

Revitalising Historic Buildings Through Partnership Scheme – Batch I Projects



Adaptive Re-use of Mei Ho House as City Hostel

presented by

Hong Kong Youth Hostels Association

March, 2010

Mei Ho House 美荷樓



Historic significance of Mei Ho House

- ❑ Housing for the victims of the disastrous Shek Kip Mei Fire of 1953.
- ❑ Completed in 1954.
- ❑ Various re-development schemes were carried out at Shek Kip Mei Estate throughout the decades.
- ❑ The only remaining Mark I H-shaped resettlement block in Hong Kong.
- ❑ A benchmark for the beginning of local public housing development in the early 1950s.

Character defining element – the H-shaped plan



Character defining element – the “Mei Ho House” signage



Character defining element – Example of typical dwelling unit

- “Mei Ho House Livelihood Display Gallery (美荷樓生活館)” will be established inside the building.



SOUTH-EAST ELEVATION

Character defining element – mature tree at rear of the courtyard

- ❑ The existing tree had been destroyed during a typhoon in 2009. Another tree at site entrance would be transplanted to the rear courtyard.



Rear Courtyard



Tree to be transplanted

The project – adaptive re-use of Mei Ho House as city hostel

- Adaptive re-use of Mei Ho House into innovative use –
 - a city hostel,
 - a cultural landmark where cultural exchange among the youths and international visitors are encouraged, and
 - an “Mei Ho House Livelihood Display Gallery (美荷樓生活館)” will be established inside the building.

A city hostel and cultural landmark in Shamshuipo



Existing Deficiency – structural conditions

□ Condition of the central block



□ From the structural investigation commissioned by A.S.D. It is reported in 2008. It depicted that –

- Of the five columns at each side of the central connecting block, differential settlement is noted for the one located at the centre
- The two nos. of water tanks at roof are in a poor condition and their water-tightness is in doubt
- High carbonation depth and some chloride contaminated concrete are found

Existing Deficiency – structural conditions

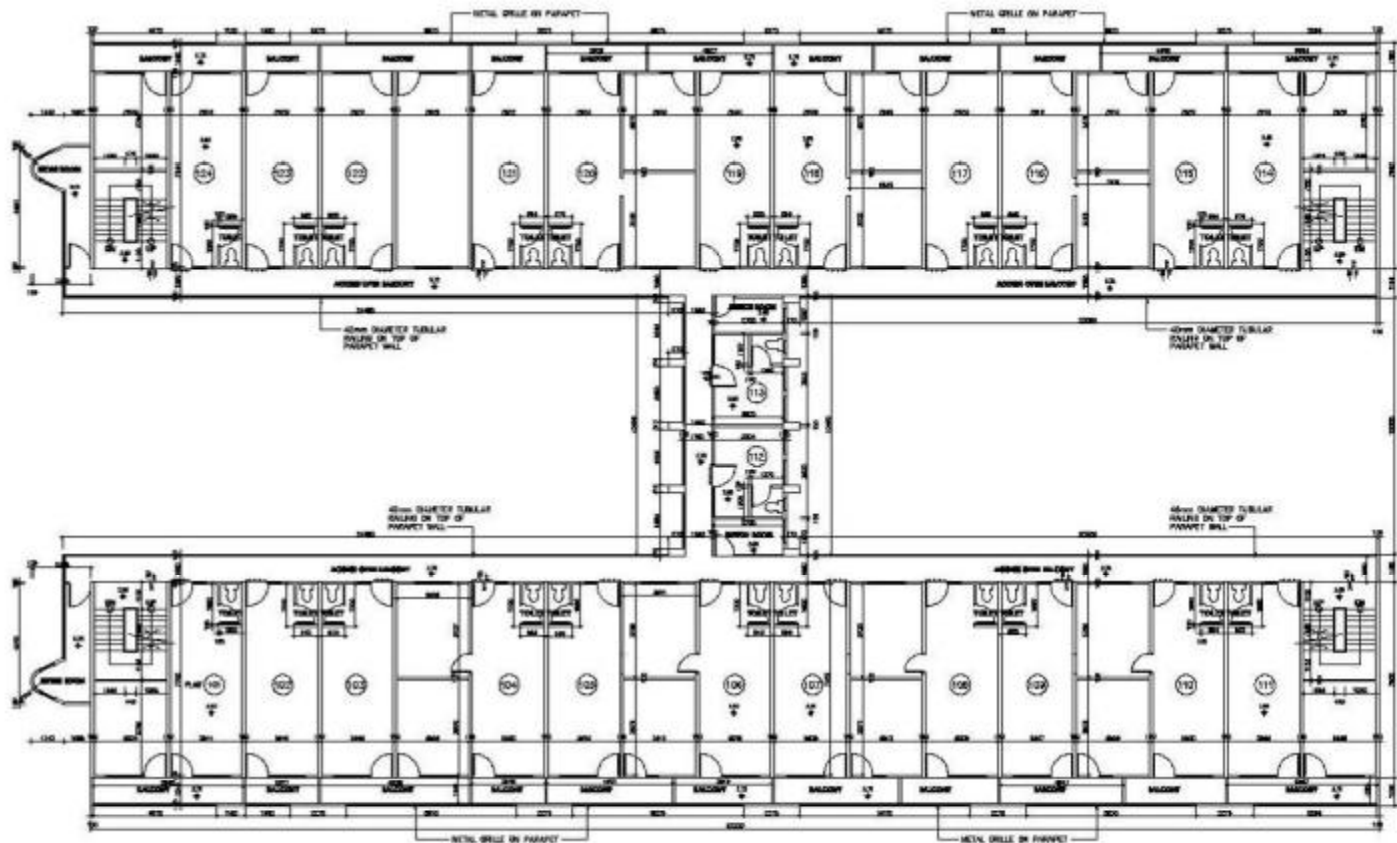
- ❑ The open access balcony –



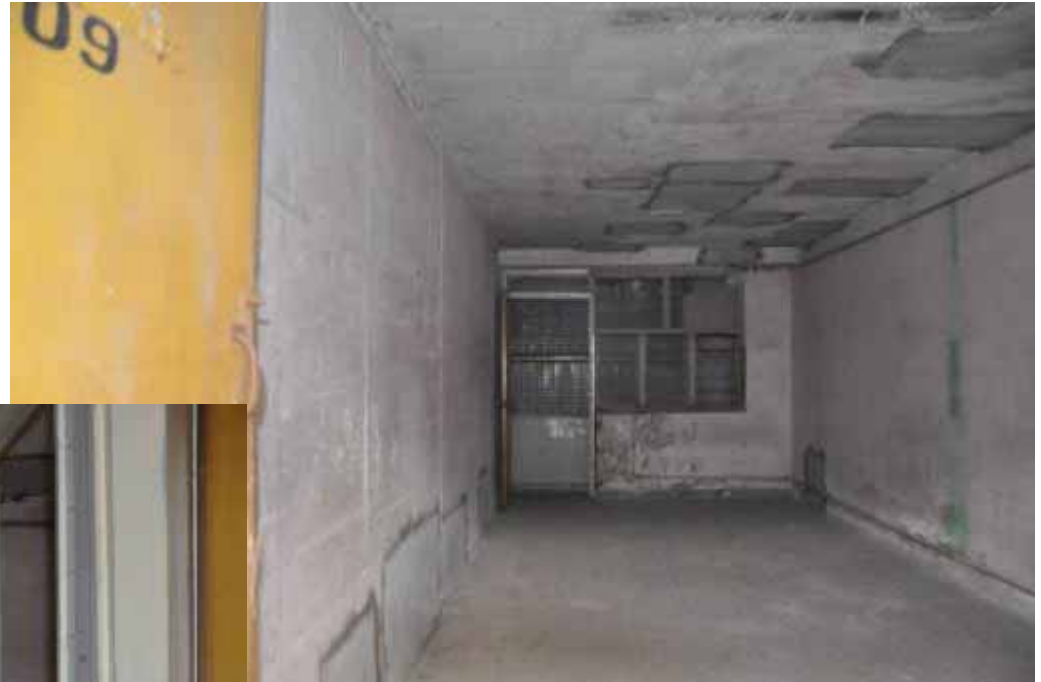
- ❑ From the structural investigation commissioned by A.S.D. in 2008. It depicted that –
 - original design live load of the public corridors at each floor was 2.9 kPa,
 - now it could only take 2.0 kPa, and
 - the loading requirements for corridor in the Buildings Ordinance is 3.0 kPa.
- ❑ The brick parapet wall could not satisfy the statutory requirements on lateral impacted load.

Existing Deficiency – the internal partitioned space

- ❑ First floor plan (Existing)

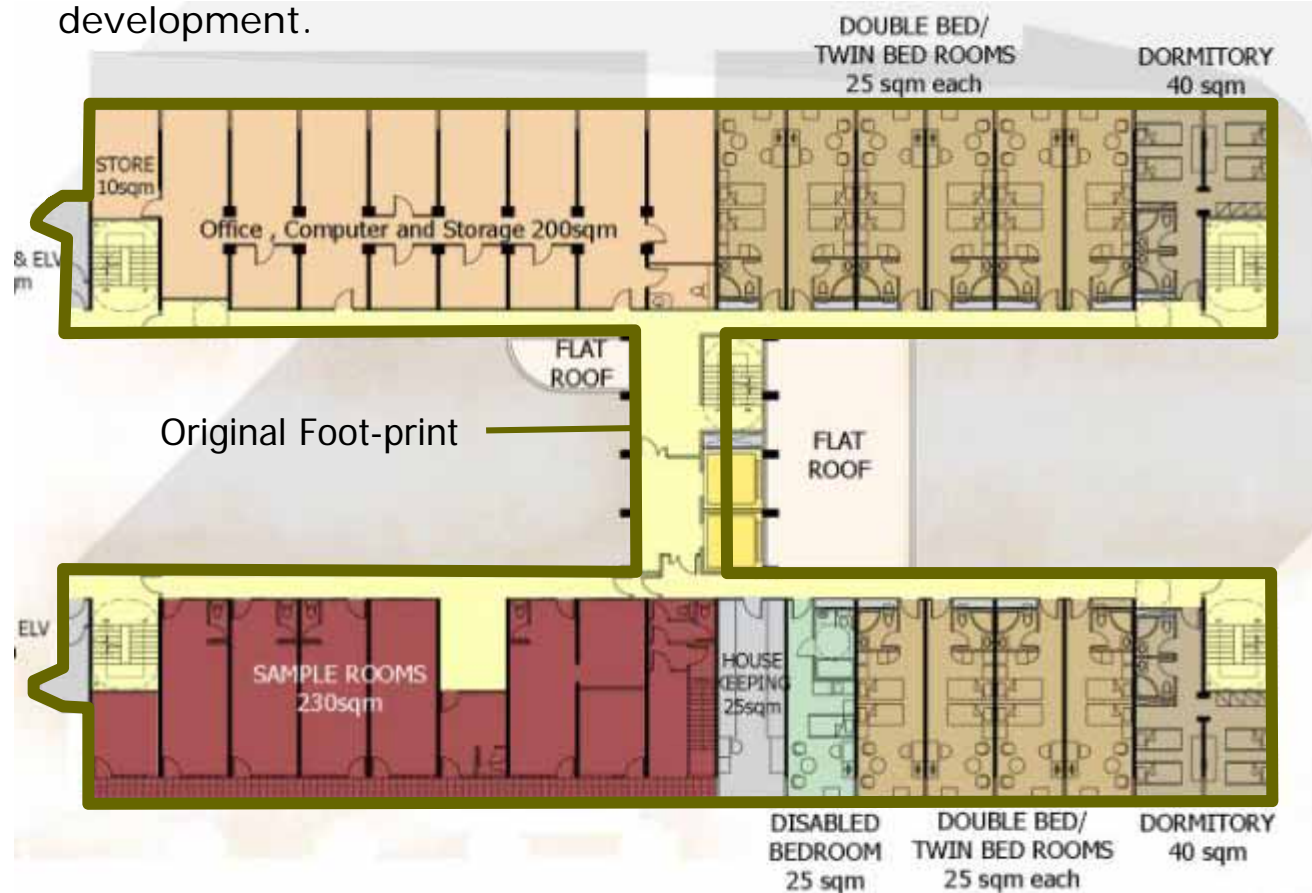


Existing Deficiency – the internal partitioned space



Re-construction of the central block

- The central block was needed to be re-constructed to cater for the new passenger lift and disabled and fireman lift. The area in front of the new lifts should be slightly enlarged to cater for visitors waiting and proper circulation. As such, the foot-print is slightly enlarged to accommodate the additional lifts and ancillary facilities for hostel development.



FIRST FLOOR PLAN

Structural strengthening proposals to the open access balcony

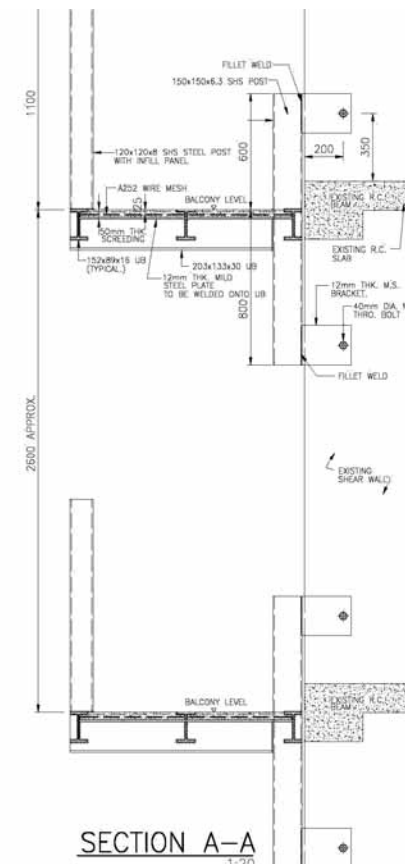
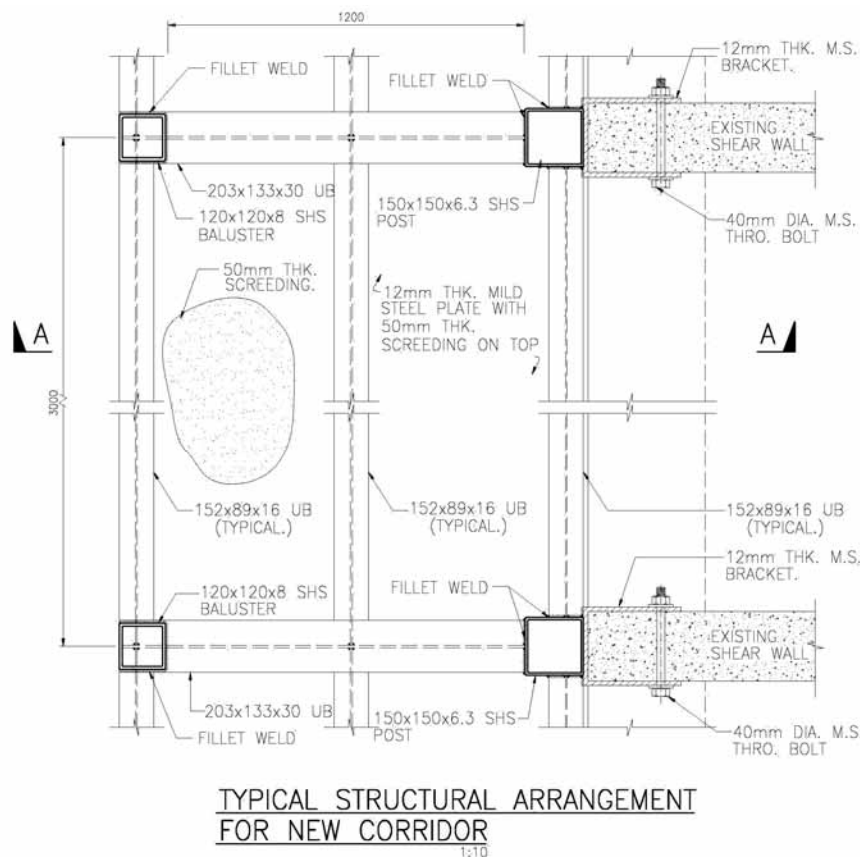
□ Proposals Studied–

- Replacement of the top surface concrete of the slab by high-performance concrete – may not be able to achieve the required loading.
- Addition of steel beams at the soffit of the slab – headroom reduced (existing headroom about 2.4 m. (8 feet)) and strengthening elements behind the existing brick parapet wall further reduced the statutorily required width of the means of escape.
- In conclusion, re-construction is needed.

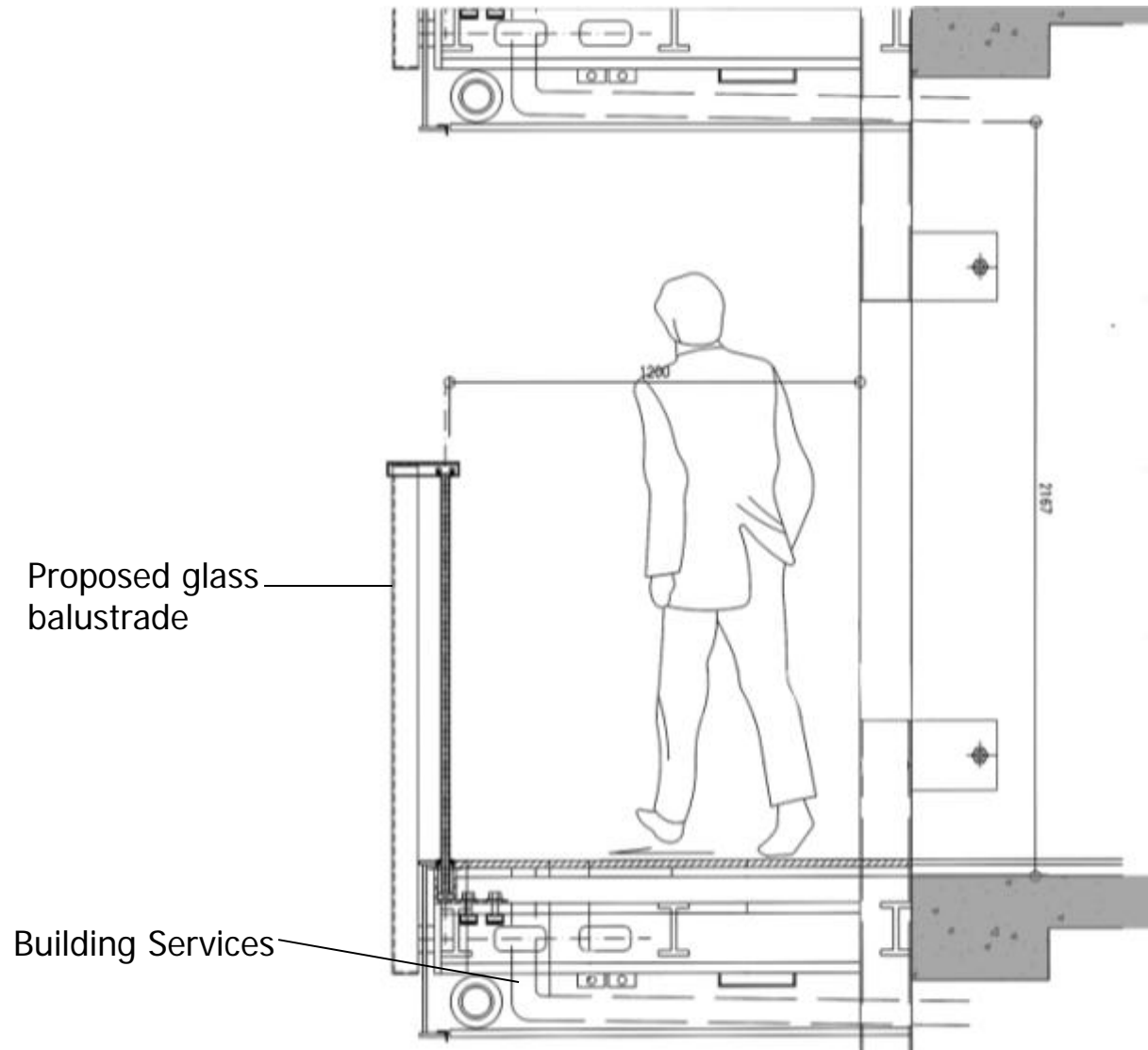
Re-construction of the open access balcony

■ Widening the Corridor

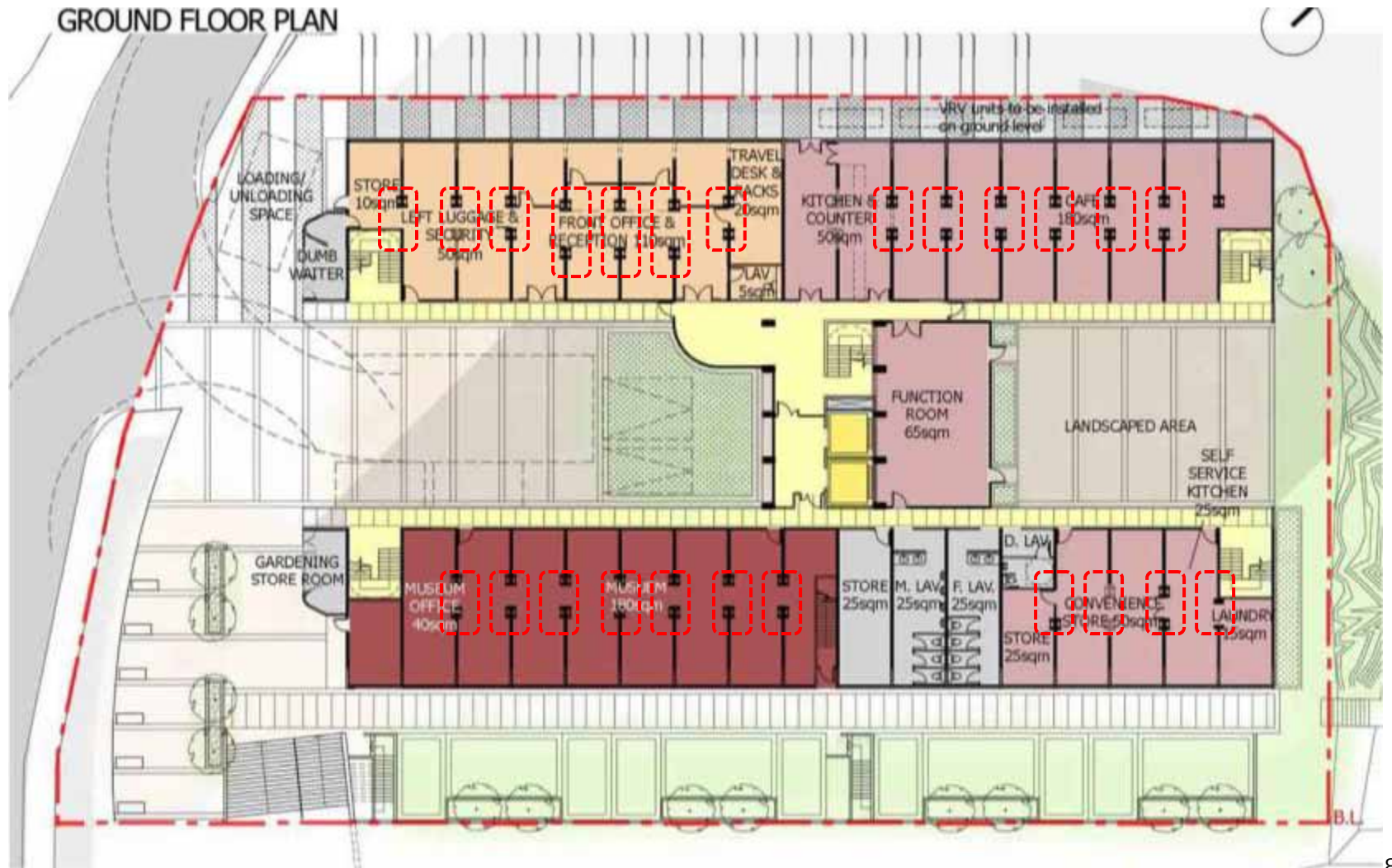
- Addition structural supports occupied the corridor space and thus the width is inadequate for Means of Escape.
- For better circulation for hotel development



Re-construction of the open access balcony



Necessity for forming new openings on the cross walls



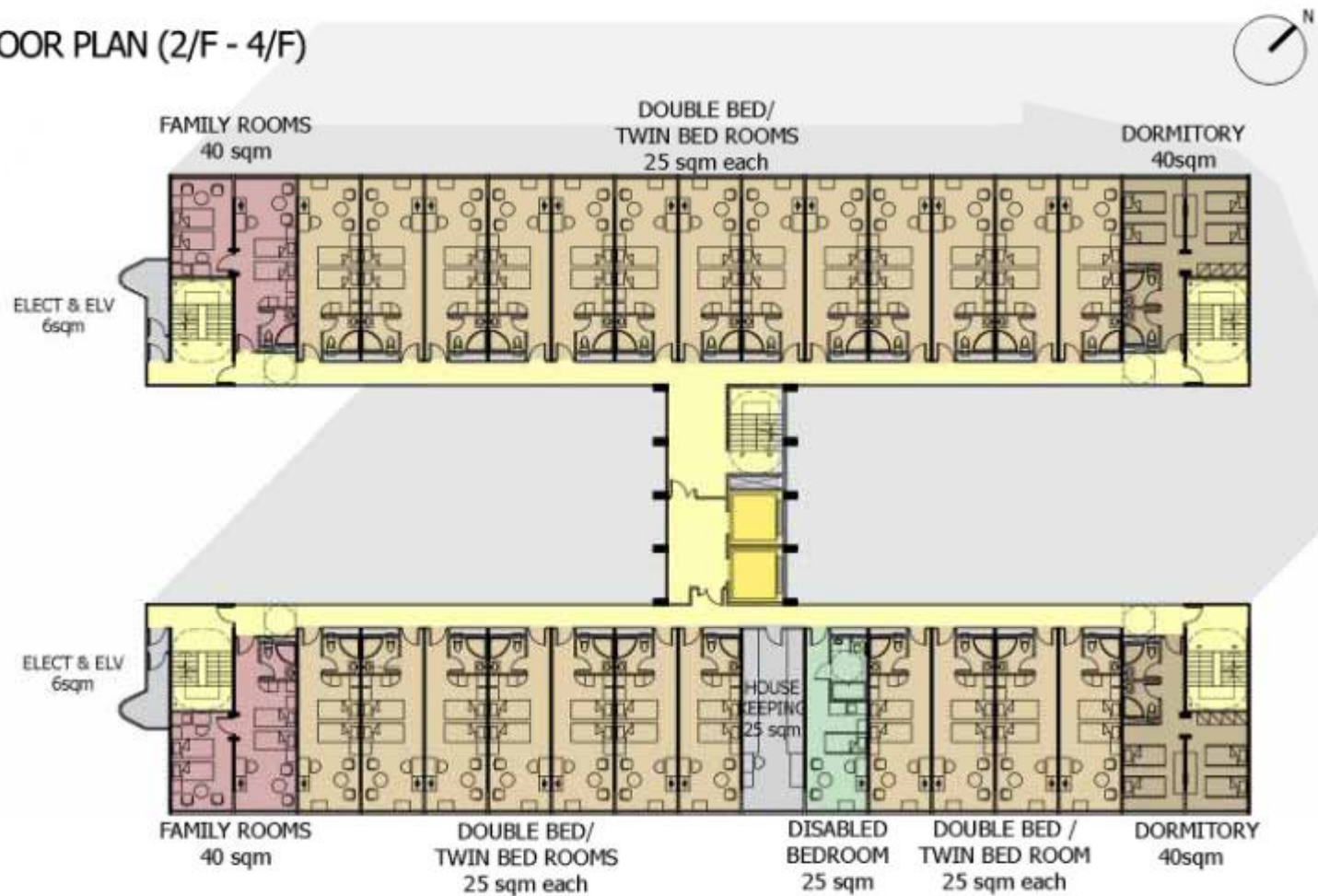
A hostel must have –

- ❑ Converting the original units at ground floor to –
 - Hostel reception and office (also at 1/f),
 - Ground floor common room (café),
 - Convenience store, and
 - Personal clothes washing (laundry).

- ❑ The above uses cannot be operated without forming opening for circulation at the internal wall partitions in between.

The room layout

TYPICAL FLOOR PLAN (2/F - 4/F)



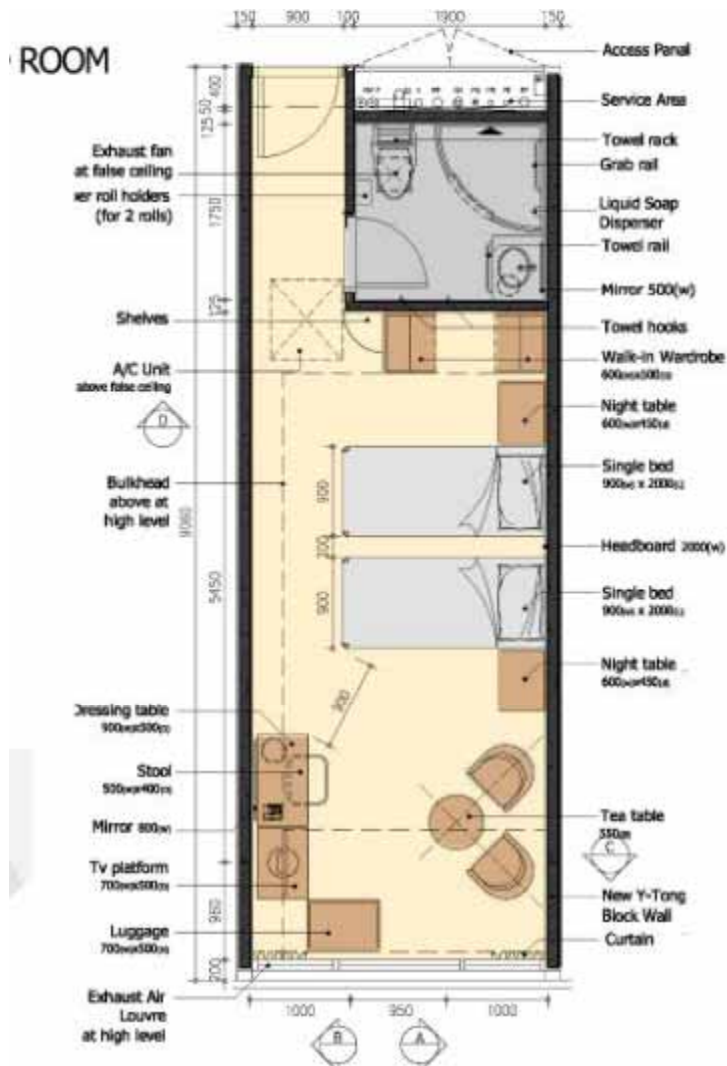
The twin bed room

- ❑ The size of the twin bed room is about 25 sq.m. (250 sq.ft.).
- ❑ So all internal space including the balcony has to be fully utilized.



SOUTH-EAST ELEVATION

Mei Ho House – the city hostel



- A total of not more than 129 rooms are proposed in the city hostel with sizes ranging from twin room to dormitories for up to 8 persons.
- Ancillary facilities such as multi-purpose function room, common room, convenience store and laundry are required for a proper hostel.

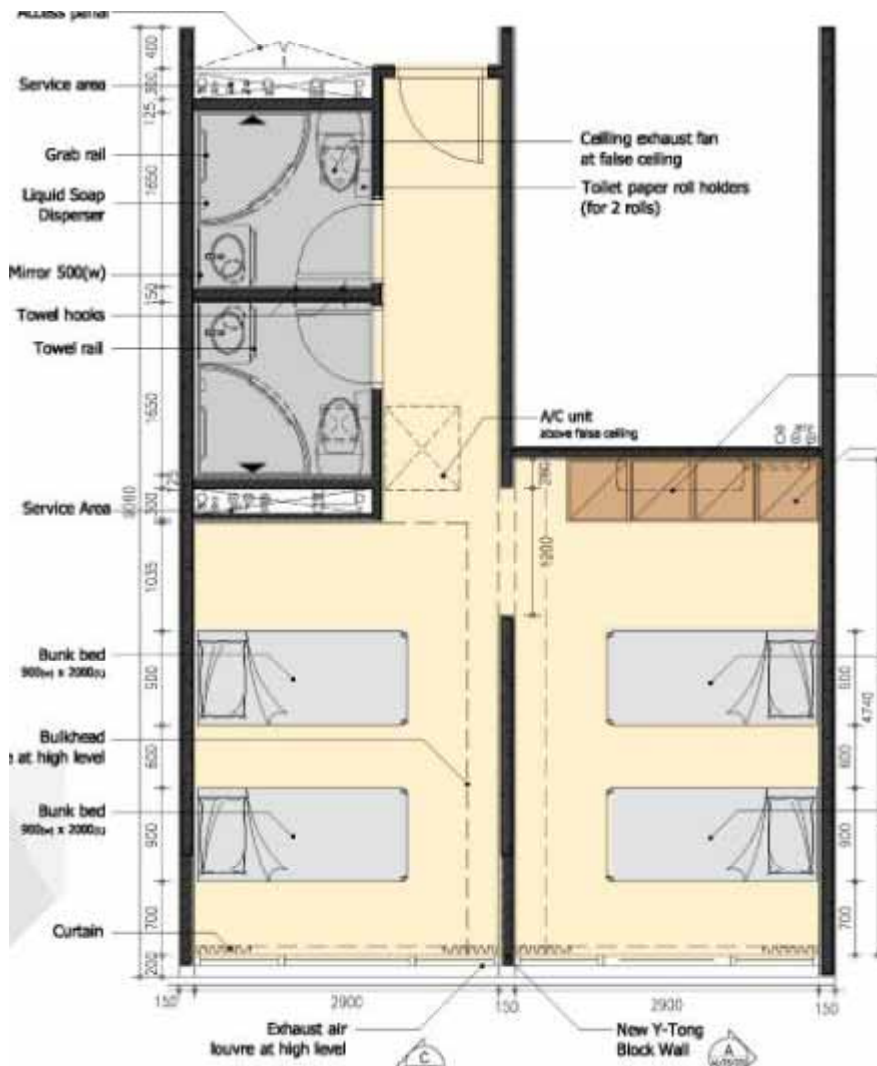
Mei Ho House – the city hostel

TWIN BED/DOUBLE BED ROOM



Mei Ho House – the city hostel

DORMITORY



FAMILY ROOM



The common room (café) at G/F– integrating interior with the courtyard

- ❑ A proper hostel cannot be operated without a proper multi-purpose function room – addition of a function room is needed.

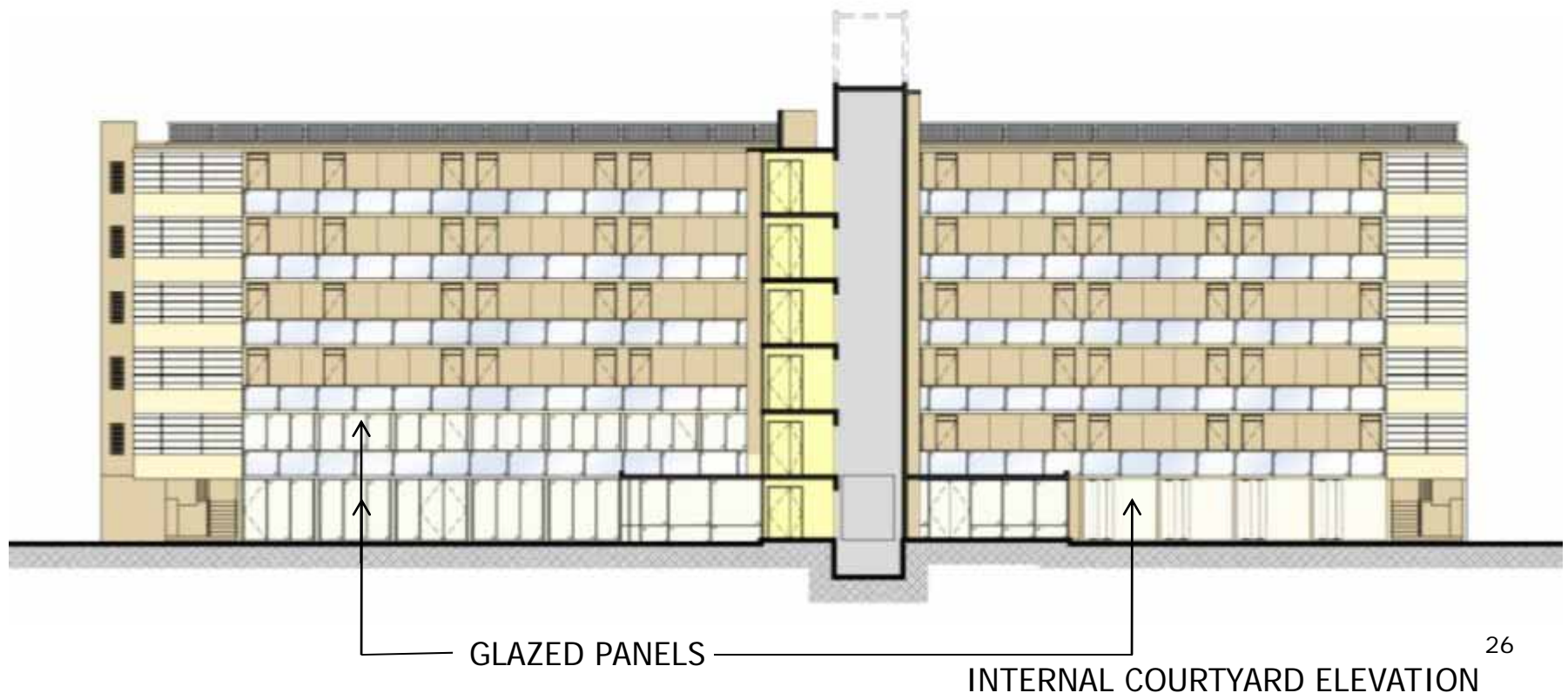


FUNCTION ROOM AT G/F



Opening up the ground floor walls

- Opening up the ground floor walls for entrance and better communications with the front and rear courtyards.



A weather-proof passage from reception to the lift

ENTRANCE (FRONT COURTYARD) AT G/F



An “Mei Ho House Livelihood Display Gallery (美荷樓生活館)”

Preliminary Layout:

Museum Layout Plan

G/F Mei Ho House Museum

Dimensions shown are in mm

Scale 1:100 (Do not take measurement direct from this drawing)

Date: 8 Feb 2010

- ① DOOR CONTACT (SECURITY)
- ② CCTV CAMERA (SECURITY)
- ③ 13A POWER POINT (LOCATIONS SUBJECT TO CHANGE)

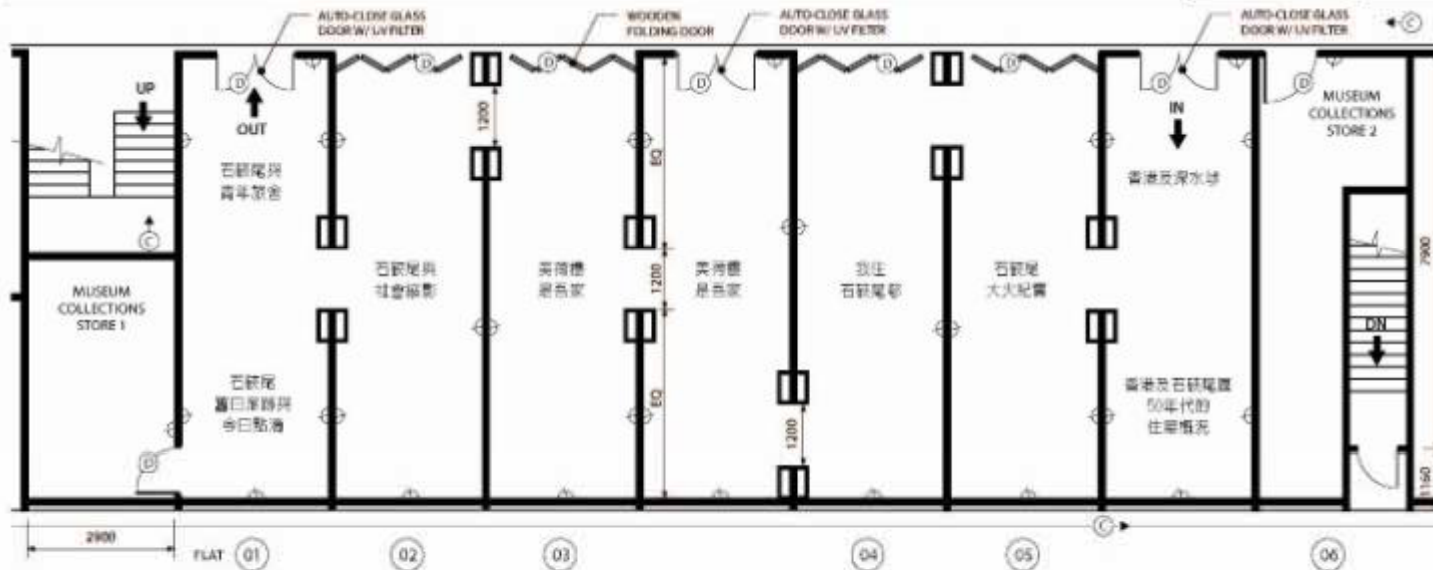
R.A. SPEAKERS TO BE ADVISED BY R.S. CONSULTANT

F.S. REQUIREMENT TO BE ADVISED BY CONSULTANT

FLOOR FINISH:

EXHIBITION AREA - HEAVY-DUTY CARPET TILE

COLLECTIONS STORES - VINYL FLOOR TILE



An “Mei Ho House Livelihood Display Gallery (美荷樓生活館)”

Preliminary Layout:

Museum Layout Plan

1/F Mei Ho House Museum

Dimensions shown are in mm

Scale 1:100 (Do not take measurement direct from this drawing)

Date: 8 Feb 2010

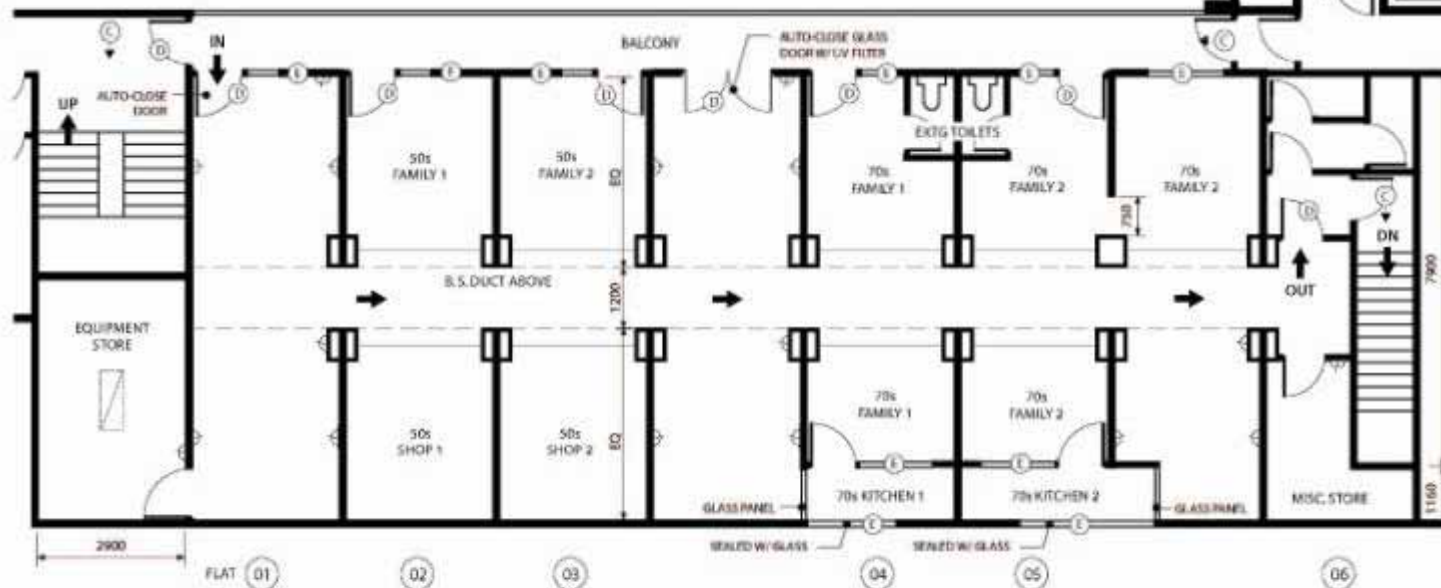
- Ⓔ EXISTING WALL / WINDOW / DOOR
- Ⓕ DOOR CONTACT (SECURITY)
- Ⓖ CCTV CAMERA (SECURITY)
- Ⓐ 13A POWER POINT (LOCATIONS SUBJECT TO CHANGE)

R.A. SPEAKERS TO BE ADVISED BY B.S. CONSULTANT

F.S. REQUIREMENT TO BE ADVISED BY CONSULTANT

ADDITIONAL B.S. PROVISIONS SHOULD BE AVOIDED ON THE CEILING OF FAMILY FLATS & SHOPS. EXISTING POWER POINTS & LIGHT SWITCHES SHALL BE RETAINED & MADE GOOD FOR PERIOD LAMPS INSTALL BY EXHIBIT FABRICATOR.

FLOOR FINISH:
 50s FAMILIES & SHOPS - CONCRETE
 70s FAMILIES - OLD FASHIONED VINYL FLOOR TILE
 BALCONY & 70s KITCHEN - RETAIN / CONCRETE
 STORES - VINYL FLOOR TILE
 OTHER EXHIBITION AREAS SHALL BE HEAVY-DUTY CARPET TILE



Mei Ho House as the City Hostel and a new cultural landmark

