarian purpose, and these should be recorded prior to any demolition taking place.

One possible alternative for the rear service block could be physical relocation, but this is not considered appropriate as a conservation solution. Most of the original elements have been replaced and the building fabric is deteriorating, and would require the use of a large amount of new material when reconstructed.

5.4 Compensatory Outcomes

While the removal of original fabric is to be regretted, the loss of the service block will be offset by a number of what could be considered **compensatory outcomes** in terms of the conservation of the physical heritage values of the building and site, and the educational aims of St Paul's School.

Building and Site

- Full conservation of fabric of main section of 1907 building, including reinstatement of open verandahs/galleries,
- The retention of major elevations and full public view of main western elevation.
- Clear appreciation of eastern elevation, if service block is removed
- Ability to use the 1907 building for low impact activities, rather than full classes, which will extend the life of the building structure and materials
- The retention of the significant trees as required, and reinstatement of the playground area to the west of the Graded building.
- Potential for the reinstatement of the Wong Nai Chung Road gateway for some additional access to the site.

Design

- The new building has been planned and will be designed to involve minimal impact on the actual fabric of the main section of the 1907 building.
- A multi-storey building in this location will not detract from the views of the historic building from the Happy Valley Race Course, as it will blend with the existing multi-storey apartment buildings behind the site, across Ventris Road.

Education

- The construction of Annex A will allow the school to change over to the provision of full day primary education
- There will be increased safety for students through the creation and use of a drop off area within the school grounds. This would be off Ventris Road, rather than Wong Nai Chung Road, as occurs currently.
- There will be the potential to offer public access at specified times to view the conserved and adapted historic building.

5.5 Proposed Internal and External Alterations and Adaptation

The proposed construction of the new building immediately adjacent to the eastern side of the existing school building will require a number of alterations to the east elevation. These have been confined to the level of the top floor, and it is not intended that the building will touch the original building at any other point.

Externally this will allow for the retention of the arcaded elevation of the eastern side in its entirety at ground floor and first floor levels. This will allow for a full view of the arcaded elements of the verandahs at both these levels.

The linkage at second floor level will involve the removal of some of the wrought iron. This will require the integration of the link in the area which currently retains wrought iron railing with timber balustrading. This will avoid the necessity for removing any of the existing masonry balustrade either side of the central entrance and access doors. The links between the rear block and the main building will need to be finished appropriately using original material retained from the demolition process. This will continue the use of original materials in the historic building. The verandahs at the links will need to be supported as these are currently being held up by structural steel beams which run between the main building and the rear block. New pillars of an appropriate design will need to be installed to continue the arcaded quality of this elevation.

The later verandah roof at the second floor level will be removed and the upper level balcony exposed. This will require the construction of a sheltering roof form of a lightweight construction and form to create a watertight walkway protected from the weather. This form should be designed so it can be installed on the remaining areas of verandah at this level on the historic building to provide the shelter required after the removal of the inappropriate corrugated iron current verandah roofing which extends the original pan and rolled tiled roofing at this upper level.

It is proposed to convert one of the current classrooms in the 1907 building for use as a chapel, which is currently located in the upper level of the rear Service Block. Other adaptation which is required for the interior rooms of the historic building should accord with the principles of adaptation provided in this report (refer Section 4.5). For instance, walls should be inserted between the paired doors, according to the location indicated on the original plans for internal walls.

5.6 Comparative New Development

The option of building a multi-storied addition behind a low rise historic structure has been used successfully in a number of cases where the site area is limited but the development is considered necessary. The following are examples of this approach.



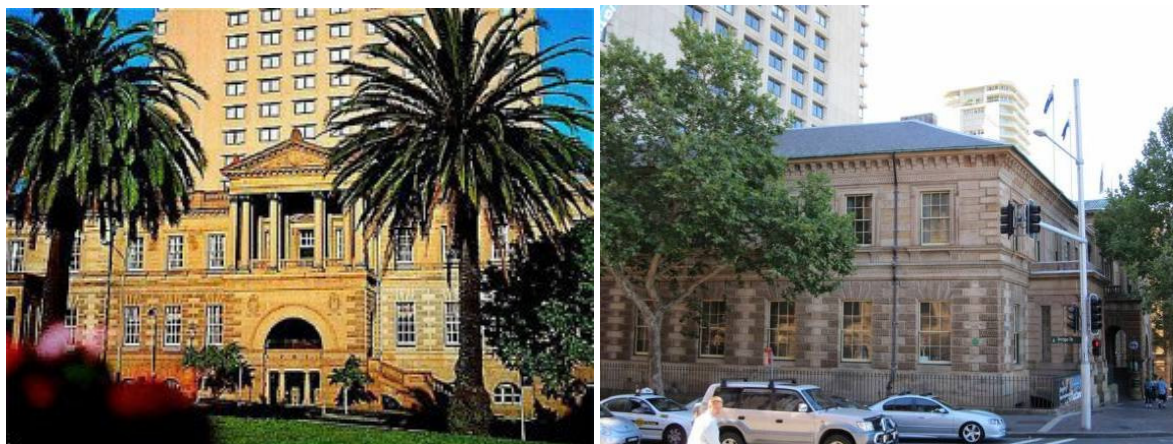
Peninsula Hotel, Kowloon

The original 1928 hotel building has been extended with a rear 30 storey section, constructed in 1994. This addition won a Hong Kong Institute of Architects award in 1995.



Tivoli Hotel, Adelaide, South Australia

The original Tivoli Hotel was constructed in 1850 and was extended a number of times with the frontage built in 1883-4. An apartment block was added to the rear of the two storey hotel in 2008. The building is located in a narrow street in the centre of Adelaide.



Intercontinental Hotel, Sydney, NSW

The former 1850s NSW Colonial Secretary's Office building, facing a small city park in downtown Sydney, was converted to a hotel in 1984, with a 30 storey accommodation tower constructed behind the early three storey sandstone structure.

6.0 IMPACT ASSESSMENT AND MITIGATION MEASURES

6.1 Recommended Approach

It is considered that the implementation of Options C or D will have varying degrees of impact on the heritage values of the 1907 building and site, in addition to the demolition of the rear service block. This has been assessed in other sections of this report and has been summarized in the table in Section 7.0 below, with actions and implementation recommended provided to reduce and mitigate the negative effects of this impact.

6.2 Relevant Areas of Proposed Change of Use of Building/s and Site

Externally, works will be confined to the area east of the building and any links will occur at second floor level of the eastern elevation, in the same location as the original links to the rear service block.

Internally, there will be minimal change to existing rooms and spaces. Any changes will accord with the Adaptation principles set out in Section 4.5 above.

The area between the 1907 building and Ventris Road will be built on. The granite walls to Ventris Road will be partly removed to allow for a driveway as access to a drop-off area at the eastern side of the building.

The building and site will continue to be used as a school so there will be no change of use.

6.3 Constraints Arising from Statement of Cultural Heritage Value

As a Grade 2 building, the works proposed should accord with the development guideline:

'Buildings of special merit; efforts should be made to selectively preserve'.

Due to the significance and the architectural qualities of the building, conservation policies need to be considered for any new works intended to be attached to or located adjacent to the St Paul's building itself.

All elements of the building identified as having cultural heritage value and scheduled in Section 3.0 of this report should be retained and conserved in the manner specified under Conservation Policies and Implementation in Section 4.0.

Internally, alterations and additions should only be undertaken to the layout of the building where adaptation is considered necessary and appropriate. The installation of new walls or divisions of space should be carefully considered and follow the adaptation principles provided in this report. Uses of rooms should be carefully considered.

6.4 Constraints Arising from External Statutory Requirements

- Identification of the building as a Grade 2 building under the *Antiquities and Monuments Act* requires the following the requirements of the Antiquities and Monuments Office: 'Buildings of special merit; efforts should be made to selectively preserve'.
- The functioning of the school means it must provide facilities in accordance with the latest standard of schedule of accommodation supported by the Education Bureau (EDB).
- The existence of mature trees means that the works must meet the requirements of the Environmental Protection Department (EPD), and retain significant trees.

6.5 Integration of Mitigation Measures into Proposed Architectural Design

The preparation of this HIA which provides a full analysis of the cultural heritage value of the Grade 2 building provides the architect with a degree of certainty in regard to appropriate design and adaptation of the historic fabric of the 1907 building.

Further collaboration will refine the design and details appropriately, based on the Conservation Policies and principles established in this report and mitigation measures provided.

The school community should be kept clearly informed of all stages of this development process. As the building is used solely by the St Paul's school community it is not considered necessary to provide specific interpretation for the general public.

7.0 TABLE OF MITIGATION MEASURES

Location	Affected Fabric or Element [and Conservation Policy]	Proposed Changes (Requirements & Justification)	Potential Impact Level	Mitigation Measures (Implementation)
GENERAL				
GEN 1	Rear Service Block [Refer Policies 4.3 & 4.6]	Demolition of block and reinstatement of balustrade to walkways/verandahs to main building. Required for construction of new school building.	High	<ul style="list-style-type: none"> Reuse original constructional and decorative elements in the reinstatement of the balustrades. Record building structure and links to main building, and retain all useful original fabric (which is to be identified during demolition by conservation consultant), for reuse in conservation work on the historic building at a later stage.
GEN 2	Eastern elevation [Refer Policies 4.3 & 4.6]	Construction of new school building immediately adjacent. Required for school function.	Medium	<ul style="list-style-type: none"> Undertake appropriate conservation of the east elevation prior to the construction of the new school building. Ensure appropriate offset from eastern elevation to allow for appreciation of architectural qualities from Ventris Road. Design new vehicle and pedestrian entry area to allow for full appreciation of the two levels of the arcaded verandahs. Ensure effective system of site drainage which will assist in reducing rising damp in eastern walls.
GEN 3	Southern elevation [Refer Policies 4.2 & 4.3]	Construction of a new stair at the southern end between the Primary and Secondary Schools. Required for the safety of access for students between the school buildings.	Low	<ul style="list-style-type: none"> Conservation of the base of the building at the southern end prior to the construction of the new staircase.

Location	Affected Fabric or Element [and Conservation Policy]	Proposed Changes (Requirements & Justification)	Potential Impact Level	Mitigation Measures (Implementation)
GEN 4	Site stability [Refer Policies 4.1 & 4.2]	Site formation and building works associated with new school building	High	<ul style="list-style-type: none"> Monitoring of structural stability of 1907 building, including pre-works recording by registered geotechnical and structural engineers. Protection or reinforcement should be installed prior to works and at any stage during construction when deemed necessary
EXTERNAL				
EXT 1	Link between rear service block and eastern verandahs at all levels. [Refer Policy 4.3]	Removal of link to demolish rear service block and installation of structural support for the verandahs at this location. The width of the verandahs may also be extended to the full width of the original verandah. Required for access between old and proposed new building.	Medium	<ul style="list-style-type: none"> Removal of the link at each level must have as little impact as possible on the existing fabric. Provide new support columns in line with original arcading, designed to reflect the form of the original 1907 columns, but in modern materials. Reuse flooring tiles salvaged from link areas, if sufficient are available, on the new floors to the verandah area. Install balustrades which reuse original materials.
EXT 2	Upper floor eaves [Refer Policy 4.3]	Installation of higher roof and removal of corrugated iron extension to verandah roof. Will reinstate original form of roof.	Low	<ul style="list-style-type: none"> Ensure bracketing is retained and original roof structure and roof tiles not damaged in any of the new work. Protect these as required during construction. Ensure roof and verandah floor drainage is effective and original drain form must be retained, even if not used.
INTERNAL				
INT 1	Conversion of one room as a chapel to replace chapel in rear service block [Refer Policy 4.5]	Room to be adapted unknown as yet. The most appropriate would be one of the end rooms with elegant plaster columns and other moulded detailing in place.	Low	<ul style="list-style-type: none"> Any adaptation should have as little impact on the original fabric of the 1907 building as possible. Fittings should essentially be freestanding, with minimal attachment to original fabric

Location	Affected Fabric or Element [and Conservation Policy]	Proposed Changes (Requirements & Justification)	Potential Impact Level	Mitigation Measures (Implementation)
SITE				
SITE 1	Rear (east) site area [Refer Policies 4.1, 4.2 & 4.6]	Removal of sections of Ventris Road granite wall and planting in eastern site area.	Low	<ul style="list-style-type: none"> Granite to be stored and used on site for similar walls Mature trees to be replanted on site, location to be determined by landscape consultant [in western area?]

8.0 FUTURE HERITAGE MANAGEMENT RECOMMENDATIONS

8.1 General Approach

As the historic significance of this building has been clearly established in this report, it is recommended that a full Conservation Management Plan be prepared to assist the school with their ongoing planning for maintenance and future works to the early section of the school building once the proposed new school building is constructed and pressure on the use of the early building is reduced. This Heritage Impact Assessment provides the basis for a full Conservation Management Plan which would make detailed recommendations for appropriate works and provide specifications for methods of work when these conservation works are undertaken.

8.2 Recommended Maintenance and Immediate Conservation Works

The detailed inspection of the building for this Heritage Impact Assessment has indicated a range of immediate works which should be undertaken as follows:

- Investigation of functioning of all down pipes and rainwater dispersal system, particularly the effectiveness of the perimeter drain at the base of the building.
- Investigation of rising damp and removal of drummy plaster and re-plastering in appropriate 'breathable' lime render.
- Removal of all vegetation growing in the fabric of the building, (particularly the fig tree that is sprouting in the rain head on the south east corner).
- Removal of paint wherever possible.

Further consultation with heritage conservation professionals should be held to determine the most appropriate ways of undertaking this work in the immediate future, and it is recommended that these works be incorporated into the maintenance schedule for the building.

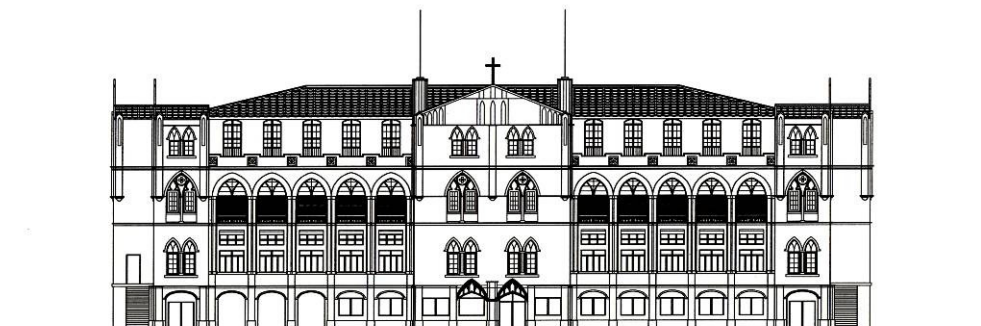
Funding for these conservation works should be included as part of the overall cost of the project.

8.3 Appropriately Skilled Tradesmen

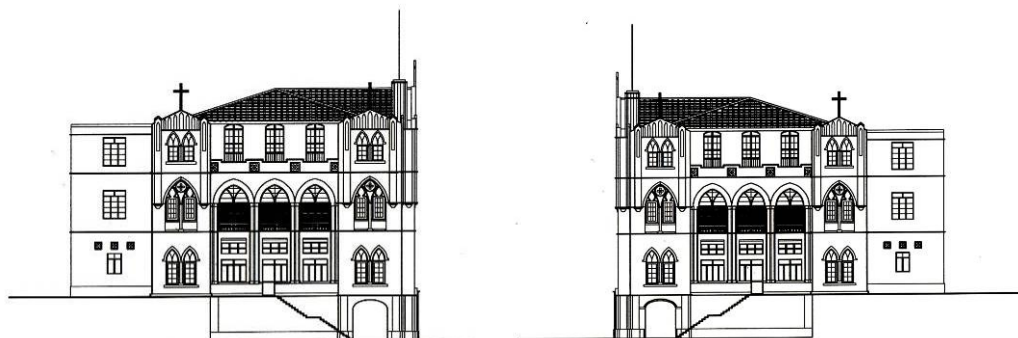
Much of the future conservation work recommended for the fabric and fittings of the building will require the involvement of specialist tradesmen and craftsmen with a reasonably high level of skill and experience. The quality of work of such tradesmen must be carefully assessed prior to the commencement of work and consistent standards maintained throughout the project. Some maintenance work which has been undertaken to date has damaged the fabric of the building rather than conserved it, and if this continues it will create long term problems for the structural integrity of the building itself. It will be possible to schedule some of this required maintenance and conservation at the same time as the construction of the proposed new building, particularly for the eastern elevation.

9.0 PLANS AND DRAWINGS

The following measured drawings of the 1907 building have been extracted from the architectural documentation prepared by Leigh & Orange Architects. A full list of the drawings is provided in Appendix 2 following and as a separate electronic file.

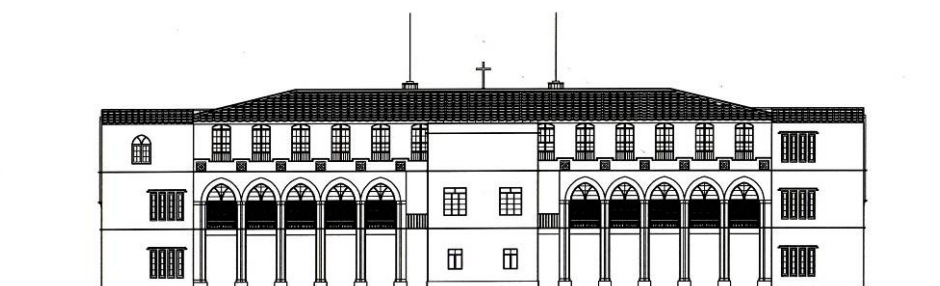


WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

APPENDIX 1: SOURCES OF INFORMATION AND BIBLIOGRAPHY

Government of Hong Kong SAR

Development Bureau, Government Secretariat:

- *Technical Circular (Works) No. 11/2007 – Heritage Impact Assessment Mechanism for Capital Works Projects* (effective from 1 Jan 2008)

Antiquities and Monuments Office, Department of Leisure & Cultural Services:

- *Guidelines for Built Heritage Impact Assessments*, May 2008
- *Introduction to 1444 Buildings – Building No 427*

Sisters of St Paul de Chartres Archives:

- Drawings of Le Calvaire, undated, (presumed 1906)
- *Asile de la Sainte Enfance*, (booklet) c1910 Hong Kong
- Sister Josefina Santos, *From Chartres to Hong Kong: Sisters of St Paul de Chartres, Hong Kong 1848-1948*, Chinese University of Hong Kong, Oct 2007 (unpublished)

Leigh & Orange Architects

- Technical Feasibility Statement for St Paul's Primary Catholic School, Happy Valley (2008 and revisions)

Published Histories

- G B Endacott, *A History of Hong Kong*, Oxford University Press, Second Edition, 1995
- Carl T Smith, *A Sense of History*, H K Educational Publishing Co. 1995

APPENDIX 2: LIST OF DRAWINGS

NEW EXTENSION TO ST PAUL'S PRIMARY CATHOLIC SCHOOL

The following drawings have been prepared by Leigh & Orange Architects for the client St Paul's Primary Catholic School. They are included in Leigh & Orange documentation to the Antiquities & Monuments Office.

EXISTING SCHOOL:

Plans

- Ground Floor Plan
- First Floor Plan
- Second Floor Plan
- Third Floor Plan

Sections

- Section Z-Z

Elevations

- West Elevation
- East Elevation
- North Elevation
- South Elevation

SITE PLAN

NEW ANNEX A:

Plans

- Ground Floor Plan
- First Floor Plan
- Second Floor Plan
- Third Floor Plan
- Typical Floor Plan
- Roof Plan

Sections

- Section Z-Z

NEW ANNEX B:

Plans

- Ground Floor Plan
- First Floor Plan
- Second Floor Plan
- Third Floor Plan
- Fourth Floor Plan
- Roof Plan

Sections

- Section Y-Y

APPENDIX 3: BURRA CHARTER

AUSTRALIA ICOMOS, THE ILLUSTRATED BURRA CHARTER Good Practice for Heritage Places by Meredith Walker and Peter Marquis-Kyle

This revised Charter was adopted on 26 November 1999

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of 5th General Assembly of ICOMOS (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Articles

Article 1. Definitions

For the purpose of this Charter:

- 1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

- 1.8 *Reconstruction* means returning a *place* to a known early state and is distinguished from *restoration* by the introduction of new material into the *fabric*.
- 1.9 *Adaptation* means modifying a place to suit the existing *use* or a proposed use.
- 1.10 *Use* means the functions of a place, as well as the activities and practices that may occur at the place.
- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the area around a *place*, which may include the visual catchment.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the special connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*

Conservation Principles

Article 2. Conservation and management

- 2.1 *Places* of *cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.
- 2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric*, *use* *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which

can contribute to the study and care of the *place*.

- 4.2** Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

- 5.1** *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2** Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter Process

- 6.1** The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.
- 6.2** The policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3** Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

Article 7. Use

- 7.1** Where the *use* of a *place* is of *cultural significance* it should be retained
- 7.2** A *place* should have a *compatible use*.

Article 8. Setting

Conservation requires the appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 9. Location

- 9.1** The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2** Some buildings, works or other components of *places* were designed to

be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

- 9.3** If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

Article 15. Change

- 15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the cultural significance of the place and its appropriate *interpretation*.
- 15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.
- 15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.
- 15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

- 20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.
- 20.2 *Reconstruction* should be identifiable on close inspection or through additional interpretation.

Article 21. Adaptation

- 21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the place.
- 21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work

- 22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.
- 22.2 New work should be readily identifiable as such.

Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

- 24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.
- 24.2 Significant *meanings*, including spiritual values, of a *place* to people should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter process

- 26.1** Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
- 26.2** Written statements of *cultural significance* and policy for the *place* should be prepared, justified, and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.
- 26.3** Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Article 27. Managing change

- 27.1** The impact of proposed changes on the *cultural significance* of the *place* should be analysed with reference to the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.
- 27.2** Existing *fabric* and *use* should be recorded before any changes are made to the *place*.

Article 28. Disturbance of fabric

- 28.1** Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should be undertaken only to provide data essential for decisions on the *conservation* of the place; or to obtain important evidence about to be lost or made inaccessible.
- 28.2** Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each decision.

Article 30. Direction, supervision & implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

Article 32. Records

- 32.1** The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.
- 32.2** Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for *conservation*.