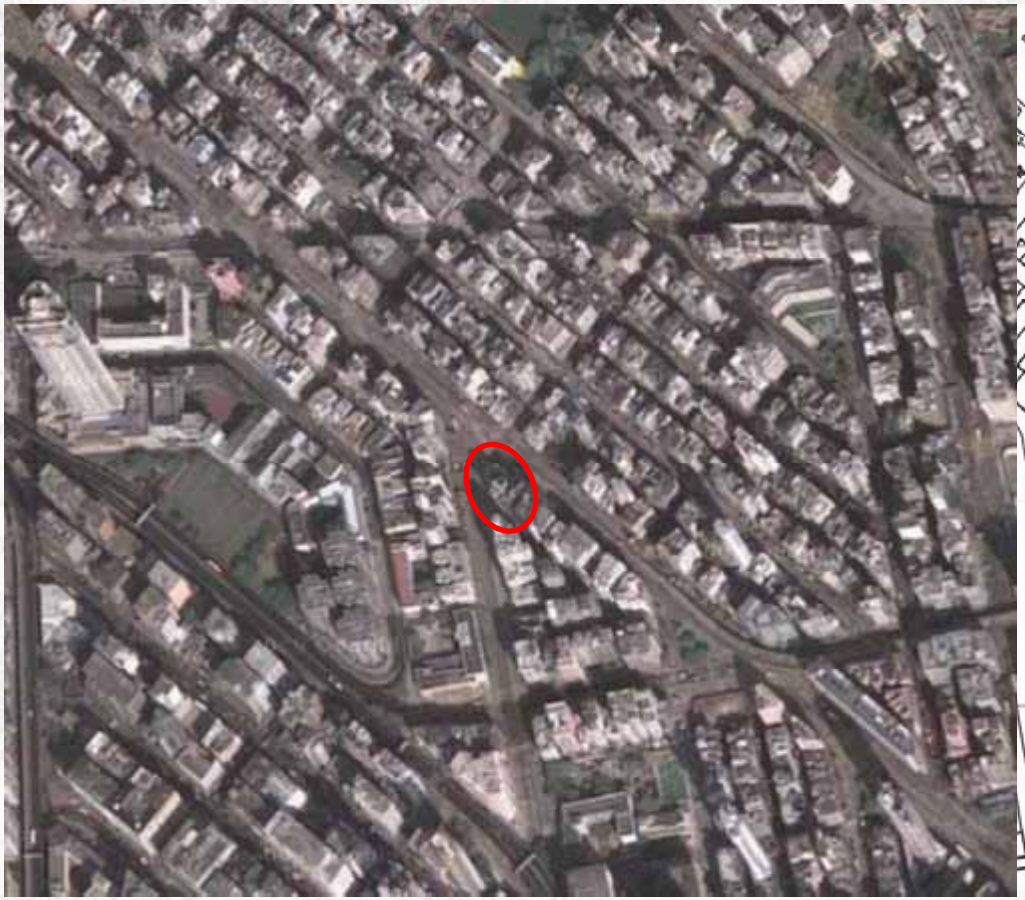
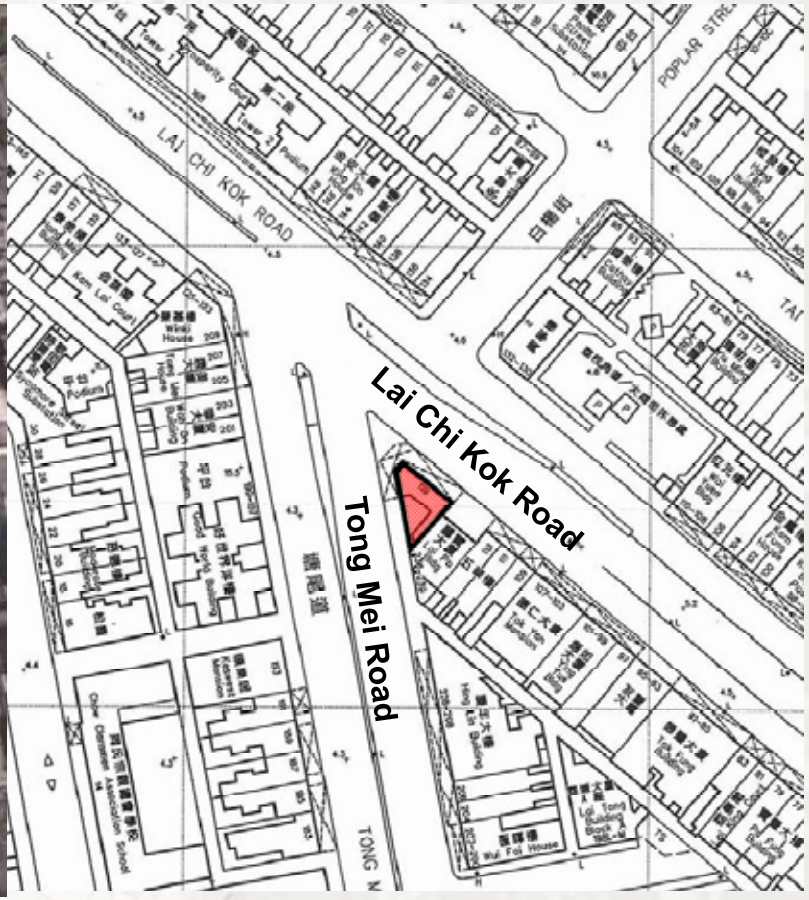
Heritage Impact Assessment

Conversion of Lui Seng Chun into HKBU Chinese Medicine and Healthcare Centre

AGC DESIGN LTD

The Historic Place





Map showing location of Lui Seng Chun

No. 119, Lai Chi Kok Road, Mongkok, Kowloon.

Statement of Cultural Significance

- **Historical Value**
  - Built and operated as a Chinese bone setting medicine shop and residence
  - Illustrates the past community life, economic activities and architecture of the territory since 1930s
  - Designated as a Grade 1 historic building in 2000

- **Architectural Value**
  - Typical “Tong-lau” (Chinese tenement) distinctive architect-designed-to-order
  - A mixing features of pre-war Chinese tenements and Streamline Modern (Art Deco)
  - One of a small number of distinctive shophouses remaining from the 1930s in the area

- **Social Value**
  - A well-known Chinese bone-setting medicine shop with good reputation which represents Chinese medicine development in Hong Kong
  - The Revitalisation Scheme will reinstate this social value

- **Authenticity and Rarity**
  - Original building fabrics and its distinct architectural features are intact
  - High degree of authenticity and integrity retained

Conservation Objectives

- Preserve existing building fabrics of Lui Seng Chun for long term protection to the building from further deterioration by effective management plan
- Adaptive reuse Lui Seng Chun for a new compatible use as a Chinese Medicine and Healthcare Centre and Revitalise it as a living heritage
- Enhance the cultural heritage of Lui Seng Chun by interpretation of its heritage value for public appreciation
- Promote public awareness and education in heritage conservation, and bring social benefits to the local communities
- As a model conservation project to demonstrate how a NPO is capable of operating a successful social enterprise for a self-sustainable heritage project

Conservation Standards

- The Venice Charter: UNESCO – ICOMOS
- The Burra Charter: Australia ICOMOS
- Principles for the Conservation of Heritage Sites in China: China ICOMOS
- Conservation Plan: NSW National Trust
- Revitalising Historic Buildings Through Partnership Scheme (RHBTPS) Lui Seng Chun Resource Kit

Conservation Principles

- Retain Authenticity & Integrity
- Minimum Intervention
- Maximum Reversibility
- Technically Feasible & Complying Regulations
- Enhance Heritage Value

Conservation Management Plan

- Understanding of the cultural significance of the historic place
- Assessment of information of the historic building and site to establish the limitation and opportunity of the proposal
- Identify Character Defining Elements (CDEs)
- Proposed use and its compatibility in regard to cultural significance of Lui Seng Chun and its feasibility in regard to technical concern
- Establishment of Conservation Policies and Guidelines
- Interpretation strategy for the proposed adaptive re-use
- Maintenance proposal and implementation

Conservation Guidelines

Recommended Treatment for Character Defining Elements (CDEs):

- Preserve in-situ all key CDE's as far as possible
- Repair all features by same materials or if beyond repair, replace by new materials matching existing style
- Salvage original materials if affected by new layout for reuse in future

Preserve CDEs & Features - Facade

(1) Facade (2) Cornice pediment (3) Granite columns with capitals (4) Shanghai plastering at G/F
(5) Verandahs with urn-shaped balustrades (6) Eave (7) Profiled stone plaques at roof (8) Chimney

(1)

(2)

(3)

(4)

(5)

(6)

(7)

(8)

Preserve CDEs & Features - Internal

(1) Timber doors with openable glass panels and fanlights (2) Floor tiles at verandahs and internal area
(3) Decorative moulding cornice to ceiling (4) Floor finish of existing staircase and wrought iron balustrades
(5) Existing display cabinets

(1)

(1)

(2)

(3)

(4)

(5)

Managing Changes

Alterations:

- Add new glass enclosure to existing verandahs

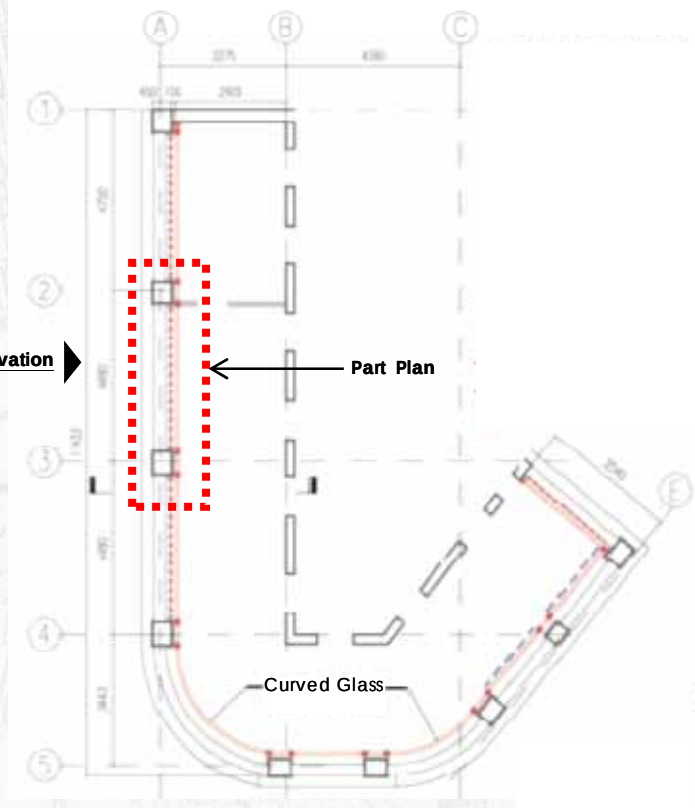
Justification:

- To allow sufficient usable area – original indoor area count for less than 50% of floor area
- To reduce the traffic noise level (average > around 70 dB) to facilitate new use
- To provide weather protection and control air quality

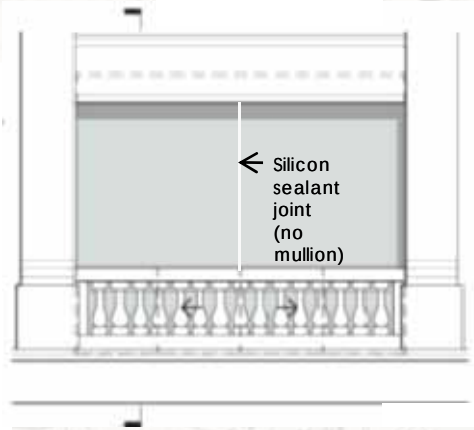
Mitigation Measures:

- New glass enclosure to be set back from existing facade by approx. 450 mm to minimize visual impact
- All structural frames and mullions to be located behind existing columns without directly exposing to external view
- Clear glass to be adopted to minimize visual impact
- Curved glass to be adopted to curve corners of the building, to avoid segmented appearance
- Butt joint glass without mullion to be applied
- Maintenance access via openable window behind existing balustrades to be provided to avoid necessity of gondola system

Managing Changes – New Glass Enclosure



Typical Plan – Verandah

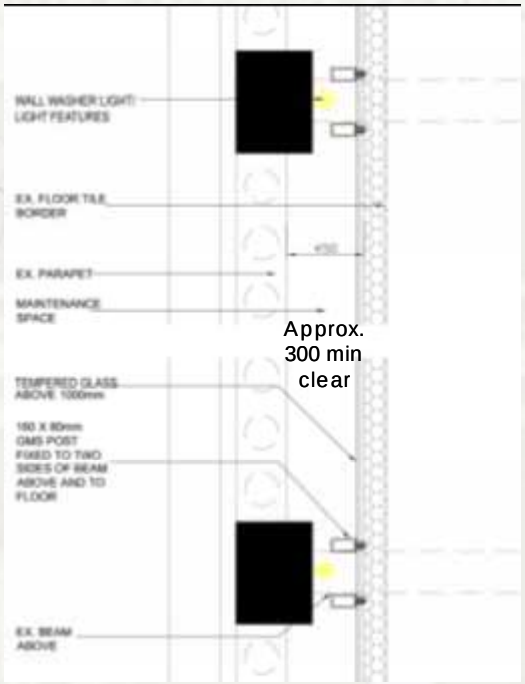


Part Elevation

Proposed Glass enclosure to be set back to suit the existing surface channel as well

No structural frame or mullion exposed to external view. Use translucent sealant for butt joint glass only

Part Section



Part Plan

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Managing Changes– New Fire Escape Staircase

Alterations:

- Add a new fire escape staircase with fire separation facing adjoining building

Justification:

- To meet current Buildings Regulation
- Solid wall to separate the stair from adverse sight to backyard of adjoining building

Mitigation Measures:

- Fire engineering approach is used to reduce number of new staircase to one
- Locate the new staircase to external area which is a less obstructive location
- Construct staircase and fire separation wall in light weight steel structure which is a reversible construction
- Independent footing to be applied for the new staircase to avoid transferring loading to the existing structure
- Fire separation wall in subdue and simple design compatible to but not outshining the existing building

New staircase attached behind existing service annex, with minimum impact to main facade

Typical Floor Plan

Servant Annex to be demolished

for new fire escape stair so that openness of rear courtyard can be maintained

Managing Changes – New Disabled Lift

Alterations:

- Install new disabled lift to all floors

Justification:

- To meet current Building Regulations

Mitigation Measures:

- Locate the lift in an obscure area
- Adopt machine-room-less lift system with minimum lift overrun to minimize visual impact on the roof
- Simple and subdue design compatible with but distinguishable from existing building fabric
- Careful removal of existing floor tiles prior to slab opening, salvaged for future use on site
- New lift shaft located at internal area without any alteration to the external facade, lift overrun at R/F is also set back from the periphery of building

Typical Floor Plan

Roof Plan

Managing Changes– New Building Services

Alterations:

- Add new services such as Fire Services, Mechanical Ventilation & Air Conditionings, plumbing & drainage, electricity

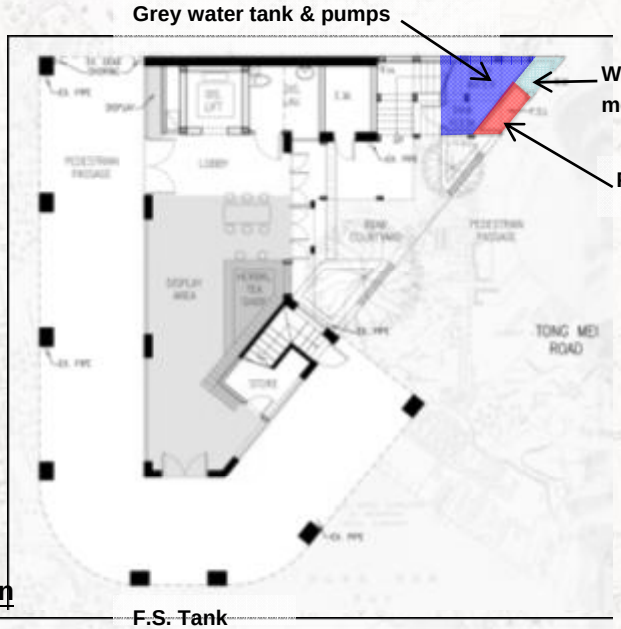
Justification:

- Upgrade building services to meet current standards

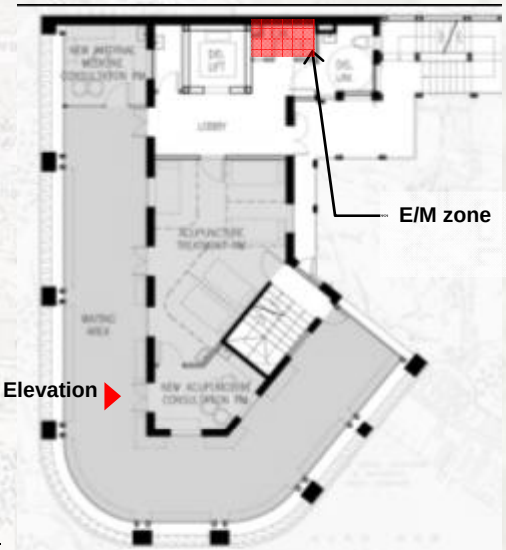
Mitigation Measures:

- New building services such as FS installations to be located in obscure areas, such as underneath the new staircase, at upper part of toilet areas and combined with new lift overrun at roof area
- Install metal louver to new E/M plants at lift overrun to reduce adverse visual impact
- E/M zone along new lift shaft as far as possible so to centralize major structural works of slab opening
- Utilize glazing area of existing fanlight as new exhaust / fresh air louvre to minimize visual impact to the existing verandah.

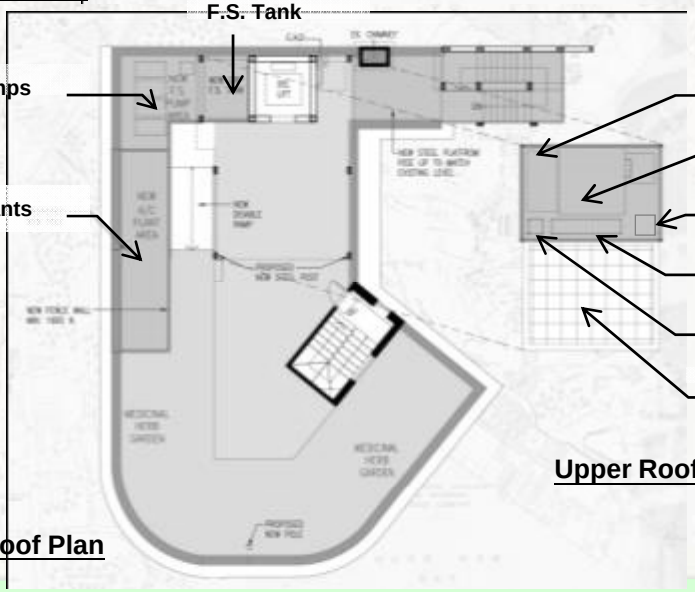
Managing Changes– New Building Services



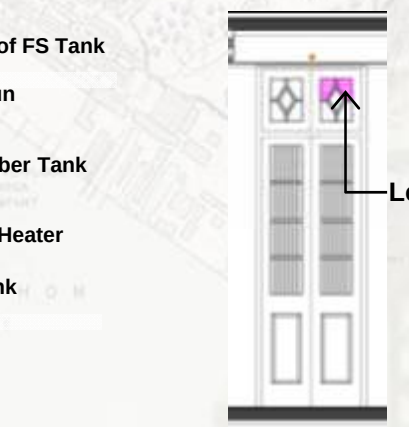
G/F Plan



Typical Floor Plan



Roof Plan



Upper Roof Plan

Typical elevation
for timber door

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Managing Changes

Grey colour metal grill to play down the new addition of lift overrun and building services at upper roof

FRP wall in simple subdue design compatible but not outshining the existing building

Sliding gate for security and demarcation purpose

Key Plan

Conversion of Lui Seng Chun into HKBU Chinese Medicine and Healthcare Centre

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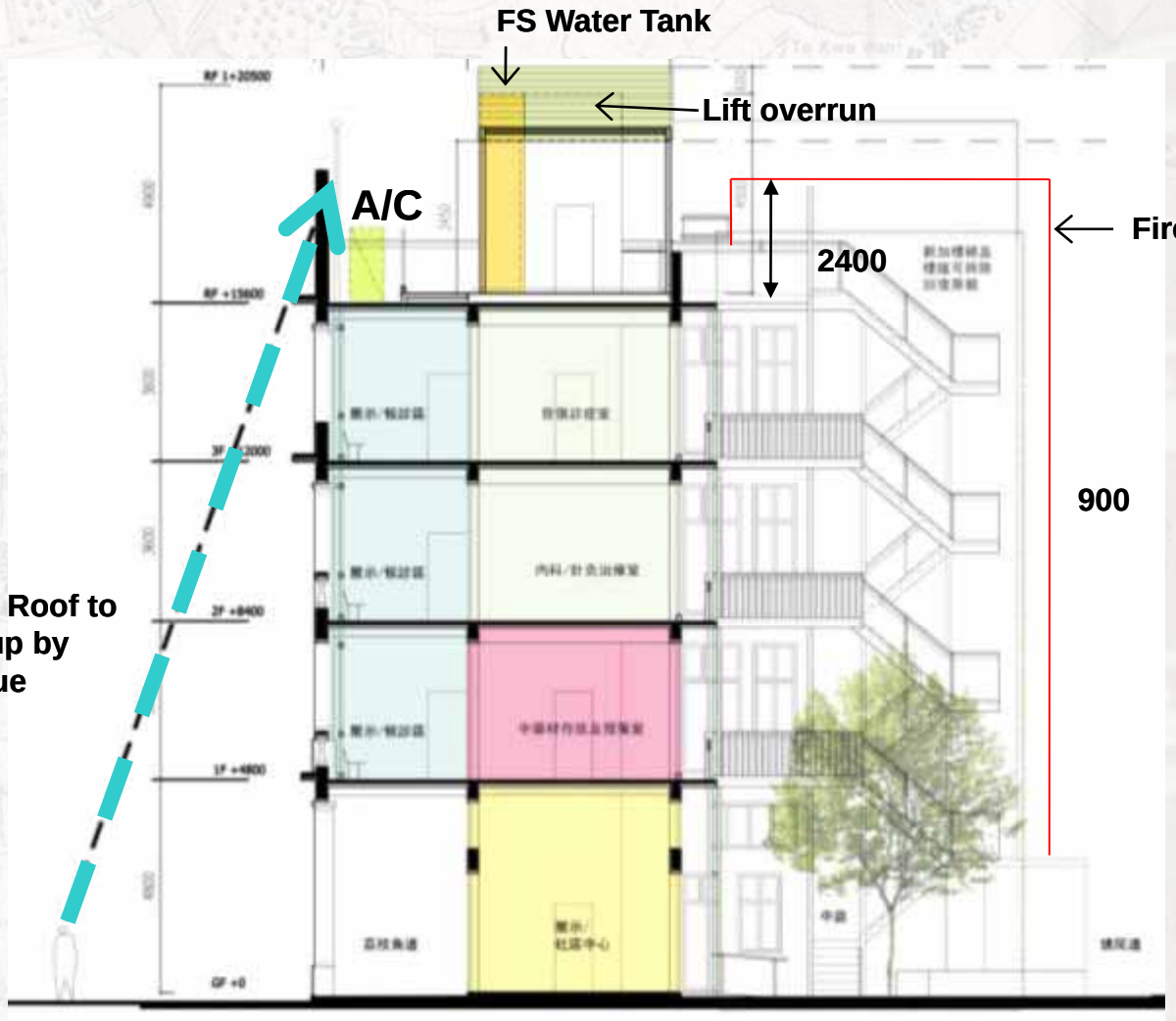
Section



Existing Situation Behind Stone Plaque