

**For information
on 22 February 2011**

**BOARD PAPER
AAB/5/2011-12**

**MEMORANDUM FOR MEMBERS OF THE
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENT
OF ST. PAUL'S CO-EDUCATIONAL COLLEGE,
33 MACDONNELL ROAD, HONG KONG**

PURPOSE

To present to Members the preliminary findings of the Heritage Impact Assessment (HIA) of the St. Paul's Co-educational College (the College) at 33 MacDonnell Road.

HIA MECHANISM

2. The HIA was conducted in accordance with the HIA mechanism introduced by the Development Bureau (DEVB) in Technical Circular (Works) No. 6/2009. Implemented from 1 January 2008, the HIA mechanism for capital works projects emphasizes that every effort should be made to avoid or minimize any adverse impact of the proposed work arising from Government's capital works projects on "heritage sites"¹. In the submissions to the Public Works Subcommittee of the Legislative Council on any capital works projects, the works agent is required to include a "Heritage Implications" paragraph cleared by the Antiquities and Monuments Office (AMO), stating whether the project will affect any "heritage sites" and if affirmative, what mitigation measures will be taken.

¹ Heritage sites include:

- (i) all declared monuments;
- (ii) all proposed monuments;
- (iii) all sites and buildings graded by the Antiquities Advisory Board;
- (iv) all recorded sites of archaeological interest; and
- (v) Government historic sites identified by AMO.

BACKGROUND

The College

3. The College was the successor of the former St. Paul's Girls' College, an all-girls school at 2 Caine Road established in 1915. It was relocated to its current location, 33 MacDonnell Road upon completion of the new school premises in 1927.

4. It became Hong Kong's first co-educational school in 1945. The College complex developed over time with new blocks constructed in 1959, 1971, 1985 and 2006. The Main Building was accorded a Grade 2 status by the Antiquities Advisory Board at its meeting on 4 February 2010.

The Works Proposal

5. The project involves alteration and conversion of the existing school buildings to comply with the latest standard of the Schedule of Accommodation as laid down by the Education Bureau. The works will include reconstruction of the existing roof of the Main Building to resolve water leakage problem, erection of a new lift tower next to the Main Building to enhance barrier-free access, and rearrangement of the overall layout of the premises for effective teaching and learning.

THE HIA

6. Given the heritage significance of the Main Building which is currently a Grade 2 historic building, AMO confirmed that an HIA was required. The College has therefore engaged a heritage consultant to conduct an HIA with a view to examining to what extent the proposed works would affect the historic building and devising mitigation measures if adverse impact is unavoidable.

7. The College has submitted the HIA report to AMO for consideration and AMO subsequently commented on the report findings. A copy of the HIA report is provided in the compact-disc attached and its salient points are set out at **Annex A**.

8. It is noted that a new lift tower will be provided to improve access for persons with disabilities and circulation within the premises while the existing roof of the Grade 2 historic building will be reconstructed to an educational green roof. These works are considered acceptable and AMO is satisfied with the associated

mitigation measures. As regards the proposed extension of the staff room to the verandah on the 2nd floor, AMO would ask the College to explore alternative proposals or mitigation measures as far as practicable. The comments of AMO on the HIA report are provided at **Annex B**.

9. Representatives from the College, their Architect, Palmer & Turner Architects and Engineer Limited, and the heritage consultant, China Point Consultants Limited, will present their works proposal to Members at the meeting. The College and their consultants will take into account Members' comments in making any necessary refinements to the works proposal.

ADVICE SOUGHT

10. Members are invited to offer comments and advice on the findings of the initial report on the HIA study.

Antiquities and Monuments Office
Leisure and Cultural Services Department
February 2011

Ref: LCS AM 22/3