

**AMO's Comment
on Heritage Impact Assessment
on the Heritage Site of Lui Seng Chun**

In response to Hong Kong Baptist University (HKBU)'s first submitted Heritage Impact Assessment report on Lui Seng Chun in form of a Conservation Management Plan (CMP), AMO had considered the findings and subsequently offered the following comments for HKBU's consideration:.

- (a) A structural appraisal of existing building based on testing and investigations should be provided to justify the following for further consideration:
 - The necessity of the proposed structural strengthening to existing slabs;
 - The feasibility to accommodate new installations on the existing roof with its associated supporting frames;
 - The loading of new glass enclosure on verandah.

- (b) It is proposed to enclose the verandah with full height glass. In view of the limited interior floor space, there is no objection in principle to enclosing the verandah to provide more weather and noise proof floor space for revitalisation. However, substantiations on the following issues regarding the glass enclosure are required:
 - Possible impact to the existing floor tiles when installing the supporting frame of the glass;
 - Drainage system for the verandah with 450mm setting back

- (c) Preliminary routing of new fire services and building services installation, fire installation enhancement proposal due to fire engineering approach and the proposed louvre location for mechanical ventilation to show both visual and physical impacts on the existing walls, window and doors is yet to be provided.

- (d) The new partition for the internal medicine consultation room on 2/F is found crossing the middle of enclosing glass of the verandah, which will give adverse visual impact.

- (e) The newly added balustrades of the bridge linking the new staircase and the balcony should be distinguishable from the existing balustrade of the balcony to respect authenticity.
- (f) Strategies to operate and safeguard the historic building during operation stage against deterioration and improper use is yet to be clearly stated.

Antiquities and Monuments Office
Leisure and Cultural Services Department
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