

**HERITAGE IMPACT ASSESSMENT
IN RESPECT OF THE PROPOSED YOUTH HOSTEL AT
122A HOLLYWOOD ROAD HONG KONG**

**SUPPLEMENTARY PAPER ON THE
REVISED DESIGN OF THE YOUTH HOSTEL**

The purpose of this supplementary paper is to present two revised design options of the captioned Youth Hostel, which is located next to the Man Mo Temple Compound (MMTC). The amendments were made in response to the following comments made by Members of the Antiquities Advisory Board (AAB) at its meeting held on 4 March 2015:

- (a) the proposed youth hostel should be set back from Hollywood Road to align with the MMTC;
- (b) the W-shaped column on the ground floor should be replaced with a vertical column; and
- (c) the design of the Heritage Bazaar and the choice of materials should be harmonised with the MMTC.

Both design options have taken into account Members' comments (b) and (c) above. As regards comment (a), the two options differ in the extent of building setback from Hollywood Road.

Revised Design (Option 1)

2. In light of Members' comment, it is considered beneficial to the general ambience of the MMTC area if the building elements of the proposed Youth Hostel could be set back from Hollywood Road, such that the open courtyard in front of the MMTC could extend naturally to the foreground of the Heritage Bazaar, thus restoring the historical front yard of the MMTC. Passers-by approaching the MMTC from the east along Hollywood Road may also enjoy a better view of the temple.

3. It was also mentioned at the meeting that comparatively, the AAB had less concern about the overall height of the Youth Hostel, given that the surrounding buildings are much taller than the proposed Youth Hostel. In this regard, as long as the headroom clearance of the Heritage Bazaar is higher than

the building of MMTC, AAB preferred to have the building set back and compensated by increasing the building height. The Planning Department (PlanD) was consulted accordingly and advised that “*any further increase in the proposed building height of about 70 m is not advisable, taking into account the surrounding land uses, the nearby historic buildings and the building height profile.*” As such, the building height cannot be further increased.

4. As the Youth Hostel Scheme is launched by the Home Affairs Bureau to provide affordable housing to young people, there is stringent control on the rental to be charged by NGOs. Furthermore, NGOs have to bear the entire recurrent operation and maintenance costs without Government subsidies. As the Youth Hostel has to be self-sustained, there is not much room to reduce the number of units / capacity. Therefore, in considering the Members’ request to set back the building, we need to strike a careful balance between that and the financial viability of the hostel. After thorough study, the only possible way is to slightly reduce the headroom of the Heritage Bazaar at the ground floor and to compress the depth of the transfer structure, in order to add one extra dormitory floor to make up the required units as far as possible without exceeding the overall building height limit.

5. After further study, a revised design (**Option 1**) is proposed to address Members’ comments. The major features are:

- a. The previously proposed W-shaped column has been changed to a vertical column, making it more simple and subtle and would not affect visitors in appreciating the temple’s architecture. The column has been set back by approximately 5 800 mm from Hollywood Road and is thus aligned with the façade of the MMTC. With the use of a column instead of a wall and with the setback, the visibility of the MMTC and the linkage between the temple’s forecourt and the hostel’s Heritage Bazaar can both be enhanced;
- b. The stair core at the northeast corner of the site has been set back by approximately 2 900 mm from Hollywood Road to echo with the position of the guardian stone lion in front of the MMTC (**Figure 1**). It yields a wider frontage for the Heritage Bazaar, making it a more welcoming space. The setting back of the stair core would also allow Ping On Lane, which is currently located between two buildings and is considered culturally significant, to be more visible to the public; and

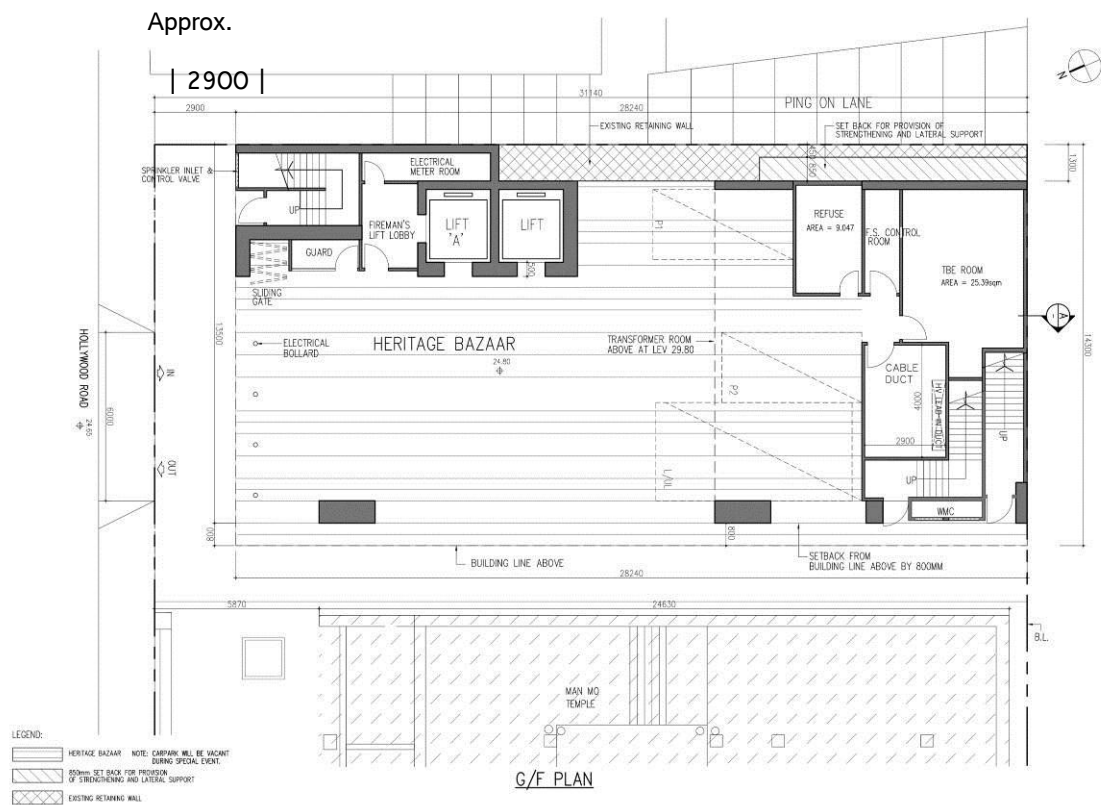


Figure 1: Ground floor plan under Option 1, with stair core setback by approximately 2 900 mm and the vertical column setback by approximately 5 800 mm.

- c. The entire building is also set back by approximately 2 900 mm (**Figure 2**), i.e. the same distance as the stair core. This arrangement can significantly enhance the spatial quality of the Heritage Bazaar, as the front portion of the Bazaar is now exposed to open air and has become a natural extension of the forecourt of the MMTC. On the other hand, the setback of the building will also give pedestrians an impression that the footpath is wider than before and can improve the spatial quality of Hollywood Road as a whole (**Figures 3, 4 and 5**).

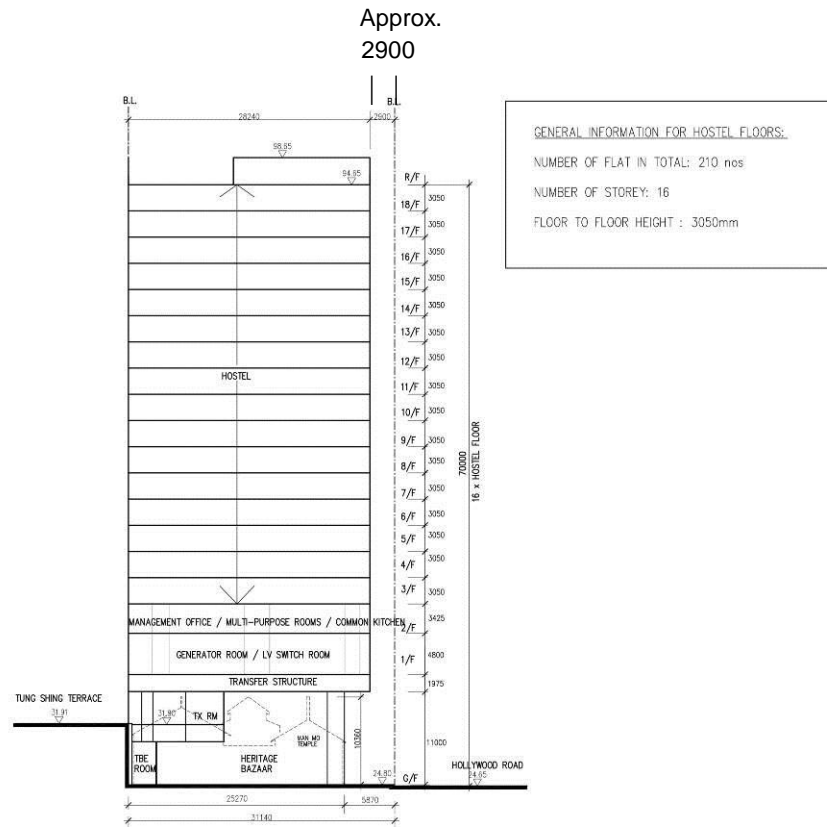


Figure 2: Section showing the entire building set back by approximately 2 900 mm from Hollywood Road.



Figure 3: The front portion of the Heritage Bazaar is exposed to open air and has become a natural extension of the forecourt of the MMTC.



Figure 4: The Heritage Bazaar and its surroundings.



Figure 5: The entire building is set back from Hollywood Road.

Revised Design (Option 2)

6. As a further enhancement, an alternative proposal (**Option 2**) has also been explored. This alternative option contains all the features of Option 1, except that the stair core mentioned in **paragraph 5b** above will be set back from Hollywood Road by approximately 5 800 mm instead of approximately 2 900 mm, thus aligning all the structures at the ground floor of the proposed Youth Hostel with the façade of the MMTC. With this arrangement, the entire forecourt of the MMTC can be integrated with that of the Youth Hostel, creating a more unified space (**Figures 6 and 7**).

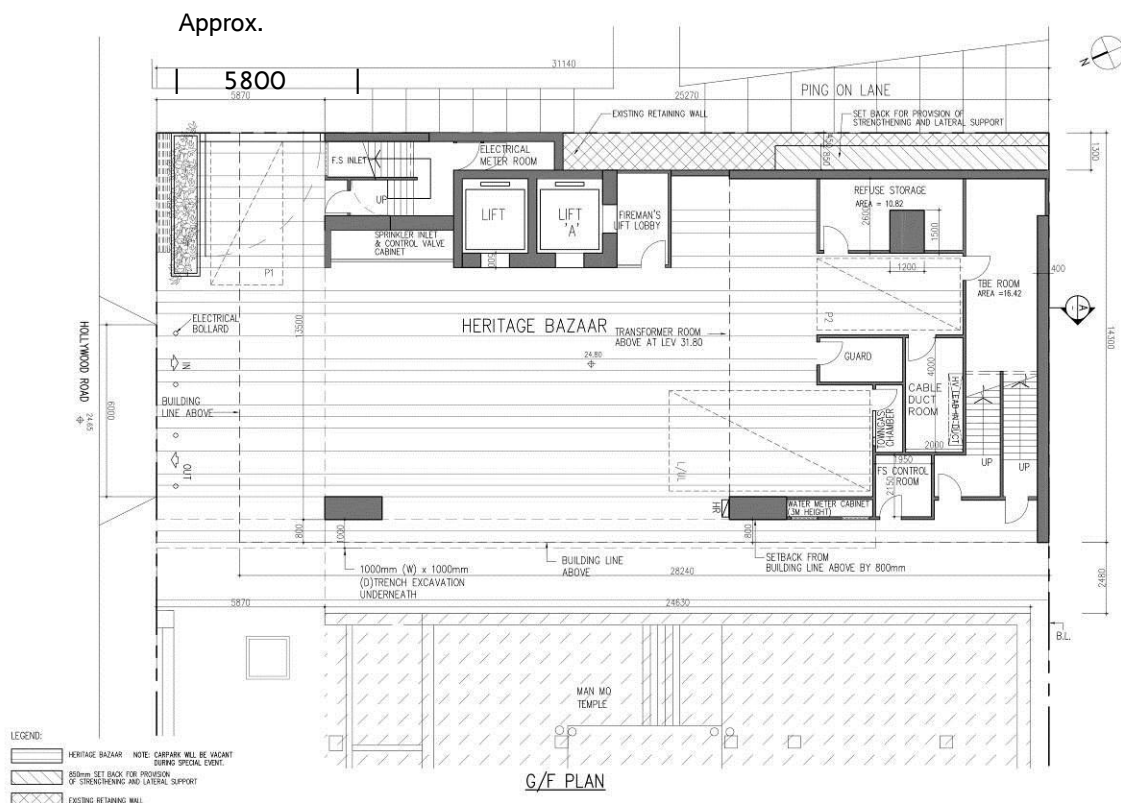


Figure 6: Ground floor plan under Option 2, with stair core setback from Hollywood Road by approximately 5 800 mm.



Figure 7: Perspective showing the further setback of the stair core at ground floor by approximately 5 800 mm.

Design of the Heritage Bazaar and the Choice of Materials

7. The Heritage Bazaar has been designed to be visually harmonious to the MMTC. All materials will be carefully chosen based on the following criteria:

- a. materials salvaged during the course of demolition would be re-used as far as possible; and
- b. new materials to be used would be in harmony with the overall ambience.

For example, the stones salvaged from the existing wall separating the existing school and the MMTC would be re-used as the wall mural at the Heritage Bazaar. The floor finish of the Heritage Bazaar would be granite stones that are similar to but distinguishable from the ones used at the forecourt of the MMTC (**Figure 8**).



Figure 8: Choice of materials to echo with the MMTC.

8. As suggested by the AAB, the visual impacts of the Heritage Bazaar and the Youth Hostel building should be considered. We therefore propose that effect lighting will be used at the Heritage Bazaar to provide the required luminaire. For the building portion, tinted glass will be used and window panes will be intermittent instead of continuous, fitted out with louver blinds at the external and appropriate curtain at the internal. Under this arrangement, the overall appearance of the hostel at night time will be more subtle. The hostel will be a delicate but not extravagant or eminent building. It will be a good supplement to the MMTC, both in the day and night times.



Figure 9: Night view of the building.

Conclusion

9. Under both revised design options, the Heritage Bazaar at the ground floor will be fully integrated with the MMTC. Not only will it provide a befitting space for cultural and social activities to be held, the visibility of the MMTC will also be greatly improved.

10. As per AAB's recommendation, setting back of the building can enhance the forecourt of the MMTC by making all the building elements align at street level, resembling the original context in the past. The revised design of the Youth Hostel is also visually harmonious with the MMTC.

11. The proposed redevelopment could benefit the society by making good use of valuable land resources to address the housing needs of the youth, as well

as to significantly enhance the surroundings of the MMTC. We therefore appeal for Members' support and approval of the HIA Report for the captioned project.

Tung Wah Group of Hospitals &
Home Affairs Bureau
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