

**Antiquities and Monuments Office's Comments on
the Heritage Impact Assessment for Conversion of
the Former Clubhouse of Royal Hong Kong Yacht Club
at No. 12 Oil Street into a Community and Public Art Centre
– Artspace @ Oil Street**

The Antiquities and Monuments Office (AMO) has reviewed the findings set out in the Heritage Impact Assessment (HIA) report for conversion of the Former Clubhouse of Royal Hong Kong Yacht Club into a Community and Public Art Centre and has the following comments:

- a) We note that the proposal has adopted the principles of minimum intervention and reversibility such that changes/ disturbance to the historic building would be kept to the minimum. As such, the proposal is agreeable.
- b) We note that the new fire services tanks and pump rooms will be placed at the open space near the guard house, at an acceptable distance from the main structures of the Former Clubhouse of the Royal Hong Kong Yacht Club. We also note that the possibility of omitting the tanks by obtaining direct feed from main water supply will be explored.
- c) We note that a new ramp will be constructed at the entrance of the main building to provide barrier free access. The new ramp should be compatible with the Former Clubhouse of the Royal Hong Kong Yacht Club and the design should be submitted to AMO for comment.
- d) We note that a fire engineering and management approach will be adopted for improving fire safety of the building. Such an approach should be able to safeguard the historic fabrics such as the existing timber doors, windows and balustrade. AMO should be informed of the exact items to be retained.
- e) We note that cartographic and photographic surveys will be conducted to ensure proper documentation of the existing features of the site.

- f) We note that upgrading of the timber slab and joist is required to meet modern day requirements. The upgrading works should be reversible, with minimum disturbance to the timber slab and joist.
- g) The finalised HIA report should be accompanied with plans, sections, elevations and/or photo-montages, showing clearly the proposed alteration/ addition works to the Former Clubhouse of the Royal Hong Kong Yacht Club.
- h) Any new openings for building services facilities should be located in less prominent locations of the buildings so as to avoid adverse visual impact. The design should be submitted to AMO for comment.
- i) To ensure that the mitigation measures recommended in the HIA report are properly implemented, a heritage consultant should be appointed by the project proponent to monitor the implementation of the mitigation measures and record any changes and variations.

Antiquities and Monuments Office
Leisure and Cultural Services Department
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