

**Heritage Impact Assessment of
Conversion of Lui Seng Chun into
Hong Kong Baptist University Chinese Medicine and Healthcare Centre**

BACKGROUND

Under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme) (Batch I), the Secretary for Development had granted an approved -in- principle in 2009 the conservation proposal for adaptive reuse of Lui Seng Chun (LSC) as a Chinese Medicine and Healthcare Centre submitted by Hong Kong Baptist University (HKBU).

2. LSC was constructed around 1931 as a Chinese bone-setting medicine shop "Lui Seng Chun" on ground floor, while as a residence for the Lui's family in upper floors, which medicine business was renowned locally and overseas. It was designated as a Grade 1 historic building in 2000.

3. Situated in Mong Kok, a district with low-income group and insufficient public medical facilities, the adaptive reuse of LSC as a Chinese Medicine and Healthcare Centre fits the need of the local people and preserves the intangible cultural significance of the heritage. LSC will be revitalised to provide services such as herbal tea house, Chinese medical consultation and treatment, education of public on Chinese medicine, display area and ancillary office.

HERITAGE IMPACT ASSESSMENT/ CMP

4. According to Antiquities and Monuments Office (AMO)'s Guidance Note to Heritage Impact Assessment (HIA) Submission for the Revitalisation Scheme, a HIA in form of a Conservation Management Plan (CMP) is required to design mitigation measures in order to avoid adverse impact on the building in the course of conversion and to outline the future interpretation, maintenance and management strategies, based on AMO's Conservation Guidelines given in the Resource Kit of the Revitalisation Scheme. The HIA has been completed and submitted to AMO.

5. With reference to the CMP, Conservation Principles for the mitigation measures to protect LSC and for the strategies to maintain and interpret LSC are listed as follows:

- (a) Management of Change of Use -
- (i) The adaptive reuse - A Chinese Medicine and Healthcare centre is considered a compatible use to the original one, that LSC is revitalised as a living heritage.
 - (ii) The interpretation areas with display of artifacts, historic photos and documents etc. are to be provided at G/F and verandah of upper floors, together with guided tours to introduce the cultural significance of the building and its heritage to the public.
- (b) Building Fabrics –
- (i) Authenticity of the heritage of LSC and its architectural merits should be maintained with minimum intervention. The key Character Defining Elements (CDEs) should be retained and repaired in situ as far as possible, such as:
 - the main façade including the verandah with urn-shaped balustrades, architectural fins, plastered column, stone plaque inscribed “Lui Seng Chun”, terrazzo at G/F shop front.
 - Internal elements such as timber doors with openable glass panels and fanlights with iron grilles / obscured glass, existing patterned and coloured ceramic tiles.
 - (ii) New additional works should be of minimum intervention, and to be put at obscure location with minimum visual impact to the original building fabric. New elements should be of compatible design but distinguishable from the existing building fabrics and also be reversible to avoid unnecessary damage to the existing building, such as:
 - The verandahs should be kept visible even it is enclosed for functional use – adopt clear glass enclosure with steel structure set back from the existing external façade & set behind the existing columns, to minimize its visibility from external facade and also for easy removal in future.
 - New steel stair to be located at current one-storey structure in the rear courtyard, which originally served as servant annex (to be demolished) in order to set away from main façade and maintain the openness of the rear courtyard. The stair is in an independent steel structure to enhance reversibility and to minimize the structural impact to the building fabric.
 - Adopt machine-room-less model for the new disable lift to

limit the height of the new lift shaft structure and locate it in an obscure area with minimal impact to the existing external façade.

- (c) Building Services
 - (i) New mechanical plants are located under new steel stair and at roof (behind existing parapets).
 - (ii) New fire services and flush water tanks to be combined with new lift shaft structure as far as possible and of minimum size, to reduce the structural and visual impact to the main façade.
 - (iii) New services pipelines should be concealed or laid in a neat and tidy manner. Enclosure of such should be distinguishable from the existing building.
- (d) Documentation and Monitoring –
 - (i) Cartographic and photographic surveys to properly record the historic building will be conducted before, during and after the alteration works.
 - (ii) Maintenance and management plan to be set out for pre-construction and construction stage to monitor and record the revitalization process, and to set up monitoring and maintenance routine in the post-construction and operation stage.

6. Powerpoint slides showing the mitigation measures are at **Appendix A**.

THE WAY FORWARD

7. AMO has considered and commented the CMP. The comments from AMO and those to be received from the Antiquities Advisory Board will be incorporated in the coming revised CMP for AMO and AAB members' further consideration.