

4

SIGNIFICANCE

4.1 Assessment criteria for cultural significance

There is no criteria under current Hong Kong's heritage legislation for determine the cultural significance of built heritage. The assessment of the cultural significance of the former Clubhouse of Royal Hong Kong Yacht Club will be based on the international standards with consideration to the local situations. The assessment criteria adopted in the following section stems from the concept and principles listed as follows :

- James Semple Kerr's Conservation plan – a guide to the preparation of conservation plans for places of European Cultural Significance;
- Burra Charter, 1999 (the Australia's ICOMOS Charter for Places of Cultural Significance) – latest version of a worldwide recognized standard for establishment and implementation of conservation, and provides guidance for the concept and definition of cultural significance;
- China Principles, 2002 (Principles for the Conservation of Heritages Sites in China);
- Criteria for assessment of the heritage significance of New South Wales, Australia – official criteria developed with reference to the Burra Charter.
- What is Social Value? A Technical Publications by Australian Heritage Commission provide a guidance to determine social value of a place.

4.1.1 International standards

Burra Charter, 1999

Aesthetic value	Consideration of the form, scale, colour, texture and material of fabric; the smells and sounds associated with the place and its use
Historic value	The place has influenced, or has been influenced by , an historic figure, event, phase or activity; The place associated with an important event
Scientific value	Depend on the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information
Social value	Embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group

China Principles, 2002

There are three component of assessment, firstly the main aspects concerning:

- Historical, artistic, and scientific value.
- The social and economic benefits that may derive form a site's rational use
- The importance of a site in the formation of an "Historically and Culturally Famous city" or historic precinct and the special social function it may play within a local community

The second component of assessment concerns the existing conditions of a site and the third component is the management context.

Criteria for assessment of the heritage significance of New South Wales, Australia

The NSW Government developed criteria for assessment of cultural heritage, which includes buildings, structures, places, etc to ensure they are consistently assessed and managed. There are four broad criteria established which have evolved from definitions in the Heritage Act 1977 and are commonly used in Australia. They also consistent with and guided by the Burra Charter.

The four criteria are:

Historical significance (evolution and association)	An item having this value is significant because of the importance of its association with or position in the evolving pattern of our cultural history
Aesthetic significance	An item having this value is significant because it demonstrates positive

(scenic/architectural qualities/creative accomplishment) visual or sensory appeal, landmark qualities and/or creative or technical excellence.

Technical/research significance (archaeological, industrial, educational, research potential and scientific significance values) Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.

Social significance (contemporary community esteem) Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

Moreover, there are two criteria used to assess the degree of significance:

Representativeness (association) Items having this value are significant because they are fine representative examples of an important class of significant items or environments

Rarity An item having this value is significant because it represents a rare, endangered or unusual aspect of our history or cultural environment.

4.1.2 Criteria

The assessment to determine the cultural significance of former Clubhouse of the Royal Hong Kong Yacht Club is based on thorough documentary and on-site research and investigation detailed in the previous chapters. Based on the local situation, following criteria is adapted from the international examples as discussed above and will be used to establish the cultural significance of the place:

Historic significance

- Association with the development of the context;
- Association with the social development of Hong Kong;
- Association with important organisation, events or activities in Hong Kong.

Social significance

- Association with community;
- Provide an essential reference point in a community's identity or sense of itself;
- Provide an essential community function that over time develops into a deeper attachment that is more than utility value; has an important role for social cohesion;

- Status to be a local landmark

Architectural and aesthetic significance

- The design and style represents example of an architectural style, building typology, use of the building
- Represents example of craftsmanship/workmanship, construction techniques;
- Use of materials

Degree of significance

- The integrity and authenticity of the place, including building fabric and the setting;
- The representativeness and rarity of the place in exhibiting its style, design and uses.

After assessing the cultural significance of the historic place, a Statement of Significance will be established, which consists of three components to summarize the significance of the historic place. The three components are: 1) historic place (a description of the place); 2) heritage values; and 3) character defining elements. The definition of the character defining elements is extracted from Standards and Guidelines for the Conservation of Historic Places in Canada published by Parks Canada, 2003. The character-defining elements means the materials, forms, location, spatial configuration, uses and cultural associations or meanings that contribute to the heritage values of a historic place, and which must be retained in order to preserve its heritage value.

4.2 Historic significance

4.2.1 Association with the development of North Point before and after Second World War

When the Royal Hong Kong Yacht Club established its first permanent headquarter and clubhouse in 1908, North Point was selected because of its deep harbour natural geographic features, which was an ideal location for ships to anchor off. Because of this, it enticed the foreign merchants to develop their industries in North Point and with the tram services begun in North Point, it became a prosperous district, from a serene place to a highly accessible area with industrial and residential development.

In 1920s, with the large scale reclamation was carried out in North Point, many industries grew up along the coastline, such as glass factory, kerosene oil depot, electric power station, etc. Area at the western North Point was known as Tsat Tsz Mui before the Second World War, where

was a popular recreational attraction. The gracious environment attracted various sports associations and companies erected their bathing pavilions along the sea coast of Tsat Tsz Mui, turning it a popular swimming spot in Hong Kong Island. Apart from swimming and water attraction spot, various amusement parks and a clubhouse for the European staff of the Hong Kong Electric Company were also developed in Tsat Tsz Mui in the early twentieth century.

However, with the rapid development of the economy of Hong Kong, North Point is now a district mainly for residential and commercial use. The old recreational facilities and the industrial factories were all gone without a trace but only interpreted in the name of the street in North Point. The survived cluster of buildings of former clubhouse of Royal Yacht Club is now located substantially inland of North Point, becomes the only surviving example that built before the reclamation, telling us the old stories of North Point which was once a place famous for its water sports, a recreational attraction and was an industrial important site. It witnessing the development of North Point throughout the last century, with the economic role of the context is keep evolving today.

- The historic place associated with the change of the surrounding context, witness the prosperous industrial and recreational development of North Point (known as Tsat Tsz Mui before Second World War) before and after the Second World War.
- The setting and location of the clubhouse buildings help to trace the old shoreline of old North Point before reclamation, which is now becomes the only building that built along the original shore line and is still survived in North Point.

4.2.2 Association with club history and recreational activities of earlier period in Hong Kong

The gracious environment with various entertainment and recreational facilities established at Tsat Tsz Mui, such as the advanced development of public bathing sheds and bathing pavilions along the beaches, and the amusement parks provided various recreational facilities, such as garden spaces, drama, acrobatic show, firework display, dragon boat race, etc. They are mainly for the public and general community, while at the same district, clubhouses were also established for their club members, mainly for the European or the upper class such as the club house for the yacht club or the clubhouse for the staff of Hong Kong Electric Company. All of these drawn up a picture which enables us to imagine living style and the recreational activities enjoyed by different groups of people in Hong Kong at that time.

After Hong Kong Island was occupied by the British in 1841, social and sports clubs were introduced by the foreigner in to Hong Kong society. There are mainly two types of clubs, one set up for certain kind of sports and the other for particular social group. The Royal Yacht Club is one of the sports club set up for the members. It is the first club in Hong Kong to receive the royal

honour and is the only club that still keep the “Royal” title after Hong Kong was handed over to China in 1997. This keep reminding us the British influence in old Hong Kong. The Royal Hong Kong Yacht Club was one of the oldest clubs in Hong Kong, reflected yachting was one of the earliest sporting activities in Hong Kong.

Clubs are centered on providing activities for their club members at the location of their clubs. The early established clubs in Hong Kong were mainly for the wealthy class or the foreigner, such as the Hong Kong Club for British merchants and civil servants, and the Luisitano Club for Portuguses. The extant of the former clubhouse for the Royal Hong Kong Yacht Club reflects the social life in the society. The clubhouse at 12 Oil Street also signifies the milestones of the yacht club’s history to set up its first permanent headquarter, which has established in Hong Kong near a century.

- The existence of the yacht clubhouse signifies the clubs history in Hong Kong, represents the recreational activities, and the social life of different people at that time.
- Being a sport club for foreigner, it reminds us the segregation of the recreational activities and entertainment between different social groups, such as foreigner and local people in Hong Kong.
- Being a clubhouse for water sports activities in North Point, it reminds us North Point was once a famous place for water sports attraction with advanced development of bathing pavilions indicating swimming in the sea coast was once an important recreational activity for the general public.

4.3 Social significance

4.3.1 To be a local landmark

With the surrounding context of North Point changed dramatically throughout the last century since the Former Royal Hong Kong Yacht Club was built, this historic place became the only surviving historic building before the reclamation that extant in the district of North Point. The cluster of this historic clubhouse building though never opened for public visit and was not accessible to the public, it was not isolated from the public. It abuts the busy Electric Road without bounded by high fence wall, the community can appreciate the cluster of historic buildings at a very close distance. The community witness it changes over the last century and the historic place already build up intangible associations with the community. The unique façade of the historical building cluster already shapes the streetscape along the Electric Road in the heart of the North Point. They form the public façade of the historic place.

Its outstanding appearance makes it distinct from the modern and contemporary context. It already becomes a local landmark and once it is damaged or destroyed, there must be a sense of loss among the community. Community is sensitive and concerns about its future use and development.

- The unique façade of the historical building cluster shapes the streetscape along the Electric Road and becomes the public façade of the historic place.
- The Former Royal Yacht Club is the only surviving historic building extant in the context of North Point, already makes it distinct from the context as a local landmark.
- Community has developed sense of attachment to this place as a local landmark and witness its change for the past several decades. Community is sensitive and concerns about its future use and development

4.4 Architectural and aesthetic significance

The former clubhouse of Royal Hong Kong Yacht Club is a fine example of the Arts and Crafts style in Hong Kong. It has demonstrated very well the essence of such style, which is rarely found in Hong Kong. It is also a fine example in terms of different architectural qualities.

4.4.1 Building scale

In terms of building scale, the former clubhouse is a large well preserved building compound of considerable scale of the Arts and Crafts style in Hong Kong. Apart from the main building, Annex A and Annex B are also well preserved and their composition in the overall setting could bring out the essence of the style which breaks down the mass of the building compound. Arranged in a linear manner, the difference in their height, column, façade treatment and roof forms also increased the variety of the building appearance, adding visual interest to the main façade facing Electric Road.

4.4.2 Architectural style

In terms of architectural style, it is a very outstanding example with the demonstration of the essence of Arts and Crafts style in Hong Kong which includes the following:

1. Irregular planning which break down the building mass of the spaces with different façade treatment and building masses
2. The multiple roof forms, supported with brackets, which increased the visual interest

3. The choice of local traditional building materials and construction method of the roofs, which is covered with Chinese pan and roll tiles
4. Respect to the craftsmanship through the exposure of the brickworks and roof structures
5. Red brickworks and roughcast external walls
6. Prominent chimneys and downpipes
7. The use of segmental and semi-circular arches
8. The design of combined windows and doors

4.4.3 Rarity

Arts and Crafts style is not a common architectural style in Hong Kong. Amongst the known buildings with such style, the former clubhouse is probably the best example of this style with its considerable scale, its high authenticity, its well-preserved and great variety of architectural features, and its readiness to demonstrate the essence of the Arts and Crafts style.

4.4.4 Integrity and authenticity

In terms of the authenticity, the building compound has experienced insignificant change on the external appearance. The only significance change being the addition of concrete staircases at the rear of the main building and Annex A. The interior of the main building changed mainly in 1969 which was divided into three flats with the addition of partitions and blockage of some of the doors. The basic structural framework, spatial quality and the massing of the building compound is well maintained.

The original building setting and basic spatial organization has not changed significantly since it was built. The building compound is kept in high integrity.

4.5 Individual building significance

In addition to assessing the significance of the whole site, individual buildings are also assessed to define their different degree of significance. The criteria for assessing individual building significance are defined by following parameters. The assessment of individual building aims to prioritize the proposed works and determine different degree of alteration to the building fabric during the planning stage. Though individual building may have different degree of significance, and possess different characters, they all forming part of the historical building cluster, contributing to the overall cultural significance of the historic place in terms of setting, integrity, diversity and

uniqueness and continuity of public façade which cannot detach either one of building from the building cluster.

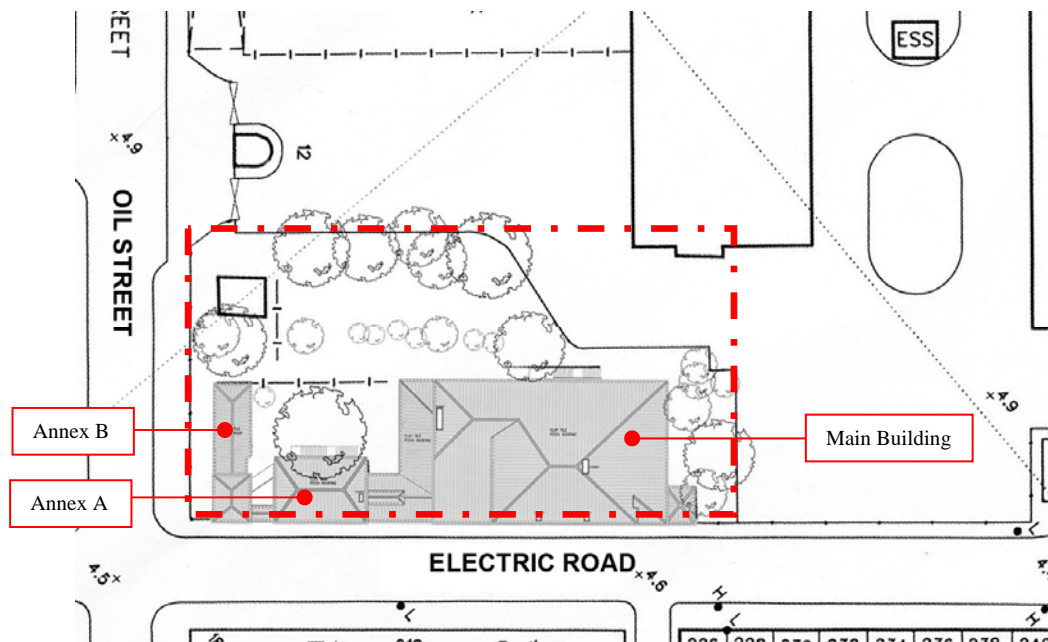


Fig. 441. Individual building within the site.

High significance

High significance defines this individual building that is of high cultural significance, contributes greatly to the overall significance of the historic place. This individual building may contains significant elements that represent the architectural style or associate with significant history of the place. Significant alteration, deterioration or demolition would have a great impact or would diminish the cultural value of the historic place. The intervention to the building that is defined of high significance should be minimized.

Medium significance

Medium significance defines this individual building that is of medium cultural significance, contributes some significance to the overall significance of the historic place. This individual building may contains some significant elements or associates with certain significant history of the place. Alteration is possible and may not diminish the cultural significance of the historic place.

Low significance

Low significance defines this individual building that is of low cultural significance, contributes little significance to the overall significance of the historic place. This individual building may contains less significant elements that represents the architectural style or does not associate with

significant history of the place. It may contribute to the overall significance of the historic place in terms of its setting, building mass, building height and scale, material... etc. Major alteration is possible and may not affect the cultural significance of the historic place.

4.5.1 Main Building

Significance – High

This building is the major building among the whole cluster of the historic buildings. Major accommodation for the club houses can be found here, which includes rooms for club facilities at first floor and boat store on ground floor. The diversity and complexity of the architectural design of the main building is highest as compared to the Annex A and Annex B. In terms of architectural style, it possesses many distinctive characters and architectural elements that illustrate the essence of the Arts and Crafts style. The irregular spatial planning reflects in the break down of building mass and variety of different façade treatment. The use of multiple roof forms which covers and defines the space underneath has a variety of spatial quality, ranged from double ceiling height space to small individual room. One particular interesting roof form of the Main Building is the roof above the double ceiling height room, which curved near the eaves following the segmental arch curvature of the window below. The choice of building material and design details of the interior of the Main Building are of higher standards as compared to Annex A and B that reflects its important status among other buildings, such as the use patterned encaustic floor tiles with border design along the verandah; and the use of timber planking false ceiling with cornice along the ceiling.

In any future development, it would be possible to repair or reinstate original doors and windows, and the external appearance should be maintained as much as possible.

4.5.2 Annex A

Significance – Medium to High

It is of high significance because of it contributes to the overall integrity and the continuity of the public façade facing the Electric Road. It is of medium significance as compared to the Main Building because of its simpler design in terms of its spatial arrangement, the design of roof form or the treatment of the elevation in relation with the interior spaces. In terms of the hierarchy of the building among the building cluster, it functions as an ancillary building providing supporting facilities such as kitchen and toilets. This may be the reason that it adopts a more functional approach in the architectural design generally. The use of the building material and design details

in the interior also reflects its functional use and ancillary status, with no decorative false ceiling or no plastered moulding. However, the external façade design lines up with the overall design of the building cluster, with significant architectural elements that reflect the essence of the Arts and Crafts style can still be found in Annex A, such as the use of unfinished red brickworks and roughcast external walls; use of segmental and semi-circular arches, similar door and window design as of the Main Building.

In any future development, it would be possible for higher intervention to the interior layout while the external appearance should be maintained as much as possible.

4.5.3 Annex B

Significance – Medium to Low

Annex B consists of two buildings, the two-storey and the one storey buildings. The two storey building contributes to the overall integrity and continuity of the public façade facing the Electric Road. The external façade design lines up with the overall design of the building cluster, with significant architectural elements that reflect the essence of the Arts and Crafts style, such as the use of unfinished red brickworks and roughcast external walls; use of similar window design as of the Main Building and Annex A, and use of segmental-headed doorways. Similar to the Annex A, it functions as an ancillary and supporting building which can be traced from its building size and the location in the site though the original use of the two storey building is uncertain.

The one storey portion of Annex B is totally different from remaining buildings of the site. It is finished with timber planks facing the internal courtyard and red brick facing the street. Its façade treatment makes a strong contrast to any other part of the site. It does not form significant public façade facing the Electric Road or the Oil Street. It possesses less character that represents the essence of the Arts and Crafts style. The elevation design is simpler and of lower standard except the roof design which is the only architectural element that consistent with the architectural language of the building cluster. The window and door design without lintel or segmental-headed doorway and the granite blocks that supporting the roof truss are irregularly spaced along the elevation in relation to the location of the windows. It is considered of low significance as compared to the Main Building and Annex A.

In any future development, it would be possible for higher intervention to the interior layout of the two storey portion of the Annex B while the external appearance should be maintained as much as possible. For the one storey of the Annex B, the external façade does not form significant part of the building cluster, it would be possible to change the elevation design while the roof structure and building size should be maintained as much as possible.

4.6 Statement of Significance

4.6.1 Description of the historic place

The former Clubhouse of Royal Hong Kong Yacht Club is located at the junction of Oil Street and Electric Road in North Point which was a district mixed with industrial and recreational facilities in the early twentieth century. The building was used by the Royal Hong Kong Yacht Club as its headquarters between 1908 and 1938.

Established in 1869, the Royal Hong Kong Yacht Club, originally known as Yacht Club by that time, was a sports club providing a gathering place for members and yachting facilities in Hong Kong. The Yacht Club was merged with the Hong Kong Corinthian Sailing Club in 1891. Two years later, the club was honoured with the title of “Royal”, which was the first club with such honour in Hong Kong.

After the Royal Hong Kong Yacht Club had been amalgamated with the Hong Kong Boat Club in 1905, a piece of land in North Point was resumed for them to build the headquarters. The headquarters was also served as a clubhouse for their club members who were mainly Europeans. The building was opened by then Governor of Hong Kong, Sir Frederick Lugard in 1908. It was consisted of two rowing sheds and a gymnasium on the ground floor; a long verandah and club facilities on the first floor. At the beginning, most of the members were prominent persons, including several members of the Legislative Council.

The building was occupied by the Royal Hong Kong Yacht Club for thirty years till 1938. The headquarters was then moved to Kellett Island in Causeway Bay due to the reclamation works carried out making the building away from the coast. The building was devolved to the Hong Kong Government and was used as staff quarters and store till 1998. In 2001, the building was used as an archaeological storage by the Antiquities and Monuments Office (AMO) of LCSD. It has become vacant till now after the opening of a new archaeological storage in Ping Shan in 2006.

4.6.2 Historic and Social Significance

The Royal Hong Kong Yacht Club was one of the sports clubs established by the Europeans in the early days of colonial Hong Kong. The clubhouse represents the influx of foreign recreational activities and social life in the early twentieth century. It is the only surviving recreational building in the area, reminding us that North Point was once a place for recreational activities. Besides, it is the only extant building along the original shoreline before reclamation works were carried out in North Point in the 1930s. It is also the Club’s first permanent headquarters in Hong Kong, signifying a milestone of the Club’s history.

4.6.3 Architectural and Aesthetic Significance

The main façades of the historic building compound form an iconic streetscape along Electric Road, with the rear façades facing the Victoria Harbour when it was built. The entire compound comprises a main building and two annexes. The hierarchy in the building forms and spatial designs reflect the various original functions and activities inside, such as the Main Building with an elaborate entrance porch and entrance lobby; different flooring materials for different zones; and the two annexes with a much simpler layout and form.

The former Clubhouse is a fine example of the Arts and Crafts style which is rarely found in Hong Kong. It demonstrates very well the essence of such style, namely the irregular planning and the break down of the building masses, multiple roof forms, the contrasting red brickworks and roughcast external walls, and the prominent chimneys and downpipes. Amongst the known buildings with such style in Hong Kong, it is probably the best example with its considerable scale, high authenticity, well-preserved condition and a great variety of architectural features, as well as its readiness to demonstrate the essence of the Arts and Crafts style. Its integrity and well-preserved condition adds to its rarity.

The former clubhouse also showed local influence on the choice of local traditional building materials and the construction method of the roof, which is laid with Chinese pan and roll tiles. Such local influence was common in the Western style building during the colonial period in Hong Kong.

4.6.4 Character defining elements

The character defining elements of the historic place, the Former Clubhouse of Royal Hong Kong Yacht Club at 12 Oil Street, North Point, relate to the key elements which includes the materials, forms, location, spatial configurations, and cultural associations or meanings that contribute to the heritage value. They are also the elements reflecting the Arts and Crafts architectural style of the buildings.

4.6.4.1 Setting

- The key buildings were built in a linear manner, with the main building and the two annex facing one major direction, with a lawn in the front of the buildings and a small courtyard between the Annex A and B. (Fig. 442)
- The lawn in front of the buildings helps to interpret the old shoreline of North Point.

4.6.4.2 Building mass

- Irregular building mass and asymmetrical building façade reflecting the irregular interior spatial layout and the difference in the function of the spaces.

4.6.4.3 Elements reflecting the characters of Arts and Crafts style

1. Multiple roof forms supported by brackets

- The multiple roof forms such as hipped roofs with pitched roof, pyramidal roof and other roof forms, reflecting different interior space underneath (Fig. 444).
- The roof at toilet block beside the main building with vent and louvre above the ridge of the pitch roof for natural cross ventilation (Fig. 445).
- Roof finished with local materials, Chinese double layer pan and rendered roll tiles, with natural red concave clay tiles, with plastered cylindrical seals with “wu-yin” finish on top, laid on rectangular purlins on which there are rafters.
- The whole roof structure of king post roof truss, supporting the main rafters and with black metal eave brackets supported underneath the eave projection (Fig. 444 & Fig. 446).

2. Use of local traditional building materials and construction methods

- The choice of local traditional building materials and construction method of the roofs, which is covered with Chinese pan and roll tiles.

3. Distinctive unfinished red brickworks and creamy white roughcast external walls

- The distinctive unfinished red brickworks and creamy white roughcast wall finishes, separated by stringcourse at the brick piers (Fig. 447).

4. Chimney and downpipes

- Prominent chimneys at the main building and annex A. Chimney in the main building with semi-circular exhaust openings and the chimney at annex A slightly tapered but with simpler rectangular openings.
- Finished in creamy white roughcast wall finishes, contrasting with dark coloured pitch roof and the red brickwall of the building.
- Iron downpipes with hopper heads, hinge and fine details.

5. Arches

- The use of segmental and semi-circular arches.
- Segmental-headed windows and doors, with three-layered voussoirs on top of windows and segmental-headed glazing at doors and windows (Fig. 449).
- Segmental archways at the ground floor of the main building block.

6. Combined design of windows and glazed doors

- The combined design of windows and glazed doors

4.6.4.4 Interior

1. Interior spatial arrangement

Main building

- G/F (RM 4) – the opened and connected spacious area subdivided by segmental archways (Fig. 450).
- G/F (RM 6) – the double height room with open plan layout, and a mezzanine floor above, near the entrance facing the lawn (Fig. 450 & Fig. 451).
- 1/F (RM 16,17,18,19) – the basic layout with the three rooms arranged side by side, opened directly to the verandah (Fig. 451).
- Main building, Annex A & B – uncovered bridge connecting the 1/F of annex A and annex B.

2. Timber structural members

- Timber structural members include the typical timber floor construction consists of rectangular timber joists and timber beam, on which there are timber floor boards resting on brick corbellings which are projected from the brick walls (Fig. 452).

3. Timber staircase

- The two internal timber staircases with timber risers and treads and carved timber handrails, and timber balustrade at main building.

4. Timber windows

- Segmental-headed windows with round edged transom and mullions details and segmental-headed glazing with authentic copper ironmongery (Fig. 454).

5. Timber doors

- The timber door opened to 1/F verandah at the main building and annex A, with segmental-headed glazing (Fig. 455).

6. Encaustic floor tiles
 - Checkered encaustic floor tiles with bordered strip paved on the verandah floor at 1/F of main building and G/F landing of the staircase at RM 2 (Fig. 456).
7. Floor finishes
 - Wooden planks flooring at most of the interior rooms at first floor. (Fig. 457).
8. Ceiling
 - Main building – timber paneled ceiling decorated with cornice moulding along the edges of the walls (Fig. 458).
9. Fire place
 - At 1/F of main building (RM 17), though it is blocked, the original location and shape of the chimney can still be located (Fig. 459).

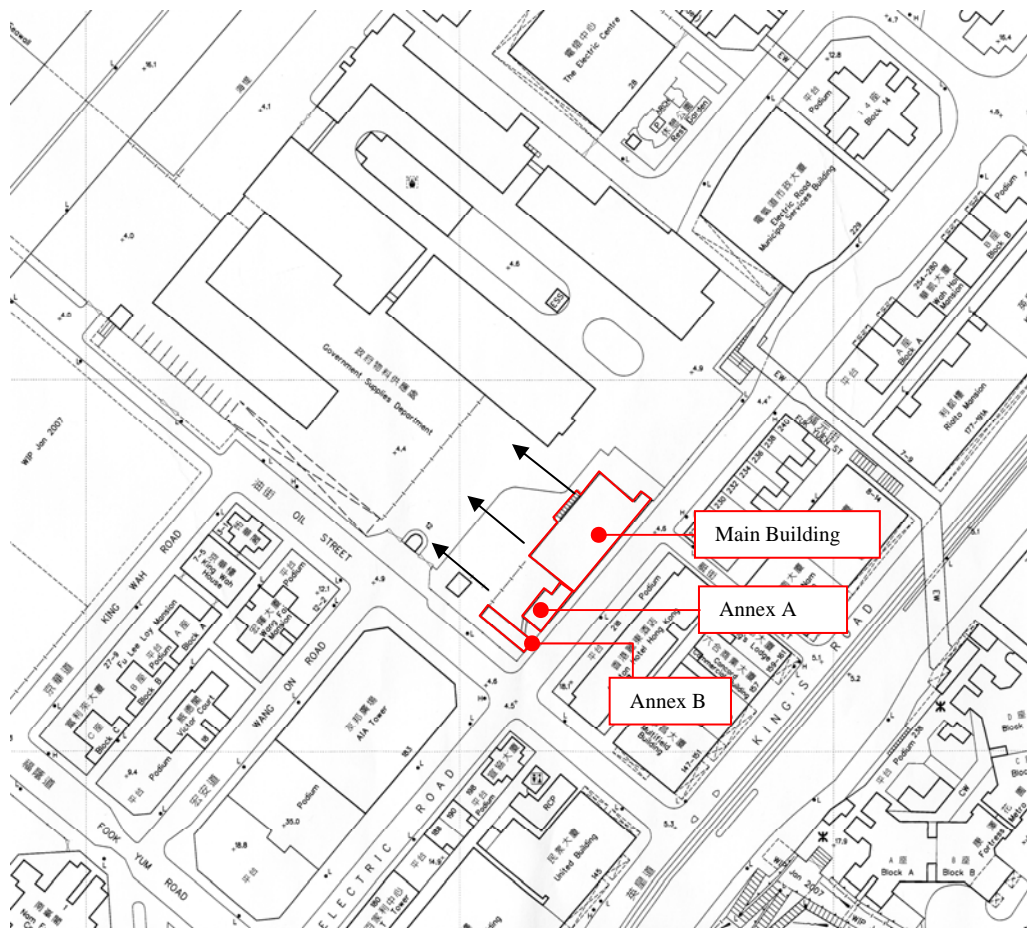


Fig. 442. Setting of the buildings in one direction with a lawn in front.



Fig. 443. Irregular building mass and symmetrical building façade facing Electric Road (above) and the site (below).



Fig. 444. The multiple roof forms supported by brackets



Fig. 445. Vent on top of the ridge of the pitch roof at toilet block.



Fig. 446. Different timber structure supporting different roof forms.



Fig. 447. The front façade with distinctive unfinished red brickwall and creamy white roughcast wall finishes



Fig. 448. Prominent chimney and downpipes at the main building



Fig. 449. Segmental-headed windows.

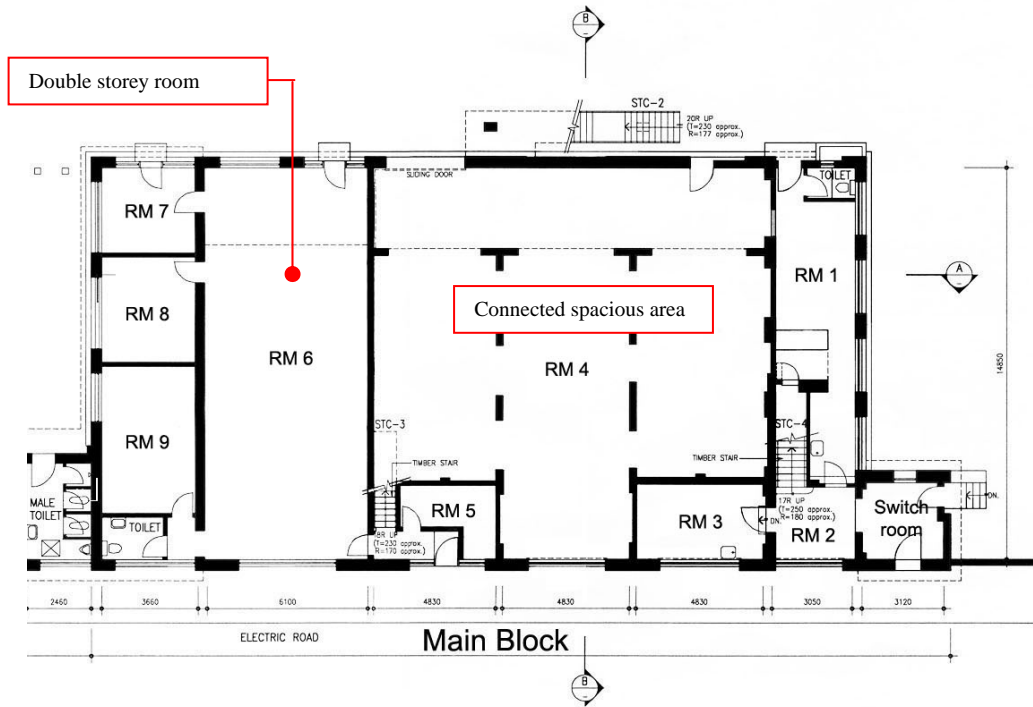


Fig. 450. Ground floor of Main Building.

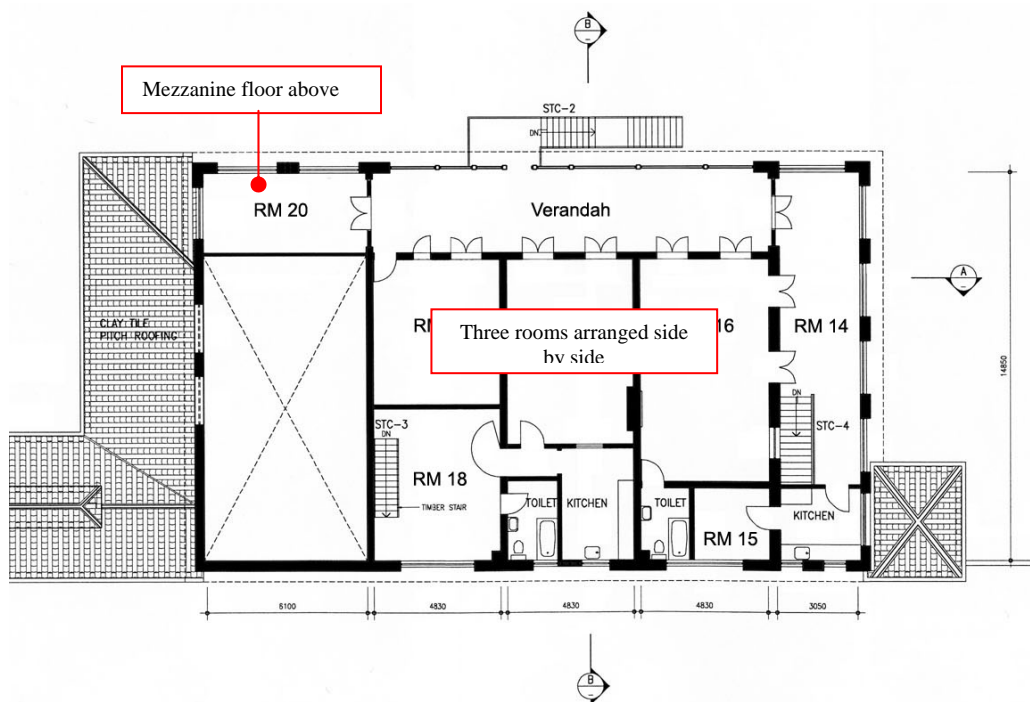


Fig. 451. First floor of Main Building.



Fig. 452. Timber floor construction.



Fig. 453. Two internal timber staircases.



Fig. 454. Segmental-headed window with copper ironmongery.



Fig. 455. Timber doors with segmental-headed glazing, opened to 1/F verandah of the main building.



Fig. 456. Encaustic floor tiles at 1/F of main building.



Fig. 457. Wooden planks flooring.



Fig. 458. Timber panelled ceiling with linear ventilation grills (linear grills were later improvement works).



Fig. 459. Blocked fireplace at 1/F main building.

5

CONDITION

5.1 Inspection

The inspections were carried out on various days in March 2008. The days were generally dry.

The inspection was visual only, all the accessible external elevations as well as internal areas were inspected, however no covers or linings were opened or manholes lifted, no furniture was moved and no other invasive action taken. No destructive testing was undertaken and no electrical, plumbing or drain tests were carried out.

5.2 Caveats

Information additional to the visual inspections comes from copies of the building plans from Architectural Services Department that shows the present as built condition.

Testing suggestions and recommendations are made on the basis of the visual inspection and are recommended to ascertain the condition of substrate, where specific defects have been identified or are suspected, or buried utilities. No general testing is recommended but may be commented on if considered necessary.

5.3 Definition of Terms

The approximate dimensions of the defects are recorded where necessary otherwise defects on structural elements are defined as follows:

Masonry & concrete cracks	
Hairline cracks	Cracks below 1mm wide not considered structural unless otherwise stated.
Minor cracks	Cracks from 1mm to 2mm wide not considered structural unless otherwise stated.

Concrete spalling	
Minor spalling	Spalling up to 0.1m ² in isolated or random patches; reinforcing bars exposed unless otherwise stated.
Major spalling	Spalling greater than 0.1m ² extensive and in continuous areas; reinforcing bars exposed unless otherwise stated.
Dampness	
Water stain	Stain on a dry surface caused by water ingress.
Damp patch	Moisture saturated surface but with no significant trace of water.
Water seepage	Water oozing from a wet surface.
Water leakage	Water oozing from a surface that is wet and /or with running water.

5.4 The Location

The location on the north side of Jaffe Road North Point, on what was the foreshore of Hong Kong Island. The site was now substantially inland due to reclamation.

5.5 The Buildings, Description

The buildings comprise one main building and two annexes built in 1908 for storage of sailing apparatus and reception of members. Drawings of the buildings are at **Location Plan, Appendix A** with indications of the photograph locations, details of the buildings themselves and the defects reviewed in 8.0 are illustrated photographically at **Photographic Record, Appendix B**.

5.5.1 The Clubhouse or main building.

This was a two-storey brick and timber building with timber floors and pitched roof with hips and ridge. There was a concrete verandah at first floor facing the sea on the north side and 4 chimneystacks. A new concrete staircase was provided to the north/front elevation and there was a single storey extension built onto the west side.

On the west end of the Clubhouse building was a two by double storey height room with cockloft on the north side this was probably used as a sail drying room.

The main roof was typical ventilated “cool” roof construction; the doors were ledged and fielded with upper glazed panels.

5.5.2 The Office building or Annex A

This was a two-storey brick and timber building with timber floors and pitched roof with hips and ridge. There was a verandah at first floor facing to sea on the north side with one chimneystack. A new concrete staircase was provided to the north/front elevation.

The doors were ledged, fielded with upper glazed panels.

5.5.3 Ancillary building of Annex B

There was a single storey brick entrance building on the east side with pitched timber roof. A single storey building linked this building to the Clubhouse building; this link building was of brick wall construction with timber pitched roof with a louver vented upper roof.

On the west of the building was a small two-storey brick building with timber floors and pitched roof with hips. It was joined to the Office building by a steel bridge at 1/F and with a pitched timber roofed brick walled corridor at G/F.

Extending north from the small 2-storey building was a timber fronted brick walled building with timber pitched roof with hips and a ridge.

5.6 The Buildings; General

All buildings were fair-faced brickwork in the ground storey with the 1/F floors and chimneys of a roughcast rendering.

The roofs were of Chinese red double tile construction using a machine made tile with a “wu yin” type coloured effect on the rendered rolls, these appeared to be of a hard sand cement.

The roofs drained to metal box gutters on metal brackets.

The corners of some of the roofs of the smaller buildings had timber collars.

Windows and doors were generally of timber construction with the original openings having brick arches the later additions having lintels, possibly concrete.

5.6.1 New works and repairs

General

1. Two new external concrete staircases had been added to the two-storey buildings.
2. The roofs had been retiled including wu yin colouring, the gutters were not original, although some of the original brackets remain, and the brickwork had been cleaned and sealed.
3. A new plinth had been added to most buildings probably to stop water degradation of the haunched brickwork.
4. There was a tapered column design to the two entrances from Oil Street both had been walled in with brickwork indicating these walls were later additions.
5. New walls to the entrance porch.

The Office Building or Annex A

1. raised screed and sub-division of the arch into window and door opening at the male toilet
2. New door to the male toilet.
3. Internal partitions and door openings at 1/F
4. Metal railing to the verandah.
5. New bridge connecting Annex A and Annex B.

Annex B

1. The wooden facing to the western building.
2. The G/F timber windows were generally new without the original window cill.

The Club house or Main Building

1. The three eastern G/F openings to the Clubhouse building had been infilled with brickwork, the eastern two with door openings.
2. Single-storey extension to the Club house.
3. New partitions above Sail drying room.
4. New windows on the upper storey facing Electric Road.
5. Windows and underwindow panels to the balcony.
6. The original gates to the boat store area were removed leaving only the iron pintles set in granite.
7. The metal sliding gate to G/F boat store area.
8. The first floor balustrade was new and a wall had been added to the sail drying cockloft.
9. There was a floor gutter in the verandah under the windows indicating some drainage was required, the windows may therefore have been a later addition with, possibly, shutters to the openings.
10. Internal partitions and door openings at G/F

5.6.2 Common elements:

Within the buildings were various common elements linking the buildings together these included

1. Concave indents to the timber window frames.

2. Brick arches.
3. The trapezoidal columns.
4. Doors fielded or ledged and braced, some with diagonal plank panels.
5. Parliament hinges.

5.7 The Buildings: Condition

A detailed photographic record of the condition of the buildings is at **Adaptive Reuse Checklist, Appendix C.**

5.7.1 Main Club House building

The building was generally of a condition commensurate with their age and continued level of maintenance with no apparent signs of distress or visible signs of failure other than the following:

1. Various arched openings were in-filled with bricks, hairline cracks were found in the infill panels mainly spreading down and out from the arch keystone area. Possibly caused by the arch flexing under load.
2. There was a hairline crack to a granite corbel supporting one of the beams that requires further investigation.
3. Other hairline cracking was noted to the floor finishes, the tiles at the verandah, the 1/F moldings to the ceiling and various arch openings.
4. Hairline cracks on the rear brick wall of the Sail drying room revealed possible spreading of the roof structure.
5. There were cracks found on the brick wall and column bases in the switch room and at the junction between the columns and the brick wall.
6. The granite pintles exhibited cracks consistent with minor corrosion of the pintles.
7. A split at one of the battens was found at the enclosed verandah.
8. There was an area of rotten timber noted at the base of the timber staircase.
9. Signs of previous repair to the external brick wall and the cracking on the hard landscaping indicated the building may have been subject to differential settlement over the years.
10. There were various degraded bricks, especially on the columns on G/F Boat Store.
11. Slight water staining and damp patches were found on various walls and columns.

12. At the Sail drying room there was water stain and damp patches under the window panel indicates water seepage from the window cills.

5.7.2 Annex A

There have been some alterations to the building, e.g. the external staircase and the metal railings at the verandah, raised screed and sub-division of the arch into window and door opening at the male toilet.

The building was generally of a condition commensurate with their age and continued level of maintenance with no apparent signs of distress or visible signs of failure other than the following defects that require repair.

1. Hairline crack was found at the beam supporting the verandah.
2. The corroded metal railings in the brick column had caused the brick to split.
3. Hairline cracks were also found at the brickwork next to the G/F windows.
4. Damp patches were found on the wall at toilets.

5.7.3 Annex B

The building was generally of a condition commensurate with their age and continued level of maintenance with no apparent signs of distress or visible signs of failure other than the following defects that were non-structural:

1. Hairline cracks at the wall corner.
2. There had been some repair to the brickwork.

5.8 Method Statement for removal of the later alterations

5.8.1 Removal of infilled brickwork to the arches and reinstatement of arches

1. Provide temporary protection to the concerned area.
2. Mark out the area to be removed.
3. Remove the door panel and frame and set aside.
4. Remove the window panel and frame and set aside.
5. Remove the first few bricks above lintel by hand chisel.

6. Cut the sides and bottom of bricks by hacksaw and remove the bricks by hand carefully without damaging the brick arch.
7. Remove the lintel carefully.
8. Take out the bricks row by row with hand tools from the top without damaging the brick arch and the bricks on the sides.

5.8.2 Removal of louvers at Annex B

1. Provide temporary protection to the concerned area.
2. Mark out the area to be removed.
3. Take down the window panel and window frame and set aside.
4. Take down the door panel, sash and door frame and set aside.
5. Remove the louvers from top with hand tools carefully without damaging the metal frame support to the wooden beam and the wooden beam.

5.9 The Buildings; Adaptive re-use

The following assessment is based on the assumption that the building will be adapted to compatible uses that invites public entry. .

5.9.1 Summary

The statutory requirements for buildings in Hong Kong are various and are reviewed in detail below. However requirements can be imposed on existing buildings under various circumstances including: -

1. New alteration and addition works
2. A material change of use,
3. A licensed use such as general restaurant or place of public entertainment if proposed.

The particular circumstances of the premise may involve a proposal that the use to the main clubhouse and its ancillary storage and offices are to be changed to one that invites public entry. The change of use is considered to be material and therefore falling within the ambit of Section 25 of the Buildings Ordinance. Additionally, in case the buildings become Places of Public Entertainment, by reason of their intended use as places for performance, cinematograph or laser

projection display, lectures or story-telling or exhibition of pictures, photographs, books, manuscripts or other documents.

The buildings will therefore be subject to

1. A material change of use that will necessitate upgrading of construction and facilities, and
2. License under CAP 172, Places of Public Entertainment Ordinance under which additional requirements may be imposed.

This section of the report reviews the statutory requirements for buildings and building works that may be applied to buildings in these circumstances and to the new building works required to be carried out.

5.9.2 Statutory Requirements:

The Buildings Ordinance, CAP 123 and its subsidiary legislation impose requirements and general standards that are applicable to most buildings in Hong Kong. Below the various Regulations and Codes are reviewed together with other statutes that are considered applicable. The main impact will be on the main building and the office building. The main issues are summarized as:

1. Access to buildings for fire fighting and rescue; as the buildings abut a road the main impact will be internal access to the floors.
2. Access for the disabled to all floor areas and spaces.
3. Provision of Means of Escape.
4. Fire resisting construction for the buildings including non-combustibility and or fire protection for the elements of construction.
5. The provision of fire services installations and equipment including the possible provision of sprinklers.
6. Additional sanitary fitments and accommodation.
7. Compliance with the requirements for any ducted air-conditioning system.
8. Provision of refuse storage collection facilities.
9. Provision of a lift for fire and disabled access to the main building and the office building.

When considering the above statutory requirements it should be noted that not all the new works and repairs listed under section 7.0 need be removed as they fulfill statutory functions, e.g. the metal railing to the verandah of Annex A which acts as a safety barrier, the new staircase to the Annex B and to the Main Building/Clubhouse provide means of escape leading from upper storey directly to outside of the building.

It should be noted that there is a system of exemptions and modifications under the Buildings Ordinance; the items above are the present requirements, if compliance is impossible then exemptions and modifications may be considered by the Building Authority on a case-by-case basis.

There will be additional requirements for specific uses such as restaurants and Places of Public Entertainment.

5.9.3 Historical uses and compliance with statute.

Clubhouse for the Royal Hong Kong Yacht Club

The buildings are assumed to have been built in the 1908, 5 years after the introduction of the Public Health and Buildings Ordinance. They would have complied with the provisions of the Crown Lease and would have been acceptable to the Surveyor General. Additionally the use, as a clubhouse, would have been acceptable to the Government. However, if the building retained its club use additional requirements would have been imposed under the clubhouse licensing process imposed under the Clubs (Safety of Premises) Ordinance introduced in 1989.

Offices and accommodation for the Government Supplies Department.

From the inspections carried out the following uses are assumed to include bar, offices, kitchen and ancillary accommodation. As the buildings performed these functions satisfactorily for a number of years they are assumed to have been considered satisfactory

The buildings were therefore deemed to have been satisfactory to the regulatory authorities for the previous uses. However for adaptive re-use the present regulations may have to be observed and either Architectural Services Department will ask for an approximation of the standards enforced on private buildings or the Buildings Authority will enforce the requirements of the Buildings Ordinance and subsidiary legislation. Under either circumstance similar standards will be enforced, a checklist has therefore been prepared at **Field and Laboratory testing, Appendix D** based on the Ordinances, the subsidiary legislation and various Codes of Practice. From this checklist the following main areas will have to be addressed:

1. Fire Resisting Construction:

These requirements include

- compartmentation, separation between uses and occupancies, and
- fire protection to elements of construction, these include beams, floors and staircase.

The net effect of these requirements may be that combustible construction, in these buildings including timber staircases, beams, floors and roofs, may be required to have a fire resisting period

["FRP"], this can be achieved by application of proprietary varnishes, enclosure with proprietary materials and other similar treatments. However the Government does not usually accept these alternatives to its standard requirement of concrete. As a consequence the floors, staircases and some of the beams may have to be replaced with reinforced concrete or protected steelwork.

2. Means of Escape in Case of Fire.

These requirements include

- Enclosed and protected staircases
- Exit routes discharging to an open space separated from the ground floor occupancy.

The net effect of these requirements may be that the timber staircases will have to be replaced with concrete, enclosed in fire resisting construction ["FRC"] and discharge independent of the ground floor use to the street or other open space,

3. Access for firefighting and rescue

These requirements include access by enclosed staircase the net effect may be that the staircases will have to be enclosed and provided with fire resisting construction.

4. Barrier Free Access.

These requirements include

- Ramped access to the ground storey entrance and
- Access to the upper floors for the ambulatory disadvantaged.

The net effect of these requirements will be that ramps and a lift may have to be provided.

5. Floor loadings and structural calculation and assessment.

These requirements include compliance with

- Design floor loadings for the upper floors.
- Design handrails loadings.
- Known material strengths for calculation purposes.

The net effect of these requirements may be that the timber floors and railings will have to be replaced with a stronger form of construction that will then be required to be of FRC such as concrete and structural elements may have to be tested to establish their design strengths or replaced

6. Fire Services Installations and Equipment.

These requirements may include

- Sprinklers,
- Hydrant hose reel system,

- Emergency exit signs,
- Alarms etc.

The net effect of these requirements may be that a fire sprinkler tank will have to be constructed, and the buildings provided with the necessary active protection systems.

Heritage impact from the constructional point of view.

The above requirements such as the lift and staircases may be provided independent of the buildings without excessive non-reversible impact on the existing fabric, however the requirements to upgrade the compartment separation and loadings for the floors and roof will mean substantial non-reversible alterations to the existing fabric of the building that is generally unnecessary from the fire and structural view point when viewed from an international perspective.

Opinion

The buildings as surveyed have, for a considerable number of years, been safely adapted to various uses, their architectural merit and uniform construction should not be prejudiced by unnecessary requirements to fulfill code requirements that were not intended for buildings of this type and use.

5.10 Conclusions

The buildings were generally of a condition commensurate with their age and continued level of maintenance with no apparent signs of distress or visible signs of failure other than the following minor, non-structural issues: -

1. Water entry into the brickwork.
2. Cracking to the infill panels under the brick arches.
3. Cracking and minor settlement to the hard landscaping.
4. Some minor defects to the base of the timber staircase; possibly previous termite attack.

The buildings are generally sound with defects which requires repair, e.g. water seepage, degraded bricks but a few of them may need to be monitored and further investigated, e.g. hairline cracking to the arches and corbels.

5.11 Recommendations

1. Various defects have been noted which suggest that repair works be carried out including the following:
 - Repair of the pointing to areas of cracked or otherwise defective areas of brickwork.

- Investigation and repair of the points of water entry to the building.
 - Repair of the areas of loose, settled, cracked or otherwise defective hard landscaping.
 - Removal of internal wall paint in the ground floor to inspect the condition of the brickwork.
 - Repair staircase.
2. The defects are such as to merit testing and investigation prior to recommendations for the type of repair including but not restricted to the following that are elaborated on at Appendix.
- Tap testing and thermo imaging externally on the roughcast render and internally on the areas of dampness.
 - Stress wave analysis to the structural timber elements that are intended to remain.
 - CCTV of the underground drainage.
 - Testing of the utilities, including but not limited to the water and electrical supply.

6

CONSERVATION POLICY

6.1 Conservation standard and international charters

The establishment and implementation of this conservation management plan, will generally follow the standards of the following international charters and their conservation principles:

1. **Venice Charter (1964)** (International Charter for the Conservation and Restoration of Monuments and Sites) – the most fundamental principles and international standards for conservation and restoration of heritage buildings and sites adopted by UNESCO (United Nations of Education, Science & Cultural Organization) & ICOMOS (International Council of Monuments and Sites).
2. **Burra Charter (1999)** (The Australia ICOMOS Charter for Places of Cultural Significance) – the latest version of a worldwide recognized standard of establishment and implementation of conservation adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) since 1979. The Charter provides guidance for the conservation and management of places of cultural significances (cultural heritage places).

6.2 Definition of terms

This section defines the conservation terms that are used in this conservation plan. These terms are defined under the international charters and standards and will be consistently in this way in the report.

6.2.1 General

Definitions are referring to Article 1 “Definition” of the Burra Charter 1999 and others sources as specified:

1.1

Places mean 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.

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.

1.11

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.

Character-defining elements means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place, and which must be retained in order to preserve its heritage value. (Definition extracted from *Standards and Guidelines for the Conservation of Historic Places in Canada* published by Parks Canada, 2003.)

Authenticity means heritage resource that is materially original or genuine as it was constructed and as it has aged and weathered in time. (Definition extracted from the *Management Guidelines for World Cultural Heritage Sites*, by Bernard m. Feiden and Jukka Jokilehto, ICCROM 1998, p.17.)

6.2.2 Level of Intervention

The conservation process involved is defined as below:

1.5

Maintenance means the continuous protective care of the fabric and the 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 into the fabric.

1.8

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

1.9

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

1.17

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

Rehabilitation means the action or process of making possible a continuing or compatible contemporary use for a historic place, or of an individual component, through repair, alterations and/or additions, while protecting its heritage value¹⁷⁰.

6.3 Applying the Burra Charter Conservation Processes

In the following, the conservation processes are extracted from the Burra Charter and making reference to Standards and Guidelines for the Conservation of Historic Places in Canada, prepared by Parks Canada. These become the conservation principle for developing the guidelines and specific treatment for each character defining element.

6.3.1 Overall conservation processes

Article 14 Conservation processes

Conservation may, according to circumstances, 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.

Assumption

1. The Former Clubhouse of Royal Hong Kong Yacht Club is not a monument, is a functional heritage buildings.
2. The conservation approach is to preserve, restore and rehabilitate¹⁷¹ / adaptively re-use for compatible uses.

¹⁷⁰ Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*, Canada, 2003.

¹⁷¹ “Rehabilitation (or Adaptive Re-use) means the action or process of making possible a continuing or compatible contemporary use for a historic place, or of an individual component, through repair, alterations and/or additions, while protecting its heritage value. This definition is adopted from Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*, Canada, 2003.

3. The historic place has experienced different degree of alterations by different owners for different functions since it was completed, conservation policy shall respect the history of different periods and it is not necessary to restore to the original status when it was built.
4. Any proposed works for adaptive re-use shall incur minimum intervention and be reversible. Care should be paid not to damage the existing fabric of the conserved buildings and should not be greatly altered in an effort to meet the short-tem requirements. Should there is necessary to alter the significant fabric in case of no feasible alternatives, the proposed alteration should be of sympathetic to the original design and incur low visual impact to the historic place.

Conservation approach - preservation, restoration and adaptation

1. Generally preserve the external appearance, materials and colours of the major surfaces of the buildings, and the significant parts of the interior; repair the finish and other defective areas to prevent or slow down further decay or damage.
2. Some later added and altered building fabrics which are considered would compromising the significance of the buildings should be restored to the original state, based on old photo or other solid records. However, still accepting historical changes that may not needed to be restored to their original state.
3. Deformed, collapsed, or misplaced components to be restored to their historic condition while not disturbing the overall structure.
4. Adaptation to modify the building to suit compatible contemporary use through repair, alteration and/or additions, without damaging or compromising significant of the buildings is accepted.

6.3.2 Maintenance

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.

Repair rather than Replace

1. Repair rather than replace character-defining elements.
2. Only when such elements are too severely deteriorated to repair, and with sufficient physical evidence, replace them with new elements that match the forms, materials and detailing of the same elements.

3. Where there is no sufficient evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

6.3.3 Preservation

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.

Minimum Intervention

1. Keep any treatment or intervention to building fabric to the minimum and respect the heritage value when undertaking an intervention.
2. Use the gentlest means possible for any intervention.
3. Make any intervention physically and visually compatible and identifiable upon close inspection and document any intervention for future reference.

6.3.4 Restoration

Article 19 Restoration

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

Conserve Heritage Value

1. Respect its changes over time from its various uses which represents particular periods of time. Thus, it is not necessary to return to either particular period of the building when it was used as clubhouse of yacht club, government staff quarter or and AMO store. Only remove, replace the physical fabric which were substantially altered resulting the overall intact of the buildings and the character defining elements that contributing to its heritage value were affected.
2. If necessary, protect, preserve or stabilize the historic place and the building fabric in place, until any subsequent intervention is undertaken.

Authenticity

1. Respect the original character or architectural style of the building fabric and retain its traditional building materials or construction system as much as possible.
2. Recognize each historic place as a physical record of its time, place and use.

3. Do not create a false sense of historical development by adding elements from other historic places by combining features of the same property that never co-existed.

6.3.5 Adaptation

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.

Reversibility

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

6.3.6 New work

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.

22.1 *New Work* should be readily identifiable as such.

Article 27 Managing Change

27.1 Existing fabric, use, associations and meanings should be adequately recorded before any changes are made to the place.

Integrating old and new

1. When adding new construction to the heritage buildings, the proposed new works and developments should sympathetic to the historic place in term of its compatible proportion, form, designs and materials. Make the new works physically and visually compatible with and distinguishable from the original fabric of the historic place.
2. Any new additions should be reversible and should not affect the essential form and integrity of the historic place or its building fabrics should not be impaired if the new work is removed in the future.

7

CONSERVATION GUIDELINES

7.1 Opportunities and Constraints

7.1.1 Opportunities

1. The historic place has been used for various uses since it was built and before handover of the site. It changed from the original use as yacht clubhouse, to staff quarter and temporary storage, so it is compatible for range of uses such as domestic uses, meeting and gathering places, exhibition with storage facilities provided.
2. It is located at a prominent location in North Point, where it is a commercial centre and residential area, with hotels and schools in the vicinity; and the area is supported with various transport systems makes the historic place highly accessible to different groups of people, including general communities, tourist, local residents, working class and school students.
3. The development of the adjoining site of the former Government Store is zoned as “hotel/residential/commercial use”, which is included in the government’s list of sites for sale by application. This means it will probably be developed for high-rise commercial development. This will create a great contrast to the historic place in terms of the density, building height and proportion. The historic place will become a rare site with low density building mass and more open spaces in the North Point. The historic place is potential to become an important recreational and cultural place within surrounding context.

7.1.2 Constraints

1. The existing structure of the building is mainly made of timber which may have limitation for allowable capacity and may not be feasible to impose extensive loading to the existing structure. The proposed new use on upper floor shall be of low capacity or sensible structural strengthening works are required.
2. There is an existing drainage reserve area to the north-east of the Main Building, that limits future new construction to be erected unless drainage diversion works to be carried out if new annex are considered.
3. The heritage buildings were constructed near a century ago and are surely cannot fully comply with current building safety standards. Alternative approaches to achieve the safety standards are necessary without incurring great intervention to the significant fabric of the heritage buildings.

7.2 Fabric and setting

7.2.1 Description

1. The general linear arrangement with the Main Building and the two annex facing one major direction.
2. A lawn in front of the buildings with a small courtyard formed between annex A and B.
3. The open space in front of the buildings represents the old shoreline of the site.

7.2.2 Conservation guidelines

1. Keep opened and unobstructed, or remained as a lawn or landscape area in front of the buildings
2. Any new building blocks or extension shall be erected on the sides of existing buildings, not to block the elevations of the heritage building and to minimize the impact on views to and from the historic place.
3. The new development shall be sympathetic to the historic place in terms of form, siting, proportion, design and materials.

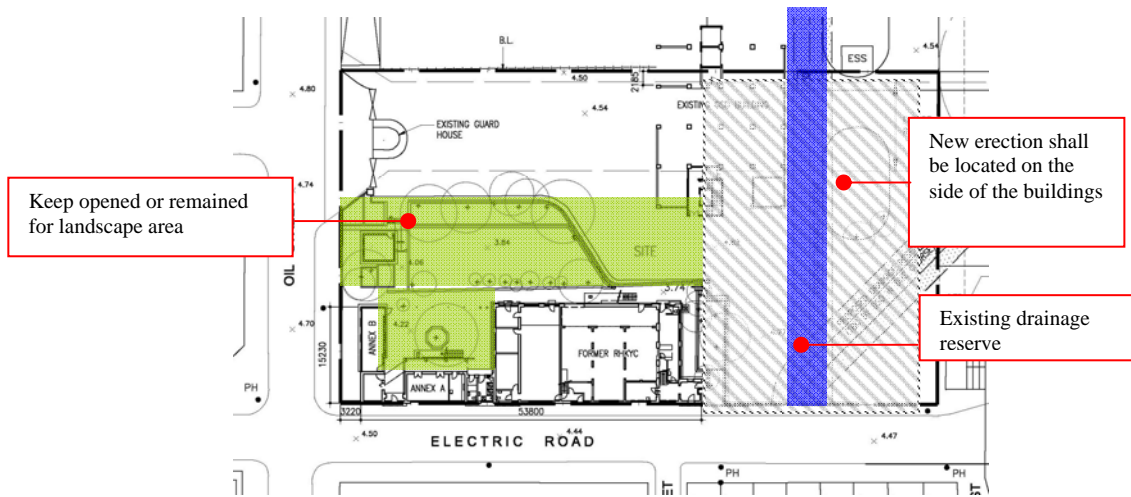


Fig. 460. Site plan of the historic place.



Fig. 461. The lawn in front of the Main Building.

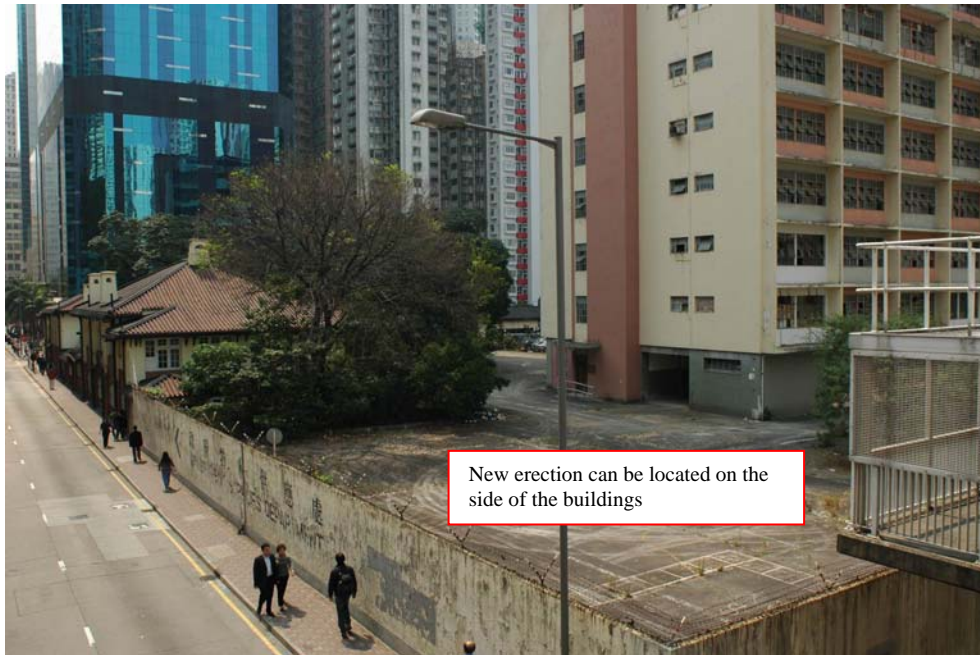


Fig. 462. The lawn in front of the Main Building.

7.3 Tree and landscape

7.3.1 Description

1. The historic place is surrounded by many mature trees and vegetation, for example, the mature trees in front of the buildings, adjacent to current guard house; and the tree in the small courtyard in front of annex A, all signifying the simple landscape design after reclamation.
2. One of the mature trees located beside Annex B is identified by landscape architect as potential old valuable tree subject to LCSD's future evaluation, which is *Ficus microcarpa* (Chinese Banyan or Small-Leaved Banyan), approx. 13m high with 8m crown spread and 1300mm girth.

7.3.2 Conservation guidelines

1. Carry out tree survey to identify if any old and valuable trees and mature size/ rare species are found in the historic place. If yes, the identified old and valuable trees and mature trees shall be retained and incorporated into the new landscape design.
2. Trees which are smaller in size and have lower aesthetic value shall be considered to be transplanted. Also, trees which may have conflicts with future development shall be considered to be transplanted and submit the tree transplanting proposal for approval as needed.



Fig. 465. The mature trees in front of the lawn



Fig. 466. The mature tree in the courtyard between Annex A and B.

7.4 Boundary fence walls and entrances

7.4.1 Description

1. Perimeter facing wall along Electric Road and Oil Street.
2. Entrance porches beside the Main Building and the entrance gate between Annex A and B facing Electric Road.

7.4.2 Conservation guidelines

Perimeter fencing wall

1. An old photo illustrates clearly the composition of the boundary wall, with the columns appeared to be of same style of as the columns found at the original entrance porch and exit between Annex A and B.
2. When design the new boundary wall for the historic site, current boundary wall can be replaced by the old design of boundary wall according to the old photos, using the same material and style. Or demolish the boundary fence wall which has no significance.

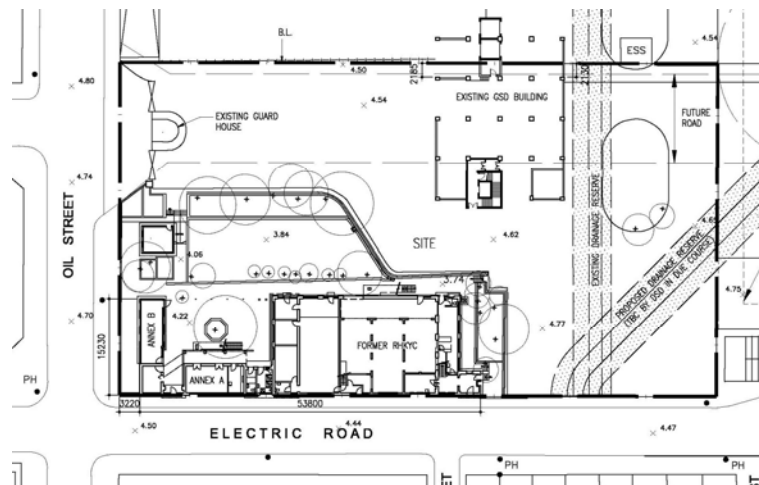


Fig. 467. The existing ground floor plan of the historic site.



Fig. 468. The present boundary wall facing Electric Road.

7.5 Uses

The spatial quality of the existing rooms are illustrated in the figures below. Future compatible use should respect the existing spatial quality of the buildings.

7.5.1 Main Building

Ground Floor

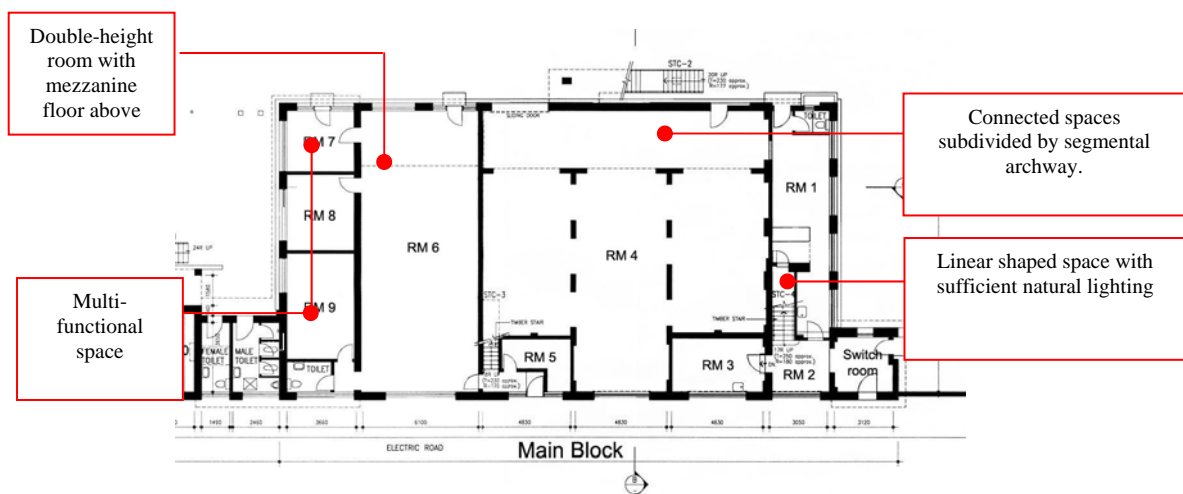
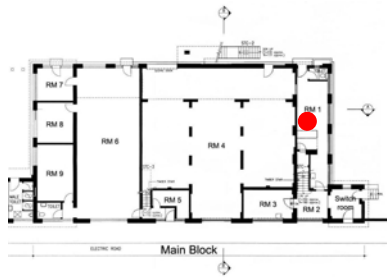






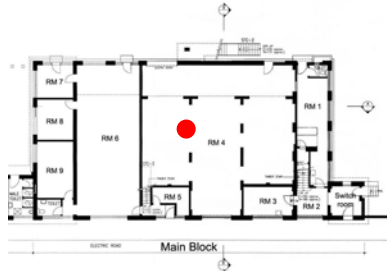








Fig. 469. Spatial quality of the ground floor of the Main Building

Main Building – Ground Floor		
Room	Original use	Compatible use
<p>RM1</p>   	<p>Former bar room</p> <p>Having a bar counter and a signage indicates “save water drink more beer” appeared to be a place for beverage and refreshment</p>	<p>Room enjoy natural lighting such as:</p> <ul style="list-style-type: none"> Refreshment Small gathering room Study room Display corridor, etc <p>The toilet can be altered or removed as toilet partition block part of the window areas.</p>

Main Building – Ground Floor		
Room	Original use	Compatible use
<p>RM 2</p>  	<p>Former entrance lobby</p> <p>– with windows for natural lighting, connected to the staircase leading to the first floor.</p>	<p>Entrance lobby</p> <p>It can be preserved as entrance lobby to connect to the first floor by the staircase.</p>
<p>RM 3</p>  	<p>Now used as store room, appears to be subdivided in RM 4, with the segmental archway infilled with brickworks for partitioning, and the segmental-headed windows were blocked up</p>	<p>Re-opened to connect with RM 4</p> <p>or</p> <p>Remained as it is</p> <p>Compatible for multi-functional uses with natural lighting</p> <p>or</p> <p>for storage</p> <p>It is compatible for multi-functional uses and the metal plates that cover the segmental-headed window facing Electric Road can be removed to provide natural lighting to this room</p>

Main Building – Ground Floor		
Room	Original use	Compatible use
<p>RM 4</p>  	<p>Former storage</p> <p>Three connected rooms forming one spacious space originally for storage appeared to be a boat storage when it was used by the yacht club.</p>	<p>Room that needed spacious connected space such as :</p> <p>Exhibition space, Gallery, etc,</p> <p>With segmental archway walls separating different zones.</p>
<p>RM 5</p>   	<p>Store for RM 6</p> <p>Store room and staircase lobby connects first floor to ground floor and opened to the Electric Road directly.</p>	<p>Store for adjacent rooms for RM 4 or RM 6</p> <p>Or</p> <p>altered to become the staircase lobby</p>

Main Building – Ground Floor

Room	Original use	Compatible use
<p>RM 6</p>  	<p>Former sail drying hall</p> <p>Double storey height room with mezzanine floor (RM 20 on 1/F), appeared to a sail drying place when it was used by yacht club.</p>	<p>Room that requires high headroom and columnless space, such as</p> <ul style="list-style-type: none"> exhibition hall, auditorium, lecture theatre, large gathering space, etc, with a mezzanine floor above.

Main Building – Ground Floor		
Room	Original use	Compatible use
<p>RM 7,8,9</p>   	<p>Use is uncertain when it was used by the yacht club</p> <p>Uses when used by government quarter / AMO's store before handover are indicated in the room signages</p> <p>RM 7 – Office</p> <p>RM 8 – Karaok Room</p> <p>RM 9 – Conference Room</p>	<p>Multi-functional spaces, ancillary to the double height hall of RM 6, with natural lighting</p> <p>Existing smoke flue at the upper level of the wall connecting to RM 6, connecting to the chimney stack which is the distinct architectural elements viewed from the external shall not be removed or covered up for any proposed new uses.</p>

First Floor

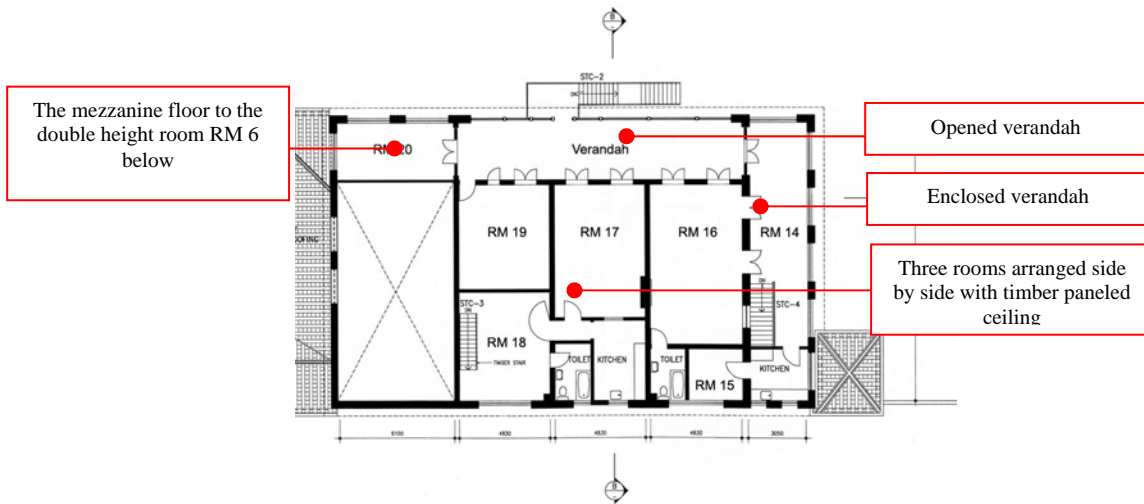
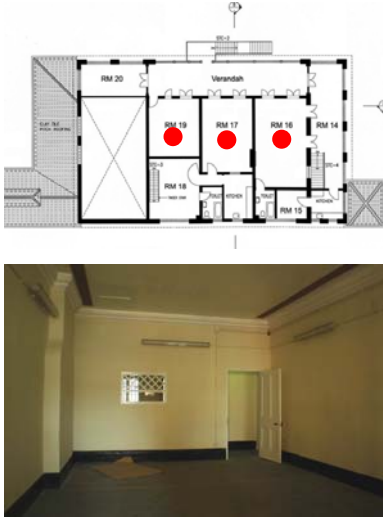
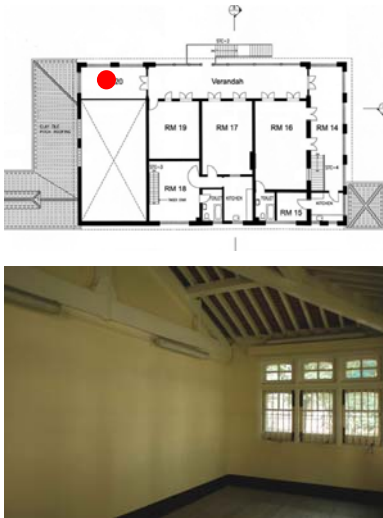


Fig. 470. First floor of the Main Building

Main Building – First Floor		
Room	Original use	Compatible use
<p>RM14</p>	<p>Use as living space when it was used as staff quarter</p>	<p>Circulation corridor with sufficient natural lighting,</p>

<p>RM 16, 17, 18</p> 	<p>Used as club facilities when it was used as yacht club; bed room and living spaces with it was used as staff quarter</p>	<p>Smaller gathering space, such as small social gathering small seminar room small dining rooms, meeting space, office, or other functional activities, etc</p>
<p>RM 20</p> 	<p>Former mezzanine floor to the double height room RM 6 at ground floor</p>	<p>Similar to RM 16, as mezzanine to the double height room at ground floor</p>

7.5.2 Toilet block

1. One storey toilet block between Annex A and the Main Building
2. Existing vent found on top of the ridge of the pitch roof for cross ventilation, it is compatible to be continued to be used as toilet or wet place that requires natural cross ventilation.

7.5.3 Annex A

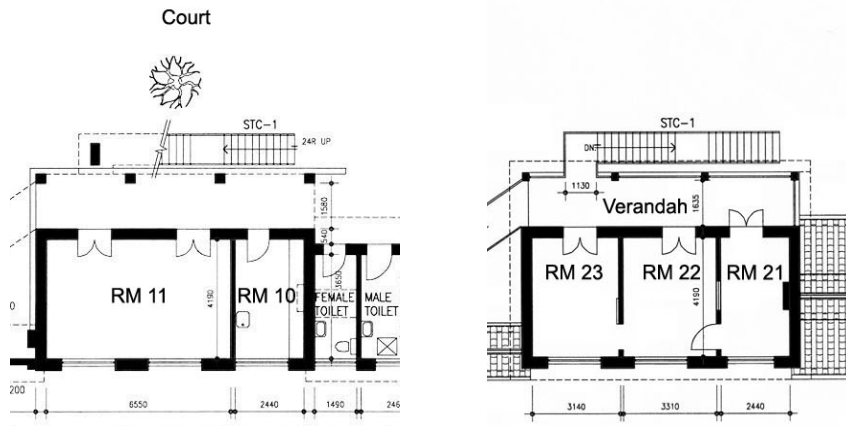


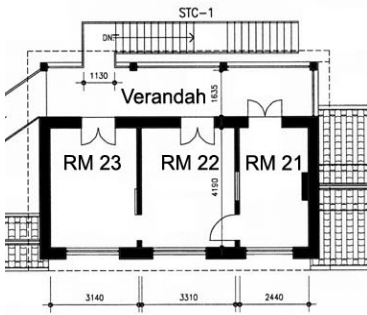




Fig. 471. Floor plans of the Annex A, ground floor (left) and first floor (right).

Annex A – Ground Floor		
Room	Original use	Compatible use
RM10 	Kitchen	Kitchen, cooking space Or Other functional use with the original functional elements of kitchen to be retained. Original elements for natural ventilation such as smoke flue, external chimney stack and ventilation holes at the brick wall surface should be retained for interpretation of the original use as kitchen
RM 11 	Room adjacent to kitchen	Room that close to the kitchen such as cafe, dinning room, etc or smaller gathering space, such as small social gathering or meeting room, office, or other functional activities, etc.

Annex A – First Floor		
Room	Original use	Compatible use
<p>RM 21,22,23</p>   	Offices	Multi-functional rooms, office, small meeting space, etc.

7.5.4 Annex B

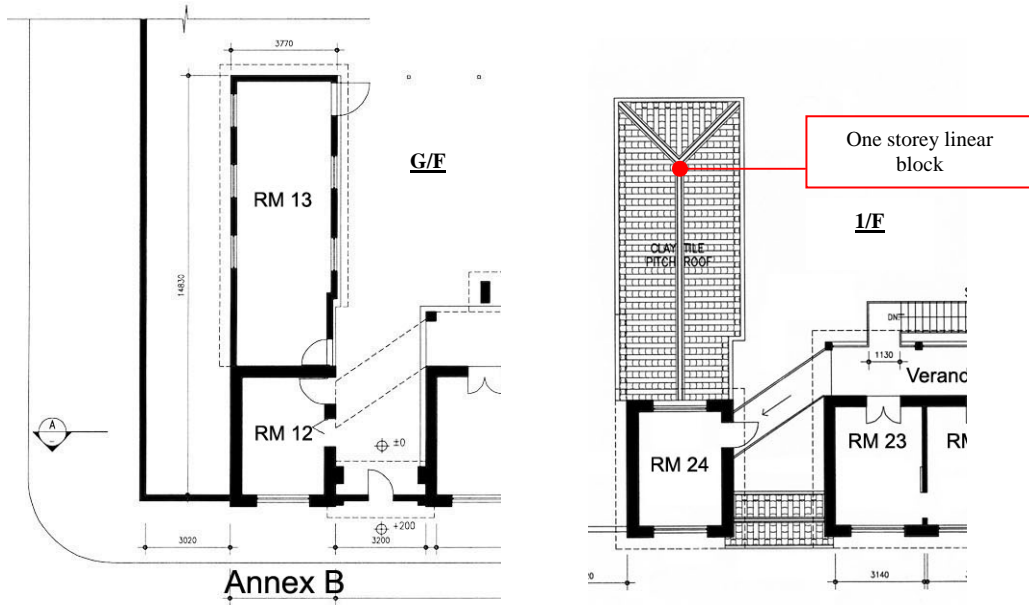
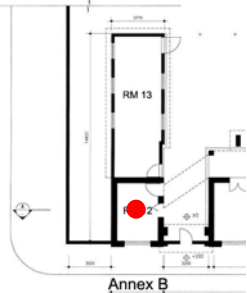

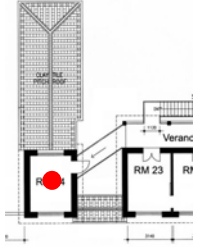

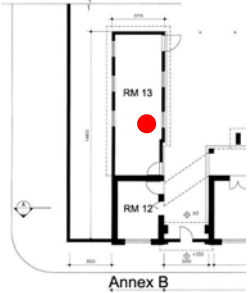



Fig. 472. The layout of Annex B with two blocks, ground floor (left) and first floor(right).

Annex B		
Room	Original use	Compatible use
<p>RM 12</p>  	Offices / stores	<p>Multi-functional space with natural lighting, for small room gathering, such as office, meeting room, etc.</p> <p>The use on first floor should not cause extensive increase of loading to existing timber floor structure or strengthening with sympathetic structural design.</p> <p>.</p>
<p>RM 24</p>  		

Annex B		
Room	Original use	Compatible use
RM 13  	Store	Spacious room opened directly to the courtyard. Multi-functional space for medium group gathering which enjoy the good view of small courtyard, such as, lecture rooms, library, reading room, cafe, gallery/small exhibition space, etc.

7.6 Treatment of the physical fabric, space, relationship

7.6.1 External façades

Façade facing internal of the site

The façade facing internal courtyard of the site was once facing the original coastline before reclamation. This façade are broken down into individual making the three blocks more distinguishable to each other. Contrasting to the elevation facing Electric Road, that the existing three blocks, the Main Building, Annex A and B appear to be one continuous façade. It was designed faced to the opened sea view, opened verandahs of the two-storey buildings, the Main Building and the Annex A are all arranged along this façade.


Major surfaces	Description and significance	Recommended treatment
Façade facing internal of the site		
This façade is characterized by its openness, distinguishable building form with irregular roof forms, building height and break down massing.		
	With all opened verandah enjoy the previous opened sea view in front of the buildings.	Do not enclose the verandah, keep them opened to allow the enjoyment of the future landscape design in front of the buildings.
	Existing contrasting façade design with ground floor finished with fair faced red brickworks while first floor finished with creamy white roughcast wall finish represents one craftsmanship of brickwork and use of materials, signifies one of the characteristics of the Arts and Crafts style	Keep existing colour and finish of the external façade. Do not paint over the fair faced brickwork and maintain the contrasting colour design.



Fig. 473. The façade facing internal courtyard of the site.

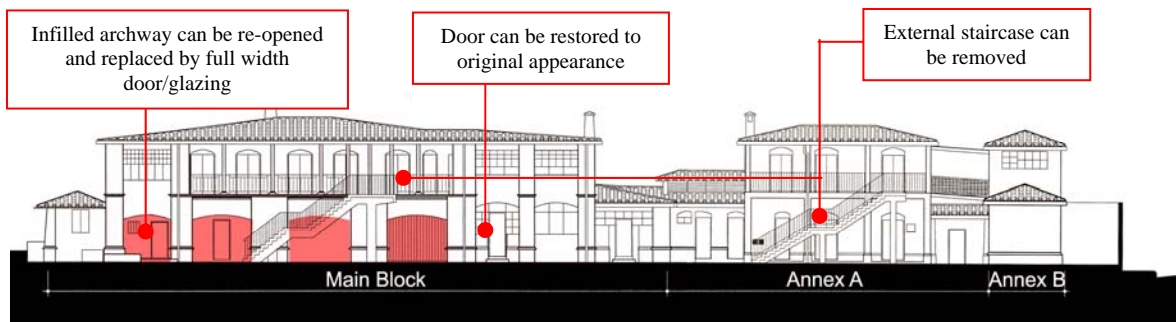









Fig. 474. The façade facing internal courtyard of the site.

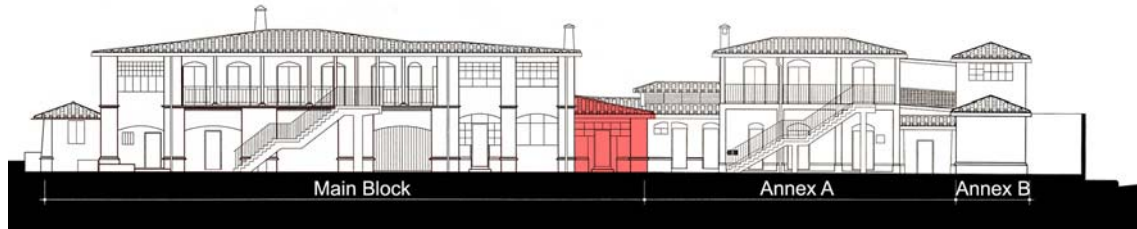
External façade – facing internal of the site		
Main Building		
Elements	Description and significance	Recommended treatment
<p>External staircase</p>	<p>The external staircase together with the timber balustrade was later addition, of low significance.</p>	<p>Can be removed or replaced by sensible design that match with the style of the building or can be restored to the original state if evidence showing the old balustrade is found</p>




External façade – facing internal of the site		
Main Building		
Elements	Description and significance	Recommended treatment
<p>Gutter</p> 	<p>Not original elements but of modern services upgrading for functional uses</p>	<p>Can be retained and repaired, or replaced if necessary</p>
<p>Infilled archways</p>  	<p>Infilled archways on the existing archway at the central room of ground floor are later added of low significance.</p> <p>The original location of the two large panelled doors to the boat storage.</p>	<p>Can be re-opened and restored, and replaced by folded door or other sensible door design that can reveal the segmental-headed openings.</p>

External façade – facing internal of the site		
Main Building		
Elements	Description and significance	Recommended treatment
<p>Iron pintles</p> 	<p>Original gates to the store were removed, leaving only the iron pintles set in the granite which are significant for the interpretation of the original function of the room</p>	<p>Shall be retained in-situ for interpretation of the original function of the room</p>
	<p>The door was later altered but still of high degree of integrity, represents the essence of Arts and Crafts style – design combining windows and glazed doors</p> 	<p>Can be replaced by door combined with glazing, making reference to the original design as shown in the old photo or the door design of this style.</p> 

External façade – facing internal of the site

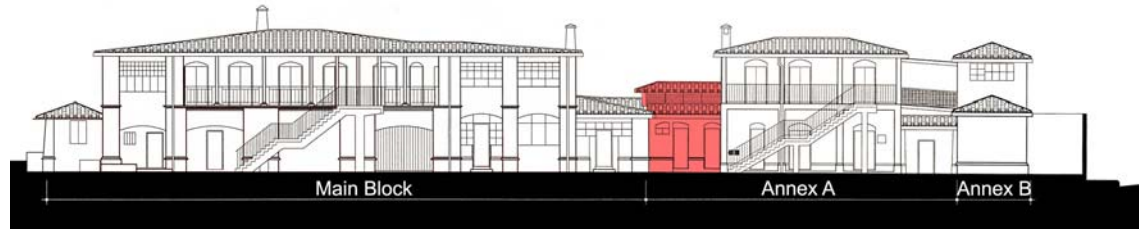
One storey part of the Main Building






Elements	Description and significance	Recommended treatment
<p>Later replaced aluminium windows</p> 	<p>The aluminium windows facing the small courtyard are obviously later added, and the window openings at RM 9 were enlarged which are originally the same size as the other two rooms</p>	<p>The window openings shall be restored to the same for the three rooms and replace the aluminium windows by timber windows based on the old photos</p>
<p>Later replacement by solid door</p> 	<p>The door was later altered according to the old photo but should respect the historical change and not necessary to restore to the original appearance</p>	<p>The door can be replaced by design combining windows and door, the essence of Arts and Crafts style.</p> <p>See also the recommended treatment of the door of Main Building</p> 

External façade – facing internal of the site

Toilet block








Elements	Description and significance	Recommended treatment
<p>Sub-divided arch opening</p> 	<p>Sub-division of the arch into windows and door opening at existing male toilet</p>	<p>The window and door can be replaced by design that compatible with existing architectural design</p>
<p>Ventilated double roof</p>  	<p>Roof of the toilet block connects with the roof of the adjoining one storey part of the Main Building and the top vent with hipped roof illustrates diversity of roof forms accordingly to different room functions – high architectural significance show the essence of Arts and Crafts style</p>	<p>The general roof form with the top vent with hipped roof and connected roof with the roof of the one storey part of the Main Building should be maintained.</p>

External façade – facing internal of the site

Annex A

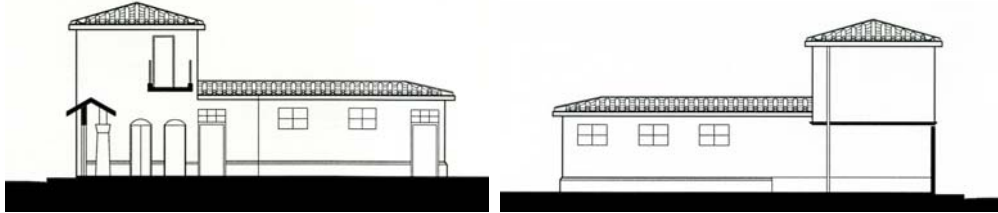


Elements	Description and significance	Recommended treatment
<p>External staircase</p>  <div data-bbox="692 1016 1031 1111" style="border: 1px solid red; padding: 2px;"> <p>Curved shaped beam underneath the balcony slab</p> </div>	<p>The external staircase together with the balustrade was obviously later addition, of no significance.</p> <p>Curved shaped beams underneath the concrete slab of first floor verandah represent simple design</p>	<p>Can be removed or replaced by sensible design that matches with the style of the building.</p> <p>The design of the replaced balustrade should match with the design of the balustrade at Main Building</p> <p>The curved shaped beam should be preserved</p>

External façade – facing internal of the site		
Annex A		
Elements	Description and significance	Recommended treatment
Kitchen ventilation block 	The ventilation block on the wall surface of the kitchen on ground floor represent the original use of the room and together with the chimney stack above the room and the smoke flue inside the room, contribute greatly the interpretation of the room previously used as cooking place.	Shall not be blocked or filled up.
Interior of the kitchen 	Chimney stack above Annex A 	
	Smoke flue above the ventilation hoop 	

Side façade

Side elevation of the Annex B



Elements	Description and significance	Recommended treatment
<p>One storey linear block of Annex B facing courtyard</p> 	<p>One-storey block - the wooden facing is new alteration</p>	<p>Elevation of the wooden facing can be altered to suit new adaptive design, sympathetic to the historic building in term of size, proportion, material and colour.</p> <p>Preserve the double-layered roof of Chinese pan and roll tile.</p>
	<p>Rear window openings were added later which was evident by the cut bricks and no lintel or brick arch over</p>	<p>Timber windows can be replaced or altered with new design sympathetic to the historic building in term of size, proportion, material and colour.</p>
<p>Linked bridge between Annex A and Annex B</p> 	<p>The balustrade is later design</p>	<p>Can be replaced by the new balustrade match with the balustrade of 1/F at Annex A</p>

Façade facing Electric Road



Major surfaces	Description and significance	Recommended treatment
Façade facing Electric Road		
The façade facing Electric Road is characterized by its continuous façade formed by three blocks and two entrances, with similar façade treatment but with irregular roof forms.		
	Appear to be one continuous façade, different blocks integrated together	Do not remove or demolish any building blocks/roofs which would break down continuous façade and affect its integrity
	Existing contrasting façade design with ground floor finished with fair faced red brickworks while first floor finished with creamy white roughcast wall finish represents one craftsmanship of brickwork and use of materials, signifies one of the characteristics of the Arts and Crafts style	Same treatment for the façade facing internal courtyard Keep existing colour and finish of the external façade. Do not paint over the fair faced brickwork and maintain the contrasting colour design.



Fig. 475. The façade facing Electric Road.

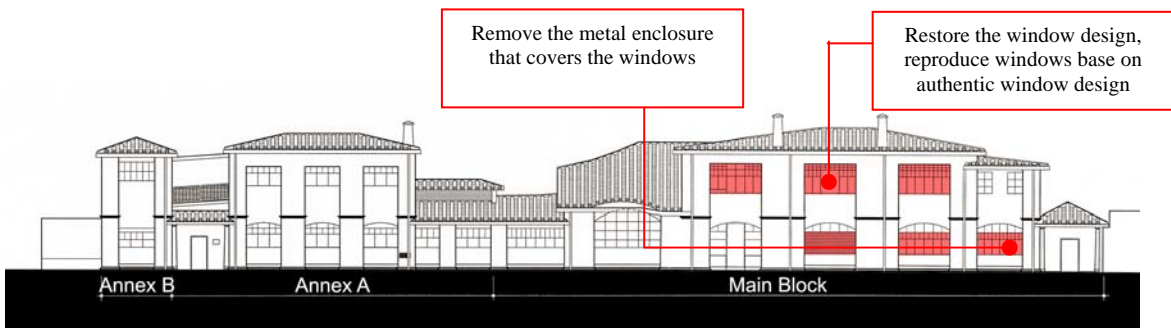
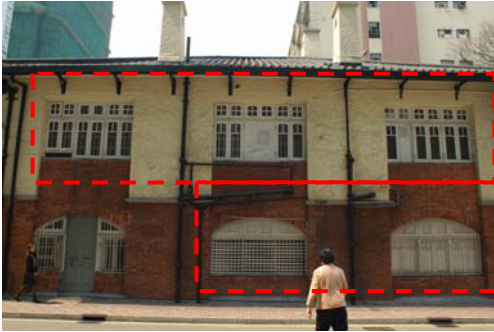


Fig. 476. The façade facing Electric Road.

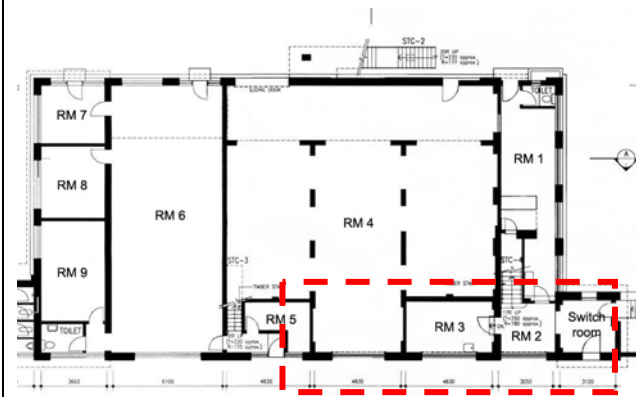
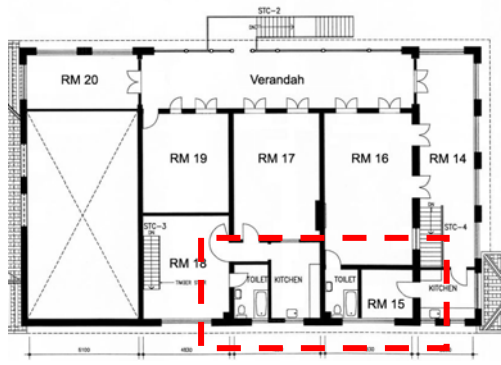
External façade – facing Electric Road

Main Building



Elements	Description and significance	Recommended treatment
<p>Blocked windows at G/F and 1/F due to subdivision of the rooms or room functions</p> 	<p>The elevation with segmented-headed window and segmental-headed glazing contributes the architectural significance of the building</p> <p>The elevation become uneven with some windows are blocked up and replaced by solid enclosure</p>	<p>Restore the elevation, reproduce windows based on existing windows.</p> <p>Remove the blocked enclosure or security bars for better appreciation of the elevation</p>

1/F layout plan



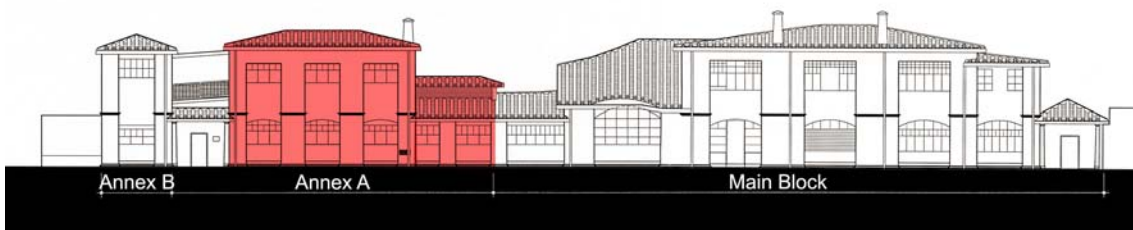
External façade – facing Electric Road



Windows facing Electric Road were blocked up – RM 2, RM 3 and RM 4 (left to right)



External façade – facing Electric Road

Annex A and Toilet Block





Elements	Description and significance	Recommended treatment
<p>Kitchen window was blocked</p> 	<p>The top window beneath the segmental arch of the kitchen facing Electric Road was blocked up by metal plate.</p> <p>Kitchen window was blocked up</p> <p>Ventilation block on wall surface</p>	<p>The window can be restored, with the appearance making reference to the windows in the adjacent rooms.</p>
<p>Ventilation block on wall surface</p> 	<p>The ventilation block on the wall surface of the kitchen represents the original use of the room and together with the chimney stack above the room and the smoke flue inside the room, contribute greatly the interpretation of the room previously used as cooking place.</p>	<p>Shall not be blocked or filled up.</p>

External façade – facing Electric Road

Entrance porch and entrance gate

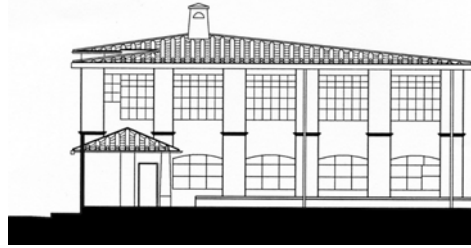





Elements	Description and significance	Recommended treatment
<p>Entrance porch beside the Main Building</p>  <p>Entrance gate between Annex A and B</p> 	<p>The entrance porch and entrance gate have different scale of roof and different roof forms signify the hierarchy of the entrance, with the entrance porch beside the Main Building served as the main entrance while the entrance gate between Annex A and B has simpler roof form appears to be used as side entrance. The two entrances contributes greatly to unite different buildings in the site and the continuity of the building design along Electric road</p> <div data-bbox="762 1272 922 1395" style="border: 1px solid red; padding: 5px; margin-top: 20px;"> <p>Later added infilled wall and door</p> </div>	<p>The infilled brickwork and the doors between the tapered columns were later addition</p> <p>The wall can be re-opened to expose the tapered columns.</p> <p>The roof together with the taper columns are integrated design shall be kept together.</p>

Side façade

Side façade

Side elevating of the Main Building



Elements	Description and significance	Recommended treatment
<p>Timber windows</p> 	<p>The timber windows at G/F were generally new without original round edged timber transom and mullion details, of lower significance than the window at 1/F.</p> <p>Timber frames at 1/F along the enclosed verandah have round edge details are authentic design of timber windows.</p>	<p>Irregular timber window at G/F can be replaced, making reference to windows beside.</p> <p>, historical changes are accepted and not necessary to be restored to their original state</p>
<p>Timber windows at G/F without round edged details are later added, with some irregular window replacement</p> 	<p>Timber windows at 1/F with round edged details are authentic design</p> 	

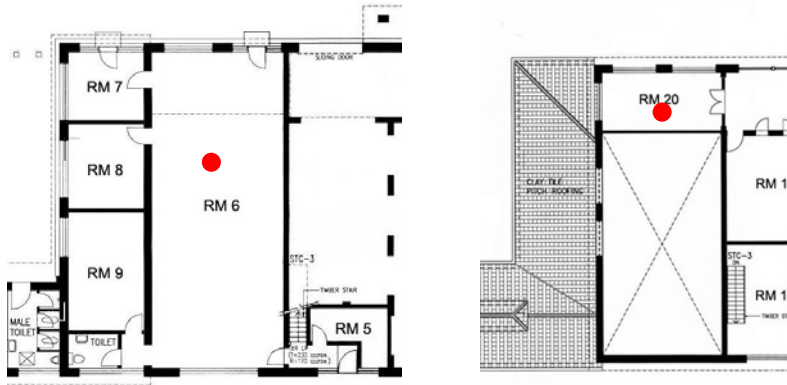
7.6.2 Interior

Main Building



Interior of the Main Building		
Ground floor		
Elements	Description and significance	Recommended treatment
Segmental archway at RM 4 	Connected spaces subdivided by segmental archway signify with large entry doorway signify it is a spacious storage when it was built.	Ideally, it should be used as a large connected space. In case of the necessary to subdivided small rooms to suit new adaptive layout, the blocking of any segmental archway, it should be infilled with a recess wall to make a blind arch for easy identification the original location of segmental archway


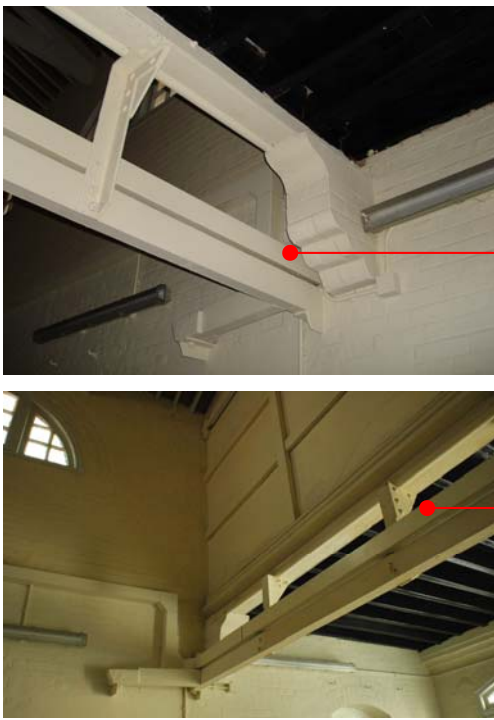
Interior of the Main Building




Ground floor






Ground floor (left) and first floor layout plan (right)


Elements	Description and significance	Recommended treatment
<p>RM 6 – former sail drying place Double storey room</p> 	<p>Double storey spatial quality having a cockloft at upper level, significant to the interpretation of the original function of the room as sail drying when the building was built for yacht club</p> <div style="border: 1px solid red; padding: 2px; width: fit-content; margin: 10px auto;">Cockloft above (RM20)</div>	<p>Keep double height storey space without covering entirely by new floor</p>
<p>The cockloft facing toward the double storey room (RM 20)</p> 	<p>Same as above</p>	<p>The wall facing the adjoining double storey room is later added can be removed or replaced by glazing to provide visual connection between the two spaces.</p>

<p>Row of hooks at upper wall for sail drying</p> 	<p>The remains of hook and their location signify the original use of the room as sail drying</p> <p>Hooks for sail drying at high level should be retained in-situ</p>	<p>Retain in-situ for interpretation of the original function as sail drying place</p>
<p>Steel support on bracket</p> 	<p>Steel support significant to the interpretation of the original spatial layout with cockloft above</p> <p>Modern cable trench</p> <p>Modern cable trench</p>	<p>Retain in-situ for interpretation of the original layout with double storey height</p>

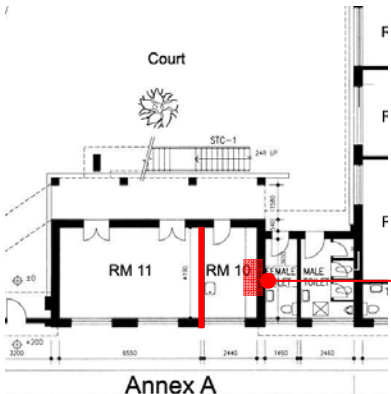
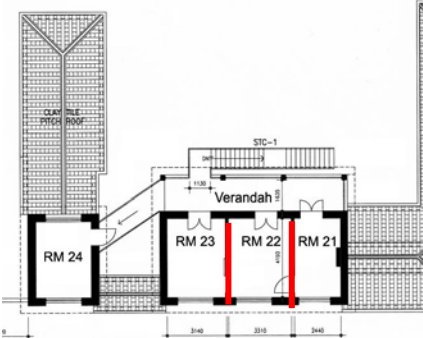


Interior of the Main Building		
Ground floor		
Elements	Description and significance	Recommended treatment
<p>Internal partition</p> 	<p>Internal partitions between RM 7, RM 8 and RM 9 are later addition</p>	<p>Internal layout can be altered according to the new design for adaptive re-use</p>
<p>Authentic segmental archway (3nos)</p> 	<p>The archway to RM 7 and the toilet beside RM 9, and to the adjoining staircases are authentic</p> <p>Existing door not match with the archway.</p>	<p>The mis-match doors should be replaced by new doors that fit the archway or re-open them for passage</p> <p>In case of blocking any segmental archway or door, the segmental arch openings should be infilled with a recess wall to make a blind arch</p>
<p>Authentic segmental archway at RM 7 (left), to the toilet (middle) and beside the staircase (right)</p> 		

Interior of the Main Building		
First floor		
Elements	Description and significance	Recommended treatment
<p>Internal partition and spatial layout</p> 	<p>The layout with three rooms arranged in linear and two staircases, one is wider and one is narrower, represents the original layout in general</p>	<p>The interior partitions can be altered to suit new layout provided that the appearance of the windows and doors will not be affect , i.e. new partition walls shall not block verandah doors/external windows</p> <p>The two toilets facing Electric Road can be removed so that the external elevation will not be blocked up by the internal partition</p>
<p>Interior finishes</p> <p>Encaustic floor tiles at enclosed and opened verandah</p>  <p>Timber plank flooring and Ceiling with cornice at the three rooms</p> 	<p>Different interior finishes at 1/F of the Main Building as compared with other areas, signifying they are of significant space when the building was built.</p> <p>This is significant for interpretation of interior spatial quality</p> <p>Original fireplace was blocked up but signifying the original location</p>	<p>Retain original interior finishes in-situ which reflects the function of the interior space</p> <p>Do not remove the fireplace. Unless has physical record of the previous appearance of the fireplace, it is not necessary to reconstruct the fireplace which would create a false appearance.</p>

Toilet block

Interior of the one-storey toilet block		
Elements	Description and significance	Recommended treatment
<p>Internal partition and spatial layout</p> 	<p>The interior toilet partitions, wall and floor finishes were later altered.</p>	<p>Can be altered by new sympathetic design</p>

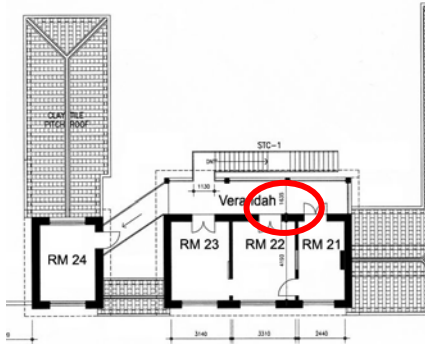
Annex A

Interior of the Annex A		
Elements	Description and significance	Recommended treatment
<p>Kitchen at ground floor</p> 	<p>Character defining elements such as the smoke flue and ventilation blocks on front and rear walls signifying the kitchen function</p>	<p>The interior can be changed subject to it is not structural wall and the authentic kitchen elements such as the smoke flue, ventilation blocks on front and rear walls shall be retained in-situ for interpretation the original function of the room</p>
<p>Partitions at first floor</p>  <p>Chimney stack pass through RM 21</p> 	<p>Partition of low significance</p> <p>Timber windows with rounded edged frames are authentic design</p>	<p>The interior partitions can be altered to suit new layout provided that the appearance of the windows and doors will not be affect , i.e. new partition walls shall not block verandah doors/external windows</p> <p>Chimney stack at RM 21 shall not be removed</p> <p>Timber windows with rounded edged frames shall be retained and repaired</p>
	<p>Timber windows with rounded edge timber frames</p> 	

Interior of the Annex A

Elements

Authentic double leave door with segmental glazing



Top glazing was converted to flat glazing




Description and significance

Authentic door appearance with segmental glazing

Recommended treatment

Unless it is technical feasible without excessive damage the doors, the two doors with flat glazing are not necessary to restore to original appearance

Annex B

Interior of the Annex B		
Elements	Description and significance	Recommended treatment
<p>Interior with one side of timber louvre surfacing and the other three walls are of brick materials</p> 	<p>See also the façade of Annex B</p> <p>The interior space is characterized by the exposed timber roof truss supporting the pitch roof.</p>	<p>The interior can be refinished provided that the timber roof truss, and the roof structure will not be affected</p>

7.6.3 Common buildings elements

Timber members

All timber members, including the timber roof structural framing system, timber floors, staircases and all other timber members of each part of existing man-made structure such as window and door frames, door panels, skirting, built in wardrobes, decorative panels and all other wooden built-ins.

1. Carry out a thorough termite inspection to identify termite problem as well as fungi decay by recognizing the areas and extent of termite infestation, if any
2. Modern paint system that is acrylic based would have a detrimental effect on wood should not be used.
3. The film-forming finishes would block the wood and prevent a moisture exchanges resulting the wood to rot.
4. If such paint is found on the timber members, it should be removed before any restoration and repair work.
5. The removal of old finish should be carried out or advised by specialists.



Fig. 477. Timber floor and roof structures

Wall finishes

Unfinished red brickworks and creamy white roughcast rendering wall finishes, the key characters representing the Arts and Craft style.

1. A restoration review of the brickwork surface should be undertaken by specialists to identify the work required in preparation of the proposed restoration.
2. It should include a proposal to identify the area and extent of cleaning and the condition of the existing conditions of the brick.

3. Do not cover the red brick by wall paint or other finish, or change the colour of the external façade that would destroy the architectural expression of the external façade .
4. The proposed way of cleaning and the detailed method statement should be submitted and approved by the specialists such as the Conservation Section of LCSD before cleaning works carried out.
5. Deteriorated bricks should be repaired by polymer brick restoration or dentist replacement of brick, or other appropriated method which is to be determined upon the size of the defects in the bricks are identified.



Fig. 478. Unfinished red brickworks and creamy white roughcast rendering wall finishes representing the essence of the Arts and Craft styles.

Roof

Roof form, colour, material, appearance, roof height and projection, finished with double-layered pan and rendered roll tiles

1. Keep the natural red colour of the original clay roof tiles, with “wu-yin” finish on top of the rendering to the roll tiles.
2. Replace defected roof tiles by new roof tiles of the same and install new insulation and waterproofing layers.



Fig. 479. Multiple roof forms finished with double-layered pan and rendered roll tiles.

Chimney stack

Prominent chimney stack with semi-circular archway vent openings.

1. Many of the semi-circular archway vent openings were filled up. They can be made weather tight, but filled up by a recess infill to make the semi-circular blind arch identifiable from the appearance.



Fig. 480. Multiple roof forms finished with double-layered pan and rendered roll tiles.

7.6.4 Building Services

General

In order to adapt the heritage building to meet the new use and meeting the need for modern human comfort, it often entails the introduction of modern building services of plumbing, electrical systems, air-conditioning, fire protection and communication in the interior of the heritage building. It is challenging to balance between meeting the need for human comfort and minimizing both visual and physical damage to the building. Thus, sensitive planning and installation of building services become one of the key to the success of the adaptation works.

When designing and planning new services in the heritage buildings, the services should be easily accessible with flexibility for change and maintenance, as most of these systems require upgrading and replacement over time due to wear and tear or the availability of improved technology. Thus, care should be paid not to damage the existing fabric of the conserved buildings and should not be greatly altered in an effort to meet the short-term systems requirements.

1. Do not place any new building services on visible parts of the buildings or avoid making them visually obvious.
2. Conceal services in such a way least obtrusive, for example electrical wiring and water ducts and pipes can be concealed in trunking or conduits or behind interior panels, or if possible in service rooms or other forms of concealed space. It is not advisable to chase the brick wall to conceal the services.
3. All the ducts and pipes of all kinds of building services should be grouped together when entering the building so that minimum number of openings will be made on the wall surfaces.
4. To make wall openings for building services penetration, it is not advisable to chase the wall, and openings should be made by coring or other method as appropriate which would cause least damage to the brick work.

Electrical installation

1. Electrical conduits should be surfaced mounted without chasing into the brick wall, and placed at such locations which would not be obtrusive. Trunking is advisable to be used in lieu of a group of electrical conduits.
2. The conduits and trunking can be painted in the colour that matches with the interior design colour scheme.

Air-conditioning

1. Window typed air-conditioning units are not advisable as they would mar the façade s.
2. The outdoor units of the air-conditioning systems shall be located such that they are least visible from the exterior, such as located at the elevations which is not predominant to the view or sensitively screened off behind louvre or grilles.

Drainage

1. Existing cast iron downpipes with hopper heads and two eyes mild steel fixing brackets are believed to be from an earlier period either the time when it was used as the clubhouse or when it was converted into a staff quarter during 1930s. They should be repaired and reused as far as

possible. If beyond repair, the replica hopper shall be of the same size, design, detail and material.



Fig. 481. Existing cast iron downpipes with hopper head of earlier period.

Chimney / Exhaust ducts

1. Existing chimney should be retained and can be considered the possibility to reuse where possible. It can be considered to be used as pipe duct for running of building services.

APPENDIX

Location Plan for photographic record

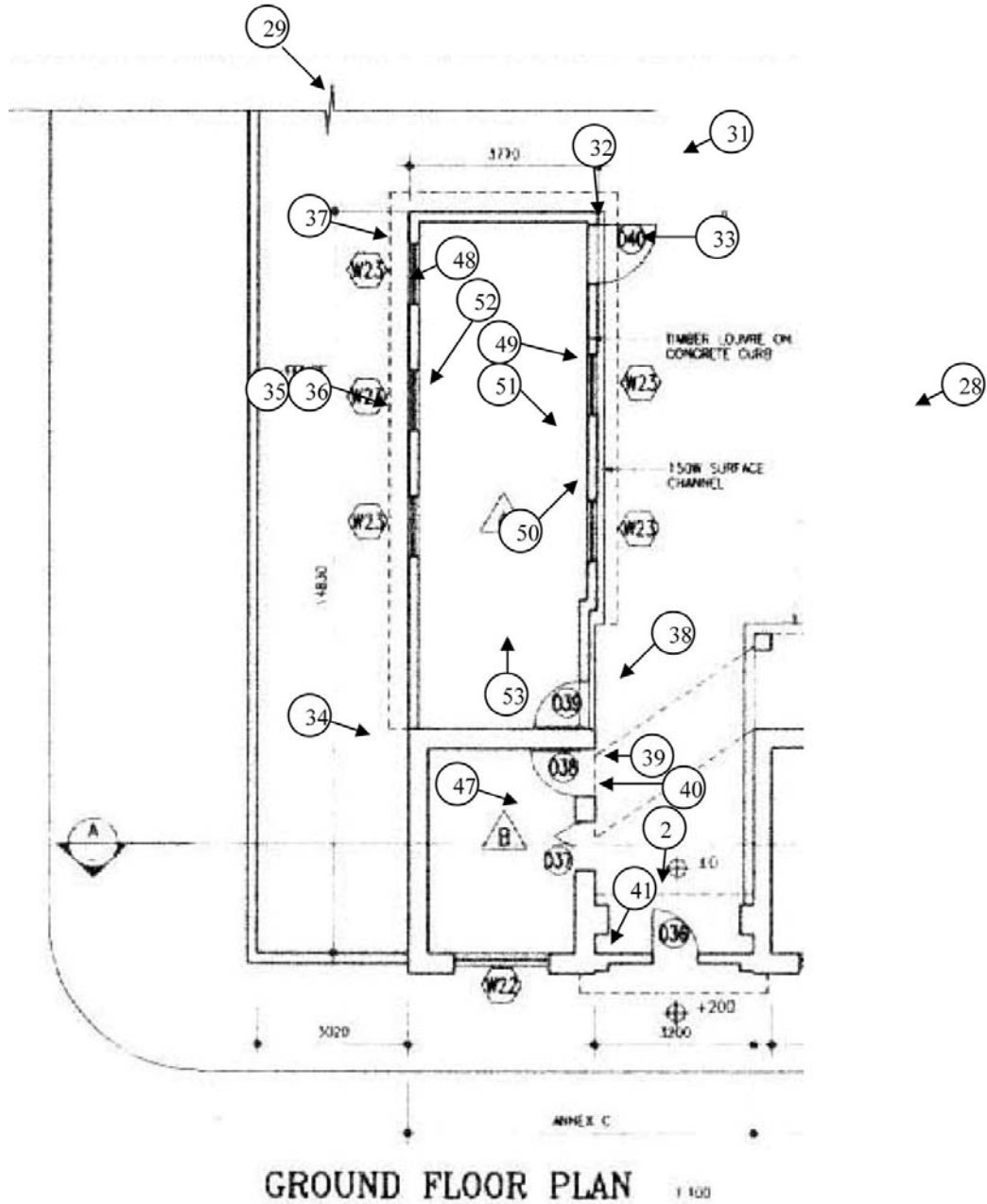


Fig. 482. Annex B Ground Floor

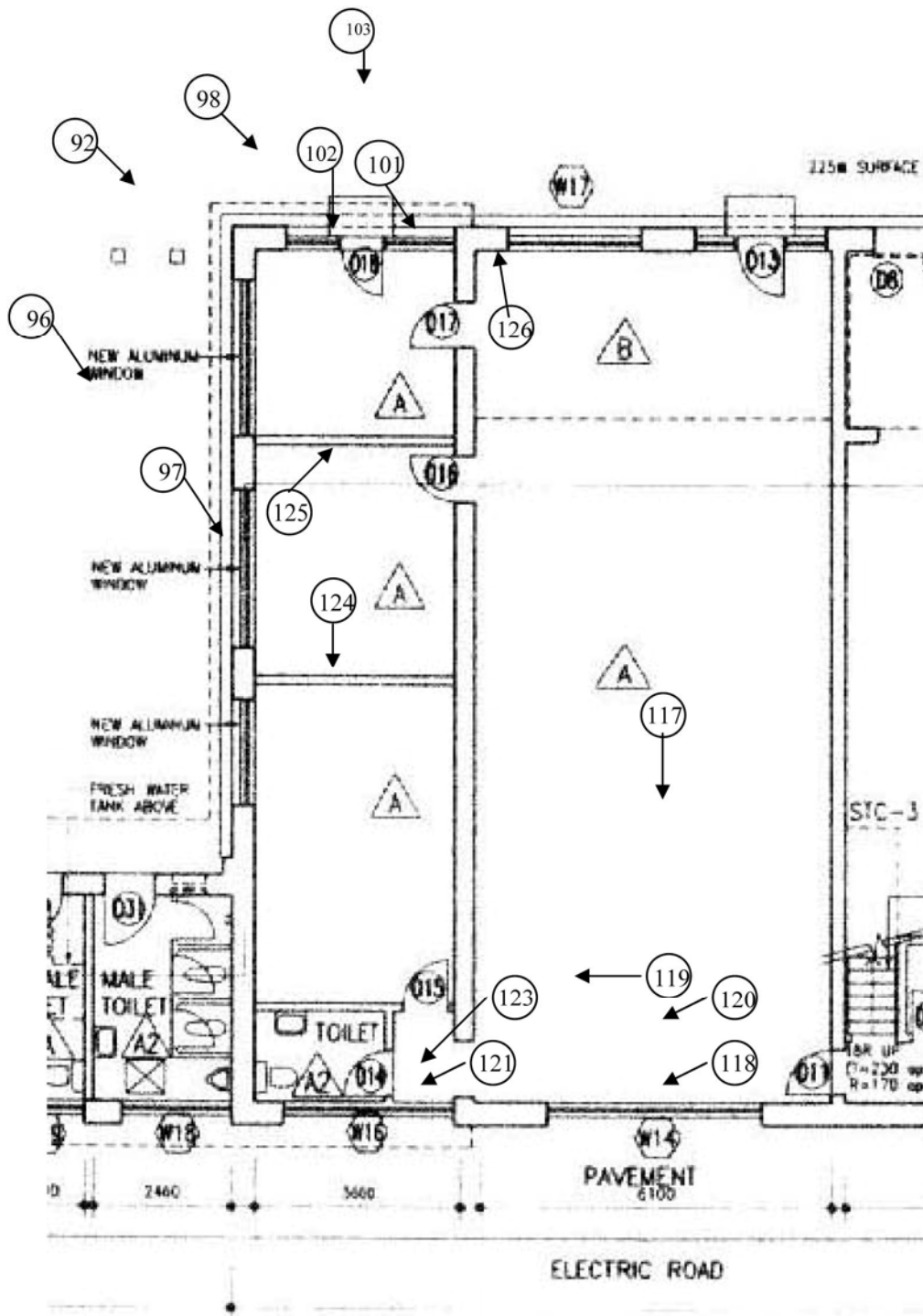


Fig. 484. Main Building Drying Store Ground Floor.

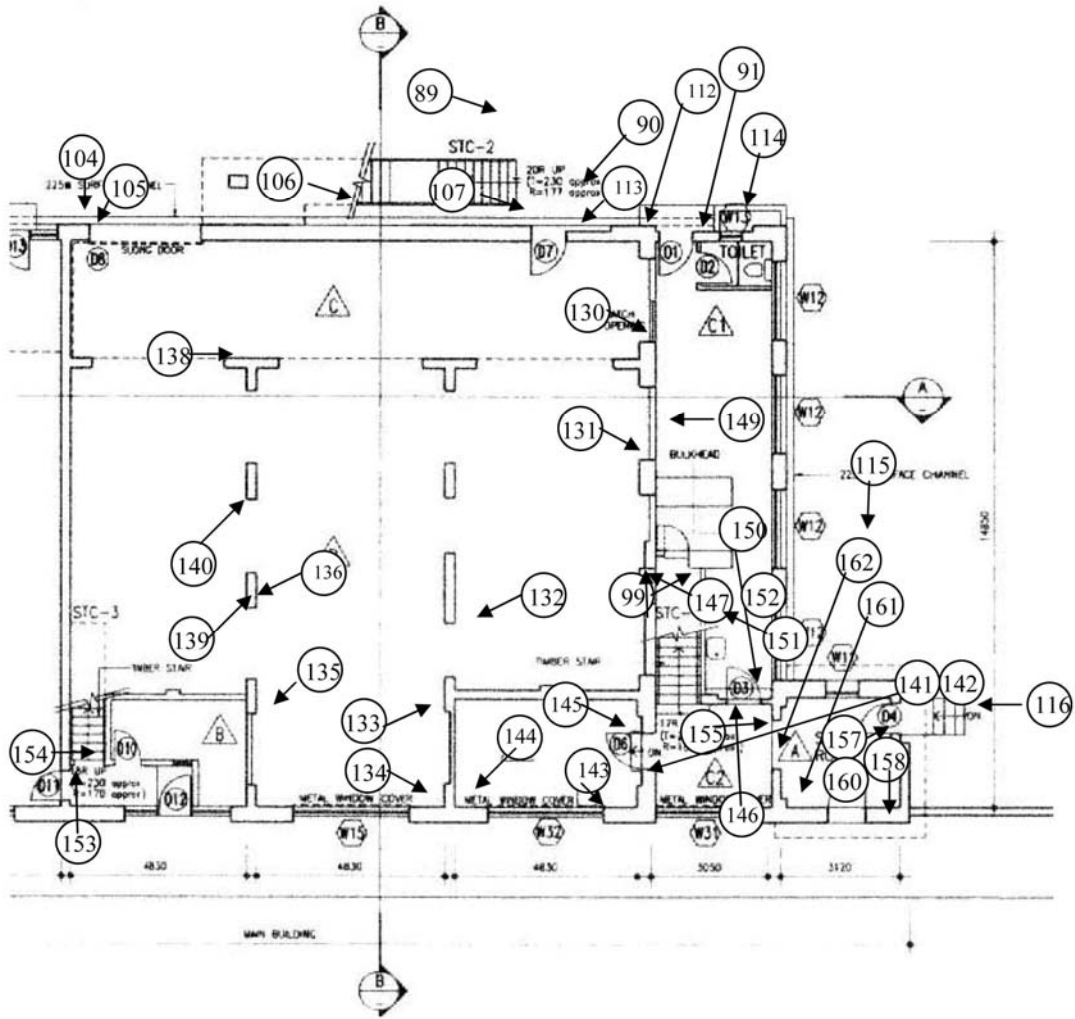


Fig. 485. Main Building Boat Store Ground Floor.

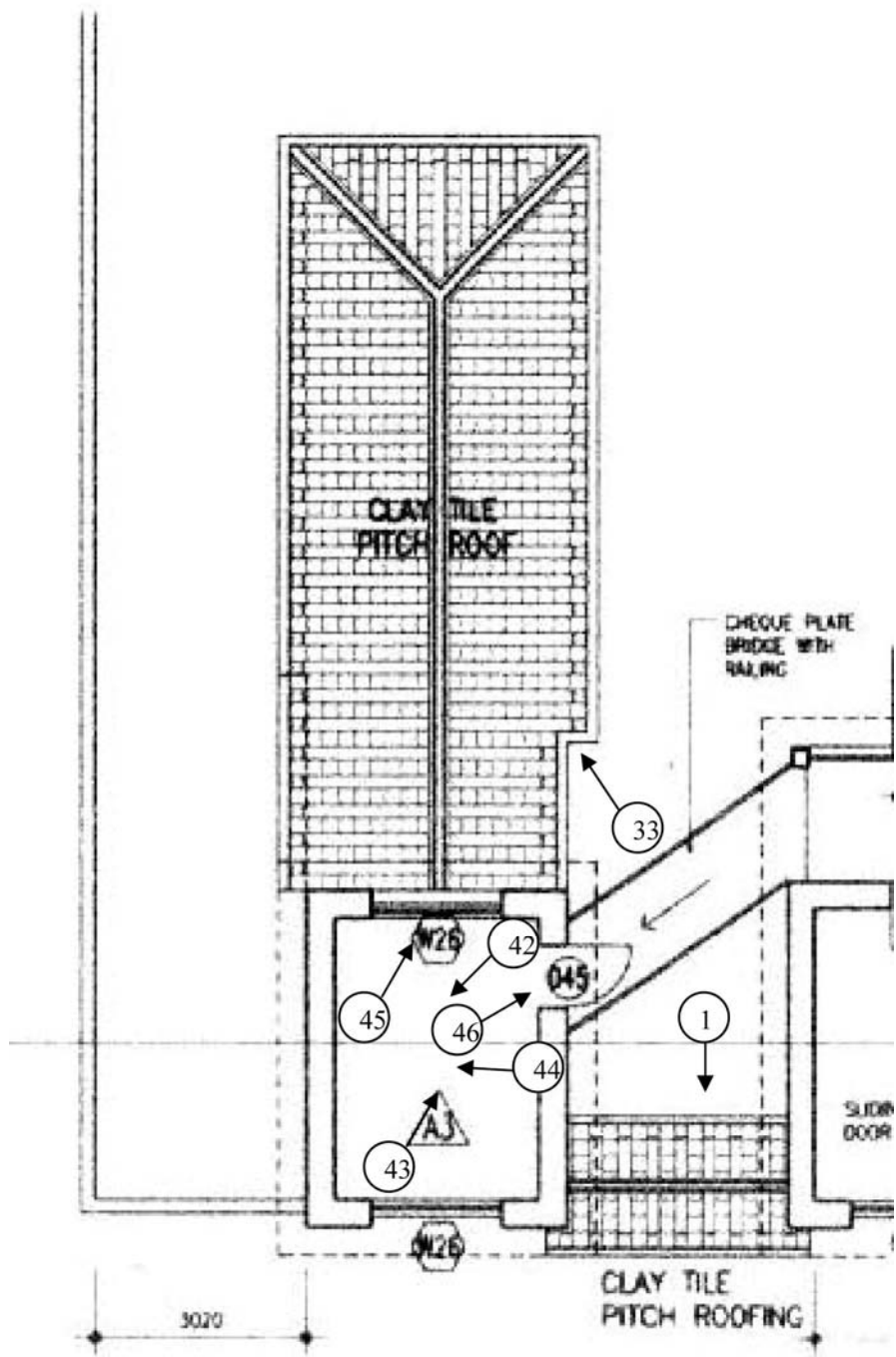


Fig. 486. Annex B First Floor.

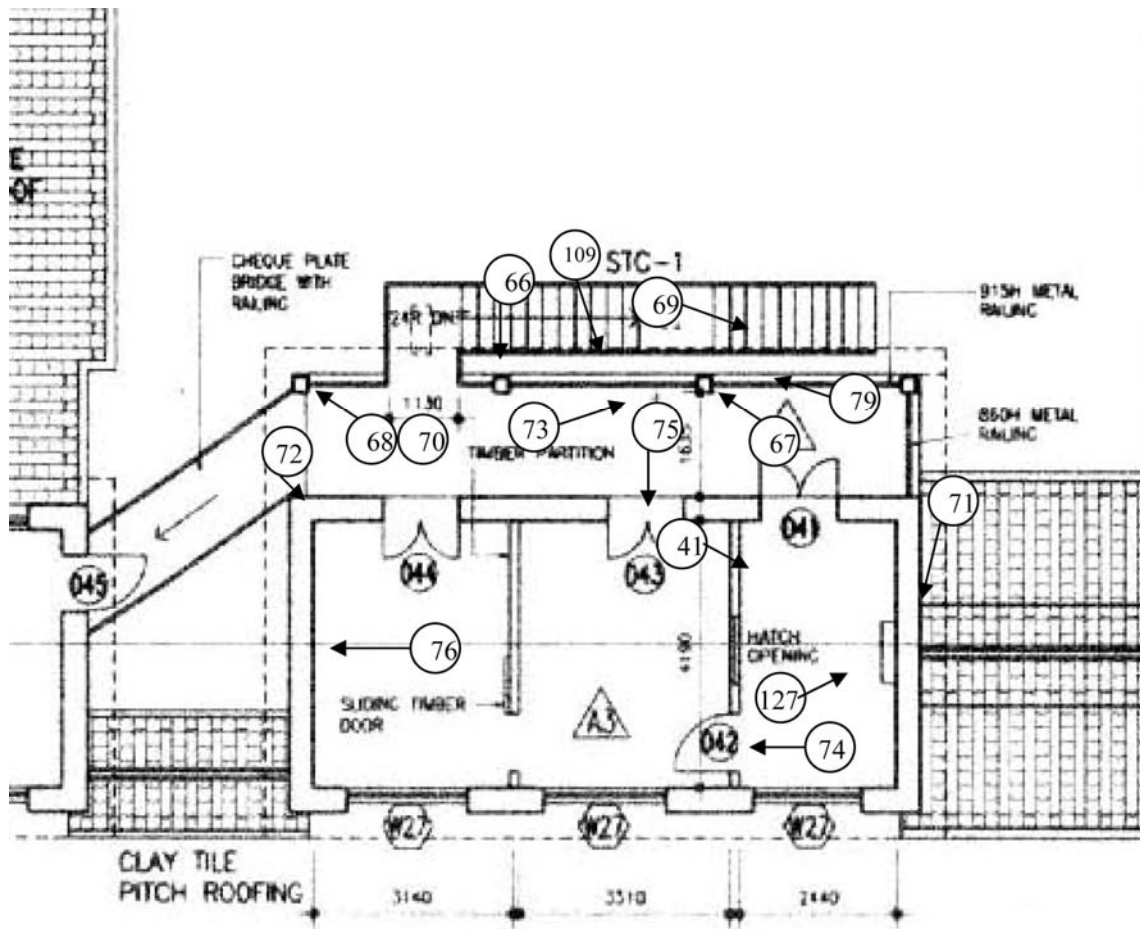


Fig. 487. Annex A First Floor.

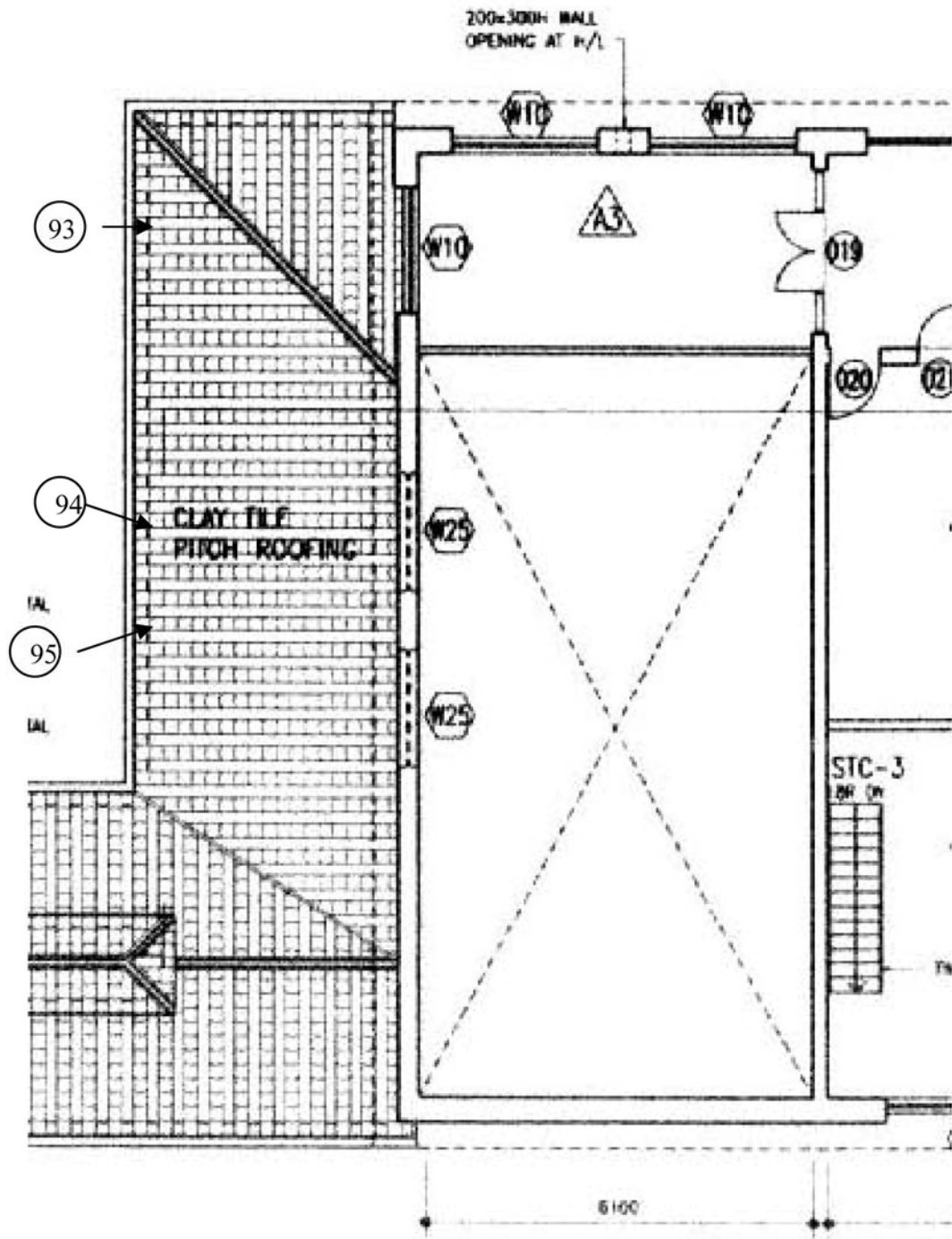


Fig. 488. Main Building Drying Store First Floor.

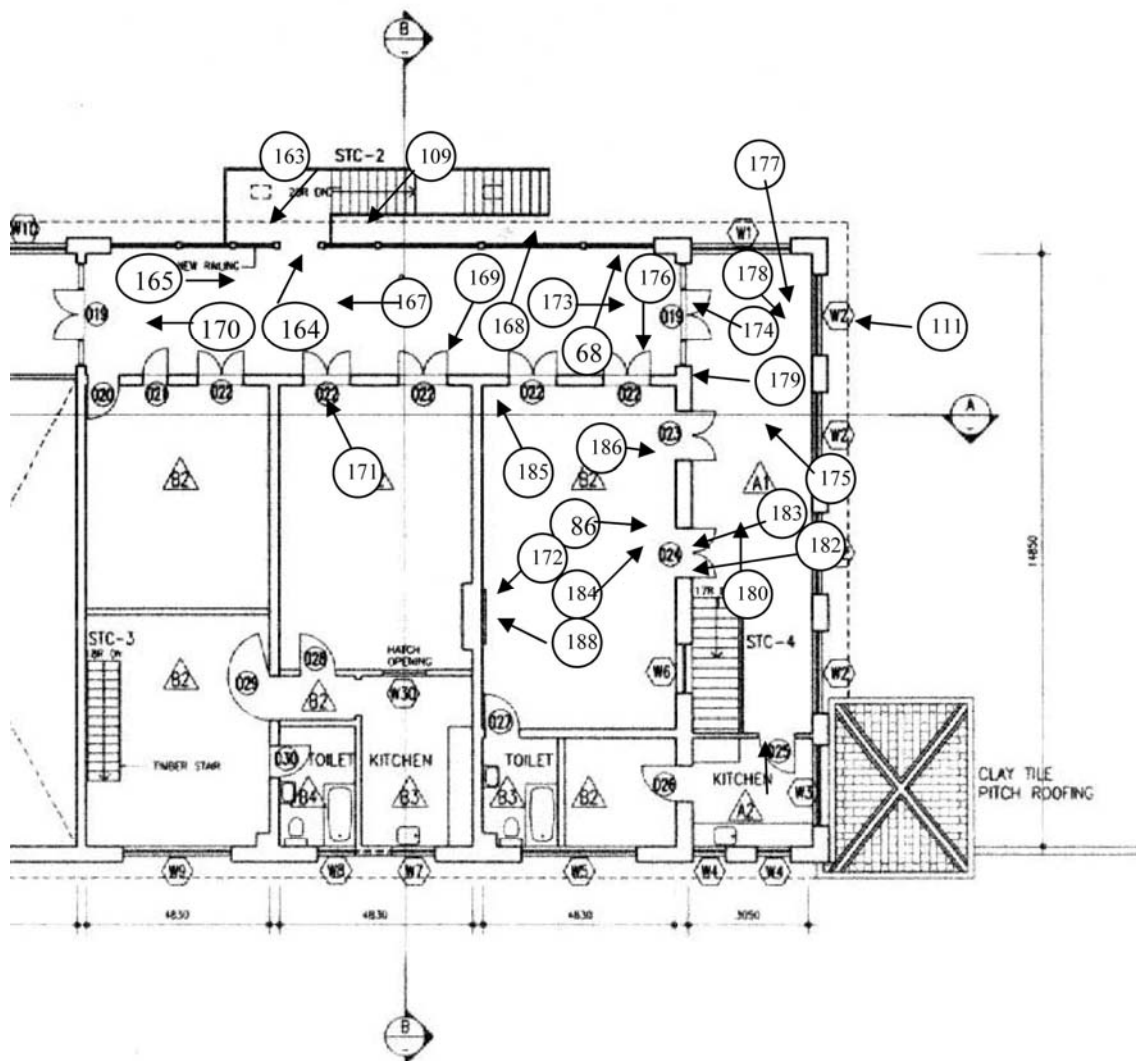


Fig. 489. Main Building Boat Store First Floor.

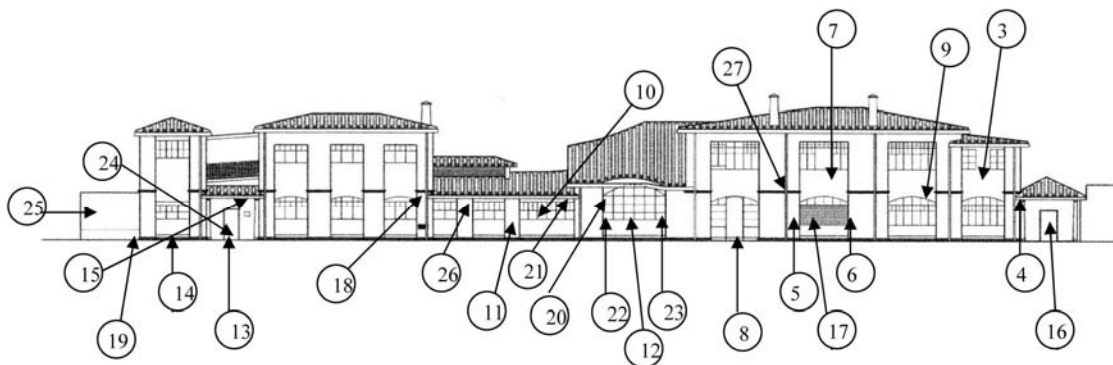





Fig. 490. South East Elevation.





Photographic Record





Entrance Porch





No.	Photo	Comment
1.		The roof of the entrance porch.
2.		View of the entrance porch with tapered columns, partly buried in walls.





South East Elevation





No.	Photo	Comment
3.		1/Fl. Of verandah over Jaffe Road with underwindow panels rendered.





4.		Column capital buried in the wall.
5.		Irregular bonding of underwindow panels into columns suggests a later addition.
6.		The course of brick on edge forming the cill and irregular brickwork of the inserted underwindow panel.
7.		Infilling of upper windows with solid wall.

8.		<p>Rendered step and inserted underwindow panel suggest the panel is new.</p>
9.		<p>Similarly the lack of symmetrical bonding and the queen closers to the bond suggest new work.</p>
10.		<p>Timber eaves board with curved end brackets, a concrete lintel over the window. The bars are an addition.</p>
11.		<p>New air-bricks to give ventilation to the kitchen cooking shelf.</p>





12.		New window frames not fitted to the shape of the brick arch.
13.		Tapered columns to the west entrance and rough cast render at ground level.
14.		Heavy concrete lintel over smaller window with new frame.
15.		The eaves detail with the capital of the tapered column.





16.		Eastern entrance to Jaffe Road, tapered columns and pitched roof.
17.		Cracked brickwork possibly due to corrosion of steel.
18.		Molding broken.
19.		Plinth broken.





20.		Degraded bricks.
21.		Broken roof tiles.
22.		Hairline cracks on brick under arch opening.
23.		Hairline cracks on brick under arch opening.





24.		Door opening now situated below pavement level.
25.		The double tiled roof over the west entrance.
26.		Hairline cracks to the brick wall under the eaves.
27.		Broken drainage pipes.





Annex B External

No.	Photo	Comment
28.	 A photograph showing a dark-colored timber building with a traditional tiled roof. The building has two windows with white frames. It is situated in an urban environment with modern high-rise buildings in the background.	General; view of Annex B.
29.	 A photograph showing a different view of Annex B, highlighting a red brick wall and a tiled roof. The building has several windows and is surrounded by greenery.	Another view of Annex B.
30.	 A close-up photograph of the roof of the timber fronted building, showing the intricate details of the dark grey tiles and the underlying structure.	The roof to the timber fronted building.
31.	 A photograph showing a close-up detail of the eaves and gutter bracket of Annex B. The brickwork and the wooden structure are clearly visible.	Eaves and gutter bracket detail.





32.		The oversized plinth and old security frame to reveal.
33.		Hairline crack and surface repairs to the brick.
34.		The original haunched brickwork and the new plinth
35.		The new rear window openings with the cut bricks and no lintel or brick arch over, note position of granite pad stone.



36.		The granite block for the truss pad stone at irregular spacing compared with the window.
37.		Repairs to the degraded bricks at the NW corner of the building.
38.		Brick arch door openings with framed ledged and diagonally paneled doors.
39.		The pad stones for the original bridge or covered walkway.

40.		The framed, ledged and diagonal doors.
41.		Tapered column to inside of entrance with box gutter and new bracket.
42.		The king post roof of the 2-storey corner building.
43.		Iron brackets / ties to the joints.




44.		The dogs and tie iron for the roof construction.
45.		Convex window frame details.
46.		Framed, ledged and braced doors with diagonal planking.
47.		Hairline crack above and below the corbel.





Annex B – Internal

No.	Photo	Comment
48.	 A photograph showing a close-up of a new window with a dark frame and multiple panes, set into a light-colored wall. The view is from the interior of the building, looking out through the window.	The internal view of the new windows to the rear wall.
49.	 A photograph showing a close-up of a dark, weathered wooden column. The column has a chamfered corner. To the right, there is a new timber panel with horizontal slats. The panel does not follow the chamfered corner of the column.	The chamfered corners to the columns are not continued in the new timber panels.
50.	 A photograph showing a rear wall with two new window openings. The wall is light-colored and appears to be made of concrete or plaster. The windows have dark frames and multiple panes. The ceiling has exposed wooden beams.	The rear wall with new window openings.
51.	 A photograph showing a new front enclosure made of dark, weathered wooden beams. The enclosure has vertical posts and horizontal slats. It is located in an interior space with a concrete floor.	The new front enclosure.





52.		The original timber eaves beam.
53.		The king post roof truss construction.





Annex A External





No.	Photo	Comment
54.		General view of Annex A.
55.		The drainpipes partially buried in the new plinth.
56.		The original door hinge recesses visible next to the re-hung inward opening window.





57.		The new inward opening doors.
58.		Hairline cracks on wall next to windows.
59.		Hairline cracks on wall next to windows.
60.		Part of the corbel is missing.

61.		Paint at wall bases peeling off.
62.		
63.		Concrete slab forming the Office building verandah.

64.		The new concrete staircase.
65.		Hairline crack to the side of the verandah beam.
66.		Corroded metal railing in the brick column causes splits in the brickwork.
67.		Brickwork at the column base was broken.




68.		Brickwork at the column base was broken.
69.		Corner detail of verandah roof with rafters, eaves beam and gutter brackets.
70.		New handrail with original connection.
71.		The gutter and eaves brackets. The old brackets have the hooped bottom for another bracket to hold the original (half round) gutters.

72.		The hooped bottom of the bracket.
73.		The verandah roof of the Office building.
74.		The hip detail.
75.		Parliament hinges to the doors.





76.		Diagonal ties to the king post roof.
77.		The toothed bond of the new kitchen underwindow panel.
78.		Eaves gutter brackets and braced beam support.
79.		Gutter/down pipe tie backs to the verandah column.

80.		Downpipe embedded in the new plinth discharges to the surface channel.
-----	---	--





Annex A Toilets





No.	Photo	Comment
81.		General view of the toilets.
82.		The ventilated double roof over the kitchen toilet block.
83.		The original arch sub-divided to form the new kitchen. Note the toothed bonding of the new under-window panel.





84.		The louvered double roof for ventilation and drying.
85.		The new toilet door and floor.
86.		The original type of granite floors.
87.		Dampness at the wall bases.





88.		Hairline cracks above window.
89.		Hairline and minor cracks to the hard landscaping indicates differential settlement.
90.		Hairline and minor cracks to the hard landscaping.
91.		Hairline cracks to the paving and granite step.





Main Building External





No.	Photo	Comment
92.		General view of the main building.
93.		Square window to the cockloft of the Clubhouse building.
94.		Half round windows of the west end of the Clubhouse building, note the fair-faced brick arch now painted.
95.		Chimney of the Main Building was blocked.

96.		Side wall of the Clubhouse extension with concrete lintels, the looped brackets and new box gutters.
97.		De-bonded cement sand window cills.
98.		Concrete lintel to the Clubhouse extension with the brick arch of the older building.
99.		The infill under window panels, new plinth and missing cill.

100.		
101.		<p>The new door opening and infill panel with repaired brick surfacing. Hairline crack steps down from left to right at the edge of the repair.</p>
102.		<p>Hairline crack to the brick next to door opening.</p>
103.		<p>The row of headers 5 courses down indicates the original window opening was larger.</p>

104.		Granite blocks built in to take the pintle for the gates to the boat store.
105.		Lower pintle to the boatstore.
106.		Infill panels to the boat store doorways.
107.		Infill panels under the arched brickwork, the new plinth and new staircase handrail.

108.		The pintle blocks; the pintle would have been leaded in position, cracking consistent with corrosion.
109.		Hairline crack to the corbel to the verandah.
110.		Loose pipe brackets.
111.		A crack to the NE corner window arch and making good in sand/cement render.

112.		Areas of repair to the bricks and arches done in sand cement.
113.		Cement finishing to the bricked in infill panel.
114.		<p>Hairline cracks stepping down from the corner of the window to the column.</p> <p>Brick repairs to the columns and the toothed bonding of the newer infill panels.</p>
115.		The new walls to the east entrance porch.





116.








The columns now built in to the walls.





Main Building Internal

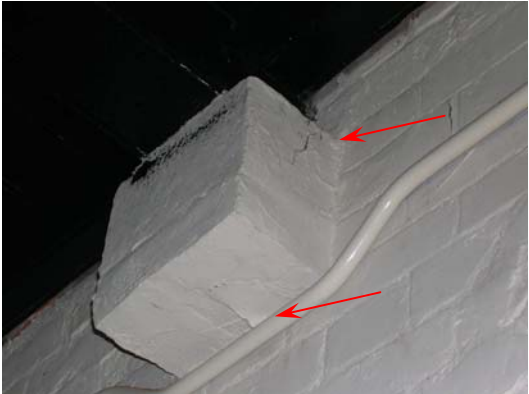



No.	Photo	Comment
	G/F	
117.		The wide roof span with no eaves ties.
118.		The convex window frames.
119.		Hairline cracks at the brickwork indicating minor lateral movement.





120.		Water stain on wall under the windows indicates water seepage from the window cills.
121.		Water stain on wall under the windows indicates water seepage from the window cills.
122.		The infilling of the eaves inhibiting air circulation..
123.		Water stain and dampness at the wall bases.




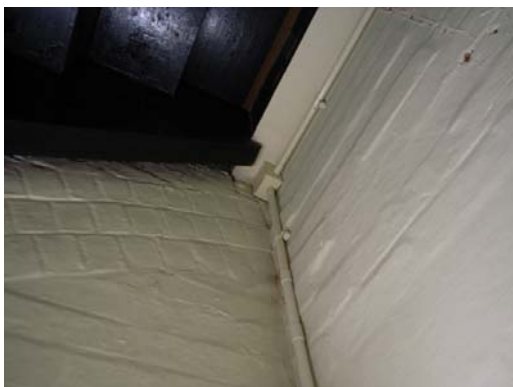
124.		Hairline crack at the wall.
125.		Paint to the wall bases peeling off.
126.		Cracked and defective brickwork at the window corner
127.		The new roof tiles showing the infill at the eaves over the eaves board.





128.		Corbelled stack detail for the rafters.
129.		The hip detail.
130.		Dampness on the wall
131.		Hairline crack on wall, from arch down to the bottom.





132.		Hairline cracks on the arch.
133.		Hairline cracks on the arch.
134.		Hairline cracks and water stain on the arch.
135.		Hairline crack above the arch





136.		Hairline crack to the corbel. Further investigation is recommended.
137.		Degraded brickwork becomes powdery. Recommended to remove the paint on brickwork to review condition.
138.		Degraded brickwork at the column. Suggested to remove paint on brickwork to review condition.
139.		Degraded bricks, water stain and dampness on the brickwork.




140.		Water stain on brickwork, surface of the brickwork powdery.
141.		Dampness on wall.
142.		Dampness on wall, new door opening in infill panel.
143.		De-bonded brickwork.

144.		Hairline crack to the corbel and hairline crack to the ceiling soffit.
145.		Hairline cracks above the arch.
146.		Change in floor level between the room at the base of the stairs and the area beneath the verandah.
147.		Infilled brick arch with wall junction. Cracks to the brick wall.

148.		Degraded brick behind the G/F Bar counter
149.		Hairline cracks to the brick under the ceiling.
150.		Minor degradation to brickwork.
151.		Cracks at the junction of brick wall.





152.		Degraded brickwork, surface becomes powdery.
153.		Rotten timber at the bottom 2 steps.
154.		De-bonded plastering to the brick wall.
East entrance/Switch Room		
155.		Wall opening from staircase to the eastern entrance / switch room.





156.		Tiled internal flooring at ground floor with screeded entrance /switch room again suggests that the entrance was once open-sided.
157.		Collars to the roof corner, east entrance. Note the built in column capitol.
158.		Built in columns suggest the original entrance was open-sided.
159.		Cracking to the plinth at the column base.





160.		Hairline crack at the junction between wall and column.
161.		Hairline crack to brick wall
162.		Hairline crack to the brick column.





Main Building Internal




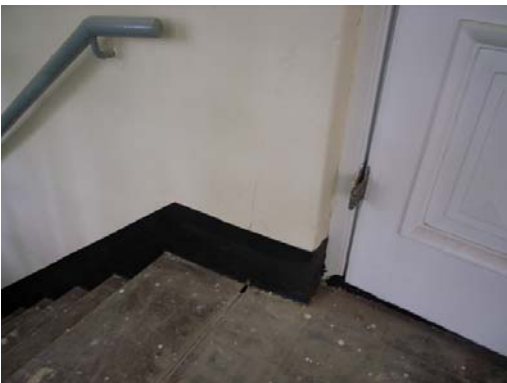
	G/F	
	1/F	





163.		The 1/F verandah with new hand railing.
164.		The new entrance to the verandah from the new concrete staircase.
165.		Broken floor tiles at the verandah.
166.		Hairline crack to the cement sand flooring of the verandah.

167.		The verandah king post trusses with dogs and tie irons.
168.		Eaves beam detail with rafter and truss connection.
169.		Verandah doors, framed and fielded with glazed upper panels.
170.		Doors to the cockloft of the sail drying room.

171.		Parliament hinges to the verandah doors.
172.		Corbelled stack.
173.		Easter doors with molding over and the purlin. This suggests possible fair-faced brickwork with a corbel detail.
174.		Doors from the enclosed verandah to the open section; the internal floor is drained to the surface channel around the periphery.

175.		Corner king post truss detail.
176.		Molding and flat render over the doors.
177.		Timber window detail with rounded frames.
178.		Eaves infilled restricting air flow.

179.		Junction of two truss beams.
180.		Split on the batten.
181.		Hairline crack to the eave.
182.		Hairline crack to the bottom of the wall.

183.		Hairline crack to the arch opening.
184.		Doors to the verandah suggest it was originally open or louvered.
185.		Hairline crack to the molding.
186.		The ventilated "cool" roof, hairline crack to the molding.

187.		Hairline cracks to the moldings.
188.		The fireplace was block up.

Adaptive Reuse Checklist

1. Buildings Ordinance and Subsidiary Legislation

Sections to be complied with for Material Change of Use under the Buildings Ordinance
(Not involving new building works)

Section	Title	Comment
25	Change of Use	A material change of use must first obtain the agreement of the Building Authority [“the BA”]; part of this process necessitates the submission of drawings showing any proposed alterations and additions that should comply with the subsidiary legislation.
41	Exemptions	To be reviewed with the BA
42	BA’s Power of Exemption	

2. Regulations to be complied with for Material Change of Use and the submission of Alterations & Additions under the Buildings Ordinance and subsidiary legislation.

N/A = Not Applicable

Satisfactory: This term is used to indicate no major infraction or readily modifiable aspect.

3. Building (Construction) Regulations

NB Many of the Construction Regulations should be complied with if the buildings were to be subject to the prior approval and consent of the Building Authority and built under the provisions of the Buildings Ordinance.

Regulation	Title	Comment
4	Overloading	To be reviewed by an RSE when the specific uses of the floors are known.
8	Changes in level	This requires railings not less than 1.1m high adjacent differences in level of 600mm +. NB. This refers to buildings only and will be applicable to all buildings reviewed in the Condition Survey. The areas of non-compliance include balconies, staircases, bridges etc.
17	Imposed loads	To be reviewed by an RSE when the specific uses for the buildings are known.
34	Certain Floors to be impermeable	May require upgrading works to comply.
35	Floor next above G/L	May require upgrading works to comply.
36	External wall of building	May require upgrading works to comply.
40	No timber in walls	May require upgrading works to comply.
46	Construction of chimneys and fire places	Assumed not to be in use.
62	Minimum cover to reinforcement	May require upgrading works to comply.
90	Fire Resisting Construction	May require upgrading works to comply.
91	Harbourage of vermin	May require upgrading works to comply.

4. Building (Planning) Regulations

Regulation	Title	Comment
3	Projection of balconies and verandah	May require upgrading works to comply.
3A	Protection of openings	May require upgrading works to comply.
4	Buildings not to obstruct, endanger or cause nuisance	N/A
5	Access to buildings	Satisfactory
7	Eaves, cornices and mouldings	May require upgrading works to comply.
10	Balconies and canopies over streets	Satisfactory
12	No doorways on to a canopy	N/A.
13	Use of verandah or balcony	N/A
15	Doors not to open over streets	N/A.
19	General provision concerning site coverage and plot ratio	Built before this provision, low density, complies.
20	Permitted site coverage	Built before this provision, low density, complies.
21	Permitted plat ratio	Built before this provision, low density, complies.
24	Height of storeys	Satisfactory

25	Space about domestic buildings	Non-domestic.
27	Cuttings	N/A.
28	Service lanes (domestic)	N/A.
28A	Access facilities for telecoms	Can be included if required.
29	Lighting and ventilation	May require upgrading works to comply subject to intended individual use.
30	L&V for office etc	Subject to requirements for office areas.
31	Min. requirements and windows	May require upgrading works to comply subject to intended individual use.
32	Distance from a window	May require upgrading works to comply.
33	Windows to enclosed verandahs	May require upgrading works to comply.
35	Provision of additional vents	Subject to requirements.
35A	Gas water heaters in bathrooms	Subject to requirements.
39	Staircases (Construction)	Upgrading work necessary.
40	L&V to staircase	May require upgrading works to comply.
41	Means of escape	See item 9 - Code of Practice for the Provision of Means of Escape in Case of Fire
41A	Access for fireman	See item 10 - Code of Practice for the Provision of Means of Access for Firefighting and Rescue purposes
41B	Fireman's lifts	N/A
41C	Firefighting and Rescue stairway	N/A
41D	Emergency vehicle access	Public Road
42	Landings lobbies and passages	May require upgrading works to comply.
43	Distance from staircase	May require upgrading works to comply.
45	Kitchens	May require upgrading works to comply.
46	Tenement house	N/A.
47	Abutting on retaining wall	N/A.
48	Retaining wall forming part of a bldg.	N/A.
49	Domestic and DG	N/A.
49A	Situation of PPE	Each building must be used exclusively as a Place of Public Entertainment.
49B	Cinemas	N/A.
49C	Domestic accommodation in PPE	N/A.
49D	Floors and Tiers in PPE	O.K.
49E	Waiting space for PPE	OK
71	Windows into unenclosed verandahs	May be permitted.
72	Buildings for use by disabled; Category of building	See item 11 - Design Manual Barrier Free Access 1997

5. Building (Refuse storage etc) Regulations

Regulation	Title	Comment
3	Chamber to be provided	Less than 3960m.sq. but consideration should be given to provide refuse disposal and sorting.
4	To comply with regulations	If provided this would be a new building and the following regulations could be complied with.
4A	To comply with regulations	If provided this would be a new building and the following regulations could be complied with.
5	Access to chamber	If provided this would be a new building and the following regulations could be complied with.
7	One external wall	If provided this would be a new building and the following regulations could be complied with.
13	Refuse Chute NB. Planning considered separately	If provided this would be a new building and the following regulations could be complied with.

6. Buildings (Sanitary Fitments) Regulations

Regulation	Title	Comment
5	Offices	As per the provision for any proposed office.
6	PPE	See Table IX below.
8	Restaurants	As per the provision for any proposed restaurant.
		As the required provision for public entry will be larger than that presently provided all the remaining requirements will be required to be met for the new fitments.

TABLE IX

Type of fitment	No. of male persons and No. of fitments to be provided therefore	No. of female persons and No. of fitments to be provided therefore
Water closet fitments	Less than 400, 1 such fitment for every 100 such persons, or part thereof. More than 400, 5 such fitments and 1 additional such fitment for every 250 such persons, or part thereof, over 650.	Less than 200, 2 such fitments for every 100 such persons, or part thereof. More than 200, 5 such fitments and 1 additional such fitment for every 100 such persons, or part thereof, over 300
Urinals	1 such fitment for every 50 such persons, or part thereof.	—
Lavatory basins	1 such fitment for every 100 such persons, or part thereof.	1 such fitment for every 100 such persons, or part thereof.

(2) In every place of public entertainment (other than a cinema) and in every public dance hall, the water closet fitments, urinals and lavatory basins for male persons and the water closet fitments and lavatory basins for female persons shall be provided in separate rooms exclusively for the use of male persons and female persons respectively.

7. Building (Ventilation Systems) Regulations

Regulation	Title	Comment
		It is assumed that the main building and annexes will be air-conditioned. If this is to be ducted air-conditioning passing through walls these Regulations may apply; also see the Ventilation comments in 3.10.

8. Code of Practice for Fire Resisting Construction

Item	Title	Comment
5	Compartmentation	Separate buildings should comply
6	Fire resistance period	Will require upgrading works to comply; particularly the open timber floor construction..
7	Protection of adjoining buildings	O.K.
8	Separation between uses	Separate buildings but may require upgrading works to comply if multiple user.
9	Separation between occupancies	One occupancy, if different occupancies are proposed in one building separation will be required.
10	Openings through fire resisting walls and floors	To be complied with for new work.
11	Vertical shafts	To be complied with for new work.
12	Protection against spread of fire and smoke between floors.	To be complied with for new work.
13	Roofs	May not be complied with the Chinese pitched roof and timber trusses
14	Specific hazards	To be confirmed when uses are confirmed.
15	Basements	N/A
16	Bridges and tunnels	Small bridge, may be acceptable.
17	Doors	To be complied with for new work.

9. Code of Practice for the Provision of Means of Escape in Case of Fire

NB. This is generally applicable but will only have particular impact on the main building and the office building.

Item	Title	Comment
6	Special hazard occupancy	To be confirmed.
7	Assessment of accommodation	This will establish the pax when the user is confirmed.
8	General requirements of exit routes	To be complied with for new work.
9	Buildings with a single staircase	Office or domestic use only.
10	Exits from rooms	Upgrading work necessary.

11	Exits from storeys	Upgrading work necessary.
12	Exits at ground storeys	Upgrading work necessary.
13	Access to staircase(s) within a bldg.	Upgrading work necessary.
14	Direct distance and travel distance	O.K.
15	Discharge value and width of staircase	Second staircase can be built to suit.
16	Doors in relation to exits	Upgrading work necessary.
17	Construction of staircases	O.K. second stair will comply.
18	Ramps	None.
19	Lift lobbies	N/A.
20	Basements	N/A.
21	Refuge floors	N/A.
	Places of Public Entertainment	
22	Site	Will not comply as a Place of Public Entertainment. Exemption will be required.
23	Cinemas in multi-storey non-domestic or composite buildings	N/A.
24	Exit, notices, etc	Upgrading work necessary.
25	Entrances and exit routes	Applicable to theatres.
26	Staircases	Ditto.
27	Barriers	Upgrading work necessary.
28	Chains and padlocks	Can be complied with.
29	Gangways and seatways	Applicable to theatres.
30	Non-slippery surfaces	Can be complied with.
31	Edges of steps	Can be complied with.
32	Exit from stages	Applicable to theatres.
33	Lighting	Can be complied with.

10. Code of Practice for the Provision of Means of Access for Firefighting and Rescue purposes

Item		
5	No. of Access Staircases, Fireman's Lifts	One of each for the main building and the office building
Part III	Access Staircase	Will comply if the escape staircase(s) does.
Part IV	Fireman's Lift	N/A
25	EVA to redevelopment sites	Street frontage.
27	Exemption and modification	N/A
28	Enhanced fire safety measures.	N.A if EVA provided

11. Design Manual Barrier Free Access 1997

Requirement		
4.1	Access	May not be complied with. Access to the first floor may incorporate a lift. Access to the ground floor of the main building may incorporate ramps/dropped kerbs.
4.2	Ramps	May be provided
4.3	Dropped kerbs	May be provided
4.4	Steps and staircases	May be provided with difficulty
4.5	Handrails	May be provided
4.6	Corridors, Lobbies, Paths	May be provided with difficulty, especially the passing requirement of 1500mm.
4.7	Doors	Can be complied with
4.8	Toilets and W.C. Cubicles	Can be complied with externally
4.9	Signs.	Can be complied with

12. Code of Practice for Minimum Fire Services Installations and Equipment 1998

[NB the Code of Practice has no category for Places of Public Entertainment, the requirements for “Institutional Buildings” are therefore normally followed with additional requirements imposed under the Licensing system enforced by CAP 172 Places of Public Entertainment Ordinance.]

Item 4.31		
I	Audio/visual advisory systems	Can be complied with
Ii	Automatic actuating devices	Can be complied with
Iii	Automatic fixed installations other than water	Can be complied with
Iv	Emergency generators.	Can be complied with
V	Emergency lighting	Can be complied with
Vi	Exit signs	Can be complied with
Vii	Fire alarm system	Can be complied with
Viii	Fire detection system	Can be complied with
Ix	Fire hydrant/hose reel system	Must be supplied from the road
X	Fireman’s lift	May be provided in combination with Barrier Free Access.
Xi	Portable hand-operated approved appliances.	Can be complied with
Xii	Sprinkler systems	Floor area exceeds 230m.sq. can be complied with, will require sprinkler tank
Xiii	Ventilation/air-conditioning control systems	To be provided if ducted system installed

Field and Laboratory testing

1. As a necessary supplement to the visual inspection and as a result of the defects identified in the main body of the report a planned programme of material exposure, sampling and testing is recommended. This will confirm the condition of the materials and any deterioration and form the basis for specifying repairs/restoration; it will also assist in identifying the cost of the repairs/restoration.
2. Locations of the testing should be identified on site after confirmation of the methodology and quantity.
3. The rationale for the proposed testing is as follows:
 - Sampling and testing is required to ascertain the strength characteristics of the materials of the main elements of construction to enable structural calculations to be made for new works and the adaptive re-use.
 - Thermo imaging should identify areas of dampness and de-bonded render on the buildings and assist in the identification resulting from the tap testing. Tap testing from a scaffold should be considered as a confirmatory approach wherever possible.
 - The structural timber roof was visually inspected however this will not indicate internal defects such as termites, rot etc. Stress wave analysis is suggested as a satisfactory method if identifying non-visual defects.
 - There is cracking and minor settlement to the hard landscaping and the surface water drainage, it is therefore advisable to undertake a CCTV survey of the underground drainage systems that are to be retained.
 - Because of the age of the buildings, the ingress of moisture and the extended lack of occupancy it is recommended that the electrical systems should either be completely renewed or tested to ensure compliance with present standards and that no faults exist. The water bearing pipes should also be checked as it is anticipated that any leakage may prejudice the stability of the building.
 - The painting (sealing) of internal brickwork when combined with moisture can cause degradation of the bricks, particular the surface kiln glaze area. Removal of the paint will firstly reveal the extent of the problem and secondly allow the bricks to dry out by natural ventilation. A Vortex System (JOS) and Multi Layer Paint Removal or similar and equal is recommended.

BIBLIOGRAPHY

Official Document

- A memo from District Lands Officer, Hong Kong East to Antiquities and Monuments Office, Leisure and Cultural Services Department, 23 February 2001, Ref. No. 85 in DLO/HE 326/EHGS/87 II.
- Highways Office, Engineering Development Department, *Hong Kong Island Eastern Corridor: Causeway Bay to Taikoo Shing Section*, Hong Kong, the Government Printer, 1984.
- Hong Kong Government Supplies Department, *Government Supplies Department: 60th Anniversary Special Publication*, Hong Kong, Hong Kong Government Supplies Department, 1998.
- Hong Kong Housing Authority, *The First Two Million*, Hong Kong, Hong Kong Housing Authority, 1980.
- Item For Establishment Subcommittee of Finance Committee*. Retrieved March 19, 2008, from Legislative Council, Hong Kong SAR Government Web Site: <http://www.legco.gov.hk/yr02-03/english/fc/esc/papers/e02-10e.pdf>.
- Land Sale-Marine Lot No.321. North Point GA1914(suppl) no. 258* (1996). Retrieved on 12 March, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/G1914/38585.pdf>.
- Land Sales, - Marine Lots Nos. 430 and 431, North Point GA 1921 (suppl) no. 256(1996)*. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/G1921/74514.pdf>.
- Legislative Council Question I: "Application for lease modification" by the Hon Albert Cheng and a reply by the Secretary for Housing, Planning and Lands, Mr. Micheal Suen, in the Legislative Council, November 9, 2005* (2005). Retrieved March 18, 2008, under Press Releases in 2005, from Planning and Lands Branch, Development Bureau, the HKSAR government, Web Site: <http://www.devb-plb.gov.hk/eng/press/2005/200511090142.htm>.
- M.L. 290, Formerly I.L. 1739. Royal Hong Kong Yacht Club And Hong Kong Boat Club Site – Approves The Land To Be Resumed By Government Without Compensation In The Event Of Its Ceasing To Be Used For The Purpose For Which It Is Granted. HKRS58-1-21-102*, Hong Kong, Public Record Office, HKSAR Government.
- Ordinances Passed and Assented to:- Tramways Amendment. (No. 9), Tramway. (No. 10) (1996)*. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/g1902/467251.pdf>.
- Royal Hong Kong Yacht Club – 1. Permanent Site For – 2. Temporary Accommodation at Ah King's Slipway HKRS58-1-20-25*, Hong Kong, Public Record Office, HKSAR Government.
- Royal Hong Kong Yacht Club M.L. 290 "Kellett Island"- Application for a New Site, HKRS58-1-172-4*, Hong Kong, Public Record Office, the HKSAR Government.
- Royal Hong Kong Yacht Club, Interport Regatta' 75 Hong Kong: Far Eastern Amateur Rowing Association, Book 007052*, Hong Kong, Public Record Office, HKSAR Government, 1975.
- SP1921 Report of the committee of the Legislative Council on the Provision of Facilities for sea-bathing (1996)*. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1921/2278.pdf>.
- Survey and Mapping Office, Lands Department, Hong Kong SAR Government, acc. no.: 11-SE-A, 2003, Scale 1:1000.
- Survey and Mapping Office, Lands Department, Hong Kong SAR Government, acc. no.: 197-SW-5.
- Survey and Mapping Office, Lands Department, Hong Kong SAR Government, acc. no.: HB20a.
- Survey and Mapping Office, Lands Department, Hong Kong SAR Government, acc. no.: HE1-1-1895.

- Survey and Mapping Office, Lands Department, Hong Kong SAR Government, acc. no.: HB19.
- Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no. 11-SE-1C, 11-SE-6A, 2007, Scale 1:1000.
- The Ming Yuen Recreation Garden Wing Fat Co. Ltd to be struck off the Register, GA1930 no. 320 (1996)*. Retrieved March 21, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/g1930/572031.pdf>.
- Trade and Shipping, Industries, Fisheries, agriculture and Land AR1914 (1996)*. Retrieved on 12 March, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1914/208.pdf>.
- Courtesy of Architectural Services Department, Hong Kong SAR Government, microfilm no. 003596.
- Courtesy of Architectural Services Department, Hong Kong SAR Government, drawing no. A.O.M./3019.
- Proposed Conversion to Staff Quarters – Gov't Stores North – Point*, Drawing No. A.O.M./2088, Architectural Services Department microfilm no. 003596. Date 10th SEPT 1968, signed by Maint. Surveyor on 20/8/69.
- Government Land Allocation – Hk927, Leisure and Cultural Services Department*, District Lands Office, Hong Kong East Lands Department, Plan No. HKM6246.
- Proposed conc. staircase to extg. Staff quarters No.5.*, Architectural Services Department, Hong Kong SAR Government, drawing no. A.O.M./3019, October 1975.
- Notice to introduce Tramway Ordinance GA 1881 02-Jul-1881(1996)*. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/index.jsp>.
- Report of the Meeting on 16-Sep-1936 HH1936 (1996)*. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/h1936/3011.pdf>.
- The rental of the Government Properties, 19th May, 1999*. Retrieved March 19, 2008, from Press release under the Hong Kong Information Services Department, Web Site: <http://www.info.gov.hk/gia/general/199905/19/0519173.htm>.
- Government Logistics Department is established in 1st July2003 (2003)*. Retrieved March 19, 2008, from News Archives under the Information Services Department, the Government of HKSAR, Web Site: <http://www.info.gov.hk/gia/general/200306/30/0630117.htm>.
- Model Housing Estate, Eastern Hong Kong (2003)*. Retrieved March 18, 2008, under the Property Location and Profile, from the Hong Kong Housing Authority, Web Site: http://www.scaa.org.hk/index_eng.htm.
- AR 1922 Public Works (1996)*. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1922/482.pdf>.
- AR 1931 Public Works (1996)*. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1931/789.pdf>.
- AR 1933 Public Works (1996)*. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1933/841.pdf>.
- AR 1933 Public Works (1996)*. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1934/903.pdf>.
- GA 1935 no. 490 (1996)*. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/g1935/217443.pdf>.
- GAI927 no.251 (1996)*. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/g1927/107316.pdf>.

Public Works AR 1929 (1996). Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1929/714.pdf>.

Public Works AR 1939 (1996). Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1939/1076.pdf>.

Report for 1891 Census AR1891 (1996). Retrieved on 12 March, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1891/1311.pdf>.

Public Works AR 1931(1996). Retrieved March 21, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1931/789.pdf>.

Land Office AR1920 (1996). Retrieved on 14 April, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1920/411.pdf>.

Land Office AR1922 (1996). Retrieved on 14 April, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1922/473.pdf>.

Books before 1911

Guo Fei 郭棐 Yue daji 粵大記 [The Grand Record of Yue (Guangdong province)], Wanli era (1573-1620), see edition in Huang Guosheng 黃國聲 and Deng Guizhong 鄧貴忠 annotated, Guangzhou, Zhongshan University Press, 1998.

Books after 1911

Arnold Wright, *Twentieth Century Impressions of Hong Kong: History, People, Commerce, Industries and Resources*, Singapore, Graham Brash, 1990.

Austin Coates, *A Mountain of Light: The Story of the Hong Kong Electric Company*, London, Heinemann, 1977.

Davey, Peter J, *Arts and crafts architecture*, London, Phaidon, 1995.

Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992.

Fleming, John, *The Penguin dictionary of architecture and landscape architecture*, London, England, New York, N.Y., USA, Penguin Books, 1998.

Gillian Chambers, *Eastern Waters, Eastern Winds, A History of the Royal Hong Kong Yacht Club*.

Gregory Elliott Guldin, "Overseas" at Home: the Fujianese of Hong Kong, Ann Arbor, Mich, University Microfilms International, 1980.

Guo Shaotang 郭少棠, *Dongqu fengwuzhi: jiti jiyi shequqing 東區風物志: 集體記憶社區情* [A Guide to The Antiquities of Hong Kong Eastern District: Collective Memory in the Community].

Highways Office, Engineering Development Department, *Hong Kong Island Eastern Corridor: Causeway Bay to Taikoo Shing Section*, Hong Kong, the Government Printer, 1984.

Hitchmough, Wendy, *The homestead: CFA Voyagey*, 1994.

Nigel Cameron, *An Illustrated History of Hong Kong*, Hong Kong; Oxford, Oxford University Press, 1991.

Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*, Canada, 2003.

Siu Kwok Kin 蕭國健, Sham Sze 沈思, *Heritage Trails in Urban Hong Kong*, Hong Kong, Wan Li Book Co., Ltd., 2001.

The elements of style: an encyclopedia of domestic architectural detail, 1996.

Tim Richardson, *North Point, Hong Kong: a case of high density*, Hong Kong, s.n., 1977.

W.G.A. Wayte, *The Clubs of Hong Kong*, Hong Kong, Illustrated Magazine Publishing Co., 1981.

Xia Li 夏歷, *Xianggang dongqu jiedao gushi* 香港東區街道故事 [The Story of Streets in the Hong Kong Eastern District], Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1995.

Xianggang shangye huibao 香港商業彙報 [Hong Kong Commercial Press], *Xianggang jianzaoye nainian shi* 香港建造業百年史 [One Hundred Years of Building Construction in Hong Kong], Hong Kong, Xianggang gongshangye huibao, 1958.

Zheng Baohong 鄭寶鴻, *Xiangjiang daomao : Xianggang de zaoqi dianchelu fengguang* 香江道貌 : 香港的早期電車路風光 [Early Hong Kong tramways], 2005.

Other Manuscripts

Website

Antiquities and Monuments Office, *Island House, Yuen Chau Tsai, Tai Po*, website: <http://vhe.lcsd.gov.hk/vhe/FEBS?bsid=2&pageAction=INTRO&langNo=1>.

Antiquities and Monuments Office, *Yuen Chau Tsai, Tai Po, Island House*, website: http://www.amo.gov.hk/en/monuments_17.php.

Fire Services Department, The Government of the Hong Kong Special Administrative Region, website: http://www.hkfsd.gov.hk/home/images/station_photo/hk/vp.html.

Heritage Information Series: Heritage Impact Statements Guidelines. Retrieved on 25 March 2008 under Heritage Council (Victoria), website: http://www.heritage.vic.gov.au/pages/pdfs/heritage_impact.pdf.

Statements of Heritage Impact. Retrieved on 25 March 2008 under Heritage Council (NSW), website: http://www.heritage.nsw.gov.au/docs/hm_statementsofhi.pdf.

Catchick Paul Chater (2006). Retrieved 6 February 2006, from Wikipedia, the free encyclopedia under Wikimedia Foundation, Inc Web Site: http://en.wikipedia.org/wiki/Main_Page.

Catchick Hong Kong Electric Company (2006). Retrieved 6 February 2006, from Wikipedia, the free encyclopedia under Wikimedia Foundation, Inc Web Site: http://en.wikipedia.org/wiki/Main_Page.

History (2003). Retrieved March 12, 2008, under the South China Athletic Association Web Site: http://www.scaa.org.hk/index_eng.htm.

History (2005). Retrieved March 17, 2008, from Royal Hong Kong Yacht Club under the Royal Hong Kong Yacht Club, Web Site: <http://www.rhkyc.org.hk/default.aspx?c=131>.

About Fotanians(2007). Retrieved March 19, 2008, from Fotanian under Fotanian, Web Site: <http://www.fotanian.com/contact.php>.

Tram Depot. Retrieved on April 9, 2008, from Hongkong Tramways Limited (2002) under the Hongkong Tramways Limited, Web Site: <http://www.hktramways.com/en/museum/index.html>.

List of FEHD Public Markets and Cooked Food. Retrieved on June 29 2008, from Food and Environmental Hygiene Department, web site: http://www.fehd.gov.hk/pleasant_environment/tidy_market/markets/Electric%20Road%20Market.html

Names of Buildings. Retrieved on June 29 2008, from Rating and Valuation Department, web site: http://www.rvd.gov.hk/en/doc/urban_2007.pdf.

Newspaper

Xianggang fenchang guanlichu 香港墳場管理處 [The Hong Kong cemeteries office], Takung Pao, 28 June, 1954.