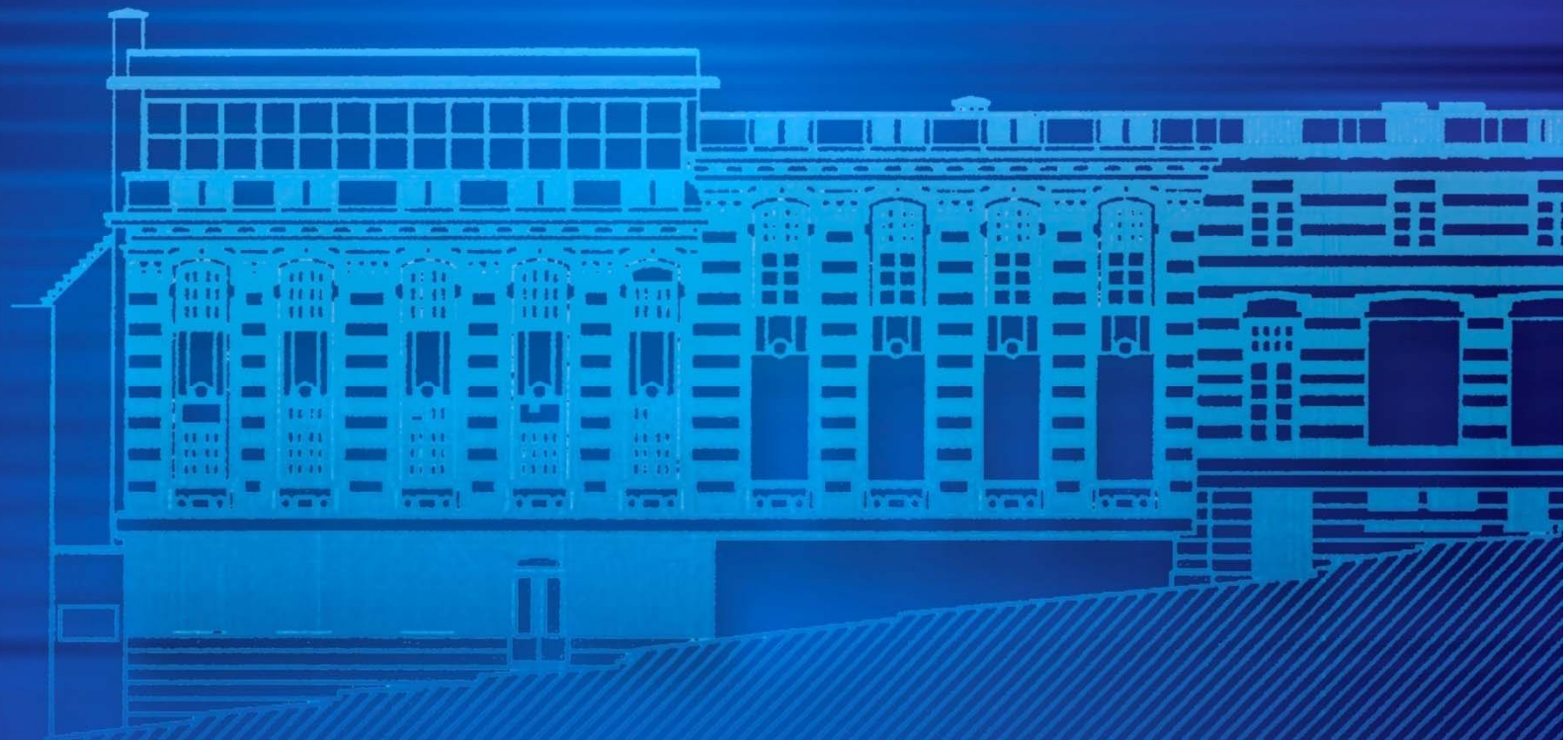


# RENOVATION OF THE FRINGE CLUB

Presentation by The Fringe Club

16 April 2010



# History of the building

- Built in c. 1890 by The Dairy Farm Company
- **Many subsequent major alterations** to meet their operational needs:
  - Façades
  - Interior space allocation
  - Roofs
  - Floors

# 1890 Original Neo-classical style





# 1916 v Current day



1. Neo-classical style with plain coloured wall
2. Timber tiled roofs
3. Arch windows & verandahs

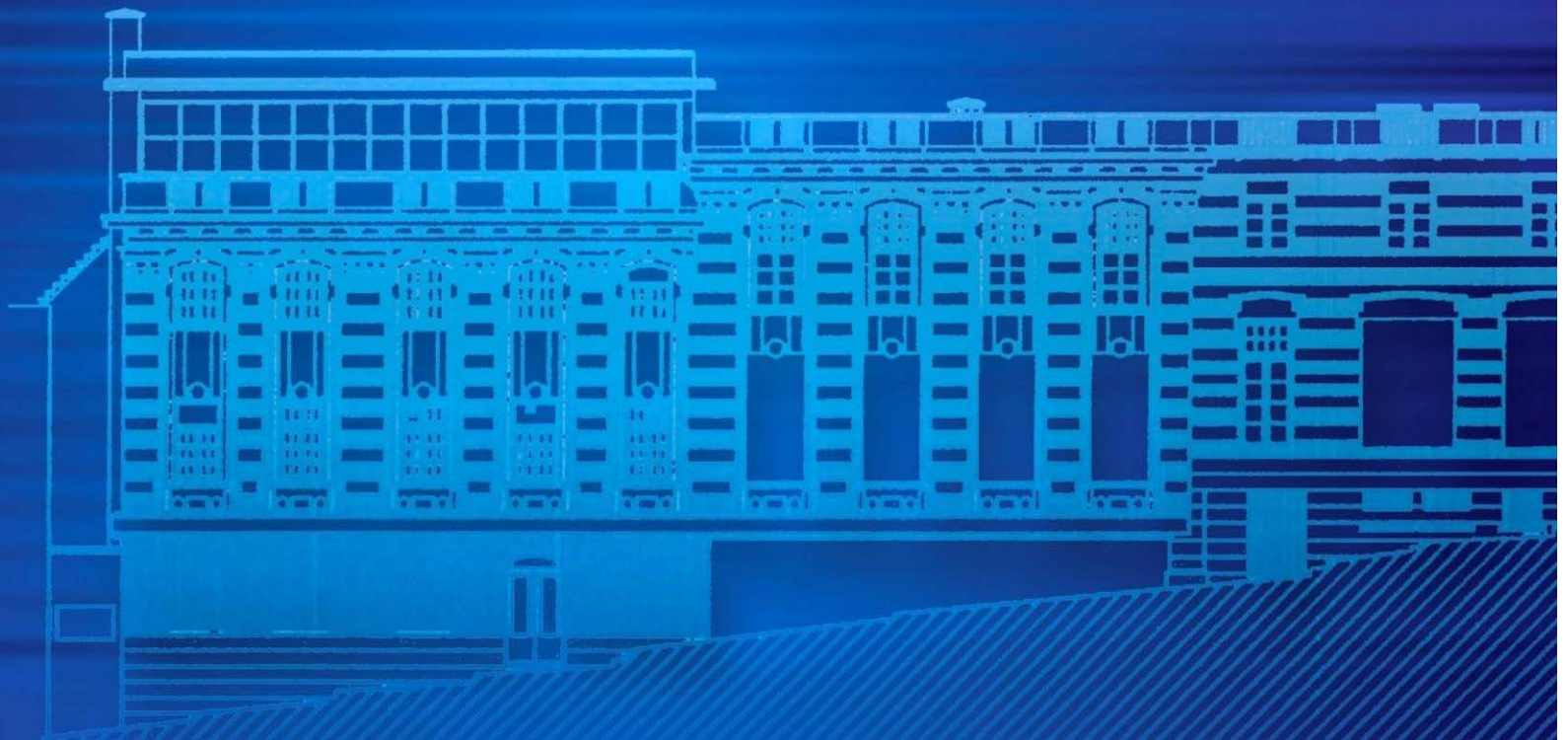
1. Bandaged brick work walls
2. Concrete flat roofs
3. Present arch windows are different from those of 1916

# 1970s

## Transition

- Dairy Farm moved out in early 1970s
- Building left unoccupied and derelict
- Fringe Club moved in, in Dec 1983

# FRINGE CLUB HISTORY



# Fringe Club adaptive reuse:

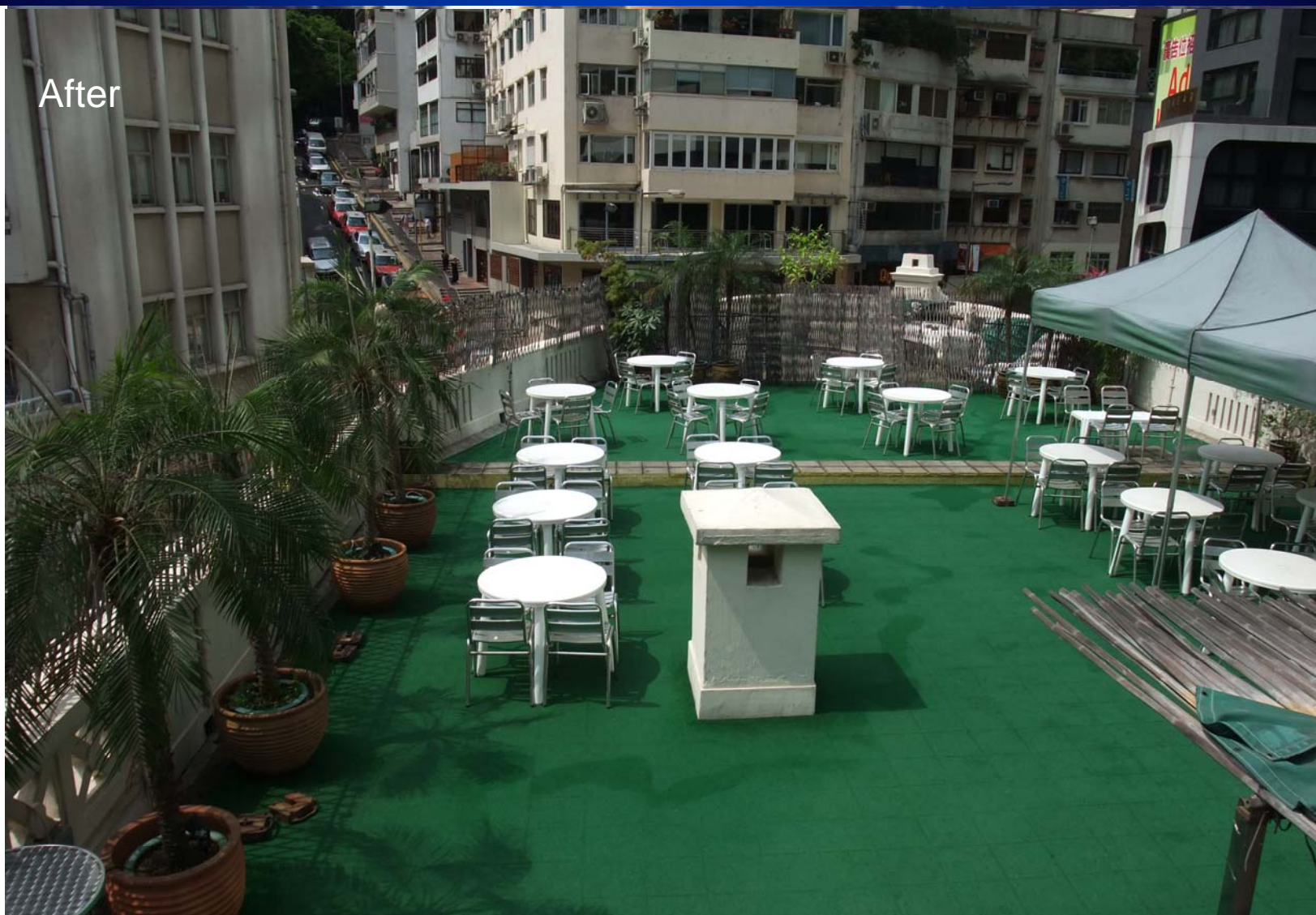
From cold storage warehouse to Contemporary Arts Space

- **More than 10 stages** of major repairs and facility installations over the past 26 years
- Using funds earned and raised
- Transformed into the current contemporary arts space
- Fringe has become an **intangible cultural heritage asset**
- Recognised as a **successful model for adaptive re-use** of old buildings



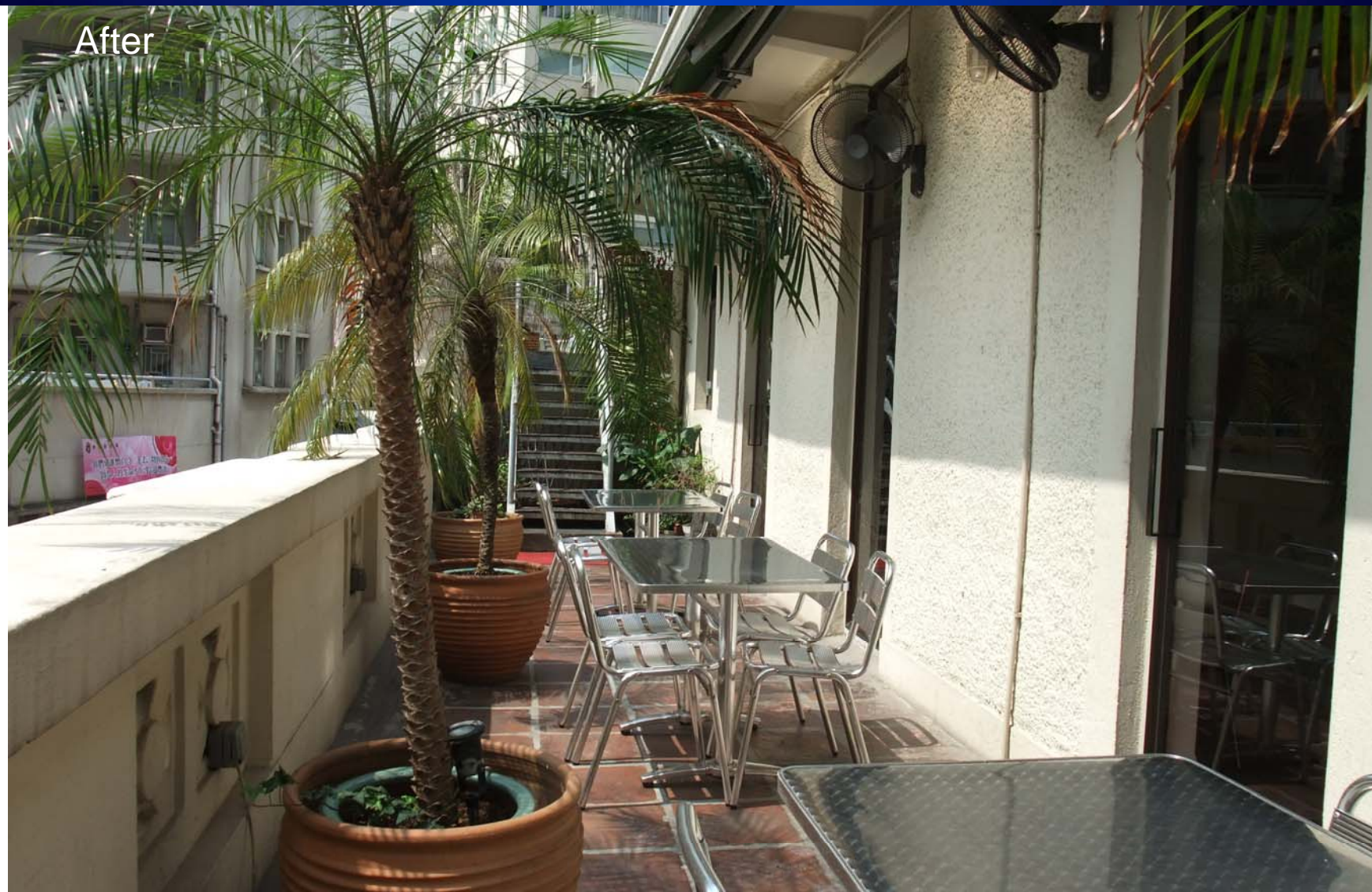
# Before and After Repairs

After

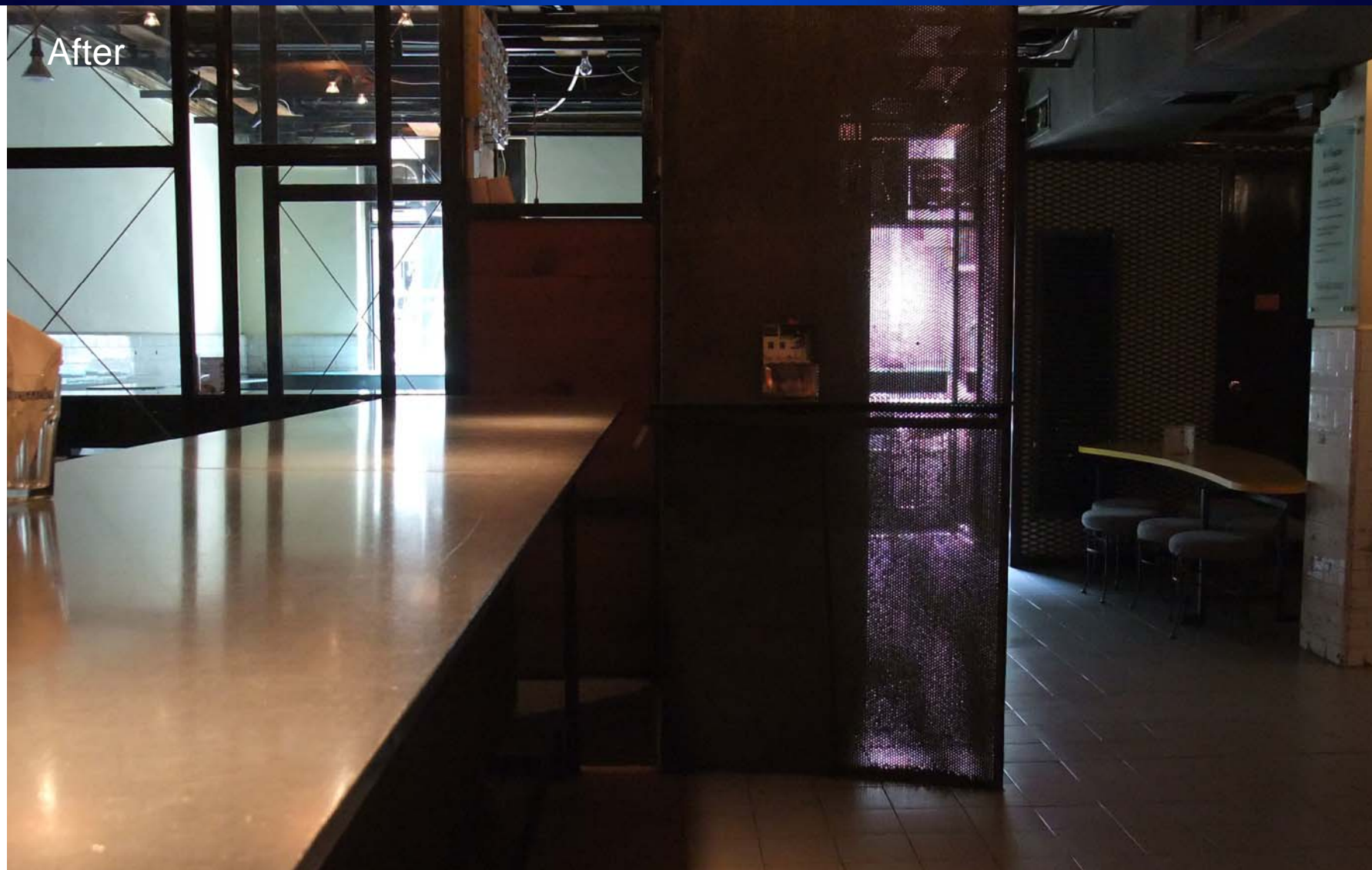




# Before and After Repairs



# Before and After Repairs





# Before and After Repairs

After





# Facilities Installed

- 2 Studio Theatres
- 3 Exhibition Spaces
- A Rehearsal room
- F&B facilities – restaurant, bar & café, roof garden
- Offices
- Front-of-house ticketing & reception

# Intangible Cultural Heritage Assets

- From 1984 – 2010 (26 year span):

**27** festivals

**8,000** stage performances

**1,370** exhibitions

**1,800** live band shows

**3,200** community outreach events

**60** artist residencies

**20** productions

**55** tours in **13** cities

# Intangible Cultural Heritage Assets

- From 1984 – 2010 (26 year span):

**Launched careers of many artists, among them:**

Theatre: Philip Fok, Jim Chim, Anthony Wong,  
Tang Shu Wing

Music: Wong Kar Kui, Pong Nan, Elaine Liu, Amabel Liu,  
Eugene Pao, Taka Hirohama

Dance: Andy Wong, Abby Chan, Yeung Wai May

Visual Arts: Wong Shun Kit, John Fung, Movana Chen, etc.



# Intangible Cultural Heritage Assets

- From 1984 – 2010 (26 year span):

## **Cultural exchange Memorandum of Understanding between Hong Kong and:**

- Ho Chi Min City / Seoul / Singapore

## **Spotlight cities**

- Melbourne / San Francisco / Honolulu / Bergen / Vienna / Kaiping / Guangzhou

# Intangible Cultural Heritage Assets

- From 1984 – 2010 (26 year span):

## **Artists-in-residency**

- Adelaide / Melbourne / Sydney / Taipei /  
Kaohsiung / Shantou / Guangzhou /  
Shanghai / Singapore

# Intangible Cultural Heritage Assets

## Community Heritage Award 2001

- *Antiquities & Monuments Board*



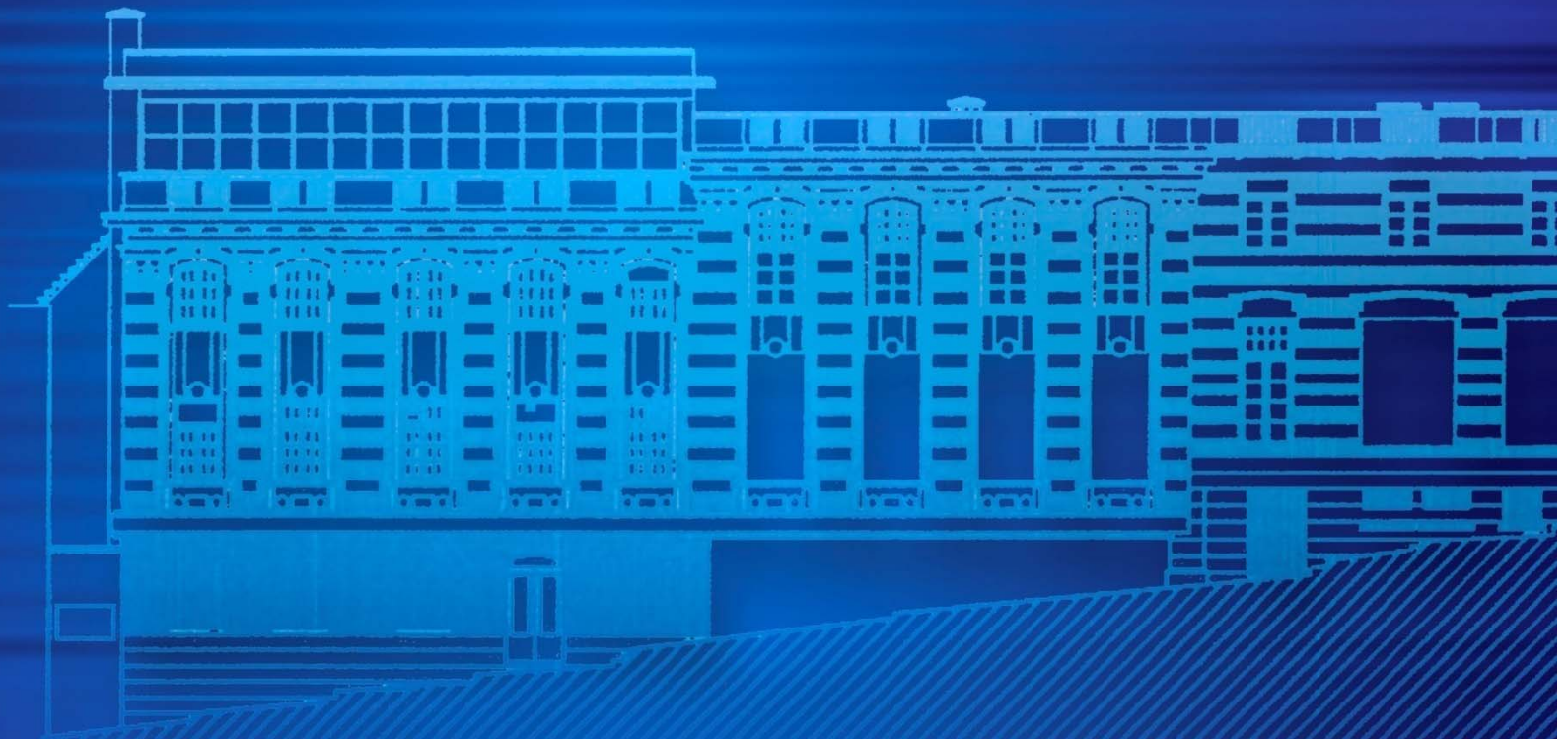
“The outstanding conversion of a cold storage warehouse into a contemporary arts space successfully demonstrates creative and effective adaptive reuse of historical building. The restoration is a long-term and difficult endeavor which has taken place for eighteen years with much effort and patience devoted to the worthy cause...”



# Intangible Cultural Heritage Assets

- In 2006, Fringe was selected by the Chief Executive as his Community Project
- Confirmed funding from Jockey Club to:
  - Comply with statutory requirements on **fire & building safety**
  - Restore **heritage features**
  - Meet **operational needs**

# PROPOSED CHANGES



# Summary - Conservation Requirements

- Retain and restore character defining elements
- Restore window frames, shutters & doors
- Relocate air-condition and ventilation units from external walls and above main entrance
- Reopening blocked windows, resulting in relocation of G/F theatre
- Restore original tiled floor



# Retention of Character Defining Elements: Polychromy

The Fringe Club building façade showing the character defining elements;

The **polychromy**, on the southern building and structural **polychromy** on the remaining buildings.



# Conservation: Cabaret Theatre



- Maintaining façade
- Opening up original shop windows
- Retain encaustic floor tiles

# List of Statutory requirements

1. 2 exits from each storey
2. Structural justification
3. Air-conditioners projecting more than 450mm to be removed
4. 50% of windows to be openable
5. Sprinkler system
6. Complying ventilation & A/C system
7. Upgrade staircase enclosure
8. Upgrade staircase widths
9. Enclose electrical equipment with fire resisting construction
10. Upgrade fire resisting construction and fire compartments
11. Grease traps for Kitchens
12. Additional toilets
13. Upgrade Building 2 roof for Means of Escape and existing roof garden.

# Summary - Statutory Requirements

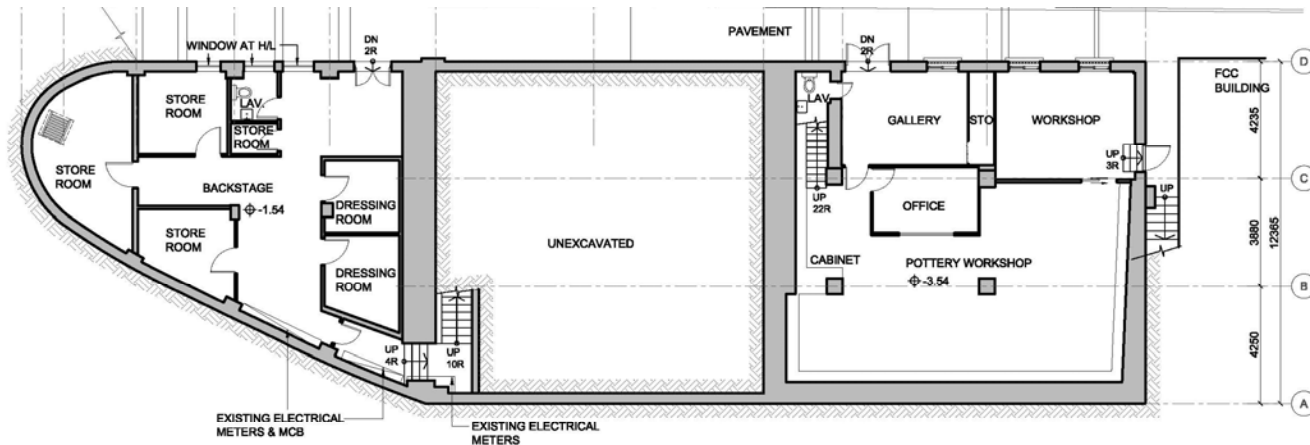
- Additional Staircases
- Means of escape enhancements
- Additional toilets
- Smoke lobbies
- Fire sprinklers



**8% loss of total  
Floor Area**

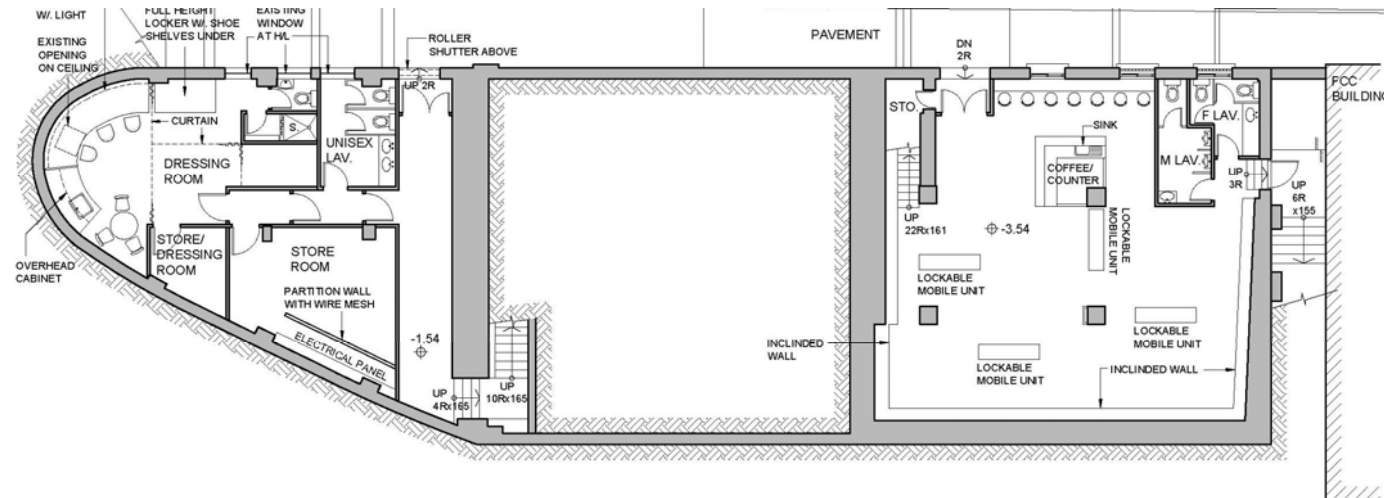


# LG/F Layout Plan



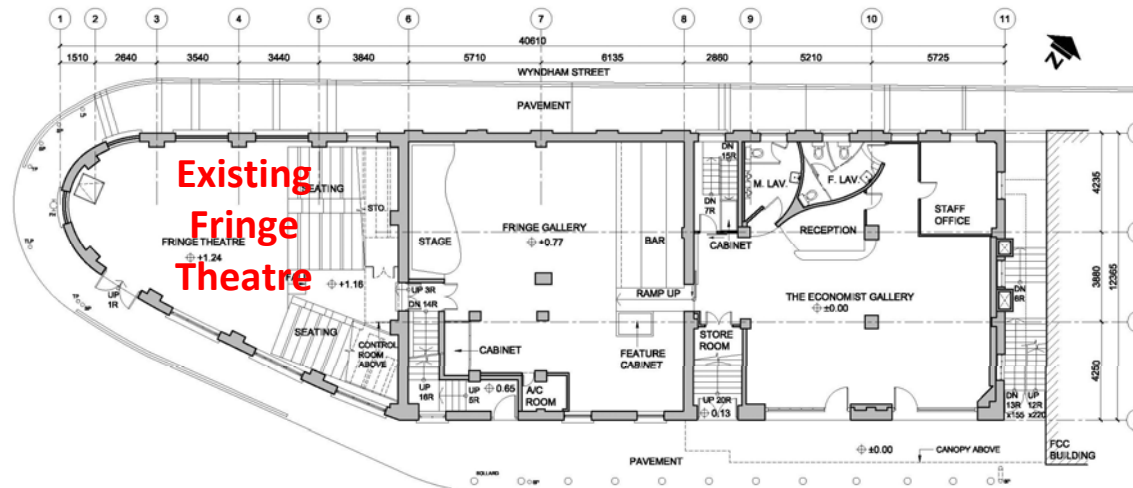
**Before**

**No major structural interventions**

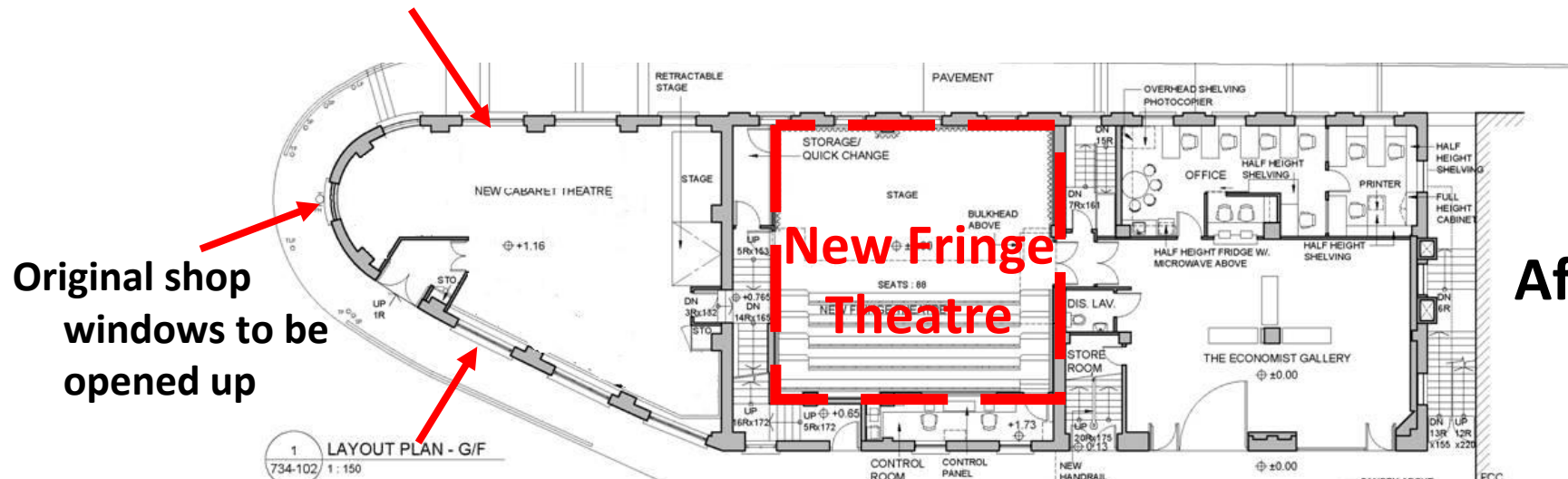


**After**

# Relocating the G/F theatre



Before

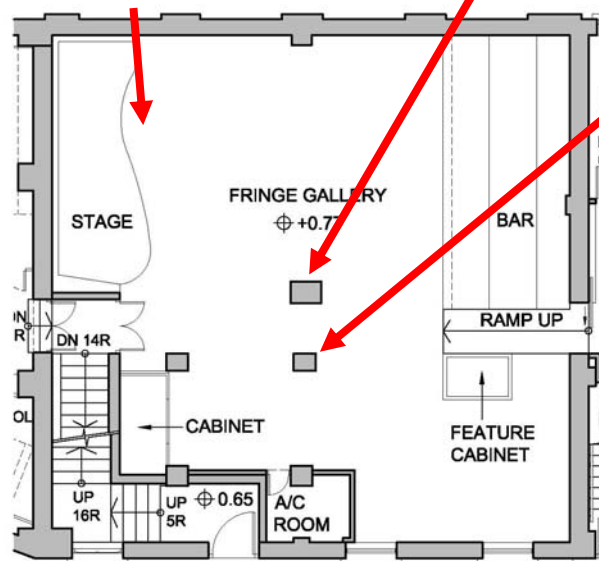


After

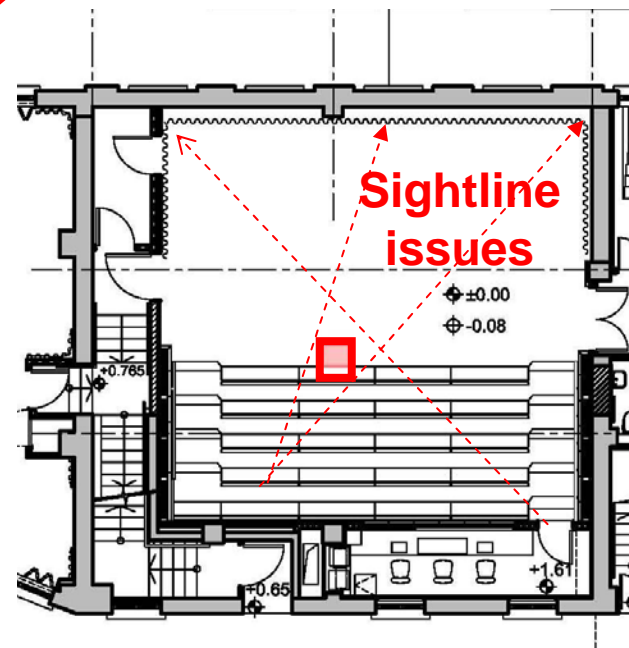
# Relocating the G/F theatre

To relocate, the following works are required:

- Remove two minor non-structural columns
- Remove central load-bearing column
- Lower floor

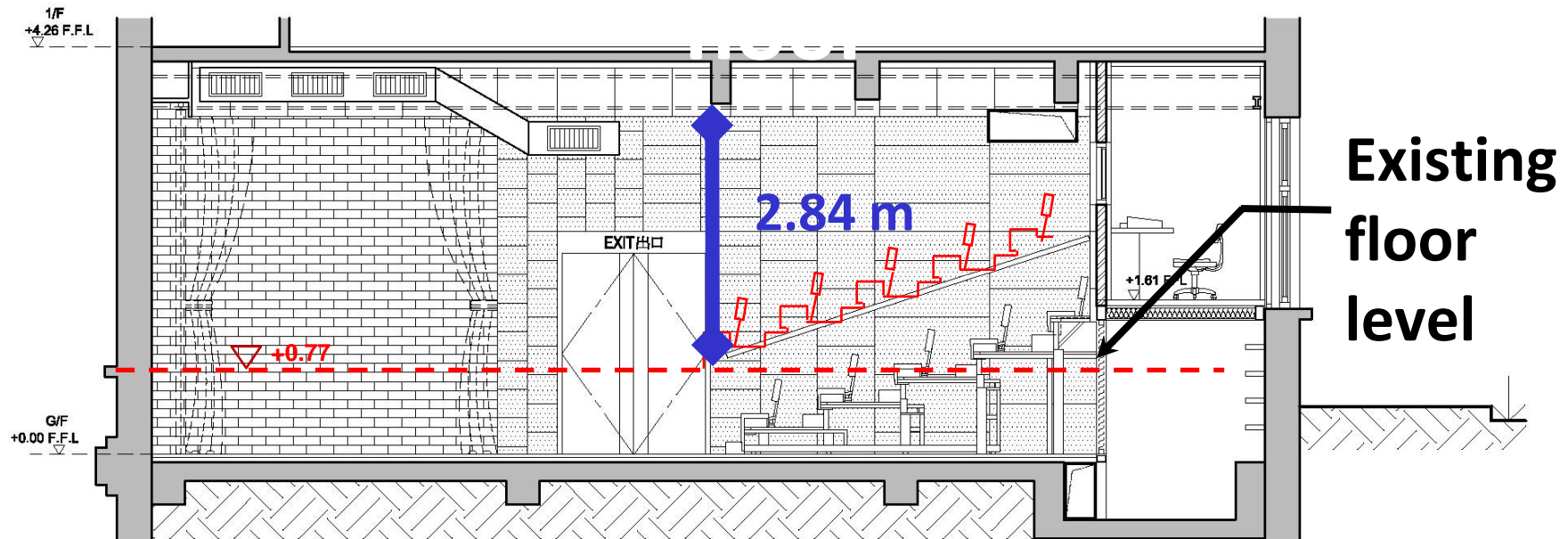


Before



After

# Relocating the G/F theatre – Lower

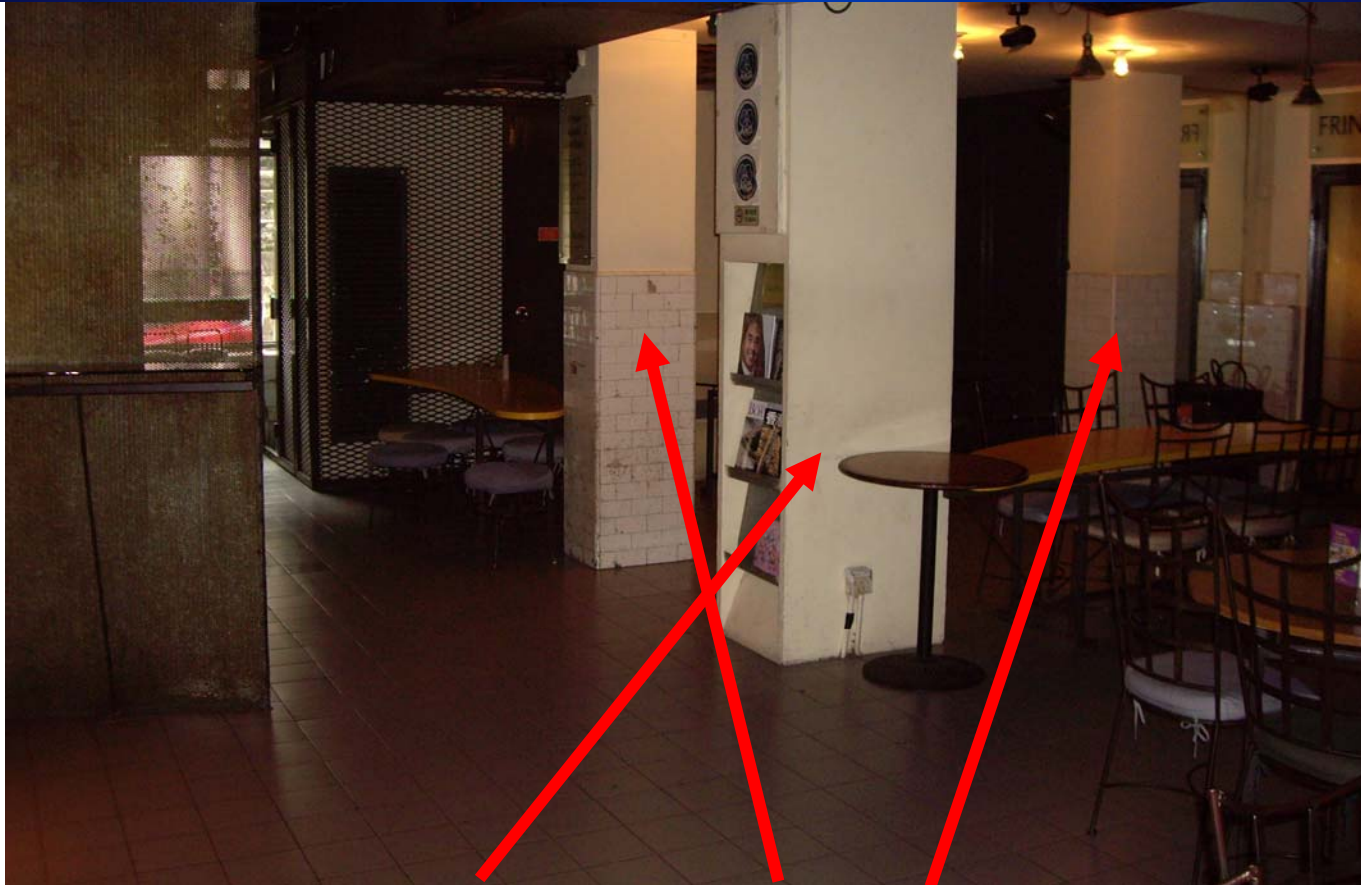


If floor is not lowered, **insufficient headroom for**

- Installation of theatre equipment
- Seating & control room
- Lighting & air conditioning etc.



# Relocating the G/F theatre – Remove Columns



Currently, there are **serious sightline issues** including one central column and two non-structural columns that obstruct vision from major areas of the room.

# Relocating the G/F theatre

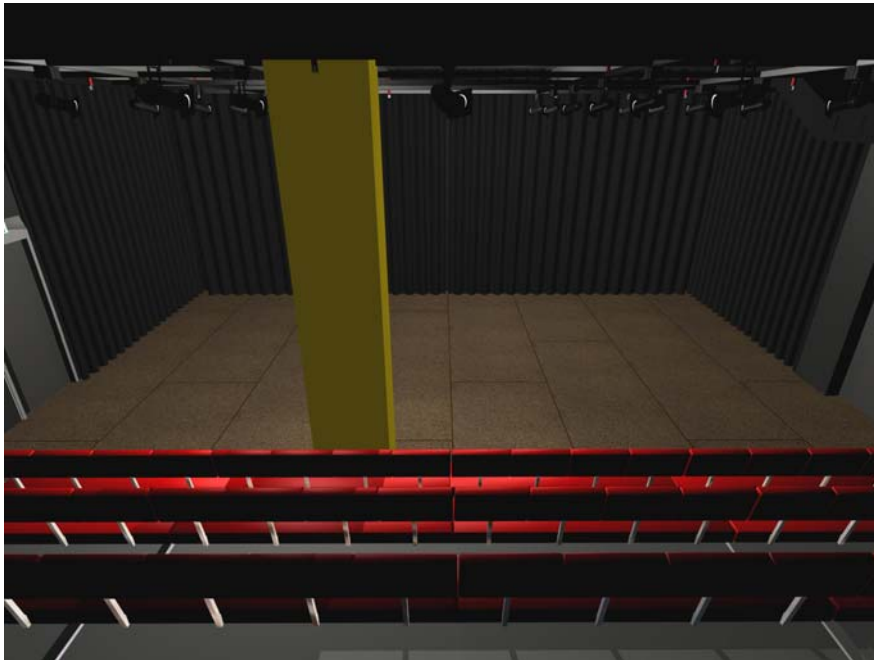


**With column**

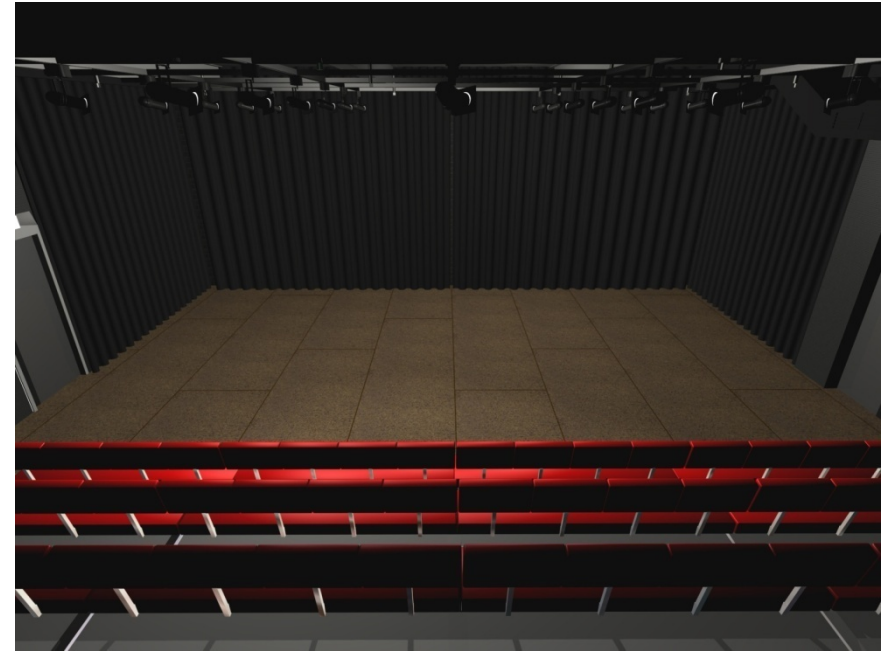


**With column  
removed**

# Relocating the G/F theatre



**With column**



**With column  
removed**

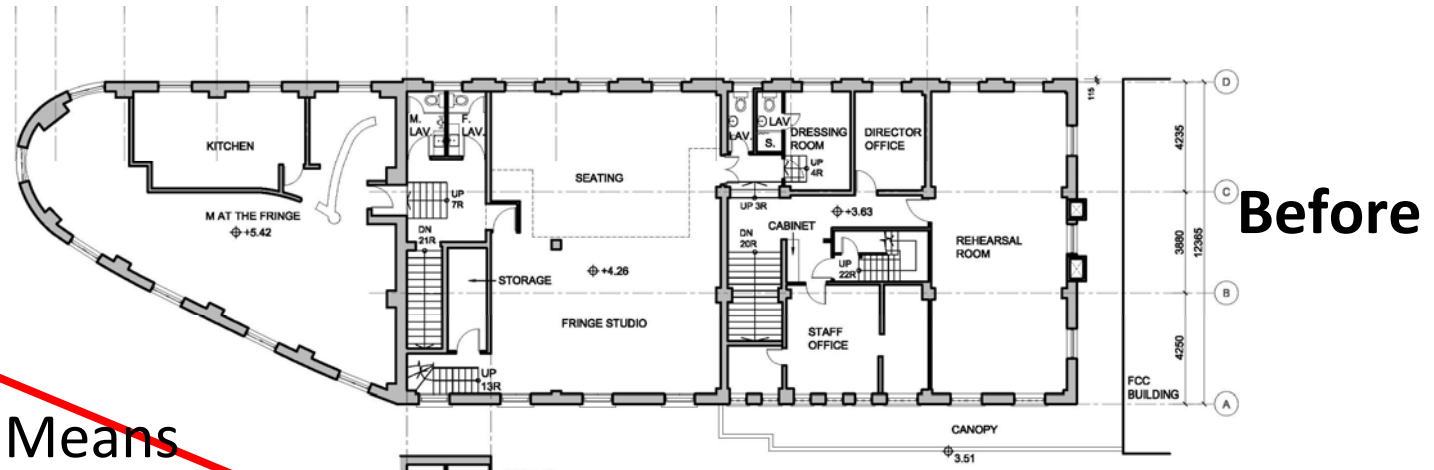
# 1/F Studio

## Statutory requirements:

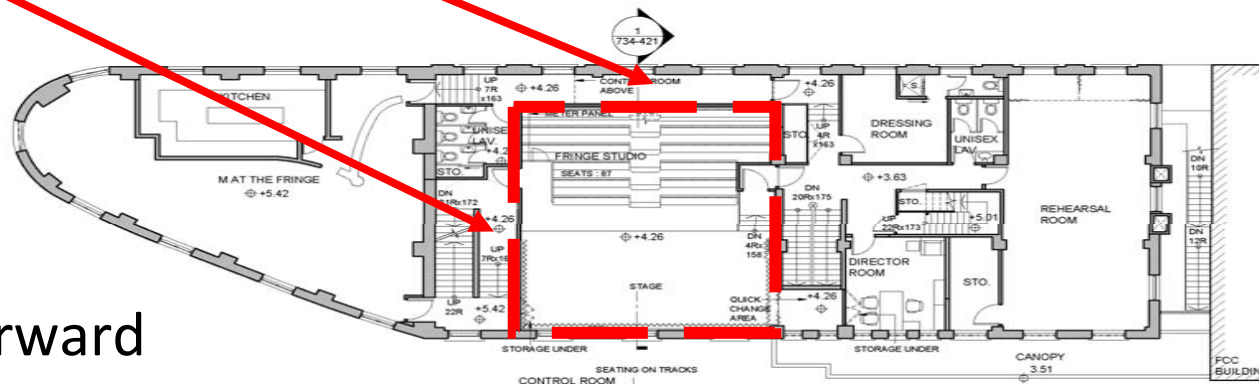
- Add corridor & staircase for Means of Escape

## Operational requirements:

- Shift seats forward
- Remove column



Before



After



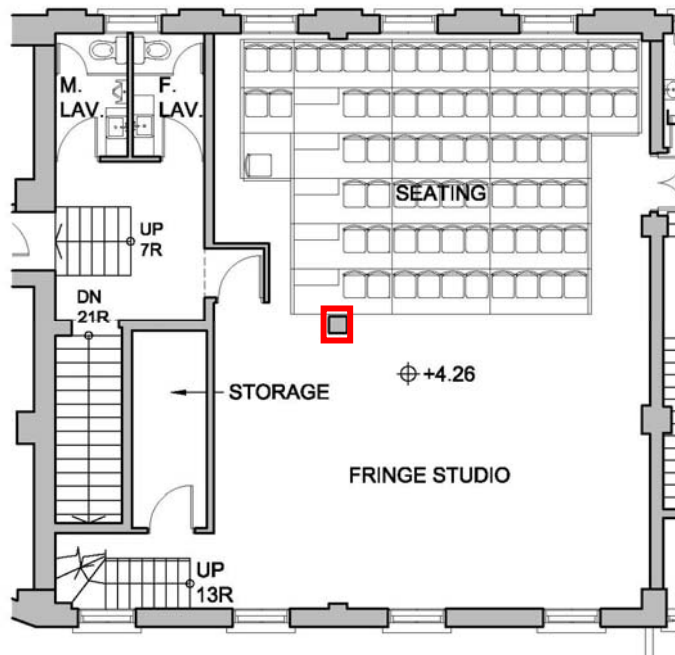
# 1/F Studio Operational Requirements



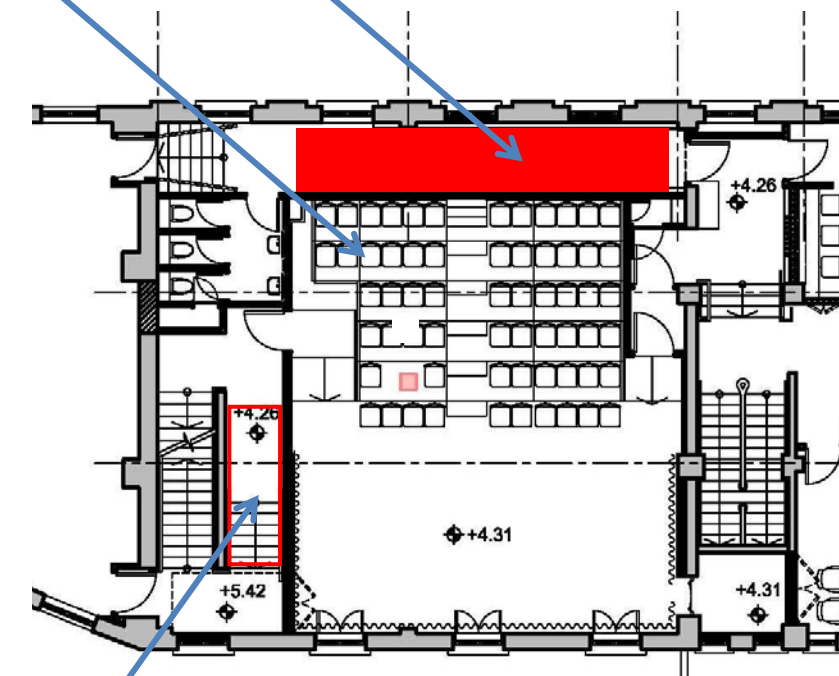
The 1/F Studio central column has been **obstructing the sightline** from the seating to the stage right.

# 1/F Studio Operational Requirements

- New means of escape corridor, **lose 20% of floor area**
- Seats have to be moved forward



**Existing**



**New  
staircase**

**Proposed**

# Refurbishment of 1/F Studio



**With column**

Column in seats



**Column Removed**

# Operational Requirement: Strengthen Roof

Roof needs to be strengthened for:

- Retention of roof garden use
- Removal of central columns

2 Options for roof strengthening:

- 1. New beams** – Proposed by RSE, approved by Building Authority
- 2. Internal Frame** – Reviewed by FC but initially rejected because of Internal layout and cost



## Roof Strengthening: Option 1

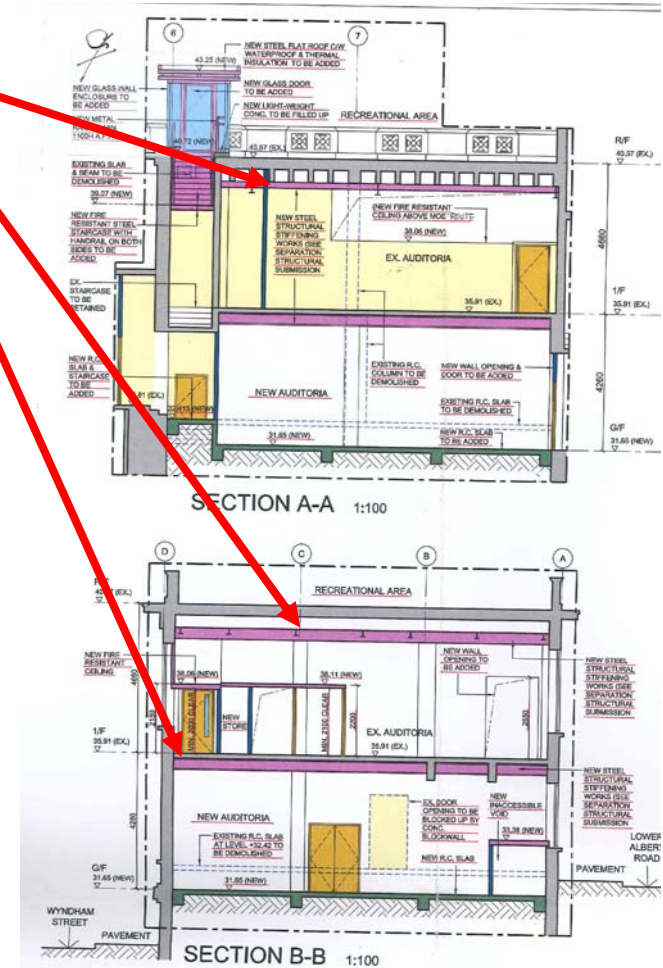
## New beams

## Pros

- Cheaper and quicker
- Saves critical floor space; 28% already used for additional statutory requirements.
- Cleaner interior layout

## Cons

- Causing interventions by the bedding of the beams into the existing walls of the building
- Not supported by AMO



# General Building Plan

(approved by Buildings Department)

# Roof Strengthening: Option 2

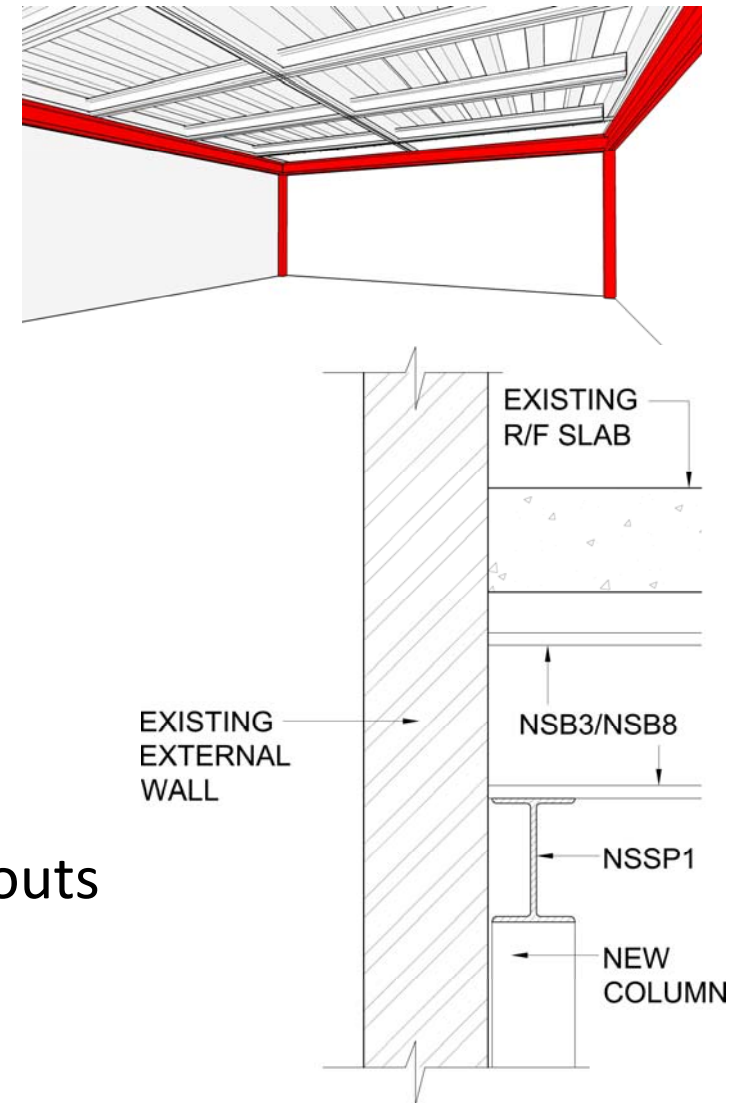
## 1/F & G/F Internal Frame

### Pros

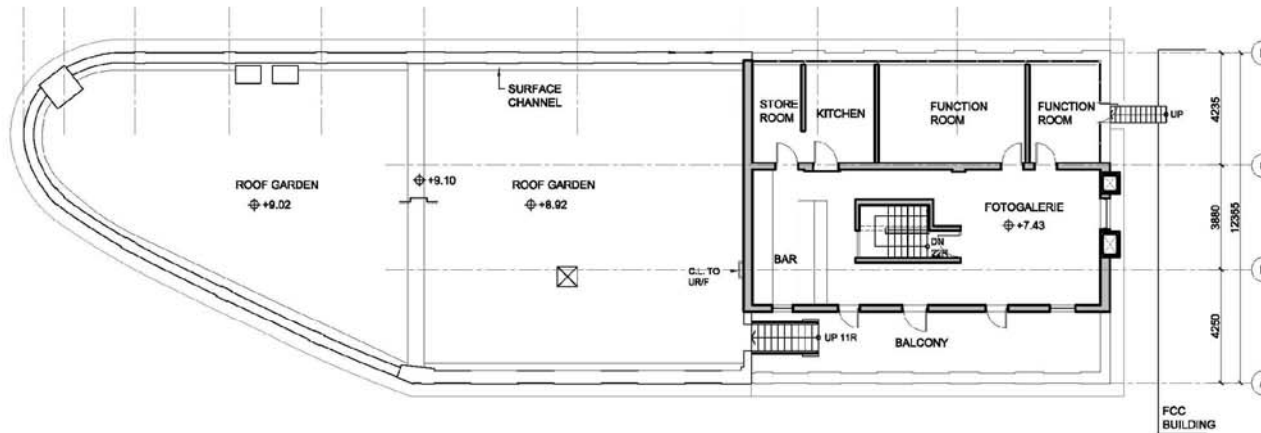
- No embedment into the walls
- Probable support of AMO

### Cons

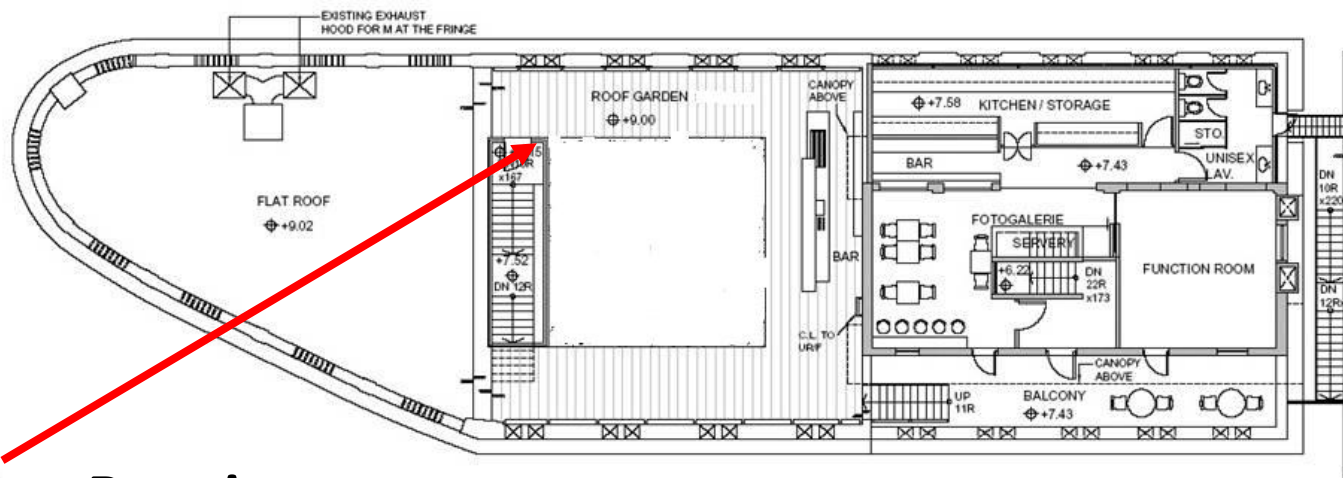
- More expensive
- Additional works
- Takes more floor space
- Requires re-configuration of Theatre layouts
- Longer construction period causing inconvenience to FC operations



# Roof Layout Plan



**Before**



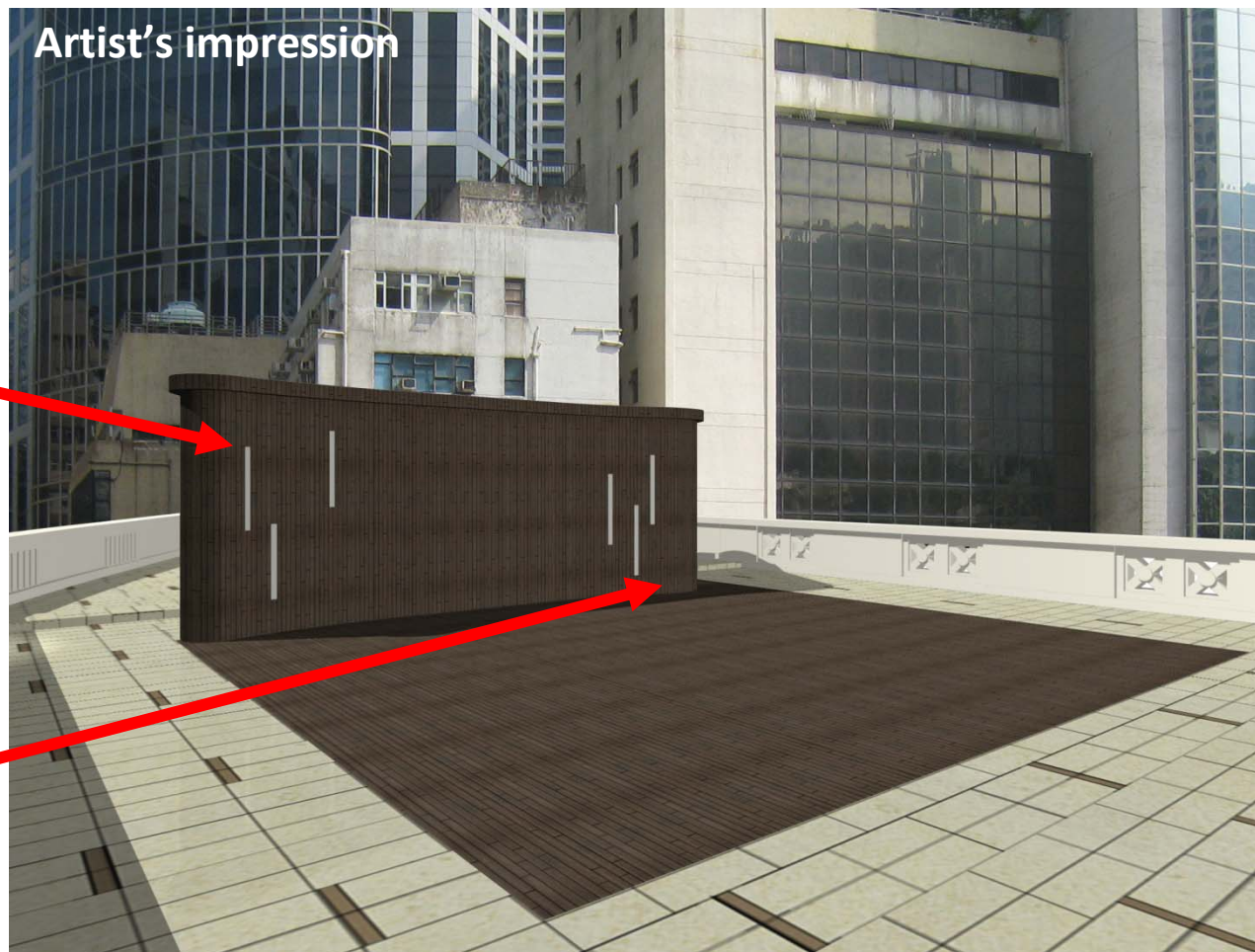
**After**

**Statutory Requirement –  
Means of escape**

# Roof: New Means of Escape

**New Staircase  
roof**

**Exit route**





# Roof: New Means of Escape

## Modern concrete roof of Building 2

- The location of the proposed staircase was chosen because:
- The ribbed-beam roof where the proposed staircase is located was cast in the 1960s or later

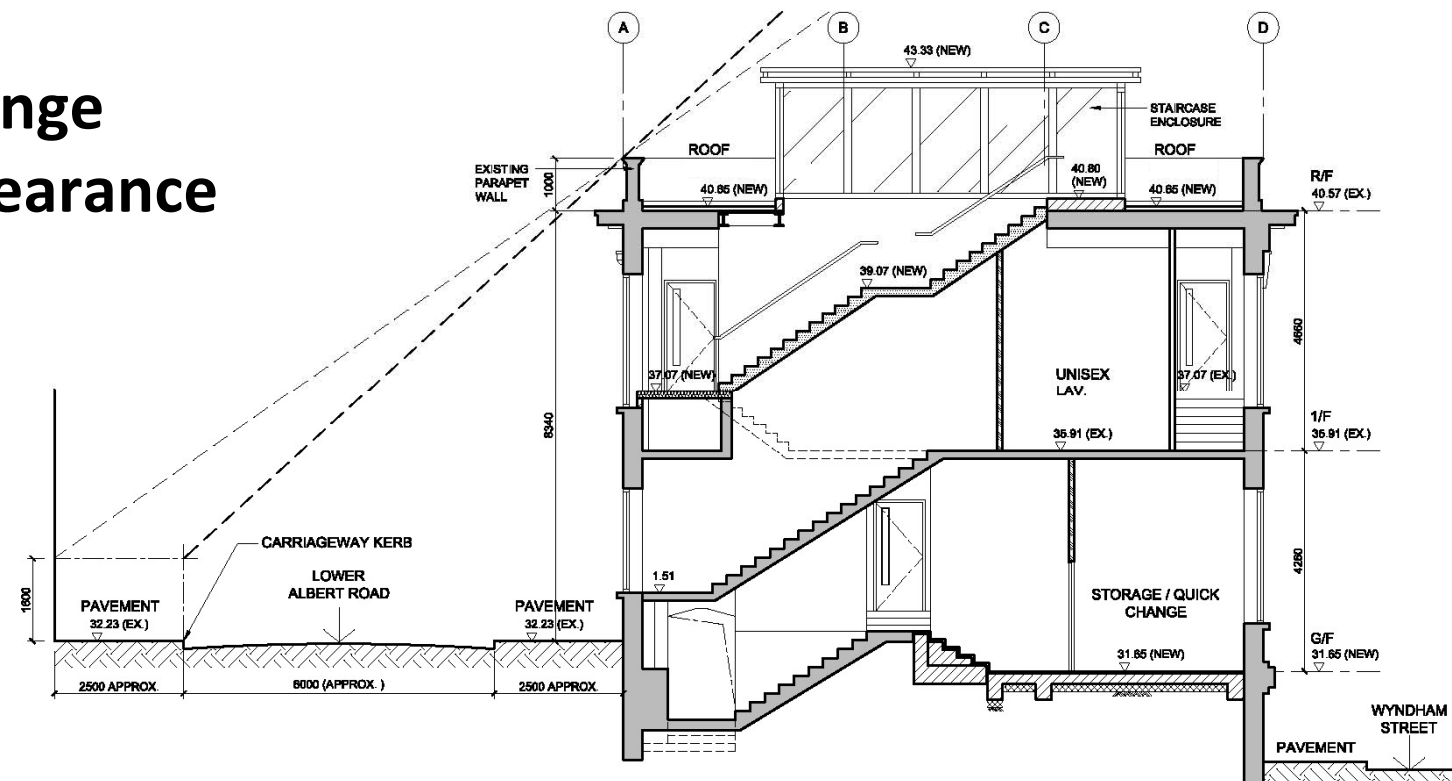


# Roof: New Means of Escape

The staircase roof is not visible from pavement

**Does not change  
external appearance**

## Sight line drawing



# Exterior Façade

Artist Impression after proposed changes



Current Day

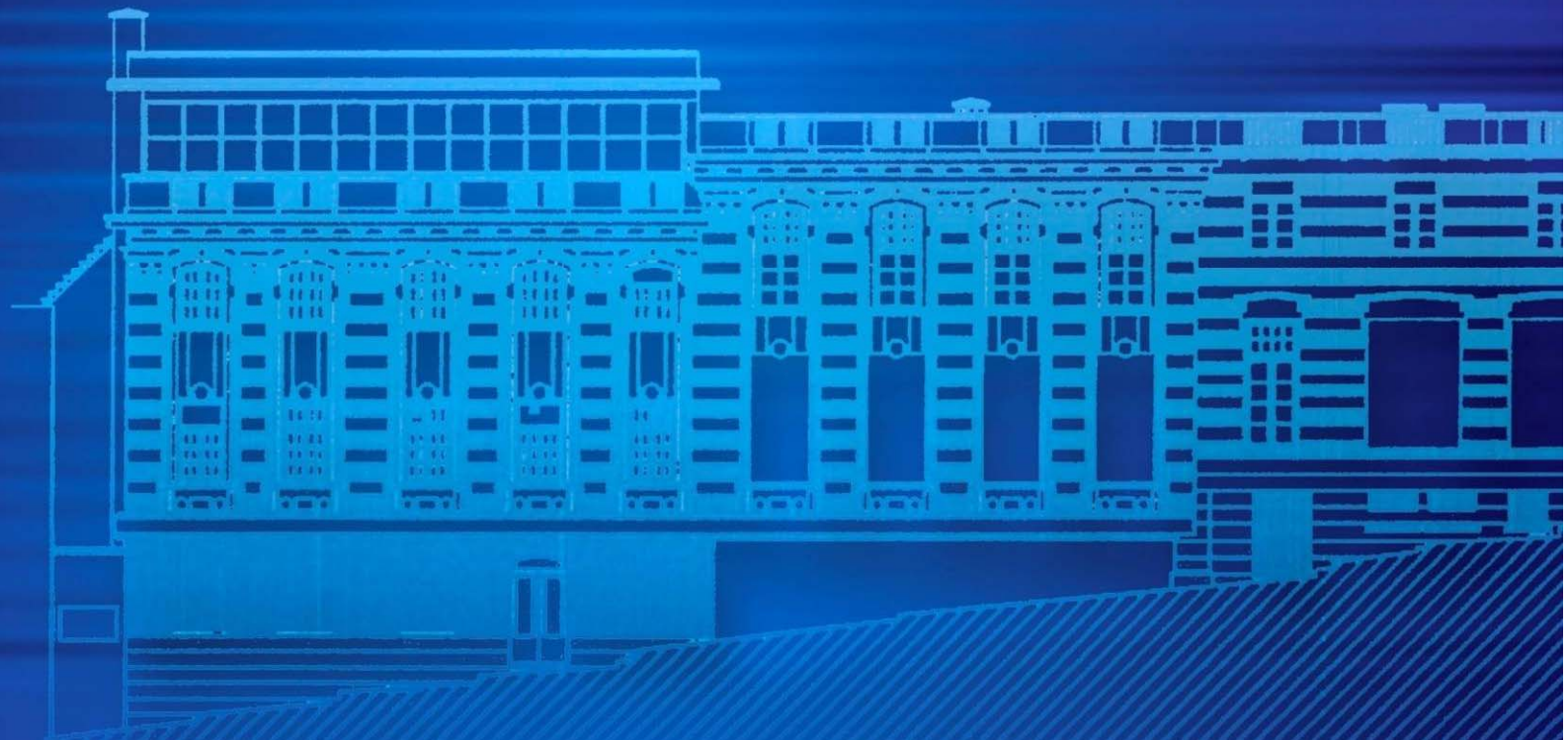




# RENOVATION OF THE FRINGE CLUB

Annex

16 April 2010





# 1890

## Original Neo-classical style

### Building 2:

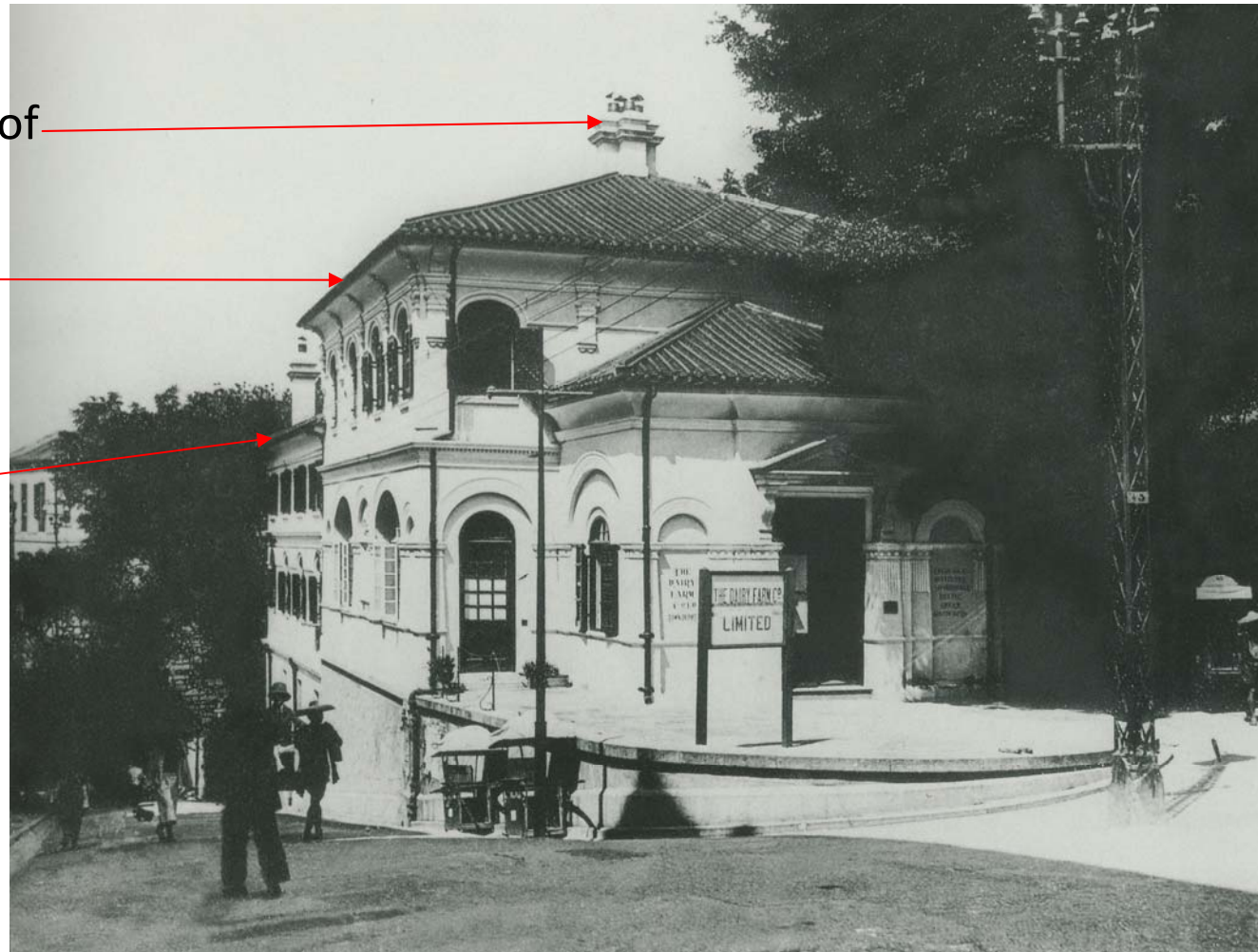
Chimney at the top of  
timber pitched roof

### Building 2:

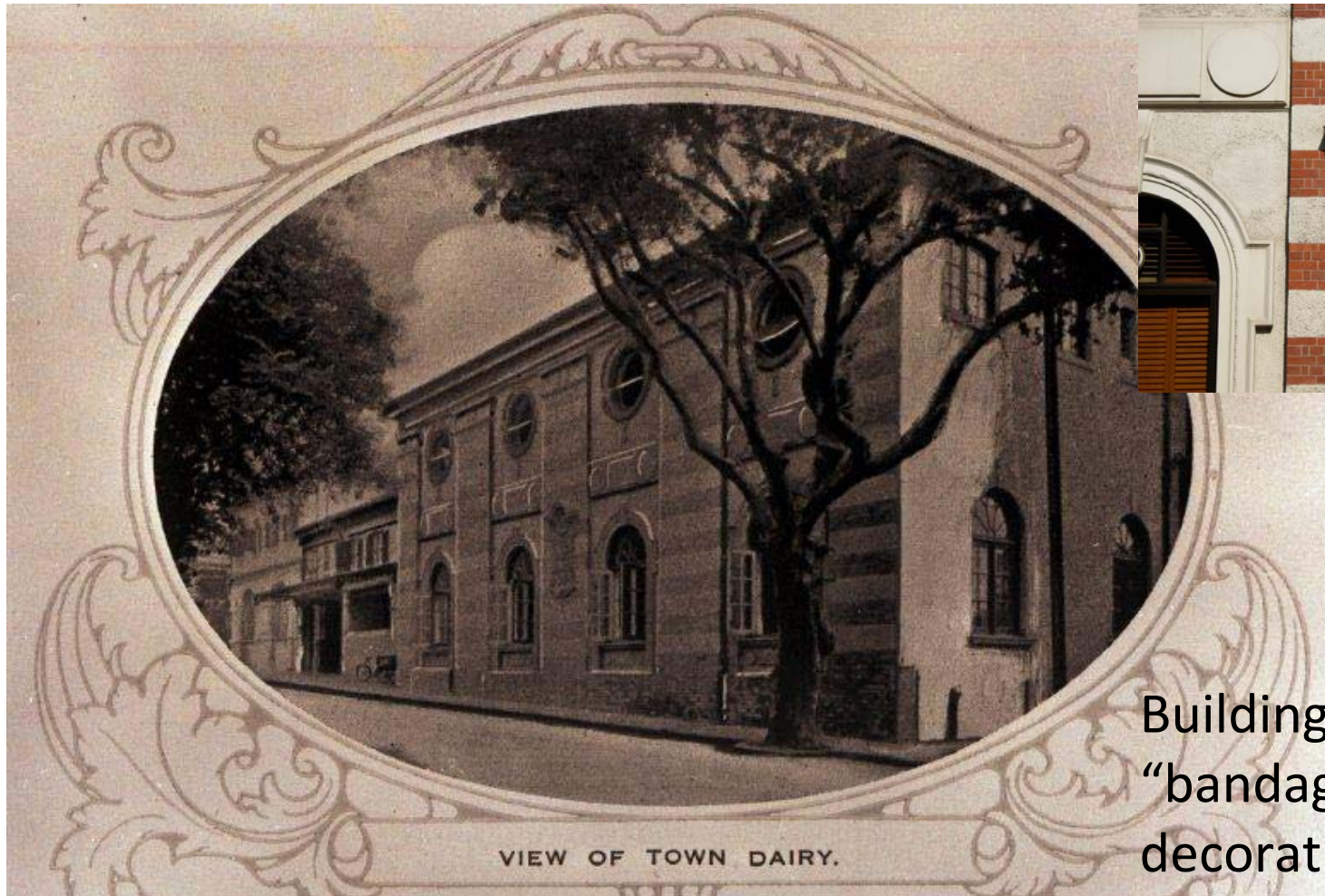
Projecting eaves,  
no parapet wall

### Building 3:

Projecting eaves



# 1916 Develop North Extension (FCC Building)



Building with the  
“bandaged brickwork”  
decoration developed

# 1908

## Re-construction of the Roof (Bldg 2)

### Original roof demolished

- “The Public Works Department, which first said the maximum height could be 36 feet, later changed its mind and said 33 feet and no more, to the eaves.”
- Board of Directors complied but added a **Mansard roof** which gave just that extra three feet in height some little way from the eaves.
- Complete re-construction of timber roof to a 36 feet high mansard roof.
- This re-constructed roof is not the present concrete flat roof.



# 1910

## Features of The Main Shop at Central Depot



Existing encaustic floor tiling in Fringe Theatre  
(g/f building 1)

- Encaustic floor tiling around 1910 is similar to those currently existing in the g/f of Building 1 and FCC Main Building.



# 1913

## Re-development of North Tip (Bldg 3)



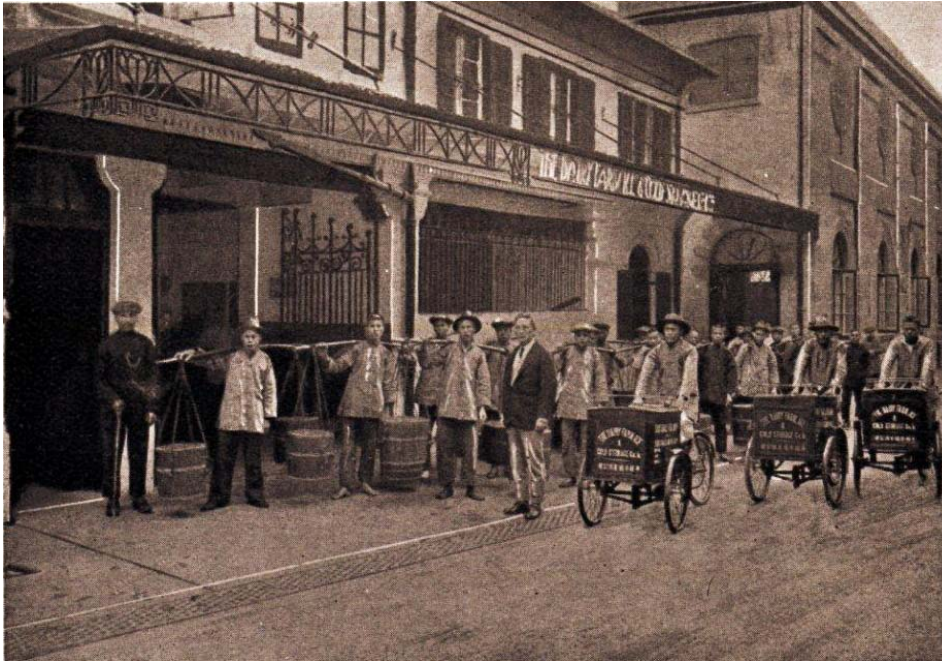
Same parapet wall as currently existing



- Still neo-classical design
- Present “coloured rendering simulating red facing brickwork” was the work of another much later renovation.

# 1916

## Building 3 vs Current Day



1. Neo-classical style with plain coloured wall
2. Light weight canopy suspended by tie rods
3. Parapet wall

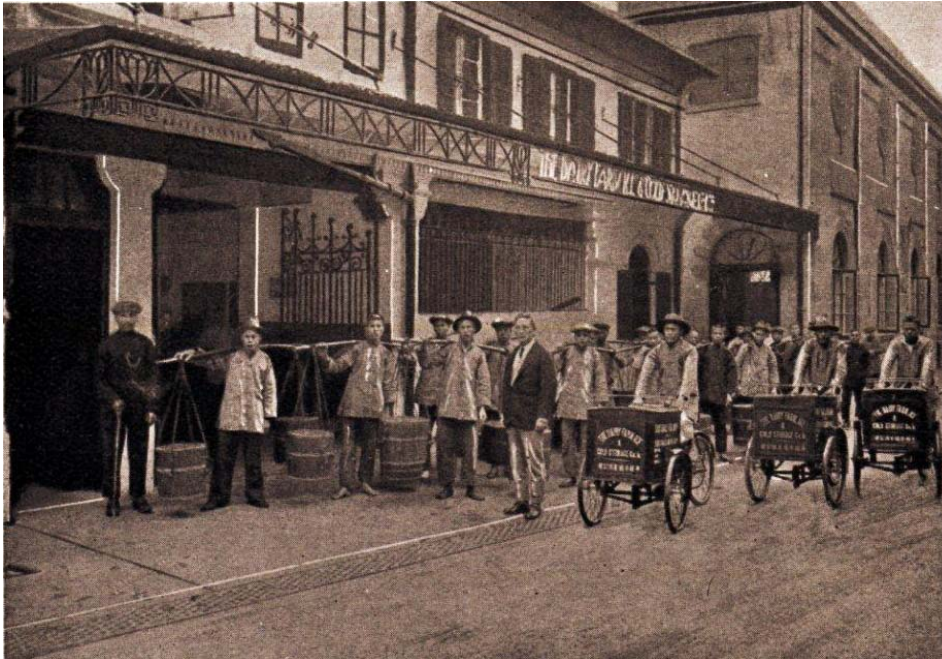


1. Bandaged Brick work walls
2. Concrete Cantilever
3. No parapet wall to the roof



# 1916

## Building 3 vs Current Day



1. Neo-classical style with plain coloured wall
2. Light weight canopy suspended by tie rods
3. Parapet wall



1. Bandaged Brick work walls
2. Concrete Cantilever
3. No parapet wall to the roof

# 1920

## Building 2

The roof is still a  
**pitched roof** with  
**central chimney.**





# 1938

## Building 3

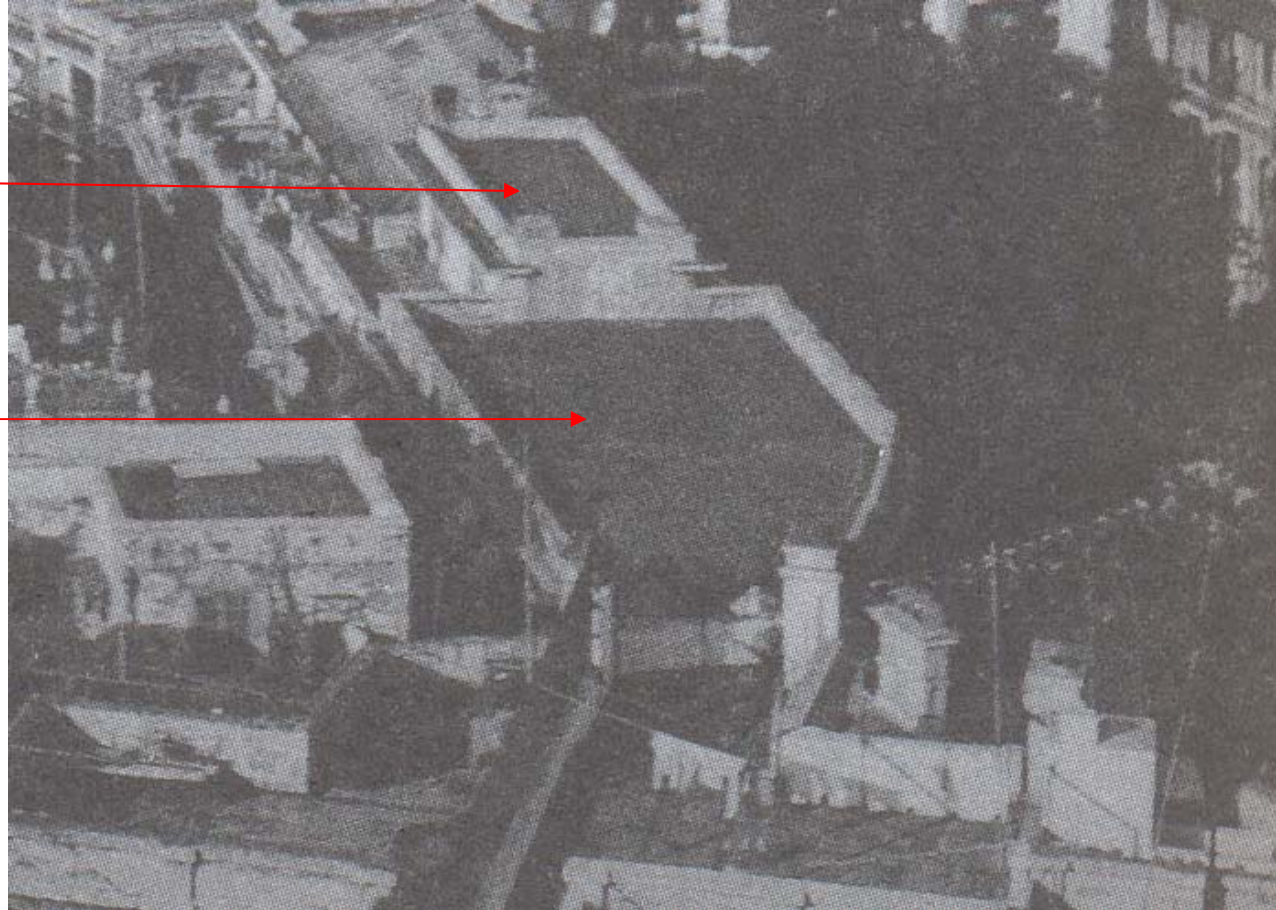
- Original timber replaced by **concrete flat roof**

Second floor ( fotogalerie)

- **Timber roof and brick chimney demolished.**

- Replaced by **flat roof**, probably of concrete construction

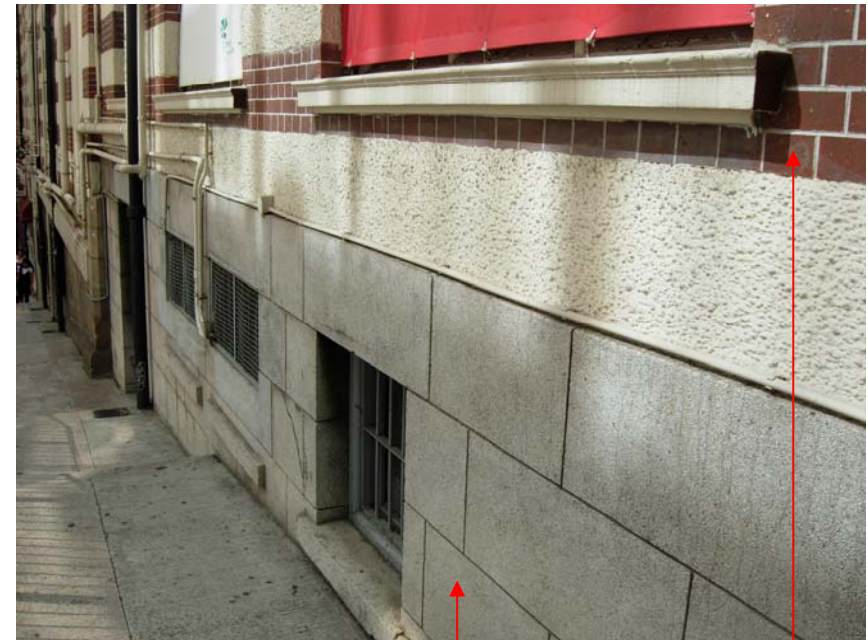
- Looks the same as existing; but no chimney



# 1940s

## Building 1

- External rendering simulating red facing **bandaged brickwork** added during this period
- Deduced from the use of **Shanghai plaster** on plinth of building to replicate the exposed granite bases
- Practice was common at that time

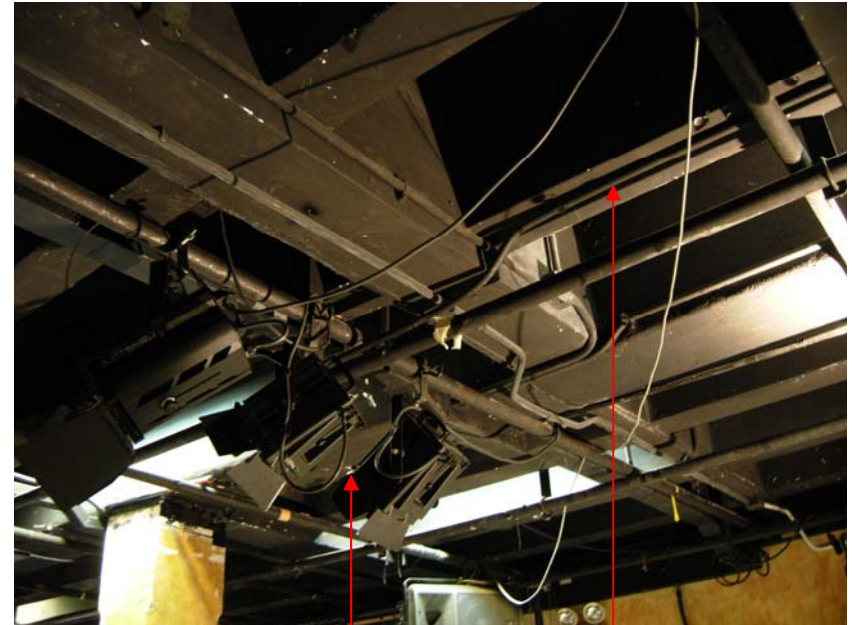


Shanghai  
plaster  
simulating  
granite

Red colour  
rendering  
simulating  
red facing  
brickwork

# 1950 - 60s

- WWII damage not known
- Repair works carried out on the (third) concrete roof of Building 2
- 2 types of concrete damage under the slab:
  - The older spanning to the central column
  - The new ribbed beam construction spanning onto these beams.



Older beam  
spanning to  
central  
column

New ribbed  
beam  
spanning onto  
the older  
beam