

**Heritage Impact Assessment
for Revitalisation of the Stone Houses
at Nos. 31-35 Hau Wong Temple New Village**

BACKGROUND

Under Batch 2 of the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme), the Secretary for Development granted approval-in-principle in 2010 for the proposed conservation and adaptive re-use of the Stone Houses at Nos. 31-35 Hau Wong Temple New Village as “Stone Houses Family Garden” submitted by Wing Kwong So-Care Company Limited.

2. The Stone Houses were constructed in the 1940s as residence for the working class. They were accorded Grade 3 status in May 2010. The Stone Houses will be conserved and revitalised to provide services such as a themed cafeteria, an interpretation area, a tourist services centre, an education / visitor centre and a landscaped garden.

HERITAGE IMPACT ASSESSMENT (HIA) / Conservation Management Plan (CMP)

3. According to Technical Circular (Works) No. 6/2009 regarding the Heritage Impact Assessment (HIA) mechanism introduced by Development Bureau (DEVB) and the Antiquities and Monuments Office (AMO)’s Guidance Note to HIA submission for the Revitalisation Scheme, an HIA is required to be carried out with the objective of drawing up a CMP. The CMP sets out mitigation measures to avoid adverse impact on the historic building concerned in the course of conversion and outlines the future interpretation, maintenance and management strategies, based on AMO’s Conservation Guidelines given in the Resource Kit of the Revitalisation Scheme. The HIA has been completed and the CMP has been submitted to AMO.

4. With reference to the CMP, Conservation Principles for mitigation measures to protect the Stone Houses and for strategies to maintain and interpret the Stone Houses are set out below:

(a) Management of Change of Use –

- (i) The interpretation areas with display of old furniture, historic photos and other artifacts are to be provided at Unit No. 32 for the presentation of the residents' daily living in the past.
- (ii) A themed cafeteria that once existed in the Stone Houses is to be provided, offering opportunity to appreciate the Stone Houses in a leisurely manner.
- (iii) An education / visitor centre will organise educational courses related to the local cultural and historical context, leisure interests, arts, etc.
- (iv) A Tourist Services Centre will organise guided tours to the heritage resources in Kowloon City and other districts, and display visitor information on points of cultural and heritage interest in the area.

(b) Building Fabrics –

- (i) Authenticity of the Stone Houses and their architectural merits should be maintained with minimum intervention. The key Character Defining Elements (CDEs) should be retained and repaired in situ as far as possible, such as:
 - External elements such as masonry walls, Chinese-style pitched roof laid with pan and roll tiles, Chinese-style timber doors with timber locks and granite sockets, timber framed windows, etc.
 - Internal elements such as timber staircases, timber flooring timber joists, timber battens and purlins, etc.
 - Elements in the surrounding such as the open space in front of the building.
- (ii) New additional works should result in minimum intervention of the original building fabric, and should be so located as to bring minimum visual impact to the original building fabric. New elements should be of a compatible design but distinguishable from the existing building fabric, and should

be reversible to avoid unnecessary damage to the Stone Houses, such as:

- A new building block will be constructed for use as an education / visitor centre to offer potential to enhance the value of the place without introducing extensive alteration works to the Stone Houses.
- The new building of a compatible size will be located away from the Stone Houses and will adopt a green wall system to minimise the visual impact to the historic building fabric.
- A new walkway and platform for barrier free access and means of escape will be located at the rear of the Stone Houses to avoid adverse visual impact on the open space in front of the Stone Houses. The walkway and platform are structurally independent structures to enhance reversibility and to minimise impact on the historic building fabric.

(c) Building Services –

- (i) New building services pipelines should be grouped together when entering the building so that minimum number of holes will be made on the masonry walls. Instead of forming new holes, existing openings on granite walls should be utilised.
- (ii) New electrical and mechanical (E&M) services will also be installed at another new building block at the western corner of the site to reduce the pressure accommodating the new E&M services for the new use at the Stone Houses. The location chosen is to maintain the openness of the open area and to minimise the visual impact to the Stone Houses.

(d) Documentation and Monitoring –

- (i) Cartographic and photographic surveys to properly record the historic building will be conducted before, during and after the alteration works.
- (ii) A maintenance and management plan will be formulated to monitor and record the revitalisation process during pre-

construction and construction stage, and to set out the monitoring and maintenance routine for the post-construction and operation stage.

THE WAY FORWARD

5. AMO has considered and commented the CMP. The comments from AMO and those to be received from the Antiquities Advisory Board (AAB) meeting will be incorporated in the revised CMP for AMO's and AAB's further consideration.

Wing Kwong So-Care Company Limited

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