3

BUILDING

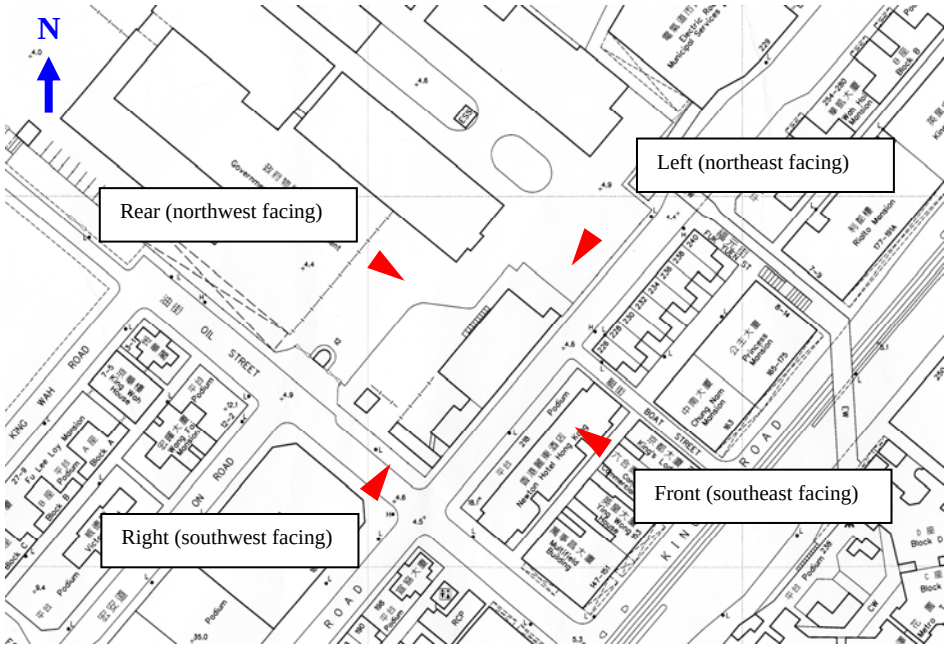

Fig. 72. Annotation of the respective aspects of the former clubhouse at No. 12 Oil Street.

3.1 Architectural evolution

3.1.1 The former Royal Hong Kong Yacht Club (1908-1938)

The former Royal Hong Kong Yacht Club was built in 1908. It was built in order to provide 'anchorage for its yachts, slips to haul them up on for repairs and cleaning, a yard to lay them up in during the typhoon season and finally a small club house'[150].

[150] *Royal Hong Kong Yacht Club – 1. Permanent Site For – 2. Temporary Accommodation at Ah King's Slipway HKRS58-1-20-25*, Hong Kong, Public Record Office, the HKSAR Government.

From an aerial photo taken in 1924, it is shown that the club is built along the coast of the original coastline, where the adjacent land lots were already reclaimed (Fig. 73). The site appeared to be surrounded by a boundary wall, with a ground adjacent to the main building of the club. To the northeast of the site was the North Point Power Station, whereas the southwest were mainly industrial buildings and the southeast residential buildings. The profile of the clubhouse could be roughly observed, but it is very likely that there was no 1-storey block of Annex B. Part of the Electric Road was still adjacent to the coastline.

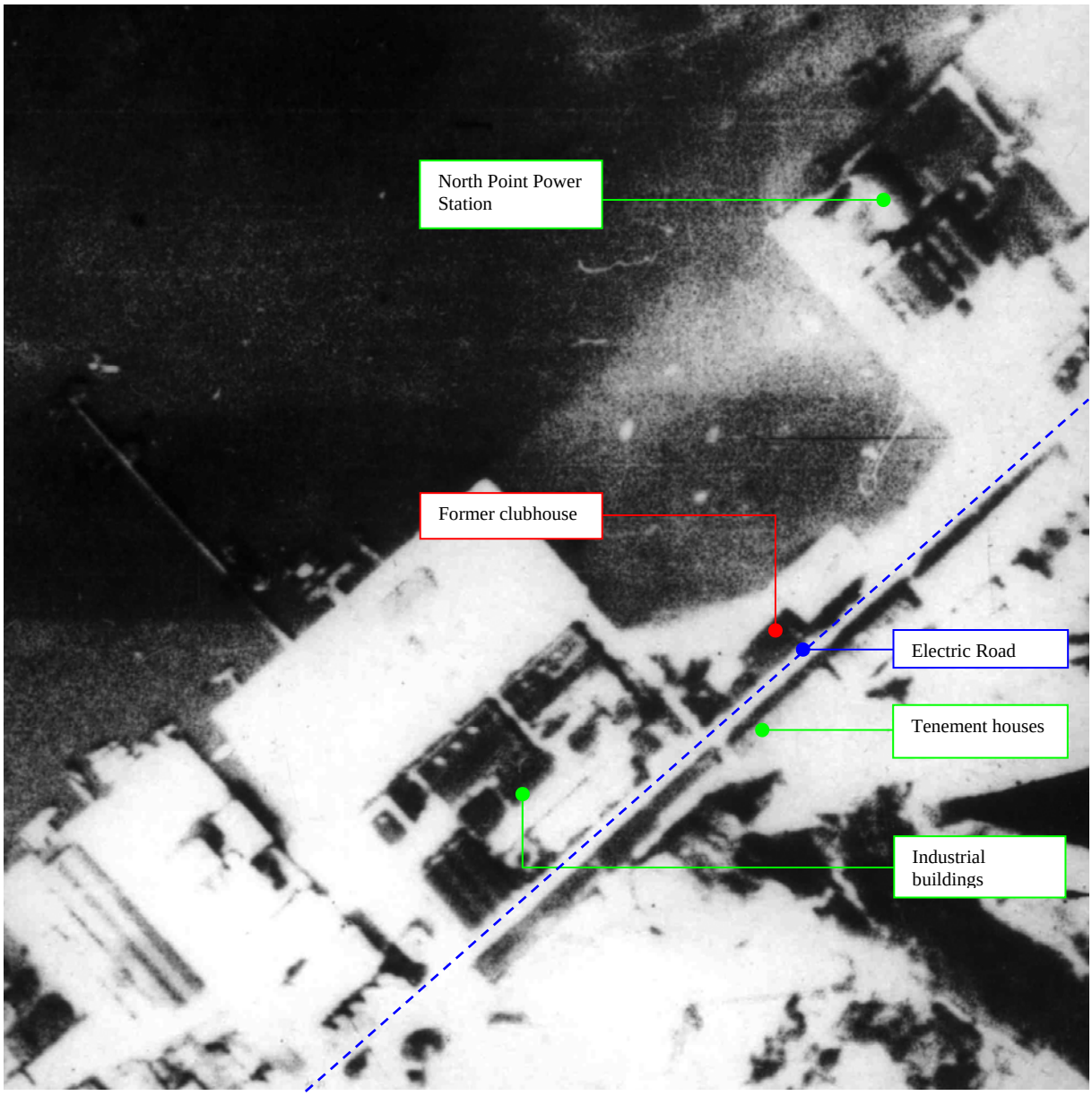

Fig. 73. Aerial photo of 1924.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, ref. no.: H19/11/1 1924. (partial))

From an old photo taken in 1927, it is seen that the row of tenement houses with pitched roofs at the southeast of the former clubhouse was around 3-storey high (Fig. 74). Further southeast of the tenement houses was Lin Fa Kung Hill 蓮花宮山 and Braemar Hill 寶馬山 as backdrop.

To the northwest of the building is the sea coast, where a ground with two masts was found with a flight of steps leading down to the water surface. The distance of the former clubhouse to the coastline appeared to be the same distance as appeared on the aerial photo in 1924. This photo showed how scenic of the site of the former clubhouse used to be: close to the water with just a few steps' distance, and with high hills at its rear viewed from the sea.

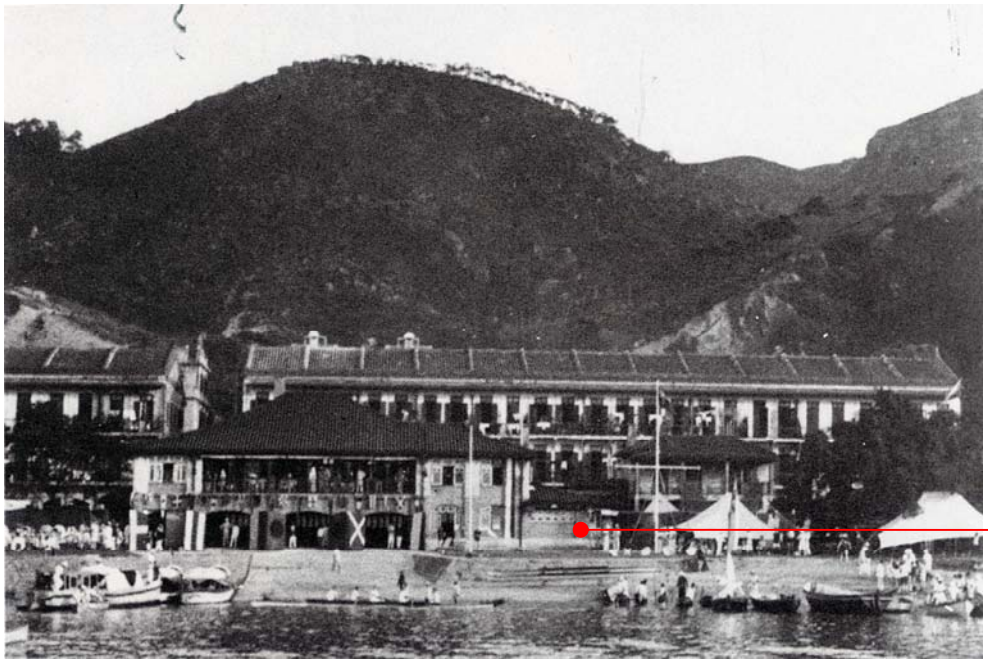

Fig. 74. The premises of Royal Hong Kong Yacht Club at North Point, 1927.
(from Gillian Chambers, *Eastern Waters, Eastern Winds, A History of the Royal Hong Kong Yacht Club*, p. 50.)

In this old photo taken in 1927, the main building and Annex A could be clearly seen (Fig. 75). By comparing this photo to what we see nowadays, there was no staircase at the rear façade of the main building in 1927. Segmental door openings were found at the rooms on the ground floor (RM1 and RM 4) appeared to be fitted with segmental timber doors. There was no door opened at the 1-storey room at the southwest room of the main building (RM 7) at the rear façade. There were two masts at the rear of the buildings which are absent nowadays. Moreover, there are more big trees found surrounding the buildings nowadays. The possible ground floor plan and first floor plan are re-created for further reference (Fig. 76 - Fig. 77).

Fig. 75. Rear façade of the main building in 2008.

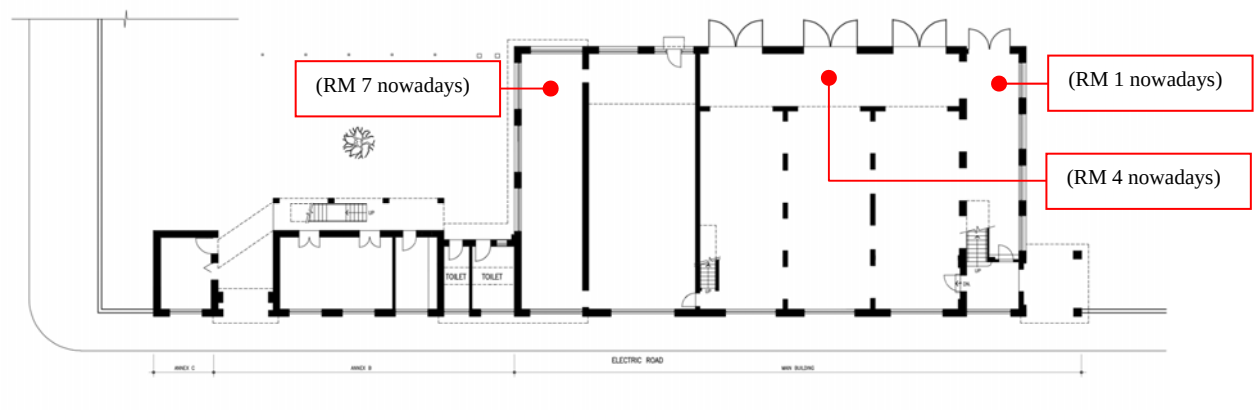

Fig. 76. Possible ground floor plan of the former clubhouse at No. 12 Oil Street in 1908.

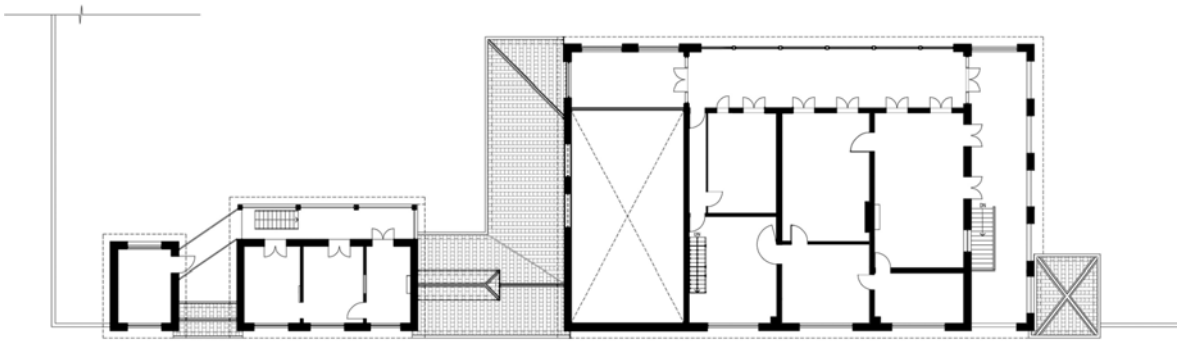

Fig. 77. Possible first floor plan of the former clubhouse at No. 12 Oil Street in 1908.

An old map probably dated to 1930-1935 showed that a plot of land was reclaimed at the rear of the main building (Fig. 78). In this map, the 1-storey rear block of Annex B was already existed.

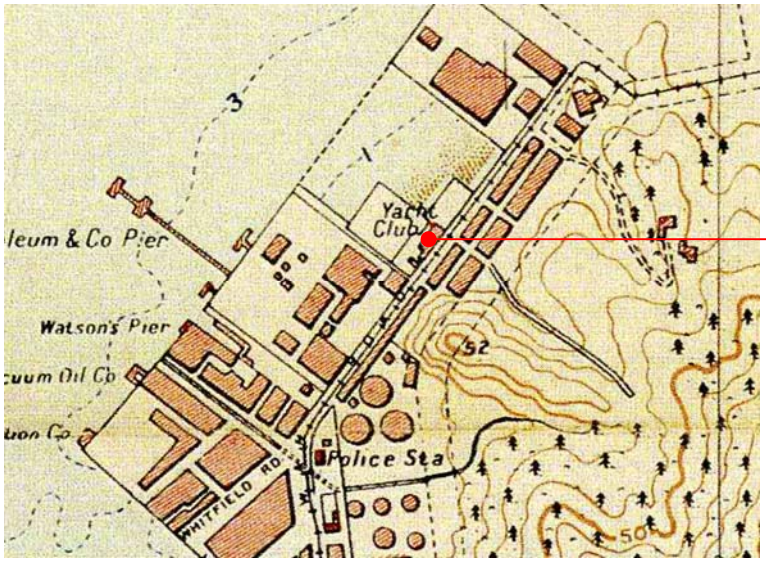

Fig. 78. Map showing the coastline of North Point probably dated to 1930-1935.
(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, p. 167.)

In an old photo taken in pre-1930, it showed the southwest façade of the main building (Fig. 79).[151] A lawn was found at the rear of the buildings where bowls were played, replacing the beach and the ground with steps and the original coastline was gone.[152] The court adjacent to the main building was used as a car park. The photo also showed the boundary wall at the northeast corner of the site.

[151] Gillian Chambers, *Eastern Waters, Eastern Winds, A History of the Royal Hong Kong Yacht Club*, p.52.
Note: the reclamation work in front of the clubhouse was to be carried out in the 1930s, which proved the year as quoted from the source here to be incorrect and the photo-taking date should be of a later year.

[152] Gillian Chambers, *Eastern Waters, Eastern Winds, A History of the Royal Hong Kong Yacht Club*, p. 48.

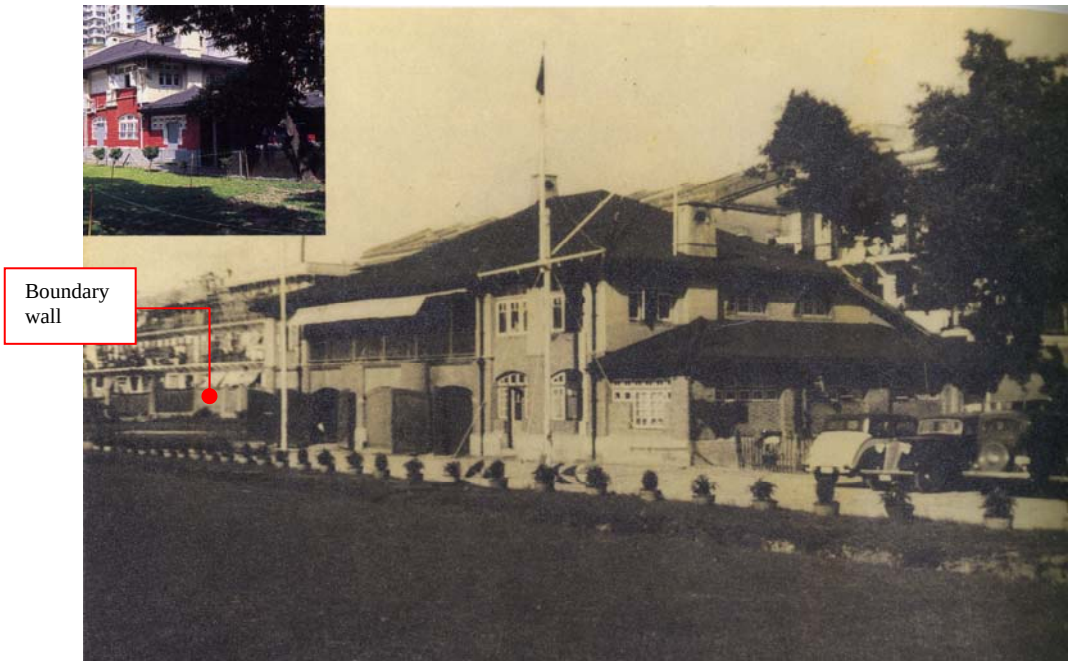

Fig. 79. The main building of Royal Hong Kong Yacht Club in pre-1930.[153] (from Gillian Chambers, *Eastern Waters, Eastern Winds, A History of the Royal Hong Kong Yacht Club*, p. 52.)

Fig. 80. The main building of the former clubhouse in 2008.

153 The reclamation work in front of the clubhouse was to be carried out in the 1930s, which proved the year as quoted from the source here to be incorrect and the photo-taking date should be of a later year.

Another old photo with the boundary wall as background showed clearly the composition of the boundary wall (Fig. 81). It was a wall with tapered columns at intervals. Between the columns were brick walls with the edge slightly curved downwards. Those columns appeared to be of the same style as the columns found at the former entrance porch of the clubhouse and the former entrance gate at Annex A nowadays (Fig. 82).

Fig. 81. Brick boundary wall of the former clubhouse.
(from Gillian Chambers, *Eastern Waters, Eastern Winds, A History of the Royal Hong Kong Yacht Club*, p. 49.)

Fig. 82. The former entrance porch of the clubhouse (left) and the former entrance gate at Annex A (right) in 2008.

3.1.2 Government Quarters and Stores (1939-1998)

3.1.2.1 The 1930s-1960s

The site at No. 12 Oil Street experienced reclamation in 1936 and 1945 which led to the transfer of the Royal Hong Kong Yacht Club to Kellet Island. The former clubhouse became a Government quarters and stores thereafter. The aerial photo taken in 1945 showed the result of the reclamations at the rear of the site (Fig. 83). The buildings were much farther away from the coastline. An entrance appeared to be located at the southwest periphery of the former clubhouse, probably the location where the entrance gate is nowadays. The former clubhouse was surrounded by buildings. A new building compound for the Government stores was built on the newly reclaimed land at the rear of the site in 1937 - 1939. At the immediate rear of the former clubhouse a building block was built which blocked the seaview of the former clubhouse. In the aerial photo, the northeast and southwest of the site were still the North Point Power Station and industrial buildings respectively. The original row of tenement houses appeared in the aerial photo of 1924 was demolished, while another row of tenement houses was found at the rear of the demolished row. The road system around the site was more well-established, with the road of King's Road 英皇道 clearly seen.

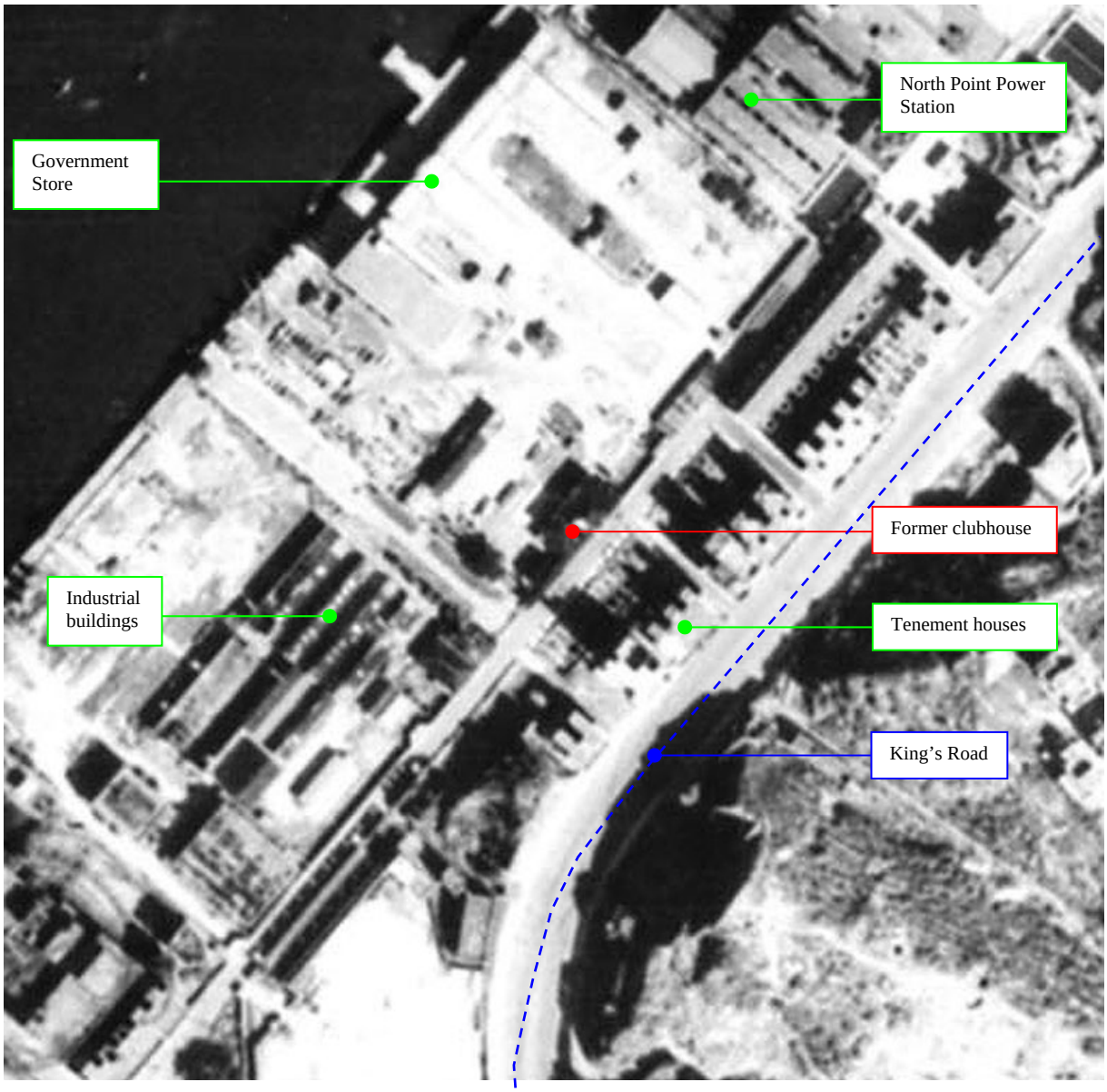

Fig. 83. Aerial photo of 1945.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, ref. no.: 681/6_3027 11 NOV 45. (partial))

In the aerial photo taken in 1949, there appeared to be a strip of landscape at the immediate rear of the site (Fig. 84). The layout out seems to be the same as shown in a survey map of 1956 (Fig. 85). In this survey map, it is clearly shown that an entrance gate was found at the southwest periphery of the site without any guard house. The immediate rear of the former clubhouse was a long strip of landscape. Two structures appeared adjacent to the landscape. The staircases at the rear of the main building and Annex A were still absent.

The Government stores compound was already well-established in 1949, where more buildings were found to be built at the rear of the former clubhouse (Fig. 84). The northeast and southwest of the site remained as the power station and industrial buildings respectively, while a

cemetery depot was found at Oil Street adjacent to the Government Store. A factory was built at the front of the site.

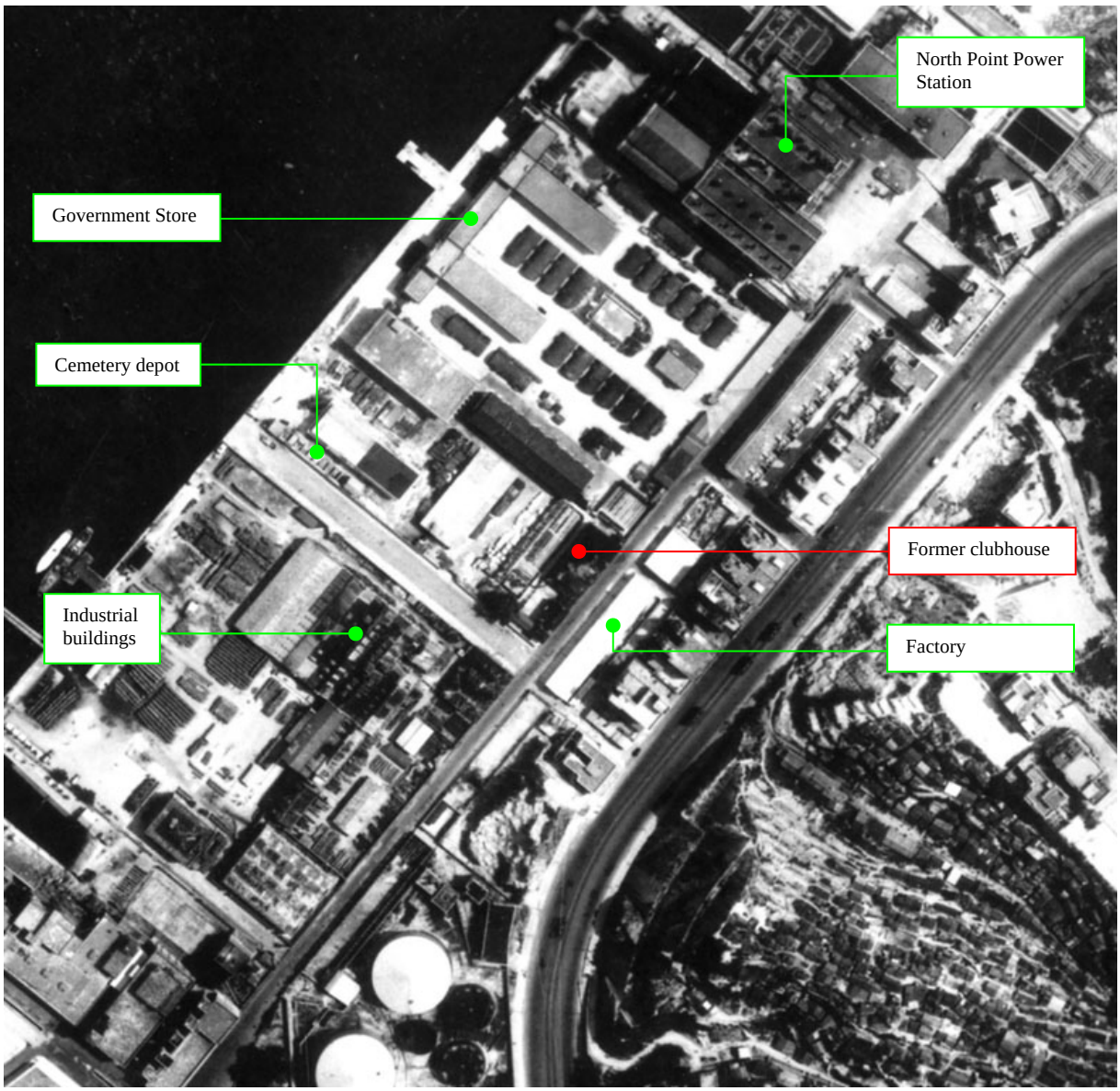

Fig. 84. Aerial photo of 1949.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, ref. no.: 81A/128_6003 8 MAY 1949. (partial))

In the survey map of 1956, it could be seen that the southwest of the site had developed into urban grids well-defined by streets, namely King Wah Road 京華道, Wang On Road 宏安道 and Fook Yum Road 福蔭道 (Fig. 85). Rows of tenement houses were built within the grids, while the area along the coastline was still used as a store for industrial purpose. The surrounding area of the site changed gradually from a majority of industrial area into a half industrial and half residential area.

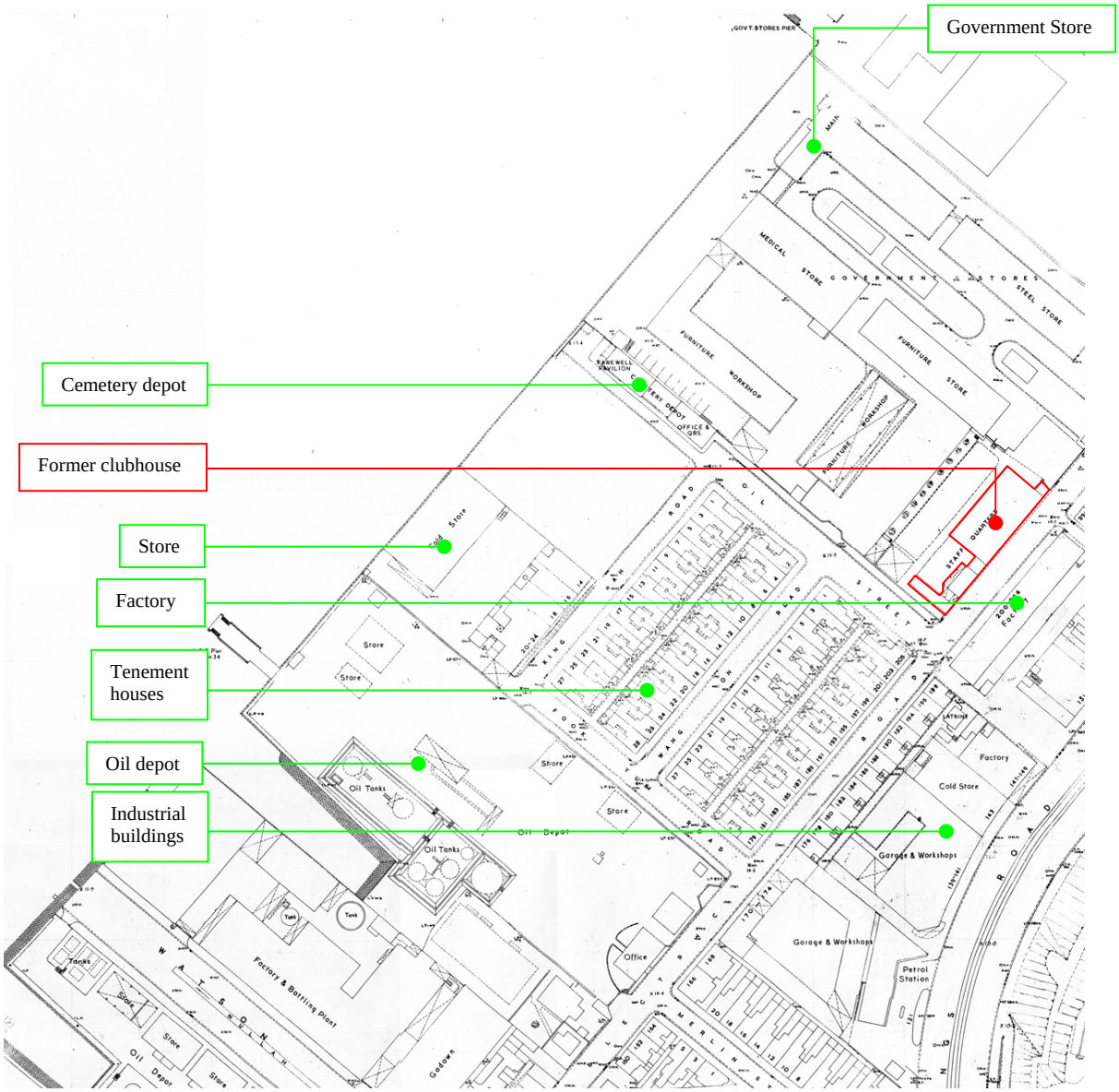

Fig. 85. Old survey map in 1956.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:197-SW-5.)

In the aerial photo of 1961, the landscape at the rear of the former clubhouse appeared to be disturbed by the erection of the multi-storey Government Store building at the northeast, which was shortened and probably became the size of the lawn nowadays (Fig. 86). The semi-circular guard house was also found.

In this aerial photo, it could be observed that the nine-storey building was built which was used as store for the Government Supplies Department and remained at the site nowadays (Fig. 87). A large portion of the Government Store was replaced by later built buildings. The factory in front of the former clubhouse was replaced by a row of tenement houses; another row of tenement houses adjacent to it was built in 1955 which are still remained today (Fig. 88). Multi-storey residential buildings of over 10-storey high started to emerge along King's Road and further uphill in the 1960s.

Fig. 86. Aerial photo of 1961.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, ref. no.: F44/81A/RAF/600_0126 17 JAN 61. (partial))

Fig. 87. The nine-storey building built for the Government Supplies Department built after 1956.

Fig. 88. Tenement houses built in 1955.

3.1.2.2 The conversion of the main building in 1969

In a drawing dated to 1969, it showed the proposal for converting the Government store into a staff quarters of three flats on the first floor of the main building (Fig. 89). Each flat was to be provided with a kitchen and toilet. The room with double ceiling height on the ground floor (RM 6) was an existing married quarters with a toilet during the time. The concrete staircase was proposed to be erected, which intended to give individual access to each of the flat with partitions to be erected at the verandah. Further evidence could be found by the traces left after the removal of the partitions at the verandah nowadays (Fig. 90). RM 19 and RM 20 were planned to be one flat, with RM 20 originally a kitchen with a proposed new toilet to be erected within. An existing corridor at RM 19 showed that there was an access from the verandah to RM 18. RM 17 and RM 18 were planned to be another flat with a kitchen and a bathroom. The original timber staircase at RM 18 was proposed to be removed. There was a door linking RM 16 and RM 17 which was proposed to be blocked up. Rm 14, Rm 15 and RM 16 were planned to be another flat. RM 15 appeared to be originally without the bathroom, where a new partition was erected which divided this room into two. The kitchen at RM 18 could be a new addition as the sink and bench were new addition installation to this room. This area appeared to be originally accessible by both RM 18 and RM 15, where the existing door at the between RM 15 and RM 16 was to be blocked.

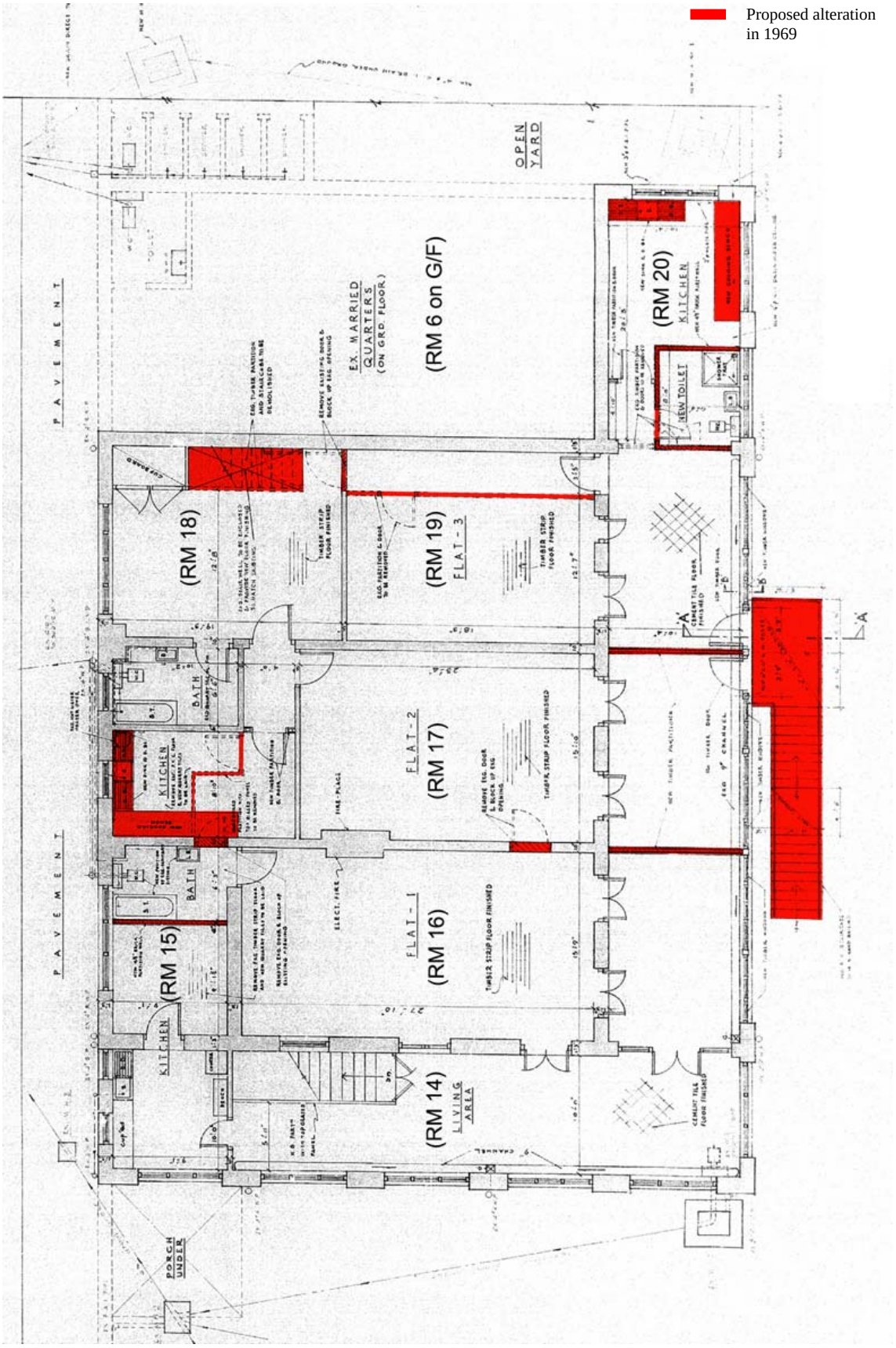

Fig. 89. First floor plan of the main building for the proposed conversion to staff quarters at the Government Stores in 1969.
(Courtesy of Architectural Services Department, Hong Kong SAR Government, microfilm no. 003596. (partial))

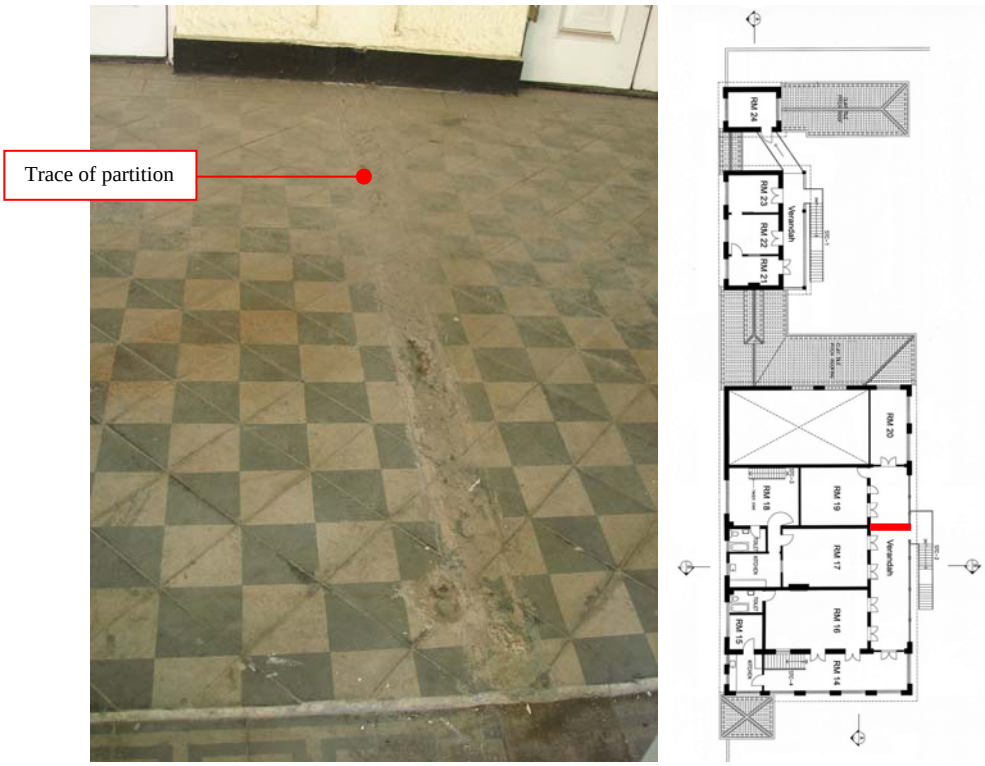

Fig. 90. Traces of the partitions erected at the verandah in the conversion in 1969.

From the proposed elevation in 1969, the verandah area on the first floor appeared to be originally supported by timber bracings at the columns (Fig. 91). The original balusters at the verandah were to be removed to facilitate the new aluminium sheets cover at the balustrade (Fig. 92). New fixed glazing panels were to be installed between the columns and bracings to form an enclosed space. Two of the bracings were to be removed for the installation of two new doors at the landing of the concrete staircase. On the ground floor, the original segmental-headed timber door at the centre of RM 4 was proposed to be blocked up due to the addition of the concrete staircase. The left door of RM 4 was proposed to change to sliding doors, while the original segmental-headed timber door at the right had already blocked up with a smaller door opened to the interior (Fig. 93). The original segmental-headed timber door at RM 1 had also blocked up with a smaller door opened to the interior.

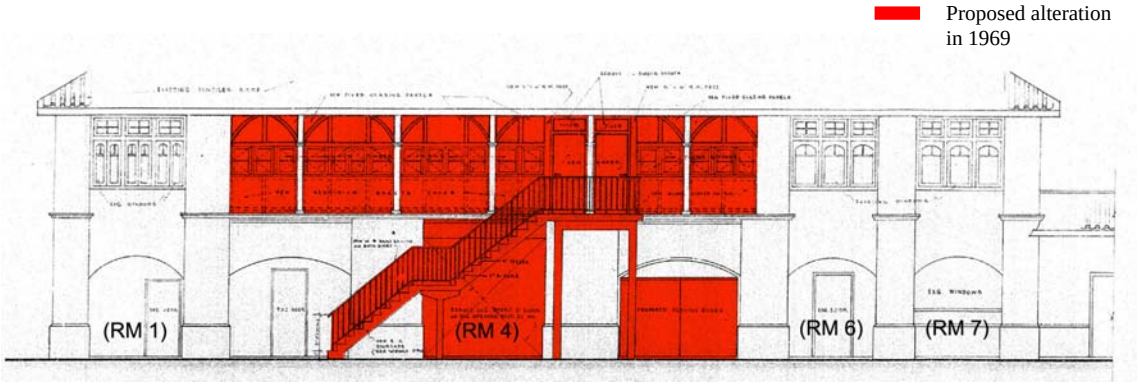

Fig. 91. Rear elevation of the main building for the proposed conversion to staff quarters at the Government Stores in 1969.
(Courtesy of Architectural Services Department, Hong Kong SAR Government, microfilm no. 003596. (partial))

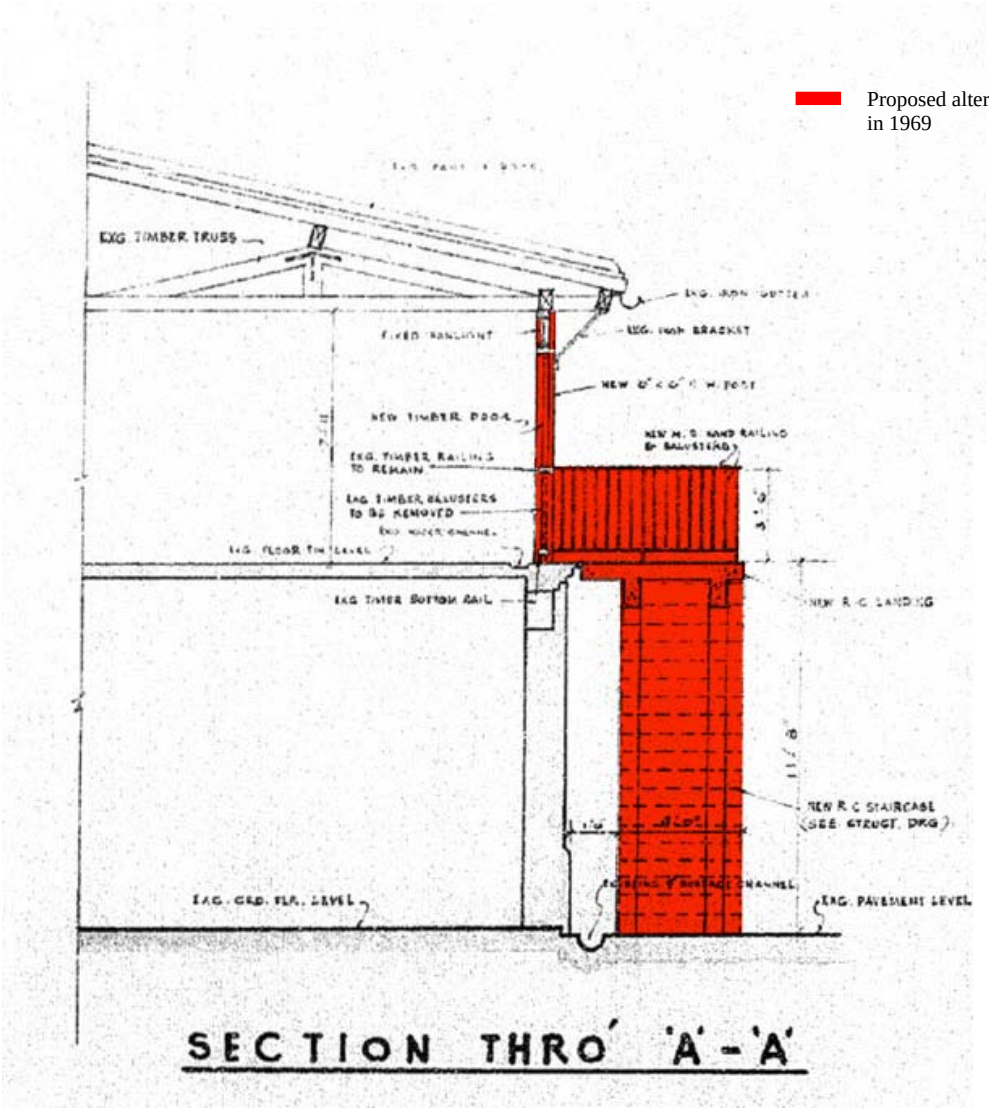

Fig. 92. Section of the main building for the proposed conversion to staff quarters at the Government Stores in 1969.
(Courtesy of Architectural Services Department, Hong Kong SAR Government, microfilm no. 003596. (partial))

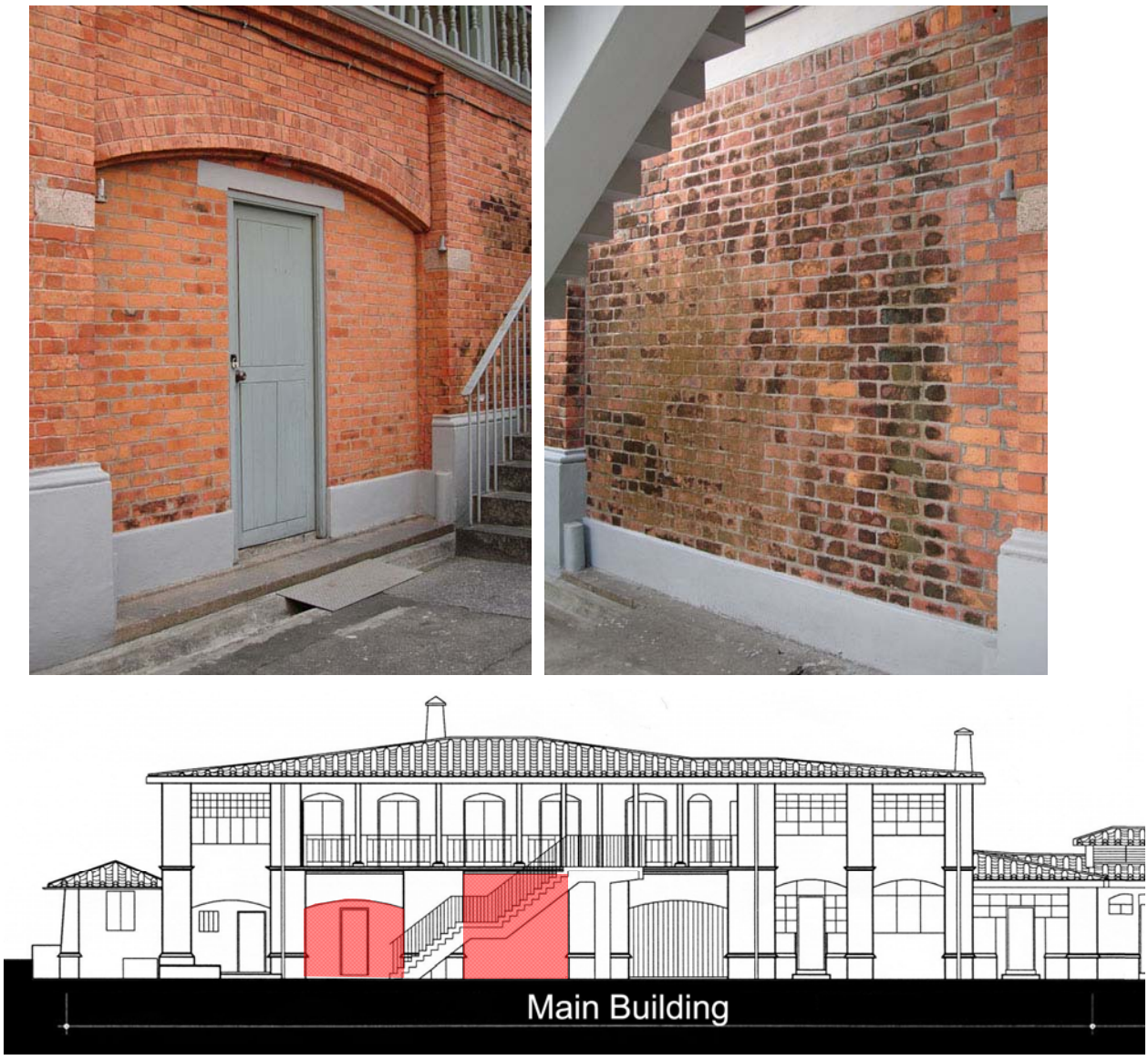

Fig. 93. Blind-arch with later added door (left) and infilled doorway (right) at RM 4 of the main building.

In a photo of the main building taken in 1993, it showed the enclosed verandah on the first floor (Fig. 94).This façade was likely to follow what was proposed in the 1969 drawing, except that a door is also opened at RM 7 on the ground floor. Security bars were already added to the windows. The chimney stack on the southwest façade has already blocked up. The brickwork of the building was painted in red, while the downpipes were painted in white. The two masts have been removed already. It is seen that a row of short brushes was planted along the periphery of the lawn. The level of the lawn also appeared to be much lower than the adjacent area, connected by a flight of steps at the north end of the site. According to the recent survey map, the level of the lawn is 3.84m, while the adjacent site ground level ranges from 4.54 to 4.77 (Fig. 95). This might be probably due to the increase in the ground level during the construction of the adjoining Government Store.

Fig. 94. The main building of No. 12 Oil Street in 1993.
(from Gillian Chambers, *Eastern Waters, Eastern Winds, A History of the Royal Hong Kong Yacht Club*, p. 52.)

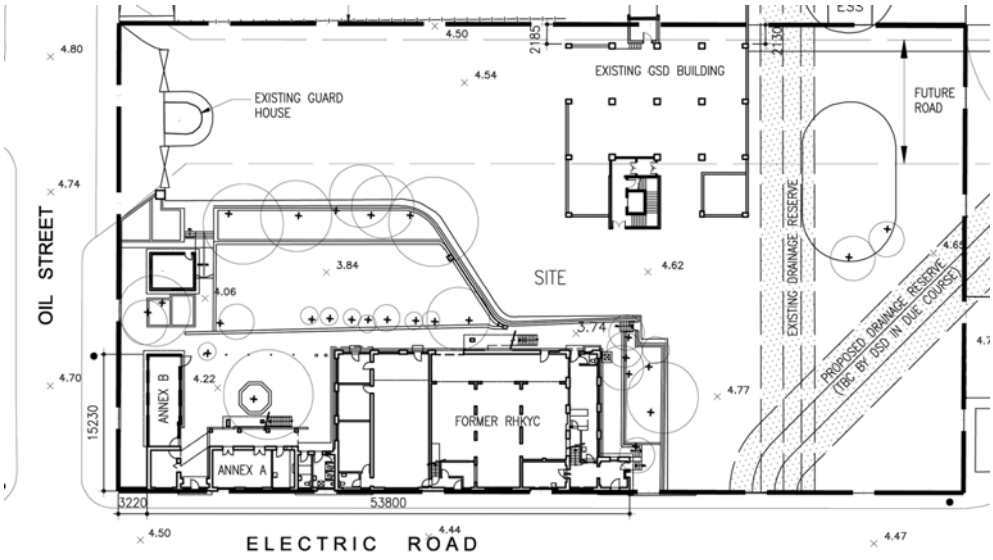

Fig. 95. Site plan of the former clubhouse.
(Courtesy of Architectural Services Department, Hong Kong SAR Government, *Site Plan*, drawing no. AB/7285/XA005a.)

3.1.2.3 The proposal for the concrete staircase at Annex A in 1975

From a drawing prepared for a proposed concrete staircase to Annex A in 1975, it is shown that there was a kitchen at the end of the verandah on the first floor (Fig. 96 - Fig. 97). It is believed that the kitchen was added when the entire compound was converted into a staff quarters earlier in the 1930s. Traces at the column and floor of the verandah further proved its history (Fig. 98 - Fig. 99).

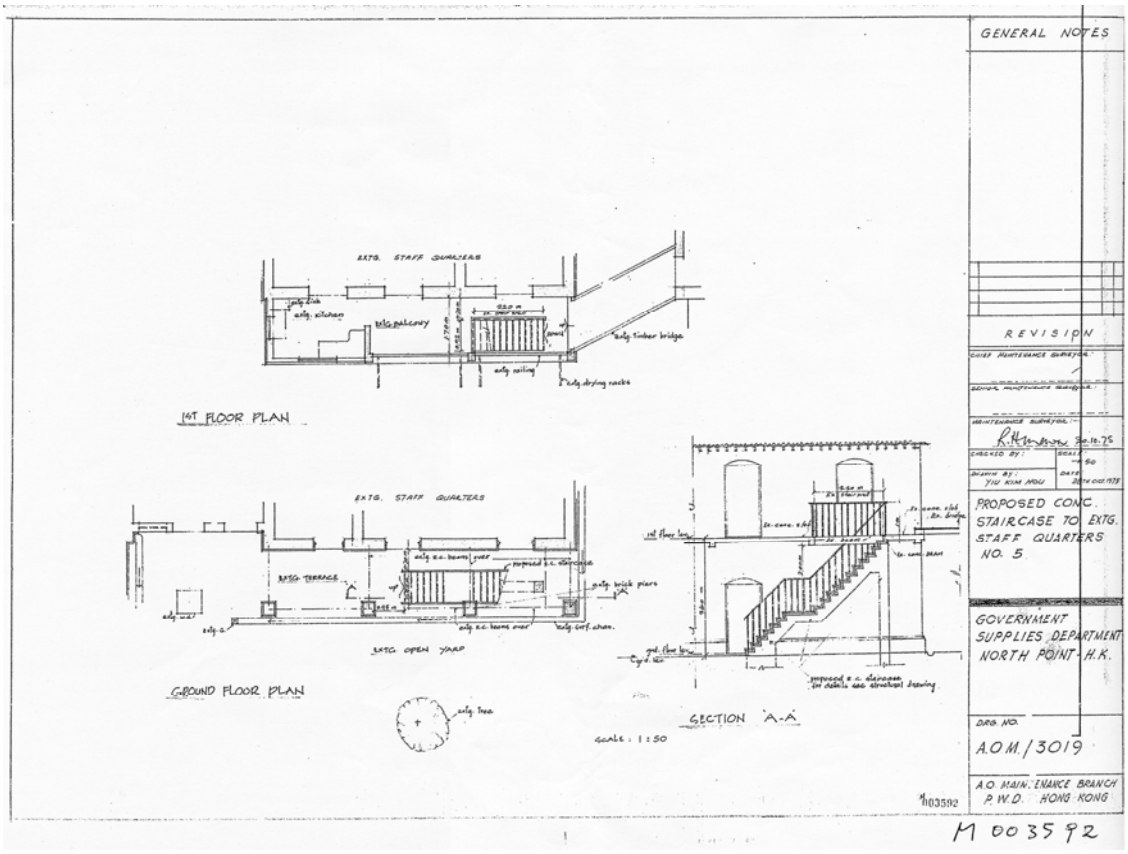

Fig. 96. Drawings showing the proposed concrete staircase to existing staff quarters in 1975.
(Courtesy of Architectural Services Department, Hong Kong SAR Government, drawing no. A.O.M./3019.)

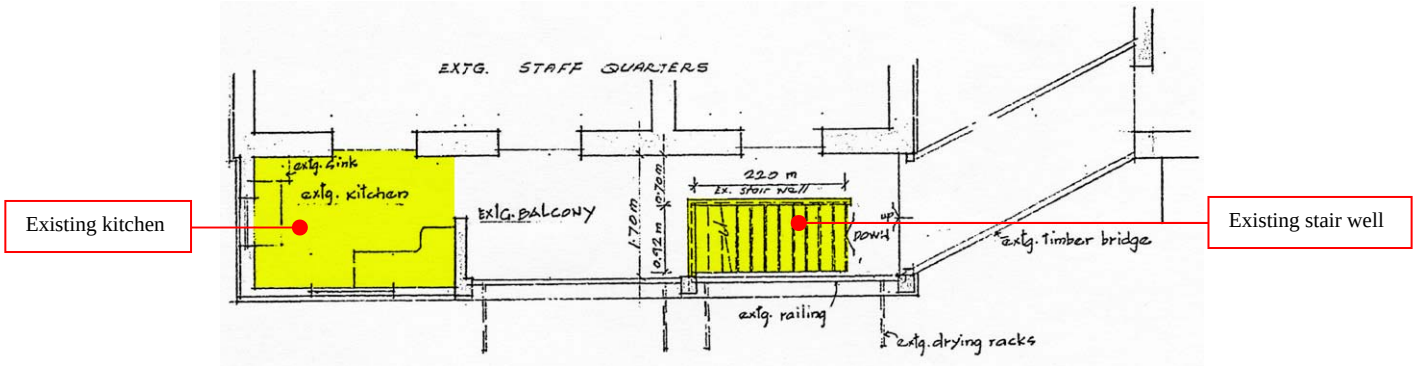

Fig. 97. Extracted first floor plan of the proposed concrete staircase to existing staff quarters in 1975.
(Courtesy of Architectural Services Department, Hong Kong SAR Government, drawing no. A.O.M./3019. (partial))

Fig. 98. Traces on the floor of the verandah on the first floor of Annex A giving evidence of the kitchen once located here.

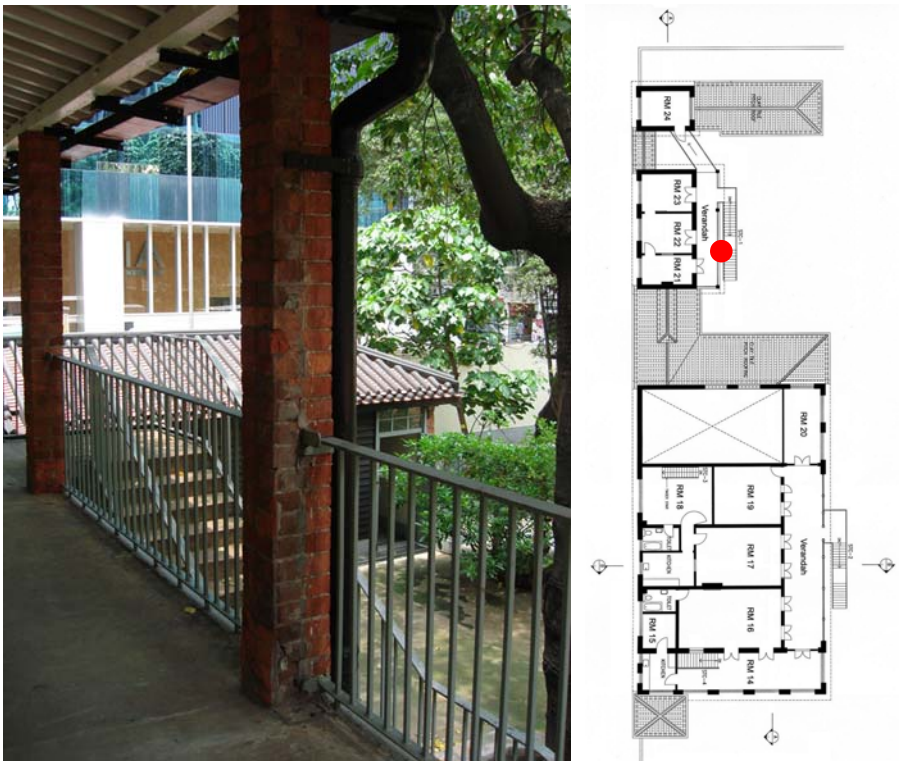

Fig. 99. Traces on the brick column of the verandah at Annex A giving evidence of the partition of the kitchen once located here.

The existing stair well shown in the drawing also reflected that there was a staircase located at the verandah in 1975, instead of outside as it is nowadays (Fig. 97). Traces can be found at the floor of the verandah and the ceiling of the arcade below (Fig. 100 - Fig. 101).

Fig. 100. Traces showing the location of the existing concrete staircase at the verandah on the first floor of Annex A.

Fig. 101. Traces of the stair well from the ceiling of the arcade below.

From the old photo of Annex A in 1927, it could be observed that there was also a box-like structure at the verandah which appeared to be the stair well as indicated here (Fig. 102). It is believed that the original staircase of Annex A was located at the verandah when it was built, probably a timber staircase. The proposed concrete staircase in 1975 was designed to be located within the verandah at the existing stairwell, whereas the one nowdays is located outside the verandah (Fig. 103). Comparing the proposed concrete staircase in 1975 to the one nowadays, it is observed that the design is similar. It is believed that the recent staircase is either built after 1975 or the 1975 proposal was finally revised to the design of the one nowadays.

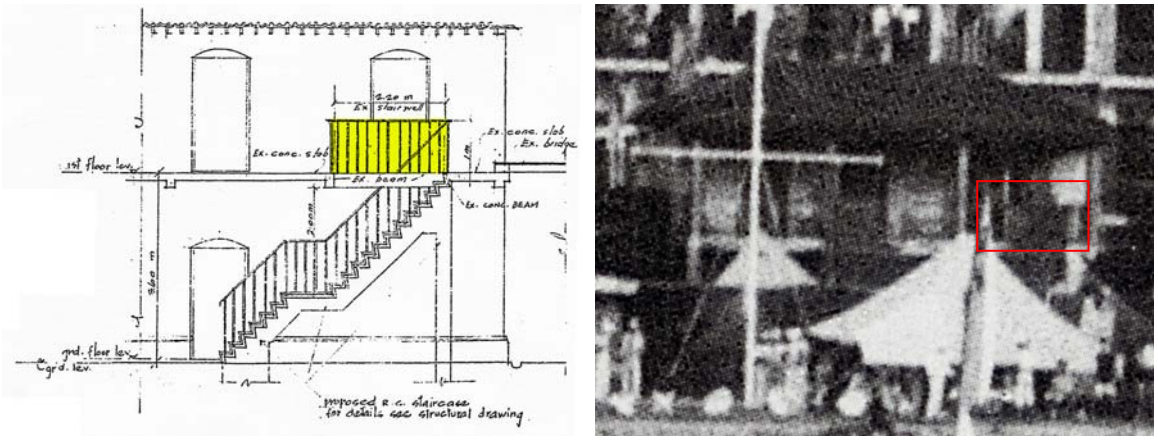

Fig. 102. Extracted section of the proposed concrete staircase to Annex A in 1975 (left) and the rear view of Annex A in 1927 (right).
(Courtesy of Architectural Services Department, Hong Kong SAR Government, drawing no. A.O.M./3019. (partial) (left), from Gillian Chambers, *Eastern Waters, Eastern Winds, A History of the Royal Hong Kong Yacht Club*, p. 50. (right))

Fig. 103. Rear view of Annex A in 2008.

The first floor plan also showed that the existing bridge between Annex A and Annex B was made of timber in 1975 instead of steel bridge nowadays (Fig. 104). The timber bridge is believed to be original at the time when it was built. Two granite supports found on the façade of Annex B on the ground floor are believed to be the supports for the brackets for the timber bridge (Fig. 105).

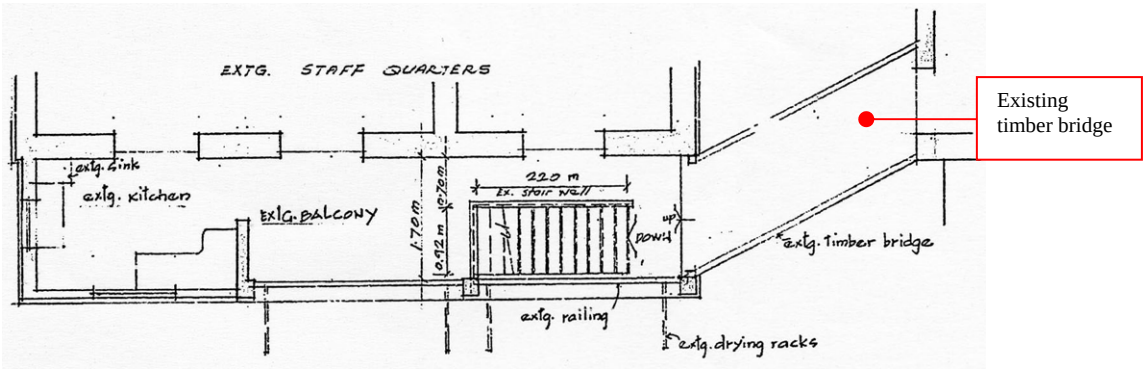

Fig. 104. Extracted first floor plan of the proposed concrete staircase to existing staff quarters in 1975.
(Courtesy of Architectural Services Department, Hong Kong SAR Government, drawing no. A.O.M./3019. (partial))

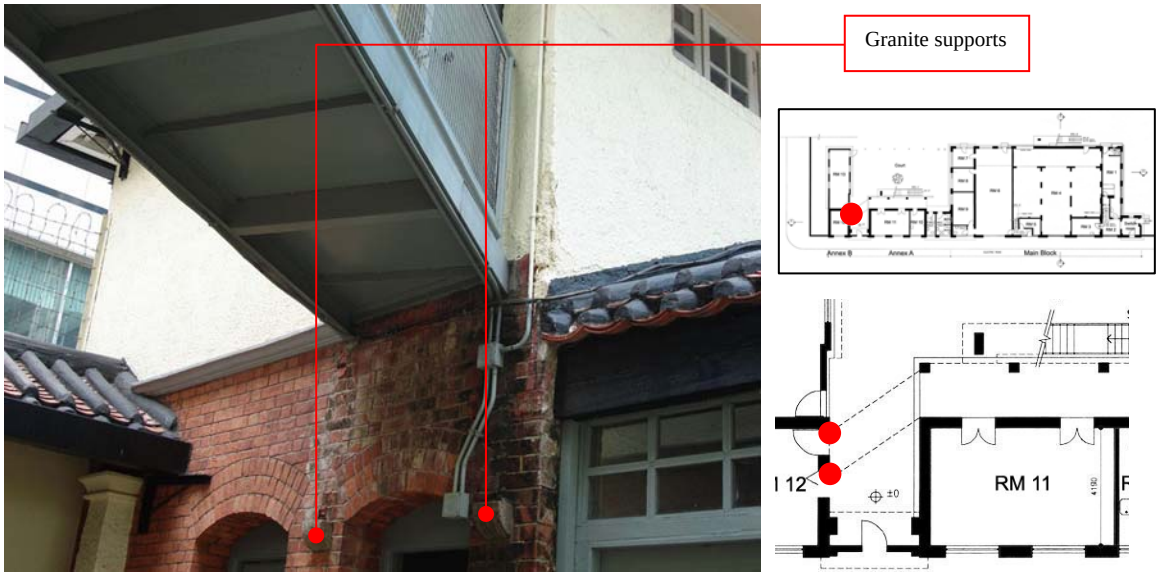

Fig. 105. Traces of the bracket supports of the timber bridge in earlier dates.

The possible ground and first floor plans before and after the conversion in 1969-1975 are re-created for further reference (Fig. 106 - Fig. 109).

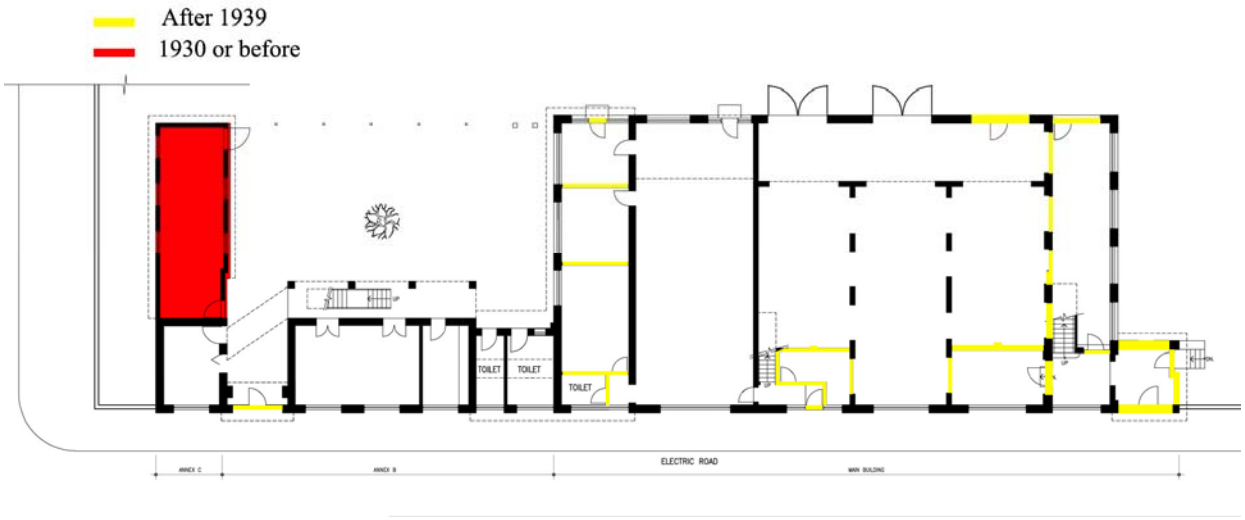

Fig. 106. Possible ground floor plan of the former clubhouse at No. 12 Oil Street before the 1969-1975 conversion.

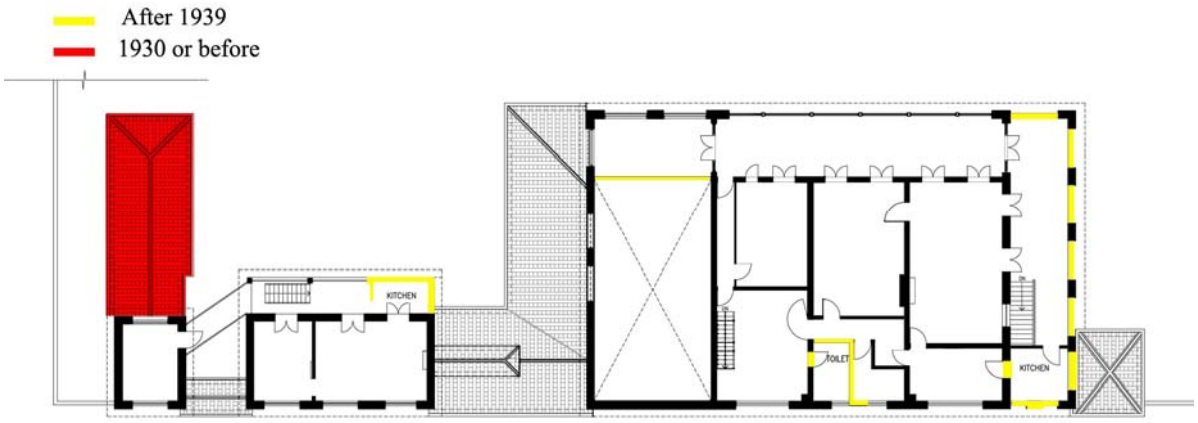

Fig. 107. Possible first floor plan of the former clubhouse at No. 12 Oil Street before the 1969-1975 conversion.

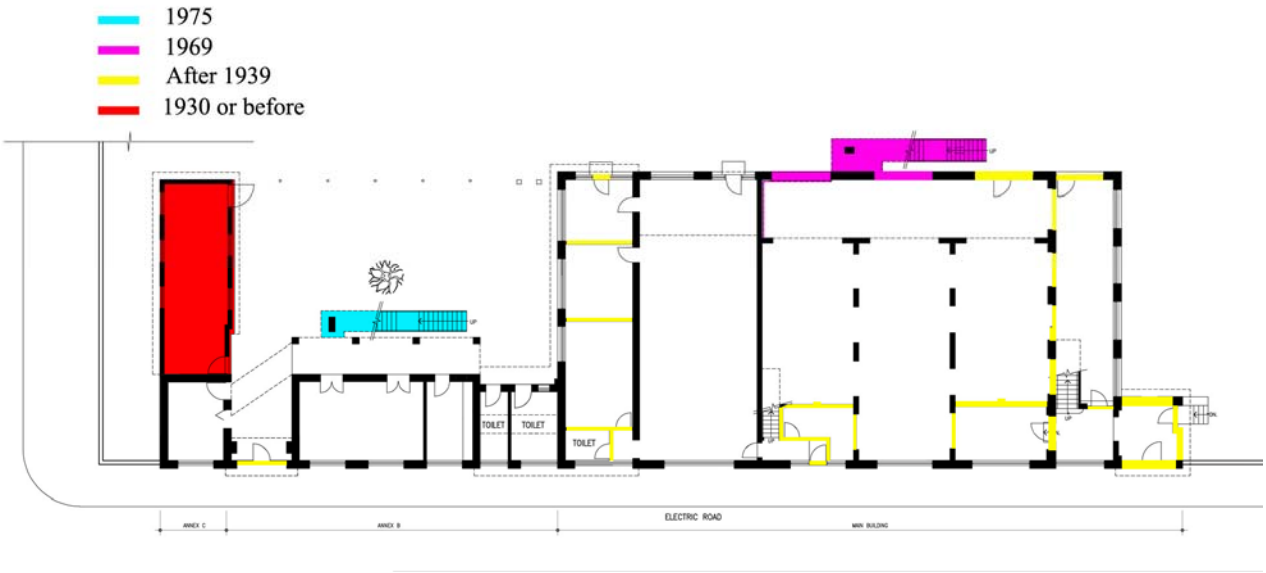

Fig. 108. Possible ground floor plan of the former clubhouse at No. 12 Oil Street after the 1969-1975 conversion.

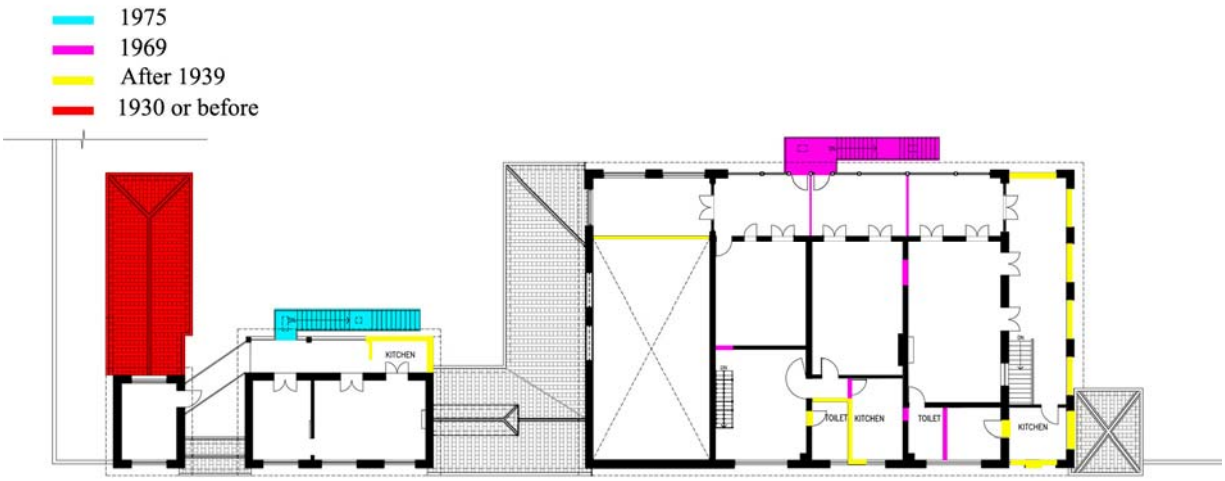

Fig. 109. Possible first floor plan of the former clubhouse at No. 12 Oil Street after the 1969-1975 conversion.

3.1.2.4 1980s

In an aerial photo of 1984, it clearly shows that the former clubhouse was surrounded by more highrises (Fig. 110). Most of them are residential highrises, namely those between King Wah Road and Wang On Road replacing the tenement houses, and City Garden built in 1983 on the former site of North Point Power Station after it was vacated and moved to Ap Lei Chau. More highrises were built along King's Road and further uphill. Furthermore, the construction of the Island Eastern Corridor was started since 1981 with the portion between Causeway Bay and Tai Koo Shing finished in 1984, where the coastline at the rear of the former clubhouse was further disturbed (Fig. 111). A plot of land was further reclaimed under the Island Eastern Corridor, where Oil Street was further extended.

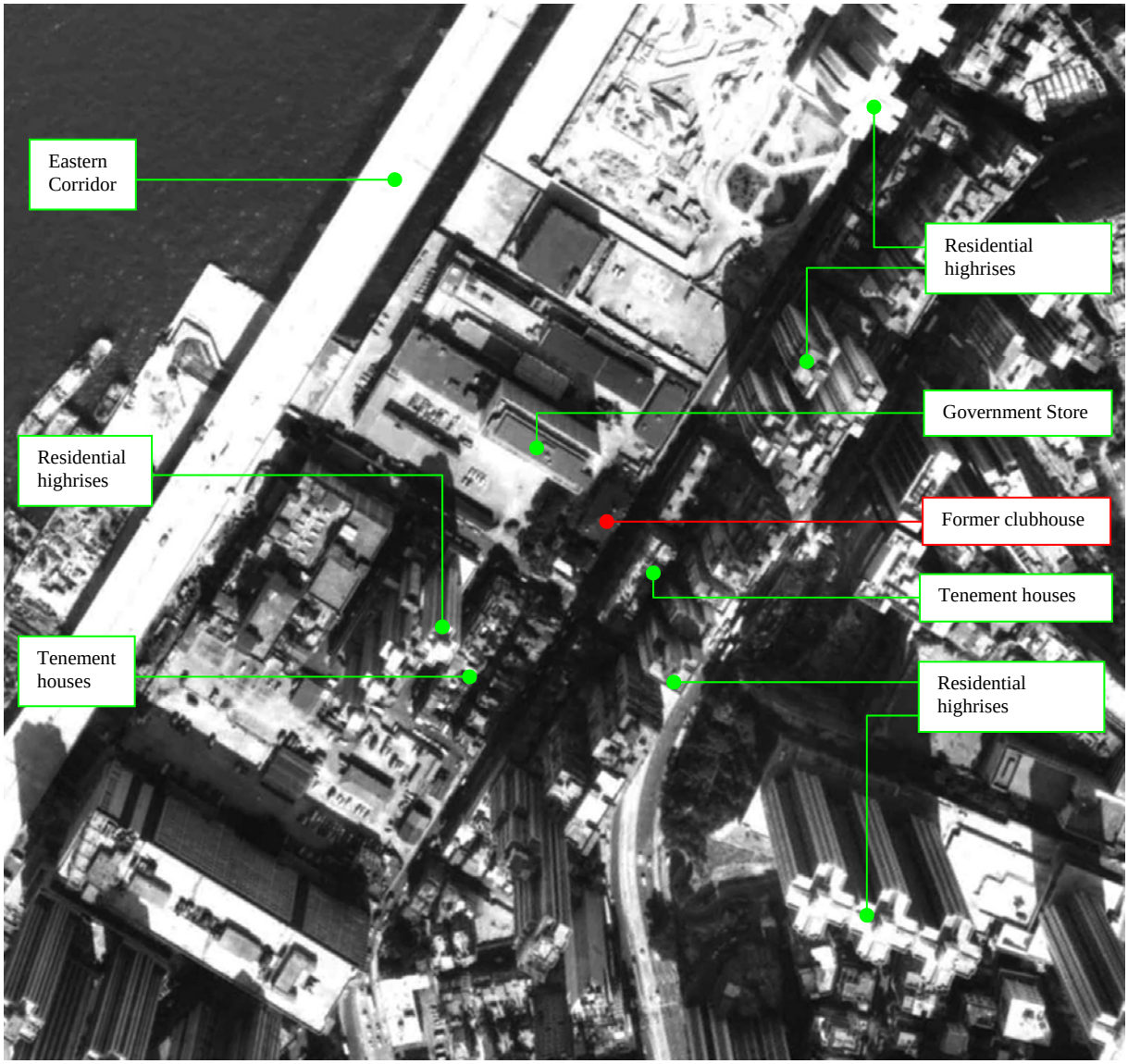

Fig. 110. Aerial photo of 1984.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, ref. no.: 53358 27 JAN 84. (partial))

Fig. 111. Island Eastern Corridor constructed in 1984.

3.1.3 Store for the Antiquities and Monuments Office after 1998

The former clubhouse was used as the store for the Antiquities and Monuments Office before it is now vacated (Fig. 112). The brickwork of the main building is restored to its natural colour, while the downpipes are restored back to the original black colour, with the renovation date unknown. The verandah is re-opened up with the windows removed.

Fig. 112. The main building in 2008.

Today, some parts of the government stores dated back to 1939 still remained at the site (Fig. 114). The former clubhouse is further surrounded by highrises (Fig. 113). To the northeast, the Electric Road Municipal Services Building was built probably in 1993 with a footbridge across

Electric Road adjacent to it (Fig. 115).[154] A block of the Government Store was demolished which appears to make way for the construction of the footbridge linking across the Fortress Hill MTR Station to the municipal services building, probably built around 1993 (Fig. 116). More commercial buildings were built, such as Newton Hotel Hong Kong which was built in 1992 to replace the row of tenements at the front of the site (Fig. 117), the AIA Tower built in 1998 adjacent to the site to the southwest (Fig. 118).[155] A hotel project by Cheung Kong (Holdings) Limited is still under construction near the coastline at Oil Street.

154 *List of FEHD Public Markets and Cooked Food*. Retrieved on June 29 2008, from Food and Environmental Hygiene Department, web site: http://www.fehd.gov.hk/pleasant_environment/tidy_market/markets/Electric%20Road%20Market.html.

155 *Names of Buildings*. Retrieved on June 29 2008, from Rating and Valuation Department, web site: http://www.rvd.gov.hk/en/doc/urban_2007.pdf.

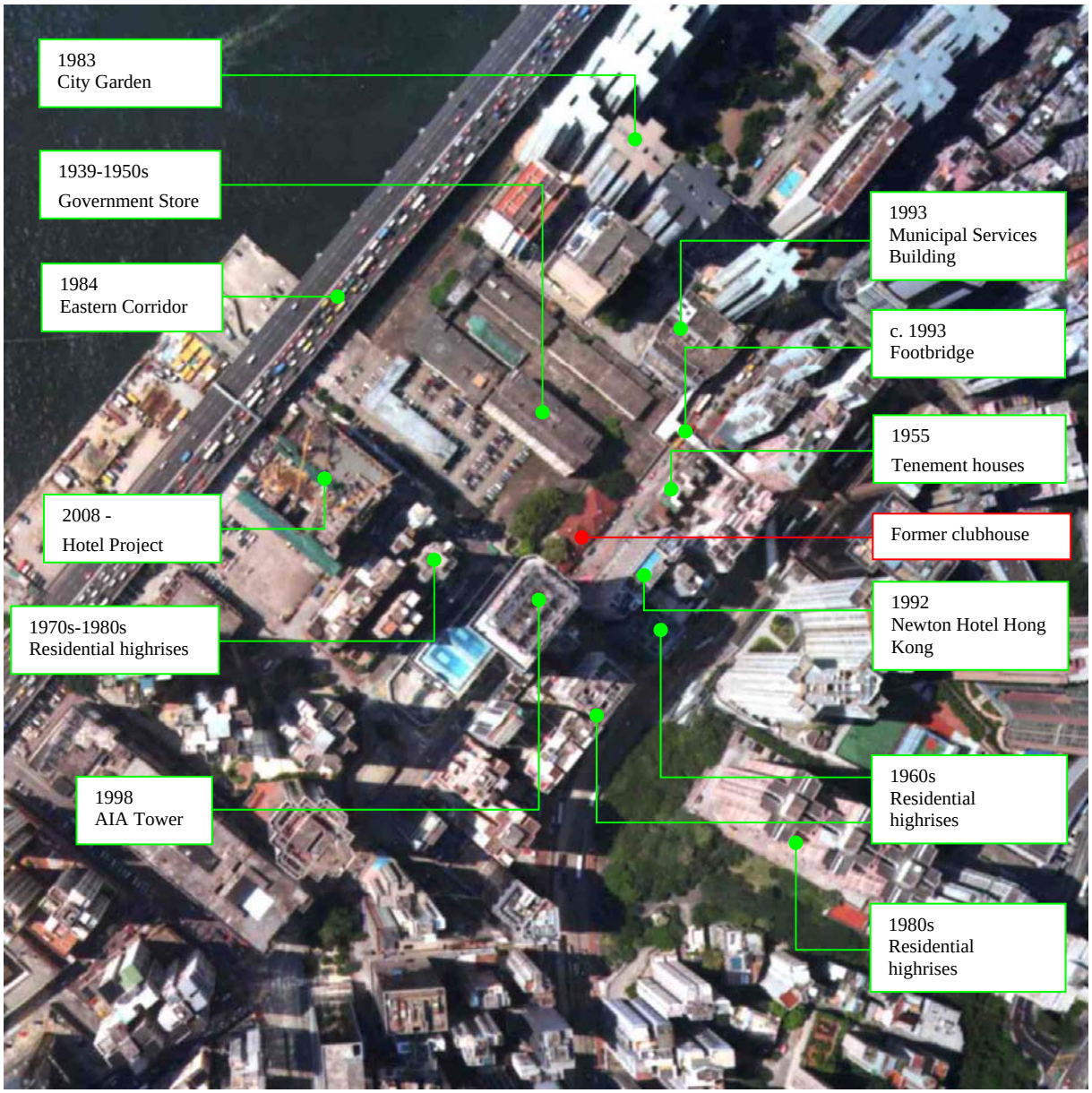

Fig. 113. Aerial photo of 2007.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, ref. no.: CW76922 12 JUL 07. (partial))

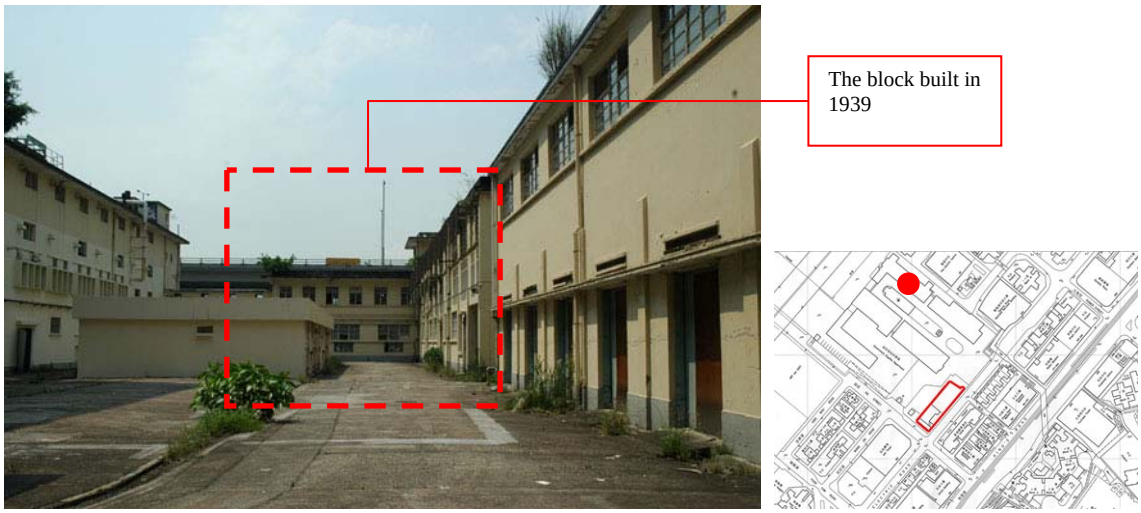

Fig. 114. Government stores.

Fig. 115. Electric Road Municipal Services Building built in 1993.

Fig. 116. The footbridge to the municipal services building.

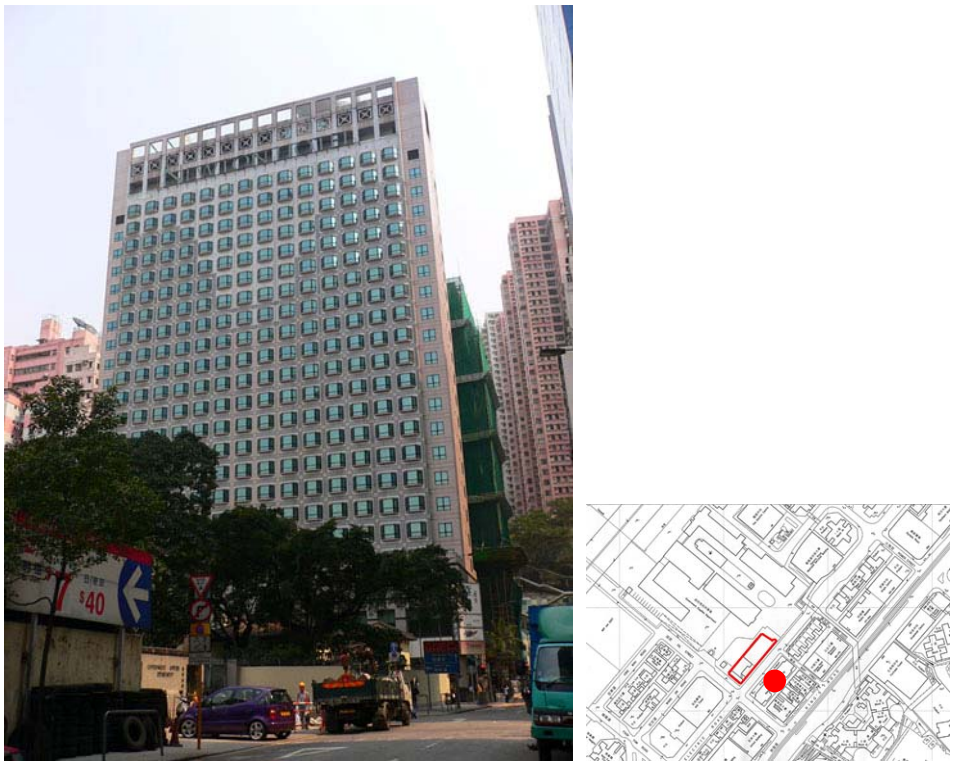

Fig. 117. Newton Hotel Hong Kong built in 1992.

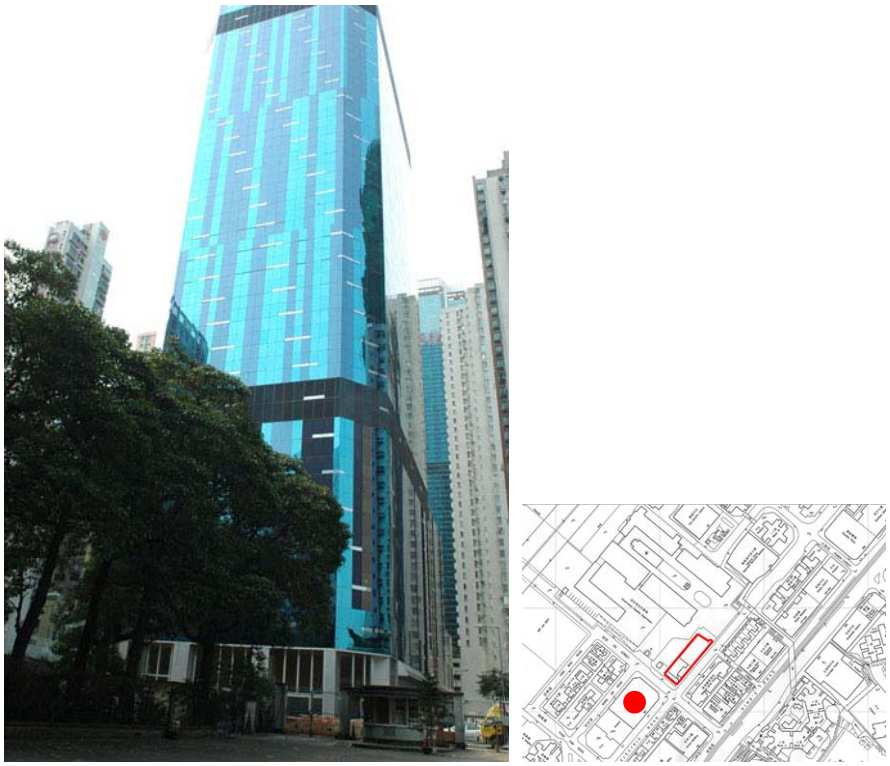

Fig. 118. AIA Tower built in 1998.

Fig. 119. Hotel project by Cheung Kong (Holdings) Limited still under construction in 2008.

The current ground floor and first floor plans are highlighted with changes during different possible periods for further reference (Fig. 120 - Fig. 121).

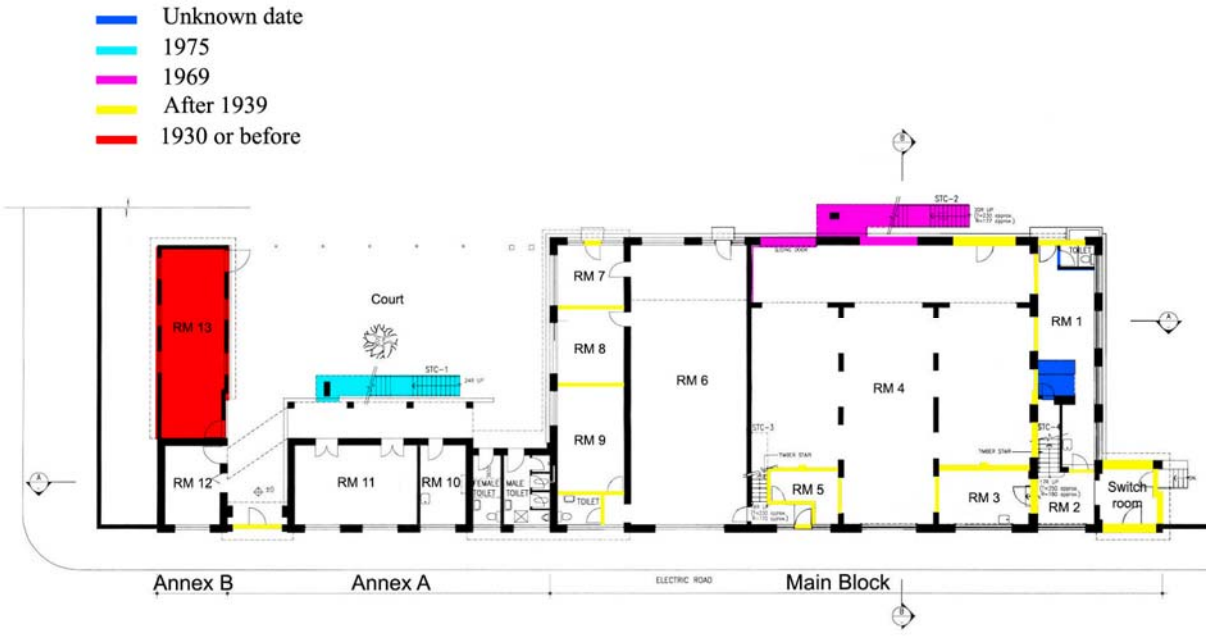

Fig. 120. Existing ground floor plan of the former clubhouse at No. 12 Oil Street, North Point highlighted with changes during different possible periods.

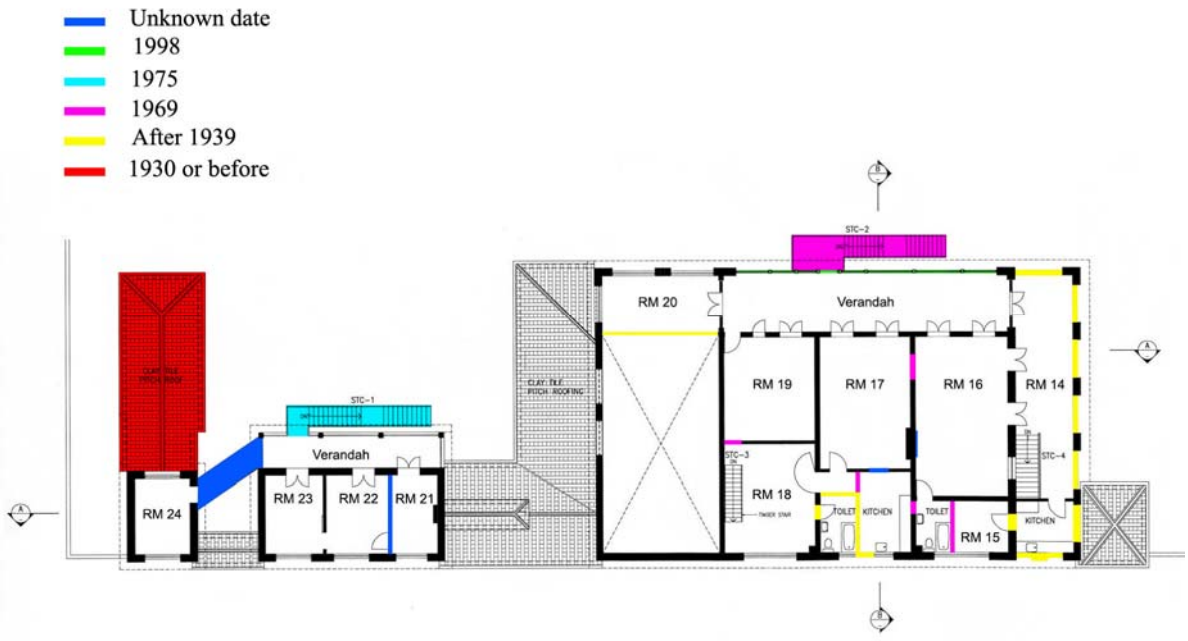

Fig. 121. Existing first floor plan of the former clubhouse at No. 12 Oil Street, North Point highlighted with changes during different possible periods.

3.2 Setting

Originally built as the clubhouse of Royal Hong Kong Yacht Club, the buildings were constructed along the seacoast which enjoyed an excellent view of the Victoria Harbour. However, the site underwent land reclamation at the end of the 1930s which impacted the coastline, with the seaview further blocked with the construction of the Government store. Today, the site is surrounded by high-rise buildings, with the compound of the Government Supplies Department replaced the Government store at the rear of the site. The former clubhouse is located at the heart of North Point with easy access from the main road, King's Road, yet receives a certain extent of calmness located a street away from the main road near to the harbour (Fig. 122).

The site is located at the intersecting corner of Oil Street and Electric Road, following the urban grid planning system of North Point. The neighbourhood is mainly residential area with a several commercial buildings to the Tin Hau direction, and amenity facilities namely Electric Road Municipal Services Building with a sitting-out area behind (Fig. 123 - Fig. 124).

The site mainly comprises a main building and two annexes (Annex A and Annex B) which are built in a linear manner along Electric Road.

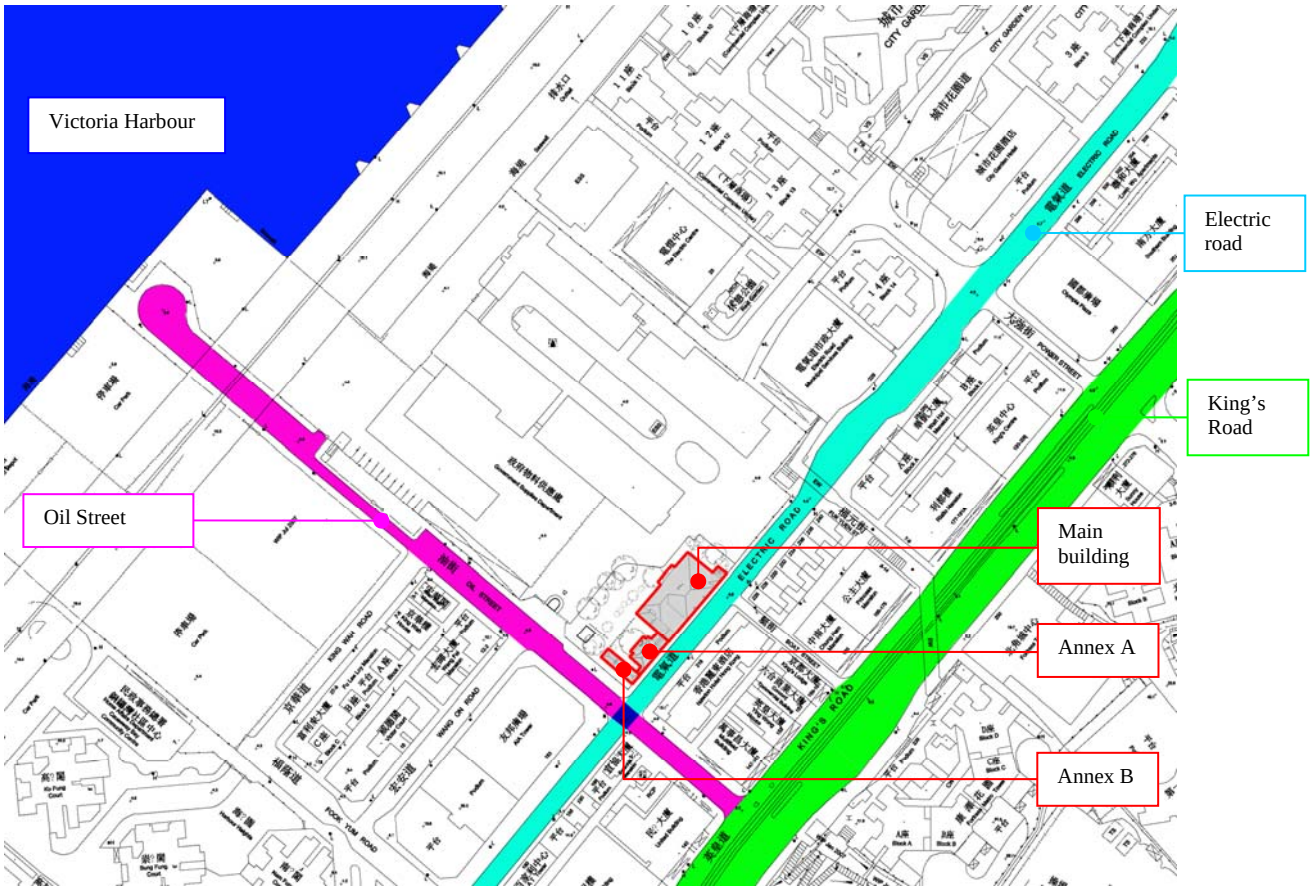

Fig. 122. Site map of the former clubhouse at No. 12 Oil Street, North Point. (Courtesy of the Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no. 11-SE-1C, 11-SE-6A. (partial))

Fig. 123. The former clubhouse and its surrounding viewing towards the intersection of Oil Street and Electric Road.

Fig. 124. The former clubhouse and the surrounding area viewed from the footbridge.

3.2.1 Surrounding area

At the rear of the site is a piece of lawn embraced by trees and brushes. To the west of the lawn is a rectangular guard house. A small court is formed at the rear of Annex A surrounded by the side façade of the main building and Annex B. At the north-west corner of the site, there are two guard houses with one rectangular and one semi-circular franked by gates as the site entrances. Part of the Government Supplies Department building is within the subject site boundary to the northeast.

Fig. 125. Site plan showing the surrounding landscape and structures of the former clubhouse.

3.2.1.1 Court

The court at the rear of Annex A is roughly a rectangular court surrounded by the main building, Annex A and Annex B (Fig. 126). It was once enclosed by fence at the rear of the court, where the concrete gate and posts for the enclosure are still remained nowadays (Fig. 127). There is a row of 9 tree pits, with only one tree left (Fig. 128). There is an octagonal planter at the centre of the court with a tree planted in it (Fig. 129).

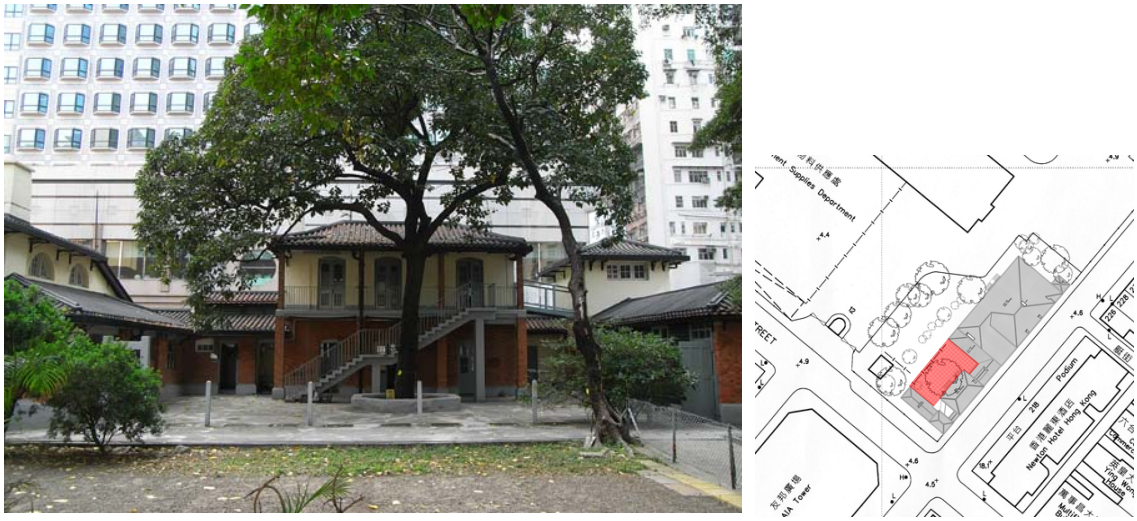

Fig. 126. General view of the court formed at the rear of Annex A.

Fig. 127. Gate to the court.

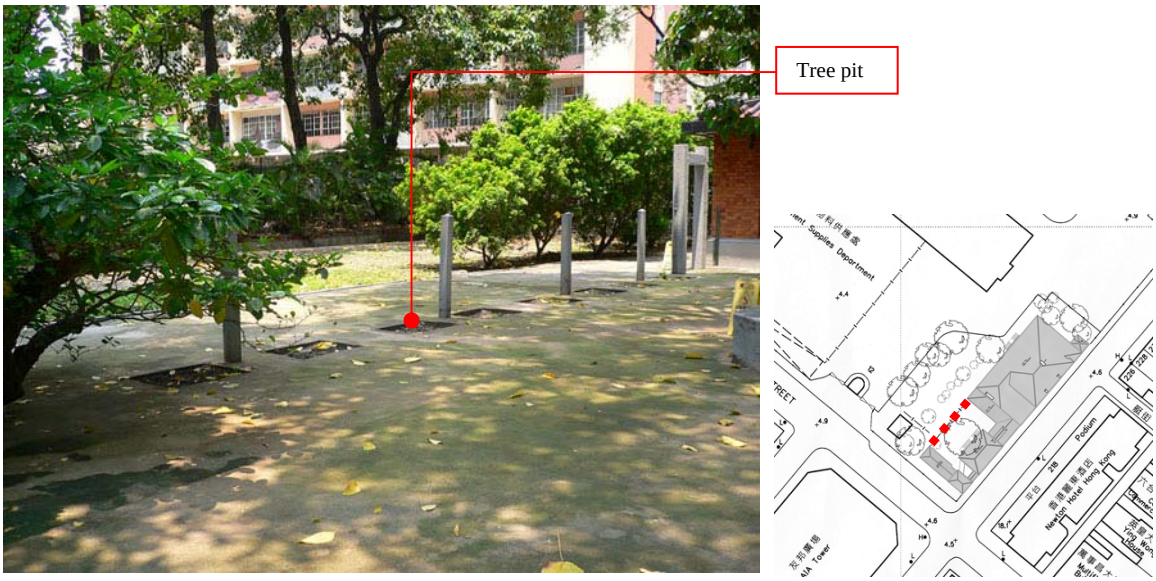

Fig. 128. A row of tree pits at the court.

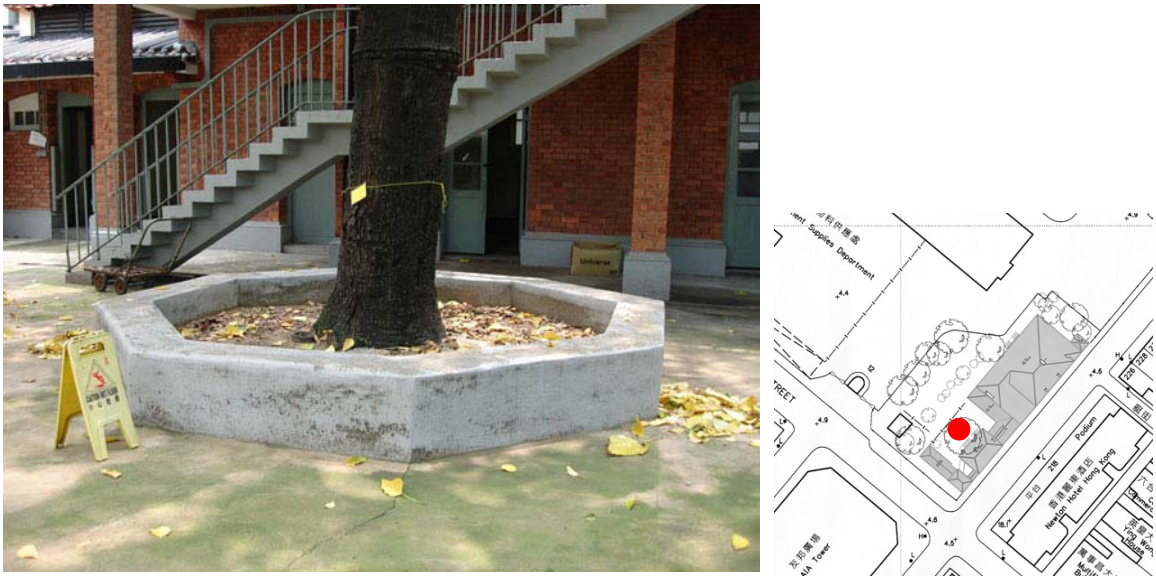

Fig. 129. Octagonal planter at the centre of the court.

3.2.1.2 Lawn

The lawn is located at the rear of the former clubhouse. It is roughly a long and narrow piece of lawn with outer edge towards the sea enclosed by a low wall (Fig. 130 - Fig. 131). The low wall, constructed with granite blocks, actually extends to the rear of the main building where a flight of steps is found at the end (Fig. 132 - Fig. 134). Square tiles are found paved along the outer edge of the lawn for access (Fig. 133). A row of tall trees is planted along the outer edge along the low wall, while another row of bushes is planted along the inner edge of the lawn (Fig. 134 - Fig. 135)

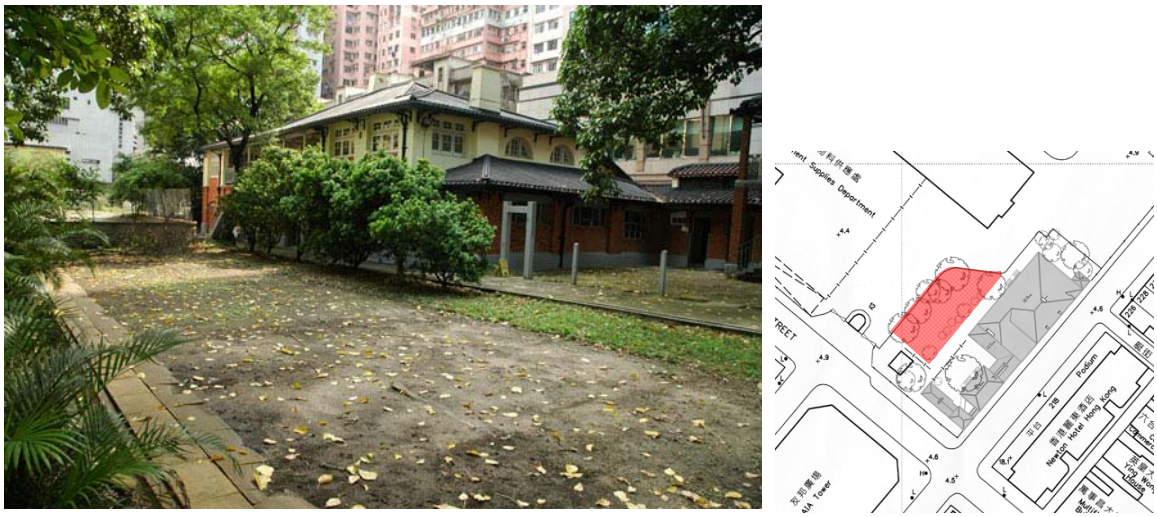

Fig. 130. General view of the lawn towards the main building.

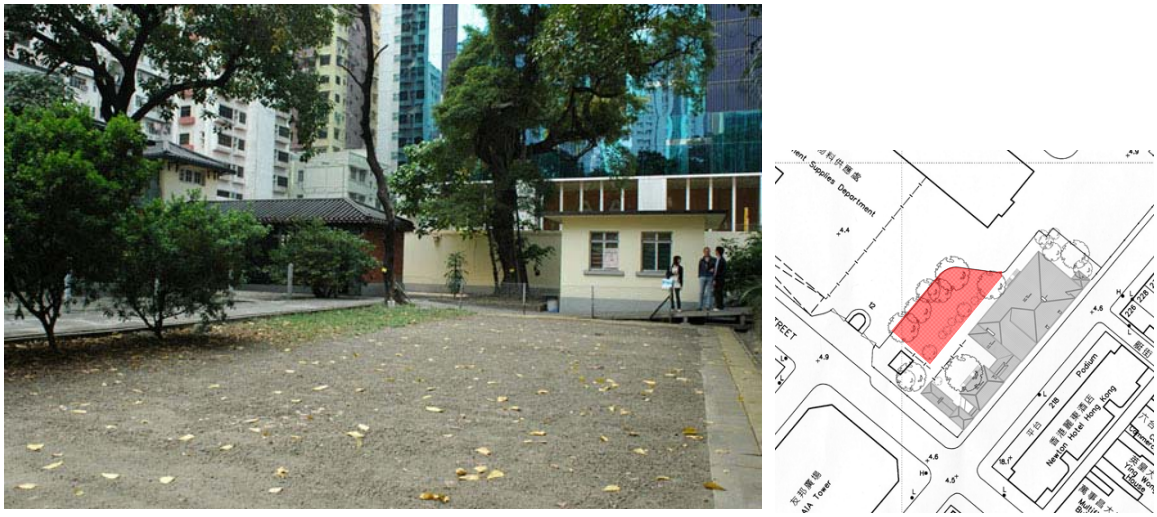

Fig. 131. The lawn looking towards the rectangular guard house.

Fig. 132. The lawn viewed from outside.

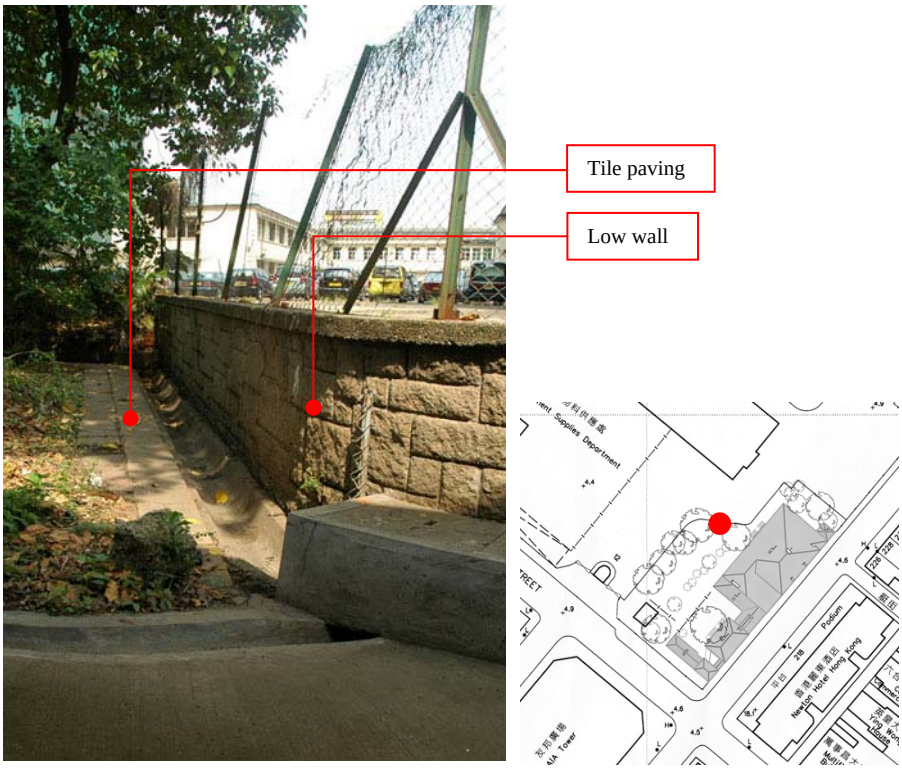

Fig. 133. Low wall enclosing the lawn and tiles paving surrounding the lawn.

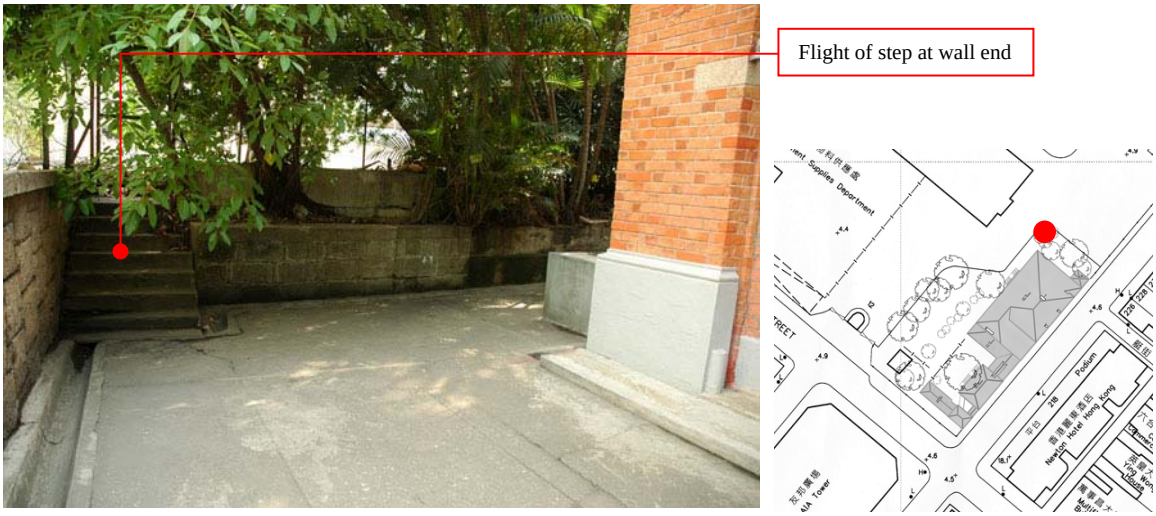

Fig. 134. The end of the low wall with a flight of steps at the rear of the main building.

Fig. 135. A row of tall trees along the outer edge of the lawn.

Fig. 136. A row of bushes along the inner edge of the lawn.

3.2.1.3 Square guard house

The square guard house is located at the south west of the site facing towards the lawn (Fig. 137). It is a square block built of concrete with a flat overhanging roof, which appears to be a modern addition to the site at an unknown date probably after 1950s.[156] There is an old tree adjacent to the square guard house. It is an old Ficus microcarpa 細葉榕 (Chinese Banyan or Small-Leaved Banyan) which is considered as a potential valuable tree subject to LCSD's future evaluation.

Fig. 137. General view of the square guard house.

[156] From the old survey map of 1956, the square guard house is still absent. See Fig. 85.

3.2.1.4 Semi-circular guard house

The semi-circular guard house is located at the north west of the site which is at the entrance to the site (Fig. 138). It is flanked by two metal entrance gates. The guard house faces towards the Government Supplies Department which used to be the guard house of the department probably built in the late 1950s. It is built in the modern International style features a semi-circular plan, built of concrete with the curved façades enclosed by metal-framed windows, and with a flat roof with deep overhanging eaves. The rear of the guard house is a wall with the inscription of the Government Supplies Department in both Chinese and English (Fig. 139).

Fig. 138. The semi-circular guard house at the entrance of the site.

Fig. 139. The rear of the semi-circular guard house with the inscription of the Government Supplies Department.

3.3 Architectural style and features

The former Royal Hong Kong Yacht Club was built in the Arts and Crafts style, which originated from the Arts and Crafts Movement developed in the late 19th century in reaction to industrialization and factory made components.[157] Key features of such style in the former clubhouse include the red brickworks, the multiple roof forms, the widely adopted segmental arches and prominent chimneys.

3.3.1 Arts and Crafts Movement

3.3.1.1 Background

Arts and Crafts Movement is a late 19th century movement which was emerged in the wake of the 1851 Great Exhibition in London and in opposition to the machine-made furnishings made possible by the Industrial Revolution. Early proponents were John Ruskin (1819-1900), William Morris (1834-1896), and Philip Webb (1831-1915). The ideals of William Morris were having affection for simplicity, truth-to-materials, and the unity of handicraft and design.[158] The movement is said to be started when William Morris met Philip Webb, and together with some other partners, they formed the firm of Morris, Marshall, Faulkner & Co which produced furniture, wall paintings, stained glass, embroidery, metalwork and the like. Morris' ideal on architecture was a building altogether free of imposed style, one which would grow unselfconsciously from its surroundings and the needs of ordinary people. Classical architecture was forbidden as well as the machine-made products like steel and cast iron.[159] The later established Art Workers Guild in 1884 also aimed to promote arts and crafts through practical demonstrations of craft techniques, discussions and for small private exhibitions.[160]

When Morris began to realize that people had tried to restore historic buildings using the modern 19th century methods of his time, his zeal on the materials and craftsmanship led him to the establishment of the Society for the Protection of Ancient Buildings (SPAB). The SPAB focus on honest repair, rather than wholesale restoration to a state of perfection which often had reality not in history but in the architect's imagination. Many Arts and Crafts architects were members of SPAB.[161]

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157 Fleming, John, *The Penguin dictionary of architecture and landscape architecture*, London, England, New York, N.Y., USA, Penguin Books, 1998, p.25.

158 Davey, Peter J, *Arts and crafts architecture*, London, Phaidon, 1995, p. 10.

159 Davey, Peter J, *Arts and crafts architecture*, London, Phaidon, 1995, p. 30.

160 Davey, Peter J, *Arts and crafts architecture*, London, Phaidon, 1995, p. 54.

161 Davey, Peter J, *Arts and crafts architecture*, London, Phaidon, 1995, p. 33.

3.3.1.2 The style

Arts and Crafts architecture was free of imposed style. The interior space was not planned regularly to suit an imposed style, hence always resulted in the irregularity of façades and roof forms. Steeply pitched roofs were always adopted. Building materials were not usually painted or plastered as following the 'truth-to-material' principle. The choice of building materials also showed a respect to the local traditions. The function of each room inside the building was not to be hidden from the façades anymore, so as other functional architectural elements such as chimneys and downpipes. Decoration could hardly be found in those buildings.

One of the influential examples of the Arts and Crafts architecture is the Red House designed by Philip Webb for the newly-married William Morris in 1859 (Fig. 140 - Fig. 143).

Fig. 140. The front façade of the Red House designed by Philip Webb in 1859.
(from *Arts & crafts houses I* , 1999, p. 24.)

Fig. 141. West façade of the Red House.
(from Davey, Peter J, *Arts and crafts architecture*, 1995, p. 40.)

Fig. 142. The east façade of the Red House.
(from Davey, Peter J, *Arts and crafts architecture*, 1995, p. 38.)

Fig. 143. The fireplace at the interior of the Red House.
(from Davey, Peter J, *Arts and crafts architecture*, 1995, p. 41.)

Another influential figure of the time was C.F.A. Voysey (1857-1941), an English architect who received great influence from William Morris. His design mostly adopted roughcast wall (Fig. 144 - Fig. 146), with brackets supporting the eaves of the roofs or gutters along the eaves (Fig. 147), and the black-painted water downpipes (Fig. 148). Some of his works also showed tapered chimneys (Fig. 145 - Fig. 146). In particular, the kind of design which combined windows and glazed doors were popular in the Arts and Crafts Movements, which could be reflected in the interior design of Voysey (Fig. 149).

Fig. 144. The entrance façade of the Homestead designed by C.F.A. Voysey in 1905-1906.
(from Hitchmough, Wendy, *The homestead: CFA Voysey*, 1994, p. 27.)

Fig. 145. Garden elevation of Perrycroft designed by C.F.A. Voysey in 1893-94.
(from Hitchmough, Wendy, *CFA Voysey*, 1992, p. 76.)

Fig. 146. Entrance court of Broadleys designed by C.F.A. Voysey in 1898.
(from Hitchmough, Wendy, *CFA Voysey*, 1992, p. 96.)

Fig. 147. Close up of the brackets at the Homestead (left) and Perrycroft (right).
(from Hitchmough, Wendy, *CFA Voysey*, 1992, pp. 77, 168.)

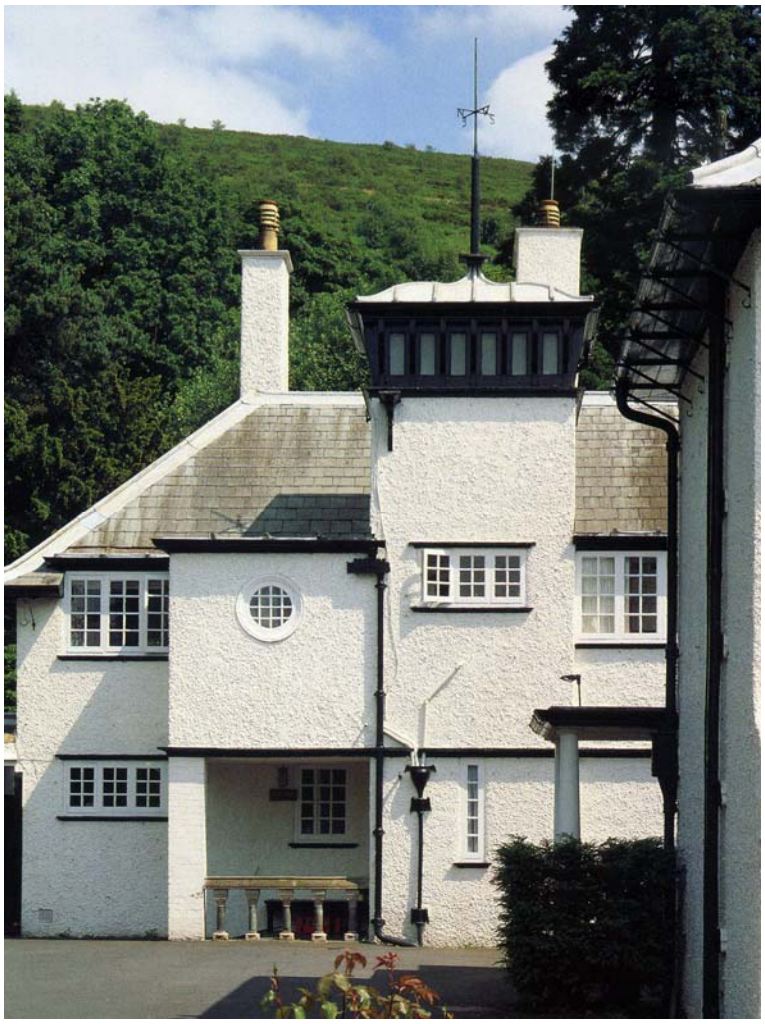

Fig. 148. The black-painted downpipe at Perrycroft.
(from Hitchmough, Wendy, *CFA Voysey*, 1992, p. 78.)

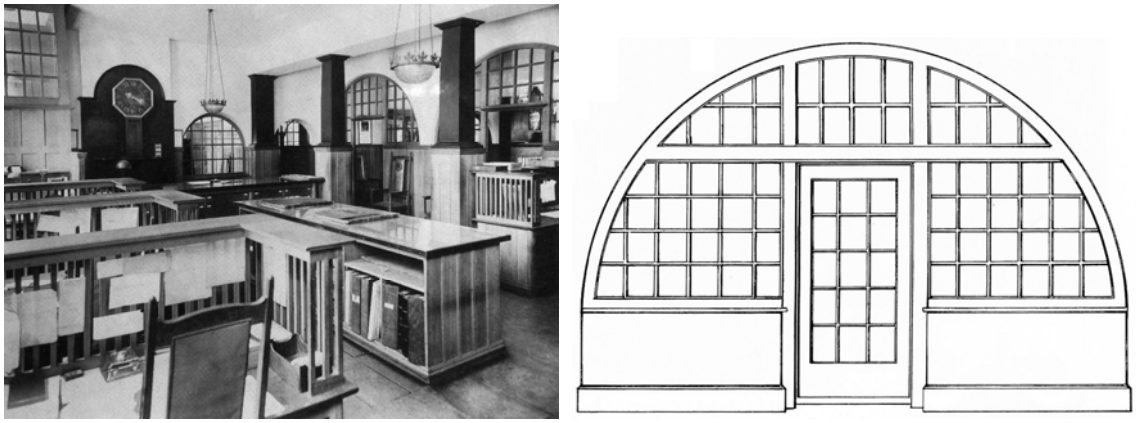

Fig. 149. Clerks' office, Essex & Suffolk Equitable Insurance Society Office at Capel House designed by C.F.A. Voysey in 1906 (left), and designs combining windows and glazed doors (right).
(from Hitchmough, Wendy, *CFA Voysey*, 1992, p. 197. Also from *The elements of style: an encyclopedia of domestic architectural detail*, 1996, p. 313.)

3.3.2 Stylistic characters of the former clubhouse at No. 12 Oil Street

Based on the understanding on the Arts and Crafts architecture, the following stylistic characters belong to the Arts and Crafts Movement are identified in the former clubhouse at No. 12 Oil Street.

3.3.2.1 Irregularity of the building masses

As the planning of the interior space is not restricted to any Classical rule, the mass of the building compound is break down with the irregular plans. The building mass in the former clubhouse is mainly composed of different volume of rectangular blocks, constituting the irregularity of the building envelope. The main building is the largest in size, followed by Annex A and lastly Annex B. The front façades of the three blocks appear to be one continuous façade with similar façade treatment, while the rear façades are broken down into individuals making the three blocks more distinguishable to each other (Fig. 150 - Fig. 151).

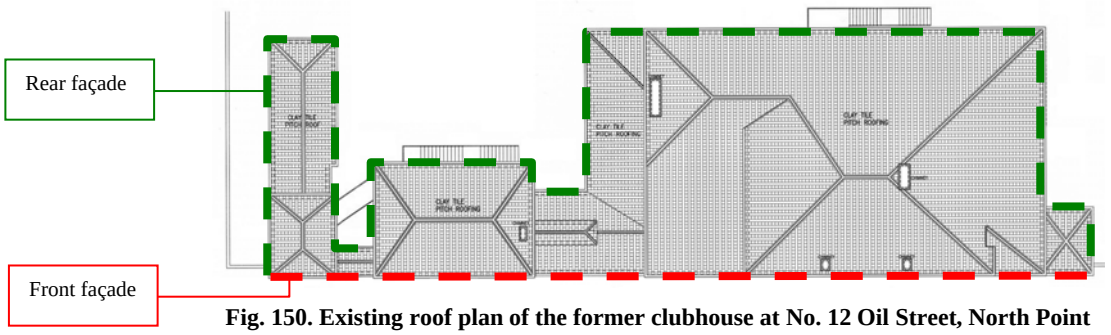

Fig. 150. Existing roof plan of the former clubhouse at No. 12 Oil Street, North Point (1:500).

Fig. 151. The continuous front façade of the former clubhouse.

3.3.2.2 Multiple roof forms supported by brackets

Arranged in a linear manner, the multiple roof forms of the main building and the annexes constituted a very interesting elevation to the building compound (Fig. 152). The roofs are mainly hipped roofs, with pitched roof, pyramidal roof and other irregular roof forms are adopted. One particular interesting roof form is the roof above RM 6, which curved near the eaves following the segmental arch curvature of the window below (Fig. 153). Iron brackets are found all along the eaves of the roofs (Fig. 154).

Fig. 152. The multiple roof forms of the former clubhouse at No. 12 Oil Street.

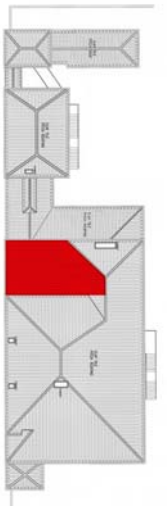

Fig. 153. The curved roof form at RM 6 of the main building.

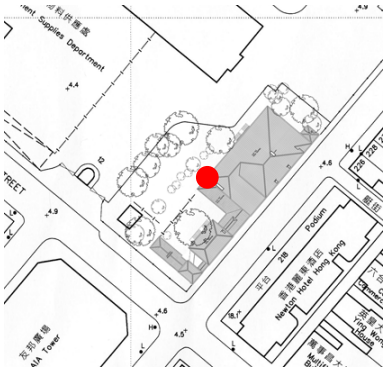

Fig. 154. Iron brackets under the eaves of the main building.

3.3.2.3 Brickworks and roughcast external walls

The most eye-catching part of the former clubhouse is the red brickworks contrasting to the roughcast wall, separated by stringcourses (Fig. 155). This seems to be a combination of the two most favourite wall surface treatments during the movement. The craftsmanship of the brickwork is further emphasized at the columns of the arcade at Annex A, which are not covered by plaster (Fig. 156).

Fig. 155. Front façade of the former clubhouse at No. 12 Oil Street.

Fig. 156. Brick columns at the verandah of Annex A.

3.3.2.4 Local materials and building technique

The roofs are constructed with double-layered Chinese pan and roll tiles, which showed an adoption of the local traditional materials and building technique (Fig. 157 - Fig. 158).

Fig. 157. Hipped roof of the main building.

Fig. 158. Traditional double-layered roof of Chinese pan and roll tiles.

3.3.2.5 Prominent chimneys and downpipes

Prominent chimneys are found at both the main building and Annex A. There are four chimneys at the main building, with one of which's opening blocked (Fig. 159 - Fig. 160). The chimneys are of different size, with different form of openings and tapered with different gradient, which intended to avoid regularity in their design. Semi-circular and semi-circular arched openings are adopted with brick surrounds. There is only one chimney at Annex A, slightly tapered, but with simpler rectangular openings (Fig. 161). The tapered design might have referenced to the design by C.F.A. Voysey.

Fig. 159. Chimneys at the main building.

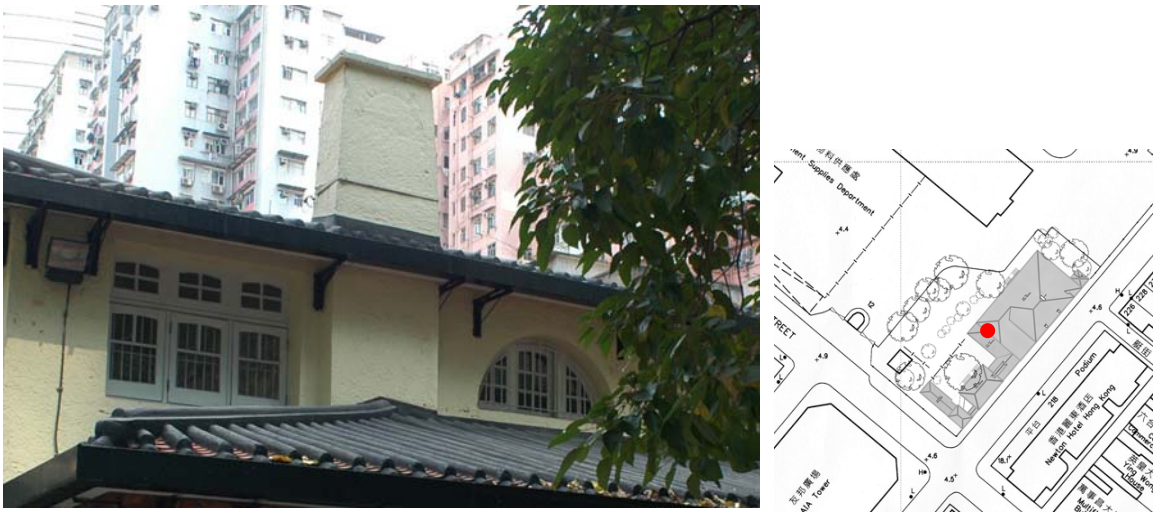

Fig. 160. Chimney on the southwest façade of the main building.

Fig. 161. Chimney at Annex A.

There is a number of downpipes on the wall surfaces of the building compound, with a considerable amount of the iron downpipes of earlier dates retained (Fig. 162). Those possess hopper heads and pipe brackets with fine details (Fig. 163). There is no concrete evidence of the exact period those downpipes were belonged, but believed to be from a much earlier period either the time when it was used as the clubhouse or when it was converted into a staff quarters during 1930s.

Fig. 162. Black-painted downpipes on the front façade of main building.

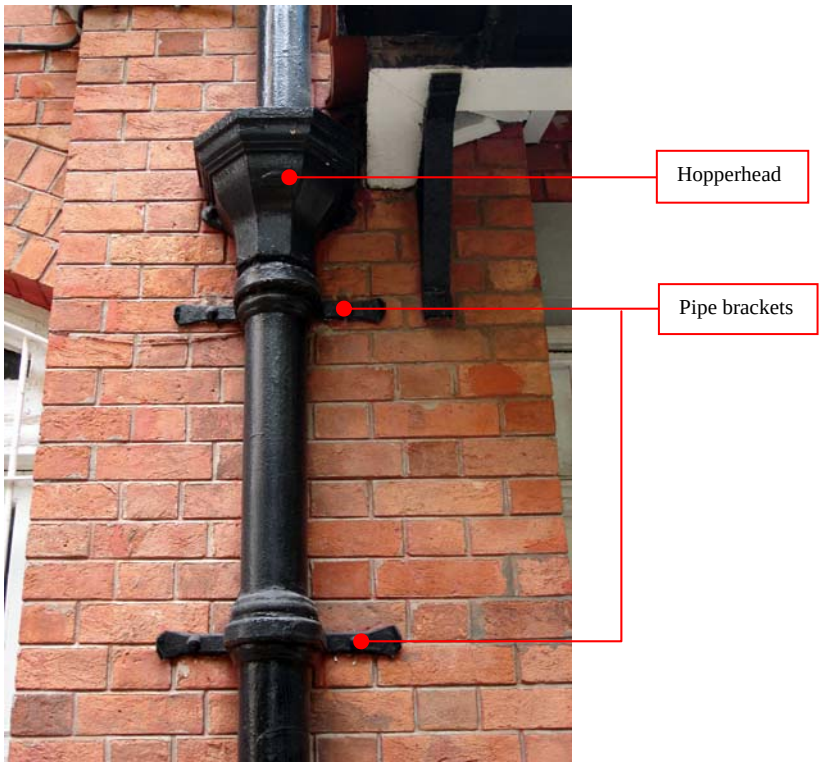

Fig. 163. Close up of the hopper head of the downpipe.

3.3.2.6 Arches

The segmental-headed windows and doors are other important features to the buildings, which echoed with those widely used by Philip Webb. The details around the windows are emphasized with the three-layered voussoirs (Fig. 164). Apart from the doors and windows, segmental archways are also found at RM 4 on the ground floor (Fig. 165). Even the timber window glazings are segmental-headed (Fig. 166).

Fig. 164. Segmental-headed windows on the front façade on the ground floor of the main building.

Fig. 165. Segmental archways at RM 4 on the ground floor.

Fig. 166. Segmental-headed timber window glazings on the first floor at RM 14.

3.3.2.7 Design combining windows and glazed doors

The popular design of combining windows and glazed doors could be found at the door of RM 6, with the original glazed doors of the clubhouse era already replaced by timber panel door nowadays (Fig. 167 - Fig. 168).

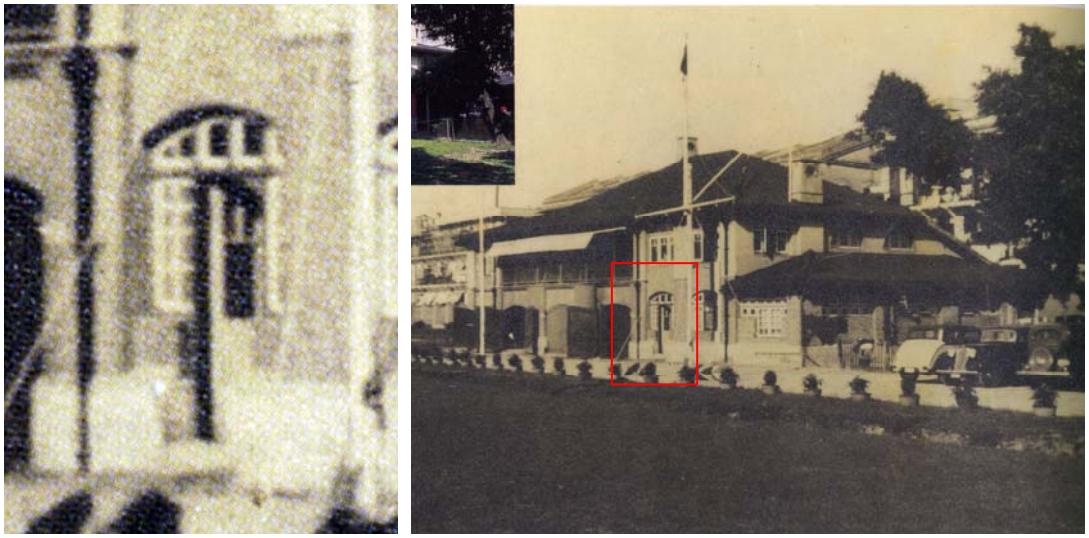

Fig. 167. The design combining windows and glazed doors at the main building. (from Gillian Chambers, *Eastern Waters, Eastern Winds, A History of the Royal Hong Kong Yacht Club*, p. 52.)

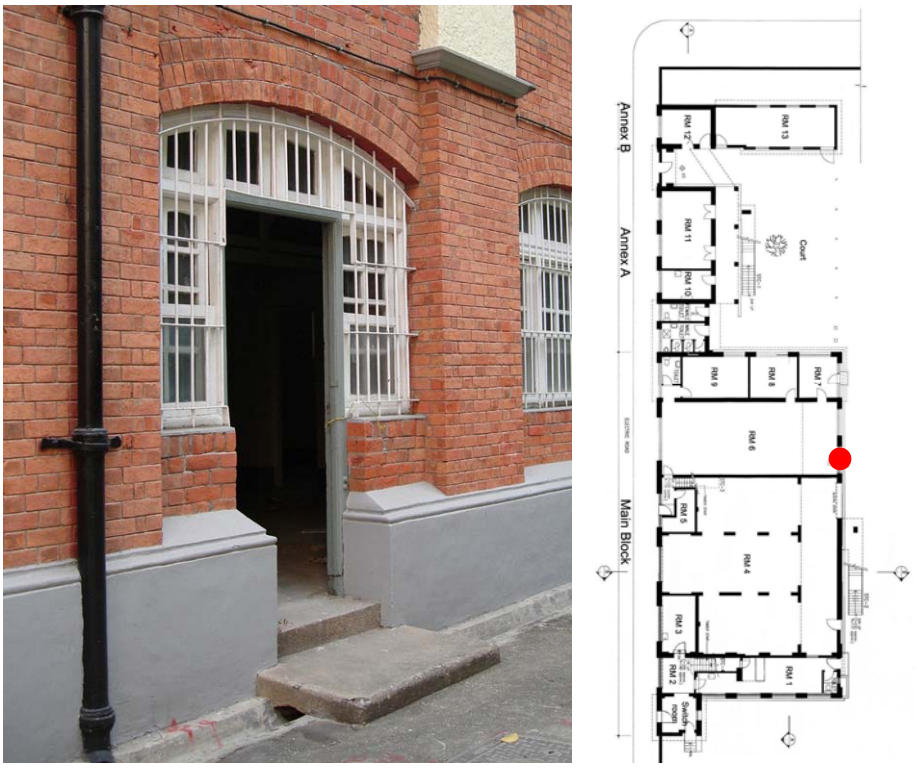

Fig. 168. The door at RM 6 in 2008.

3.3.2.8 Summary

The following is a summary of the stylistic features of the Arts and Crafts architecture found in the former clubhouse:

Stylistic features of the Arts and Crafts architecture	**Features found in the former clubhouse**
1. Irregularity of the building masses	Composition of main building, Annex A and Annex B, asymmetry planning of each building
2. Multiple roof forms supported by brackets	Hipped roofs, pitched roof, pyramidal roof, and other irregular roofs
3. Brickworks and roughcast external walls	All external walls of the main building, Annex A and the 2-storey front block of Annex B
4. Local materials and building technique	Double-layered Chinese pan and roll tiles
5. Prominent chimneys and downpipes	4 chimneys at the main building and 1 chimney at Annex A; downpipes with hopper heads and brackets with fine details can be found at the main building, Annex A and Annex B
6. Arches	Arches found at door and window openings, archways for structural support at the big 3-bay room on the ground floor of the main building, and the segmental-headed window glazings at the main building
7. Design combining windows and glazed doors	The entrance door at the room with changing ceiling height on the ground floor of the main building

Table 2. Table showing the stylistic features of the Arts and Crafts architecture found in the former clubhouse.

3.3.3 Other examples of Arts and Crafts Styled buildings in Hong Kong

Arts and Crafts style is not a common style in Hong Kong. Amongst those sites in Hong Kong identified as Arts and Crafts style, four sites are selected in this session for comparative study to the former clubhouse at Oil Street. They are Island House at Tai Po, Former Peak School at the Peak, Old Peak Café at the Peak, and Ex-Ma Tau Kok Animal Quarantine Depot at To Kwa Wan.

3.3.3.1 Island House, Yuen Chau Tsai, Tai Po

Built in 1905, Island House was the quarters for government officers with long association with the former New Territories Administration. It is now used as a Conservation Studies Centre by the World Wide Fund for Nature. It is now declared as a monument by the Antiquities and Advisory Board in 1983.[162]

Similarities

Same as the former clubhouse, the roof at Island House is covered with Chinese traditional pan and roll tiles, with the eaves supported on brackets. Segmental and semi-circular arches are found with layers of voussoirs (Fig. 170). Prominent downpipes painted in black are found on the building façades

Differences

Island House has a much simpler form with a 2-storey building with a tower (Fig. 169). The wall is plastered, with mouldings on the first floor, which is more decorative comparing to the roughcast wall and the red brickworks of the former clubhouse (Fig. 170). There are buttresses supporting at the piers of the archways at the verandah on the ground floor, which may be influenced from the design of C.F.A. Voysey which is not present in the former clubhouse.. Mainly built of Arts and Crafts style, the building also shows some influence from Art Deco at the owner, whereas no other significant style can be found at the former clubhouse.

[162] Antiquities and Monuments Office,*Island House [AM80-0277]*, websites: http://www5.lcsd.gov.hk/gishinter/html/viewer_en.htm.

Fig. 169. Island House.
(From Antiquities and Monuments Office, *Island House, Yuen Chau Tsai, Tai Po* website: http://vhe.lcsd.gov.hk/vhe/FEBS?bsid=2&pageAction=INTRO&langNo=1.)

Fig. 170. Overview of Island House.
(From Antiquities and Monuments Office, *Yuen Chau Tsai, Tai Po, Island House*, website: http://www.amo.gov.hk/en/monuments_17.php.)

3.3.3.2 Former Peak School, now the Victoria Peak Fire Station, the Peak

The Victoria Peak Fire Station is located at No. 7 Gough Hill Path, the Peak. Built in 1915, it was erected as a school for the British children. It was converted into a fire station in 1967. It is designated as a Grade 2 Historic Building in 2009.[163]

Similarities

Similar to the former clubhouse, the hipped roofs at the fire station are traditional Chinese pan and roll tiles, with the eaves supported on brackets (Fig. 171). The wall surface is mainly roughcast in white with brickworks exposed at the lower portion. The semi-circular arches at the windows and doors are found with voussoirs highlighted at intervals (Fig. 172).

Differences

The fire station is of 1-storey high with a U-shaped plan. Unlike the former clubhouse, it is not breakdown into several buildings but comprises one volume (Fig. 173).

Fig. 171. The Victoria Peak Fire Station.
(From Fire Services Department, The Government of the Hong Kong Special Administrative Region, website: http://www.hkfsd.gov.hk/home/images/station_photo/hk/vp.html.)

163 Antiquities and Monuments Office, *Former Peak School [AM90-0453]*, websites: http://www5.lcsd.gov.hk/gishinter/html/viewer_en.htm.

Fig. 172. The semi-circular doorway of the Victoria Peak Fire Station.
(from website: http://hk.myblog.yahoo.com/himark3007/photo?pid=1647&fid=33.)

Fig. 173. An overview of the Victoria Peak Fire Station.
(From Antiquities and Monuments Office, *Former Peak School [AM90-0453],*
website: http://www5.lcsd.gov.hk/gishinter/html/viewer_en.htm.)

3.3.3.3 Old Peak Café, now the Peak Lookout, the Peak

Old Peak Café, now the Peak Lookout is situated at No. 121 Peak Road, the Peak. It is said to be originally built in 1901 as a shelter for sedan chairs, but no evidence proved that the structure today was the sedan chair shelter in 1901. It was converted into a café in 1947. It is designated as a Grade 2 Historic Building in 2009.[164]

Similarities

Similar to the former clubhouse, the roof is covered with traditional Chinese pan and roll tiles with eaves supported on brackets (Fig. 174 - Fig. 175). Prominent chimney is found on the main façade, with the shaft observed at the interior of the café. Segmental arches with voussoirs are found as window and door openings all around the building. In the interior, the roof structures are exposed (Fig. 176).

Differences

Unlike the former clubhouse, it is a single-storey building with an L-shaped plan which does not breakdown into several buildings(Fig. 174). Stone is used as the building materials instead of brick, and the rustication of stone masonry is demonstrated on the wall surfaces. The surfaces of the gables are roughcast with stripes reminiscent of the half-timber structure in England (Fig. 175).

Fig. 174. Overview of Old Peak Café.

[164] Antiquities and Monuments Office, *Old Peak Café [AM77-0024]*, websites: http://www5.lcsd.gov.hk/gishinter/html/viewer_en.htm.

Fig. 175. Brackets along eaves, segmental arches, and the imitation of the half-timber structure of Old Peak Café.
(from website:
http://www.openrice.com/restaurant/photos.htm?shopid=2659&page=2&position=4)

Fig. 176. Interior of Old Peak Café.
(from website:
http://www.openrice.com/restaurant/photos.htm?shopid=2659&photoid=16353.)

3.3.3.4 Ex-Ma Tau Kok Animal Quarantine Depot, now Cattle Depot Artist Village, To Kwa Wan

Ex-Ma Tau Kok Animal Quarantine Depot, now Cattle Depot Artist Village is located at No. 63 Ma Tau Kok Road, To Kwa Wan. It was built in 1908, which is the oldest animal quarantine depot in Hong Kong. It was vacated in 1999 and was reopened as an artist village in 2003. It was first designated as Grade 3 historic Building by the Antiquities Advisory Board in 1994[165] and was confirmed Grade 2 in 2009 in the recent historic building assessment.

Similarities

The depot is a very much alike compound as the former clubhouse. The depot comprises a several individual structures on a long and narrow site, which are of one to two-storey high (Fig. 177). They are all red brick buildings with traditional Chinese roof with pan and roll tiles. The red brickworks are shown even at the columns of the verandahs similar to Annex A of the former clubhouse (Fig. 178). Different roof forms are found, namely hipped roof, pitched roof, and vault of different scales. Brackets are found along the eaves. Chimneys are found with tapered profile. Prominent downpipes could also be found painted in black. Segmental-arched openings are widely adopted at the buildings.

Differences

As a depot, the buildings are rather functional with simple, unadorned appearance. Little decoration can be found such as the stylized gable (Fig. 179). The plinth and roughcast wall found in the former clubhouse are absent here.

[165] Antiquities and Monuments Office, *Ex-Ma Tau Kok Animal Quarantine Depot [AM91-0487]*, websites: http://www5.lcsd.gov.hk/gishinter/html/viewer_en.htm.

Fig. 177. Overview of the Ex-Ma Tau Kok Animal Quarantine Depot.

Fig. 178. Tapered chimneys, brackets, and Chinese pan and roll tiled roofs of the Ex-Ma Tau Kok Animal Quarantine Depot.

Fig. 179. Stylized gable at the Ex-Ma Tau Kok Animal Quarantine Depot.

3.3.3.5 Conclusion

Island House demonstrated most of the essence of Arts and Crafts style, with influence from other styles namely Art Deco and Classical style. The former Peak School and Old Peak Café are also two fine examples of the style, but they are of a smaller scale and not at an easily access location or special permission is needed for visit.

Amongst the four cases, Ex-Ma Tau Kok Animal Quarantine Depot is of a comparable scale with the former clubhouse. The premises also demonstrated most of the essence of Arts and Crafts style, somehow similar to the former clubhouse in terms of the architectural language. For instance, the two-storey building with verandah supported on red brick columns and curved beams are similar to the design of Annex A. Still, the former clubhouse is much better preserved, with nicer architectural features built as a clubhouse, and better spatial quality with the spacious open space at the rear.

3.4 Architectural description

3.4.1 Form

As mentioned in the previous chapter, the building mass of the former clubhouse adopted an irregular approach. It is also interesting to note that although the building mass is break down into various cubes of different sizes but not a big cube, almost all the parts are attached together forming a continuous volume without breaking apart.

The three blocks (main building, Annex A and Annex B) are mainly of 2-storey high and rectangular in plan. The main building mainly comprises a 1-storey former entrance porch, a 2-storey part at the middle, a room with changing headroom from 1-storey to 2-storey (RM 6), and a 1-storey part (RM 7-RM 9). Annex A comprises two 1-storey toilets in the northeast, a 2-storey part with verandah running along the rear façade for both storeys, and a wall with a door opened to Electric Road in the southwest which appears to be a former entrance gate. Annex B comprises a 2-storey front block with a 1-storey block at the rear (Fig. 180).

Fig. 180. Existing front elevation of the former clubhouse at No. 12 Oil Street, North Point (1:400).

The roof of the former entrance porch is a pyramidal roof, while the roof of the 2-storey part of the main building has a composite roof form based on a hipped roof design. The roof over RM 7-RM 9 is a half-hipped roof connected to the roof of the toilets at Annex A. The 2-storey part of Annex A and Annex B has a hipped roof, while the roof of the former entrance gate is a simple pitched roof. The rear block at Annex B also has a partly-hipped roof (Fig. 181).

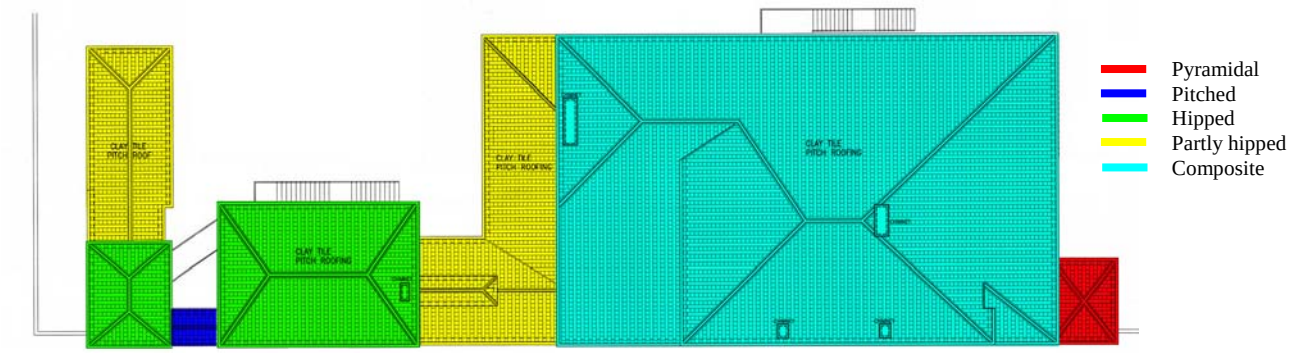

Fig. 181. Various roof forms of the former clubhouse at No. 12 Oil Street, North Point (1:400).

3.4.2 External façades

Due to its irregularity in plan and the breaking down of building masses, the former clubhouse has many façades which much increased the visual interest of the viewer. The one continuous front façade and the lumpy rear façade is an interesting contrast from the façade point of view (Fig. 182).

Fig. 182. Different façades of the former clubhouse.

3.4.2.1 Front façade (facing Electric Road)

The front façade is the public façade facing Electric Road (Fig. 183). As the three blocks are all built aligning Electric Road, a continuous façade is formed along this road. It is asymmetrically designed, constituted with different volume of masses with irregular bay width. The façade treatment of the 2-storey parts are the same – with red brickworks on the ground floor while roughcast wall on the first floor, which harmonized the entire front façade. On the other hand, the former entrance porch and former entrance gate also have similar façade treatment with roughcast wall only, which is easily distinguishable from all other red brickworks on the ground floor level, indicating the difference in function as an entrance.

Fig. 183. A photo montage of the front façade facing Electric Road.

Brackets are found supporting the eaves or gutters except the former entrance porch and former entrance gate. Downpipes are almost found at regular intervals between each bay (Fig. 184). The plinth is almost hidden below the pedestrian level, which reflects that the original ground level of the clubhouse was lower than the ground level nowadays (Fig. 185).

Fig. 184. Front façade facing Electric Road of the main building.

Fig. 185. Hidden plinth at the front façade of the main building.

Façade with similar design

The three middle bays of the main building and Annex A are of 2-storey high with a very similar façade design (Fig. 186 - Fig. 187). Both have segmental arched window openings on the ground floor, while rectangular window openings are used on the first floor. The main difference between the two is the narrower bay width of Annex A. On the other hand, the front façade of Annex B is also similar, but with only 1 bay's width. Rectangular window opening is used on the ground floor instead (Fig. 189).

Fig. 186. The three middle bay of the main building.

Fig. 187. Front façade of the middle three bay of Annex A.

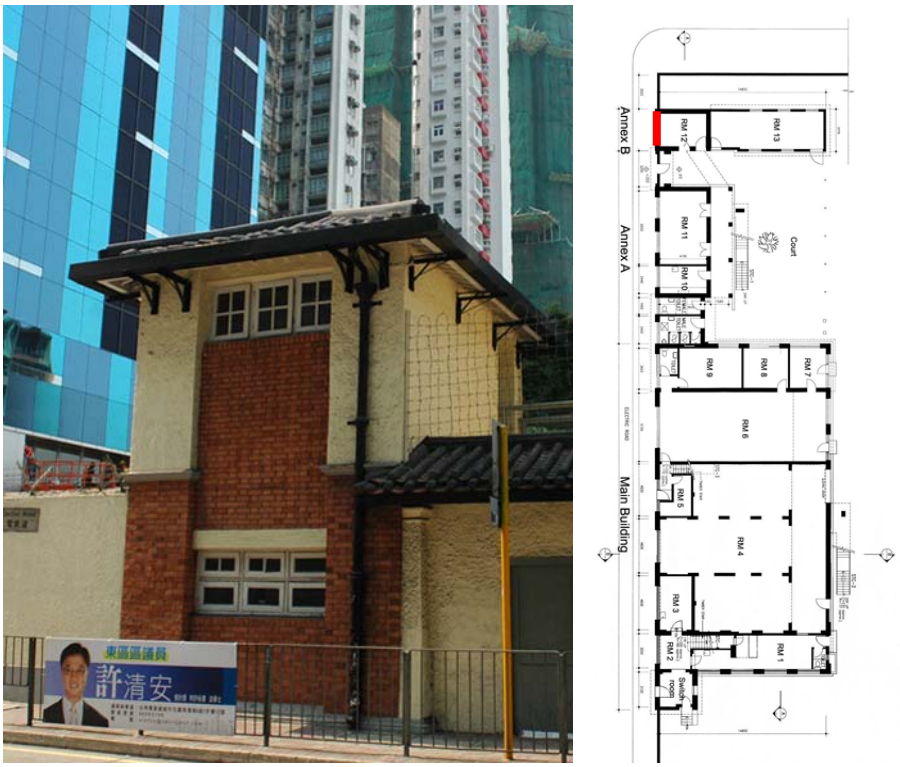

Fig. 188. Front façade of Annex B.

Another two parts with similar façade design are the former entrance porch and former entrance gate (Fig. 189). They are very prominent on this façade with the roughcast wall contrasting to the red brickworks of other wall surfaces on the ground floor. Both structures have their roof supported on tapered columns but without any bracket, revealing that the wall between columns to be a later addition. The main difference is the roof form.

Fig. 189. The former entrance gate (left) and the former entrance porch (right) of the main building.

Façade of special interest

The front façade of RM 6 at the main building is of 1-storey high purely in red brickworks (Fig. 190). The window is at a higher position comparing to other windows on the ground floor. This bay also appears to be under another roof but actually the same with the three middle bays. The most interesting part of the roof is the deep pitched roof with the edge curved following the curvature of the segmental-headed window.

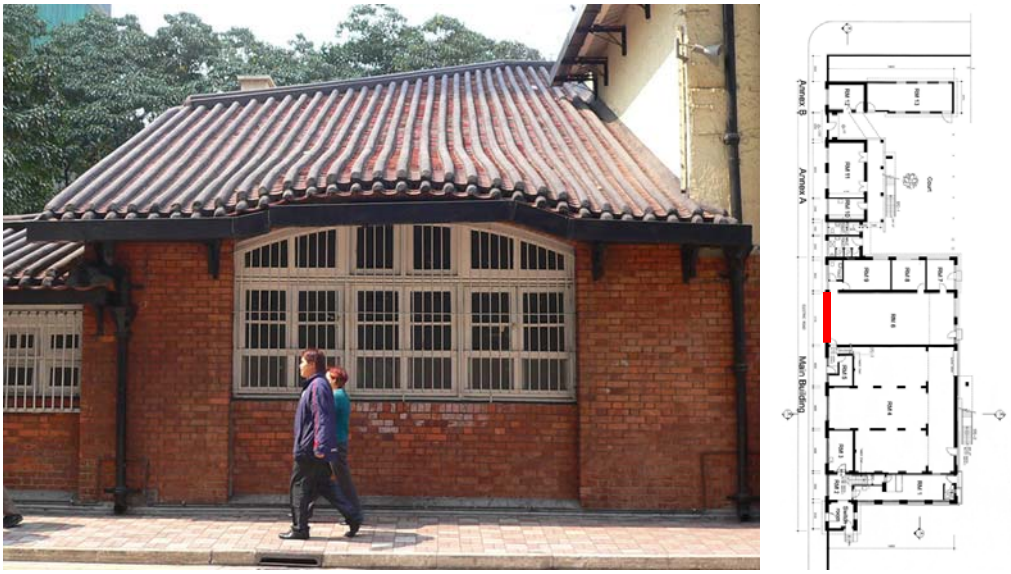

Fig. 190. Front façade of RM 6 of the main building.

The bay of RM 2 and the kitchen of RM 14 at the main building is of 2-storey high which appears to be lower in height than the three middle bays (Fig. 192). However, this part of the main building is actually under the same roof of the three middle bays, with this portion of eaves designed to be at a lower position on this façade. This may be intended to distinguish a difference in the function of the interior space. The extent of the brickworks and the curvature of the segmental arch are also lower than the three middle bays as a result. On the first floor, between the two windows is a portion of brickworks without being roughcasted, giving extra interest to this façade. There is a lintel above the windows, which can be also found in other rectangular openings on this façade.

Fig. 191. Overview of the main building

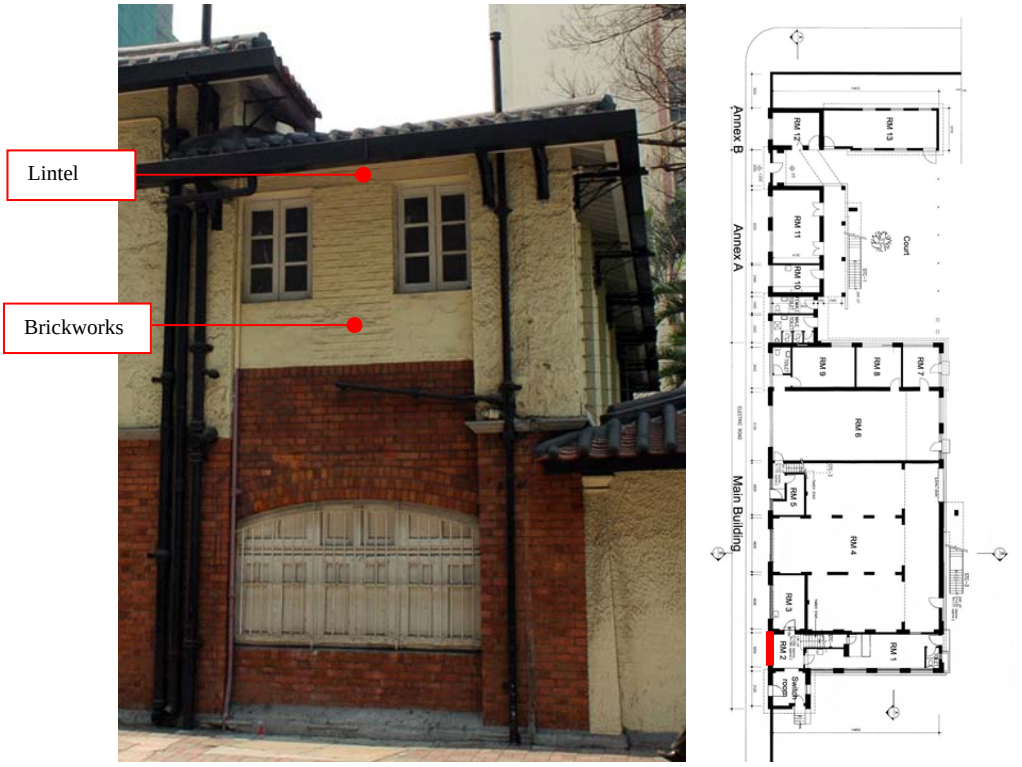

Fig. 192. Front façade of the RM 2 and the kitchen of RM 14 of the main building.

Façade of rooms with lower significance

The front façade of the toilets adjacent to RM 6 is of 1-storey high, also purely in red brickworks (Fig. 193). Rectangular window opening is used is instead of segmental arched one. Its height is almost the lowest amongst the other bays on the front façade, and with the minimal articulation of this façade, this implies that its function is to be of the lowest significance.

Fig. 193. Front façade of the toilet adjacent to RM 6 at the main building.

The front façade is an interesting façade in two ways:

1. Visual continuity

Basically, the main building and Annex A are attached to each other, while Annex B was built separately. It is the former entrance gate which physically combining Annex B to the rest of the building compound. And also it is due to the alignment of all the building structures along Electric Road which create this sense of continuity and integrity. Along Electric Road, pedestrians could perceive the building compound as physically attached to each other with a visual continuity during their walking experience.

2. Visual illusion

The different bay width and different height of the various parts could lead the viewer to interpret the respective parts as under different roofs.

For instance, the 3 middle bays of the main building appears to be under one single roof, in which this perception become stronger with an association with the 3 middle bays of Annex A of a similar façade design (Fig. 194). However, the middle five bays of the main building are actually under the same roof, yet they appear to be under different roofs (Fig. 195). This could be the intention of showing a difference in their respective function, which is one of the objectives of the Arts and Crafts architecture.

Fig. 194. Different parts distinguished according to visual perception.

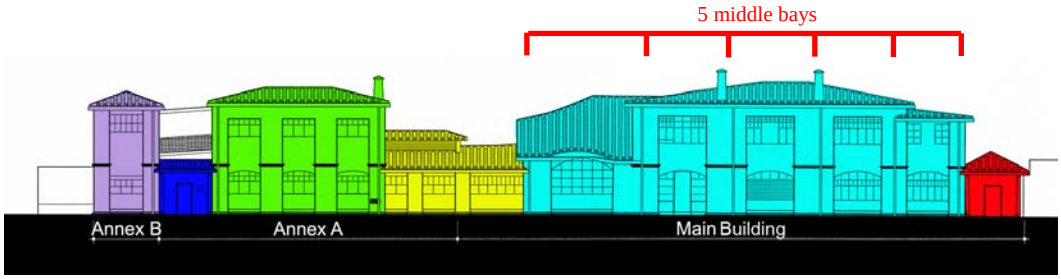

Fig. 195. Different parts distinguished according to the roof forms.

3.4.2.2 Rear façade

The rear façade is the façade originally facing towards the Victoria Harbour when it was built. Nowadays, it faces a piece of lawn with the reclaimed land further beyond (Fig. 196 - Fig. 197). Contrary to the front façade, the rear façade is not continuous, with a more distinguishable building façade for each block (main building Annex A and Annex B) due to their difference in volume. The façade treatment is similar to that of the front façade, mainly with red brickworks on the ground floor and roughcast wall above. The plinth which is hidden at the front façade can be seen from this façade with a lower ground level. They appear to be very tall and thick plinth (Fig. 198). Brackets are found supporting below the eaves and gutters, while downpipes are also found on most façades.

The rear façade of the 2-storey part of the main building, 2-storey part of Annex A and the entire Annex B are more easily visable to the viewer when viewed at a distance due to their greater building depth and height. Most of the 1-storey parts are either hidden (the former entrance porch) or appeared to be connectors between the 2-storey parts (toilets of Annex A and the former entrance gate). Annex A and B are connected with a bridge on the first floor which increases visual interest.

The width of each bay is the same as their respective bay on the front façade, except for the bay of RM 6 and RM 20 at the main building which is further divided into two (Fig. 199).

Fig. 196. A photo montage of the rear façade.

Fig. 197. Existing rear elevation of the former clubhouse (1:400).

Fig. 198. Tall and thick plinth at the rear façade of the main block.

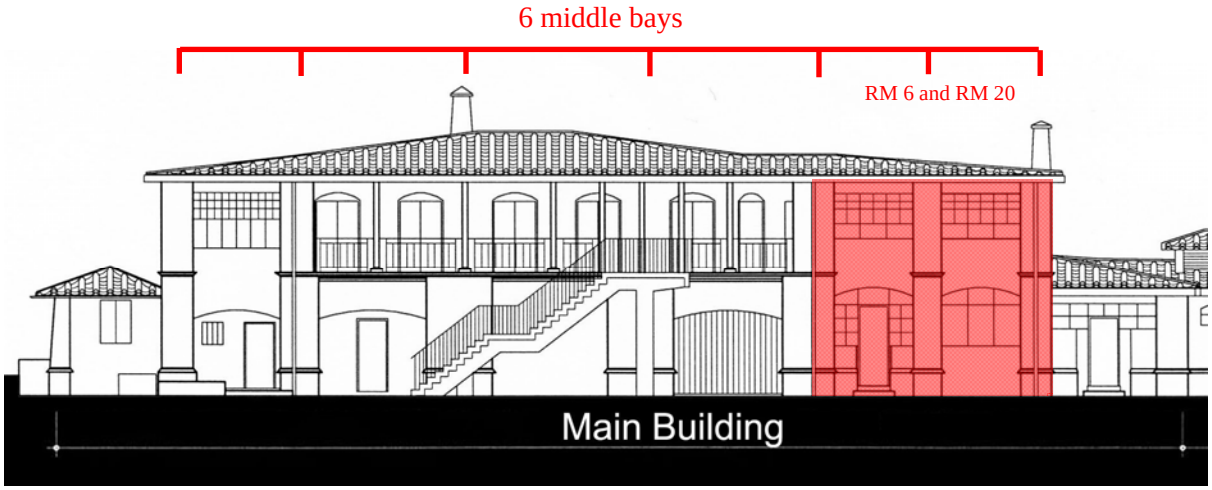

Fig. 199. Existing south east elevation of the main building (1:200).

Major façades of the three blocks

Similar to the case at the front, the rear façades of 3 middle bays of the main building and Annex A are of similar design (Fig. 200 - Fig. 201). Both of them have red brickworks on the ground floor with segmental arched door openings, and a verandah on the first floor. Even the later addition of the concrete staircase to each of this façade is similar in design. The rear façades of the two blocks are more open comparing to the front façades with the semi-open verandahs. On the other hand, the rear façade of Annex B is different from that of the other two blocks without a verandah or balcony.

The major differences are that from the rear façade, it is clearly revealed that the 6 middle bays of the main building are actually under the same roof instead of the middle 3, and the verandah columns of Annex A are structural elements which continue down to the ground floor forming an arcade.

Fig. 200. An overview of the rear façade of the main building.

Fig. 201. Rear façade of the 3 middle bays of Annex A.

Fig. 202. Rear façade of Annex B.

The rear façades of the former entrance porch and former entrance gate are more or less the same as their front (Fig. 203). A window is opened on the rear wall of the former entrance porch with segmental-headed glazings which is of the original window design. This implies that the façade is retained as it was built.

Fig. 203. Rear façade of the former entrance gate (left) and the former entrance porch (right).

Façade of rooms with lower significance

The rear façade of RM 7 is of 1-storey high (Fig. 204). A door was opened at the centre to the original rectangular window opening which makes this design similar to those popular in the Arts and Crafts Movement, with the date of alteration unknown. It is the only bay with rectangular window openings on the ground floor, which may implies a difference in the function or with its function of relatively lower significance.

Fig. 204. Rear façade of RM 7.

The rear façade of the male and female toilets is mainly comprises of the doorways to the two toilets respectively. Traces on the wall of the male toilet indicate that there used to be a segmental-headed archway, which was later partially blocked and converted into openings for a window and a door. It is believed that the conversion was made during the conversion into the staff quarters in the 1930s. The entrance to the female toilet is also a segmental-headed doorway (Fig. 205).

Fig. 205. Rear façade of the male and female toilets of Annex A.

3.4.2.3 Side façade of the main building (facing northeast)

The side façade facing northeast can be divided into five bays, mainly of 2-storey high (Fig. 206). One of the bays also includes the side façade of the former entrance porch, while the rest of the bays have similar design to the three middle bays on the front façade with identical façade design (Fig. 207). Brackets are present under the eaves. High plinth can be found. Four downpipes could be found on this façade. The windows on the ground floor appear to be later addition with the newer timber window frames.

The side façade of the entrance porch mainly comprises a tapered column and a wall with door and a recess (Fig. 209). Brackets are found under the eaves.

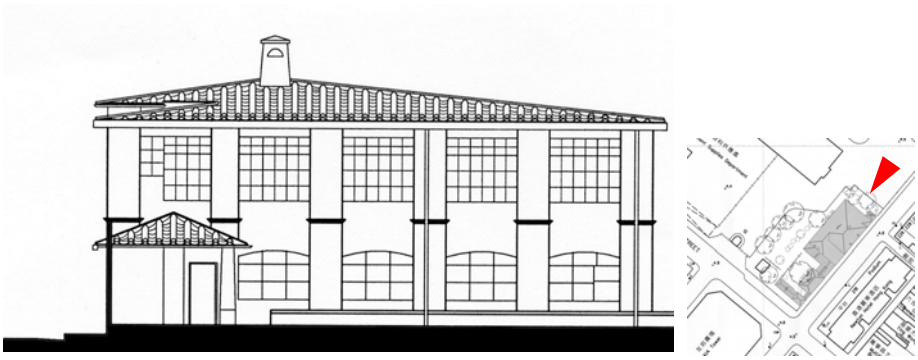

Fig. 206. Existing northeast elevation of the main building (1:200).

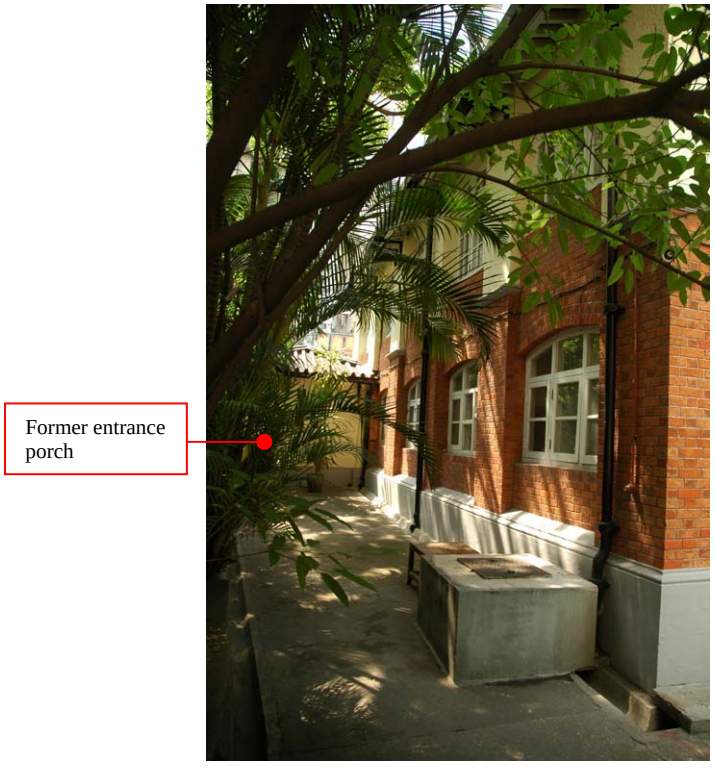

Fig. 207. Northeast façade of the main building.

Fig. 208. Later added timber-framed window at RM 1 on the ground floor.

Fig. 209. Northeast façade of the former entrance porch.

3.4.2.4 Side façade of the main building (facing southwest)

The side façade faces the southwest court of the building compound (Fig. 210). It mainly comprises of RM 6 – RM 9 on the ground floor and the side façade of RM 20 and the upper level of RM 6. Brackets are found along the eaves on both floors. A downpipe is found on the façade of the ground floor. High plinth could also be found running along the bottom of the ground floor.

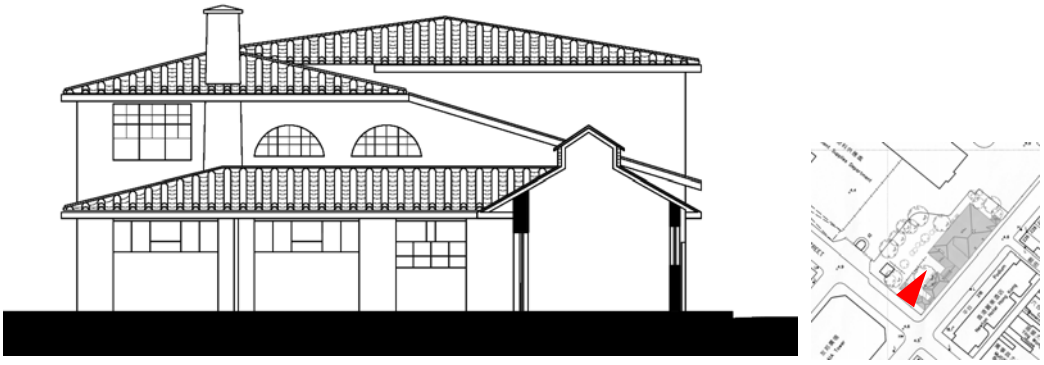

Fig. 210. Existing southwest elevation of the main building (1:200).

The side façade on the ground floor is of red brickworks with the window portion slightly recessed into the wall. The windows of RM 7 and RM 8 are opened at the same level, while that of RM 9 is larger in size opened at a lower position (Fig. 211). According to the old photo, the windows of this façade on the ground floor were used to be opened at the same height, and that of RM 9 appears to be enlarged in a later renovation (Fig. 212). All the windows nowadays are aluminium windows instead of the original timber-framed windows.

Fig. 211. Side façade of the main building facing southwest.

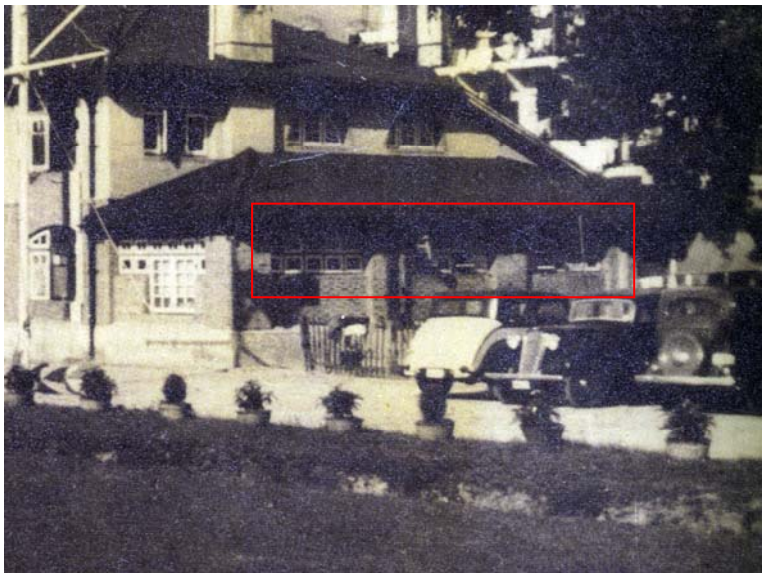

Fig. 212. The original window design at the side façade of the main building. (from Gillian Chambers, *Eastern Waters, Eastern Winds, A History of the Royal Hong Kong Yacht Club*, p. 52.)

The side façade on the first floor is rendered with roughcast wall surface. A prominent chimney could be found on this façade with its stack protruding from the wall surface, which is a typical chimney design during the Arts and Crafts Movement. Rectangular window opening is used at RM 20, while two semi-circular window openings are used at the upper level of RM 6, implying the difference in the function of the interior space. A layer of brick voussoirs could be found surrounding the semi-circular windows (Fig. 213).

Fig. 213. Semi-circular window with brick voussoirs.

3.4.2.5 Northeast façade of Annex B

The north east façade of Annex B comprises the 2-storey front block and the 1-storey rear block (Fig. 214).

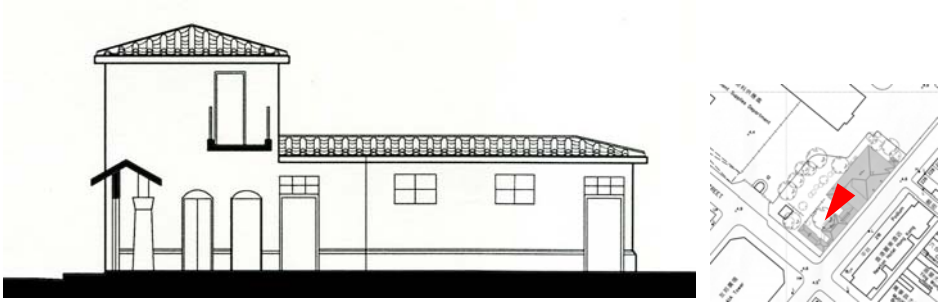

Fig. 214. Existing northeast elevation of Annex B (1:200).

The façade of the front block is finished with red brickworks with plinths on the ground floor, while the first floor is finished with roughcast wall (Fig. 215). Segmental-headed doorways are found on the ground floor, while rectangular doorway is adopted on the first floor. The façade of the rear block is finished with timber planks, which is a totally different façade treatment in this site and make a strong contrast to any other parts of the site. Rectangular windows and doors are used on this façade. Brackets are found under the eaves.

Fig. 215. Northeast façade of Annex B on the ground floor.

3.4.2.6 Southwest façade of Annex B

Same as the northeast façade, the south west façade comprises the 2-storey front block and the 1-storey rear block (Fig. 216).

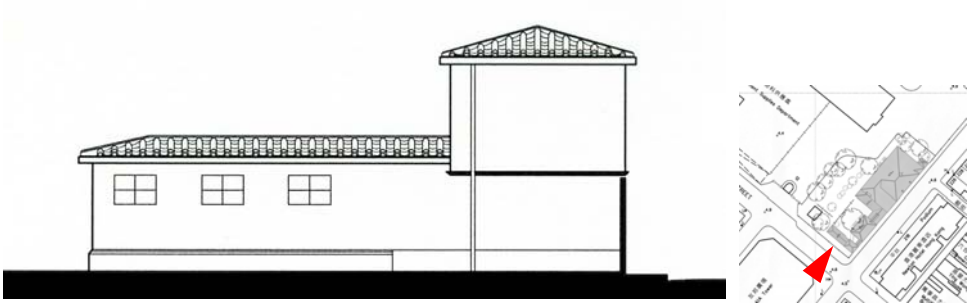

Fig. 216. Existing southwest elevation of Annex B (1:200).

The southwest façade of Annex B is similar to that of the northeast façade, with red brickworks with plinth below on the ground floor, while the first floor is finished with roughcast wall (Fig. 217). Brackets are found under the eaves. Half of the plaster at the plinth is gone, where the brickworks of the plinth is clearly shown (Fig. 218).

Fig. 217. Southwest façade of Annex B.

Fig. 218. The plinth on the southwest façade of Annex B.

3.4.3 Interior planning and usage

3.4.3.1 Main building

Interior planning

The interior of the ground floor can mainly divided into three big rooms: the northeast room (RM 1 - RM 2) with a counter, the central room (RM 3 – RM 5) with arched wall openings, and the southwest room (RM 6 – RM 9) of double-ceiling height (Fig. 219). Each big room has a door opened to the rear façade. Other than that, there are two exits to Electric Road. One is the former entrance porch (now the switch room) of the main building at the northeast corner, while the other is located at the central room (RM 5) which appears to be a back door.

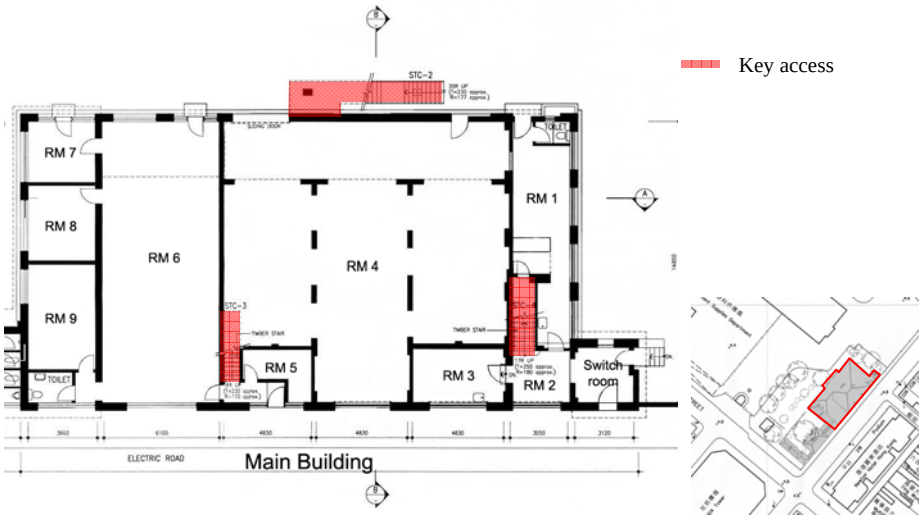

Fig. 219. Existing ground floor plan of the main building at No. 12 Oil Street, North Point (1:400).

The circulation of the first floor is mainly gained through the verandah which gives access to all the rooms (Fig. 220). The interior of the first floor is mainly divided into five main rooms. The northeast room (RM 14) is also accessible through the timber staircase from RM 1 below. This room includes a kitchen which is further opened to another small room (RM 15). It is also opened to the adjacent room, RM 16. RM 16 is also provided with a toilet. The middle room (RM 17) includes a kitchen, which is further opened to a suite room (RM 18). RM 18 is also accessible through another timber staircase from RM 5 below. RM 19 is a single room without opening to any other room. The southwest room (RM 20) is accessible at the end of the verandah, in which it was once opened to the double-ceiling room (RM 6) below.

There are two internal timber staircases constructed at the time it was built or in early days. One is located at the northeast room (RM 1), while the other one is located at the central room (RM

4). An external concrete staircase is located at the rear façade leading up to the verandah on the first floor, which is a later addition in 1969.

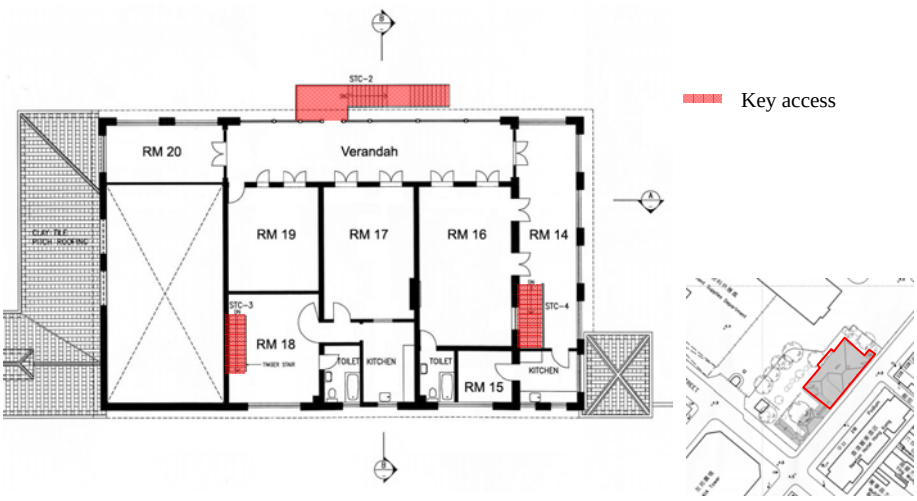

Fig. 220. Existing first floor plan of the main building at No. 12 Oil Street, North Point (1:400).

Usage

When the building was used by the Yacht Club before 1938, the ground floor was mainly used as boat store, while the first floor was mainly for club facilities.[166] When the former clubhouse was converted into a staff quarters by the Hong Kong Government in 1939-1998, the ground floor was used as a married quarters while the first floor was divided into three individual flats with kitchens and bathrooms.[167]. It had been used as a store by the Antiquities and Monuments from 2001 before it is vacated.[168]

166 Gillian Chambers, *Eastern Waters, Eastern Winds, A History of the Royal Hong Kong Yacht Club*, p.48.

167 *Proposed Conversion to Staff Quarters – Gov't Stores North – Point*, Drawing No. A.O.M./2088, Architectural Services Department microfilm no. 003596. Date 10th SEPT 1968, signed by Maint. Surveyor on 20/8/69.

168 *Government Land Allocation – Hk927, Leisure and Cultural Services Department*, District Lands Office, Hong Kong East Lands Department, Plan No. HKM6246.

3.4.3.2 Annex A

Interior planning

The upper floor of the two-storey building is mainly accessed by a concrete staircase at the rear façade. A bridge at the end of the verandah on the first floor is connected to Annex B.

The ground floor of the two-storey building is divided into two rooms (RM 10 – RM 11), where doors are all opened to the rear (Fig. 221). The first floor contains three interconnected rooms (RM 21 – RM 23) where access are gained through the doors opened to the verandah (Fig. 222).

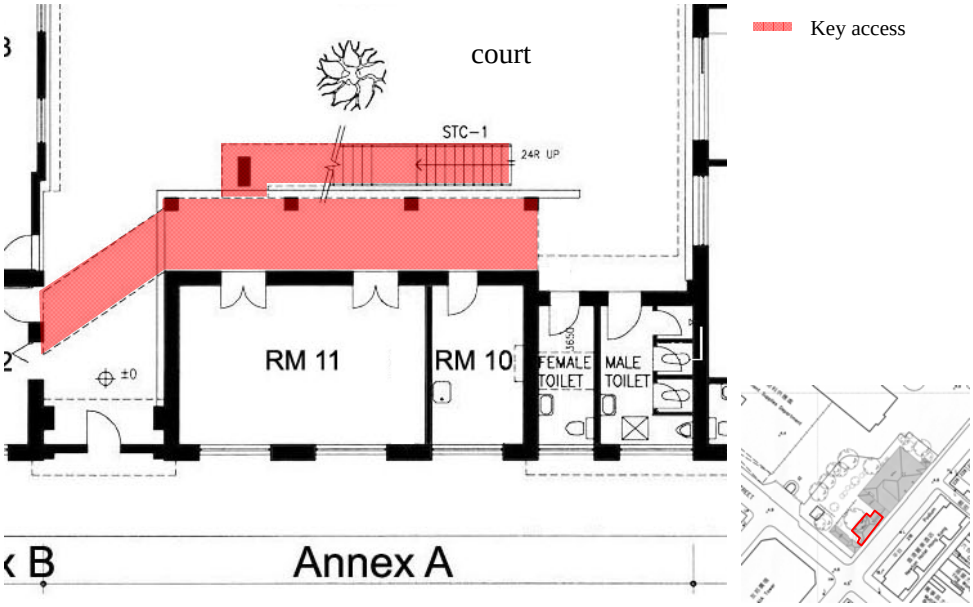

Fig. 221. Existing ground floor plan of Annex A at No. 12 Oil Street, North Point (1:200).

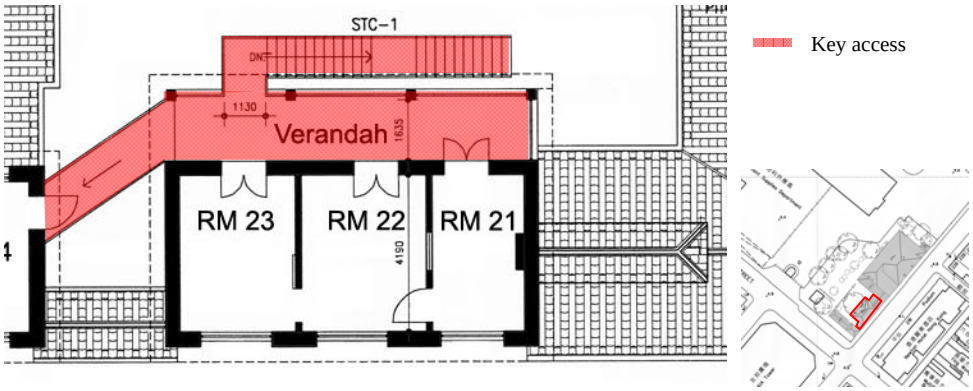

Fig. 222. Existing first floor plan of Annex A at No. 12 Oil Street, North Point (1:200).

Usage

Both the ground floor and first floor of Annex A was used as the staff quarters when it was occupied by the Government Supplies Department. Part of the verandah on the first floor was once occupied by a kitchen during the time.[169]

3.4.3.3 Annex B

Interior planning

The two-storey front block contains a room (RM 12 and RM 24) on each of the floor, with the first floor accessible through the bridge connected to the first floor of Annex A. The single-storey rear block comprises one single room (RM 13) opened to the court (Fig. 223 - Fig. 224).

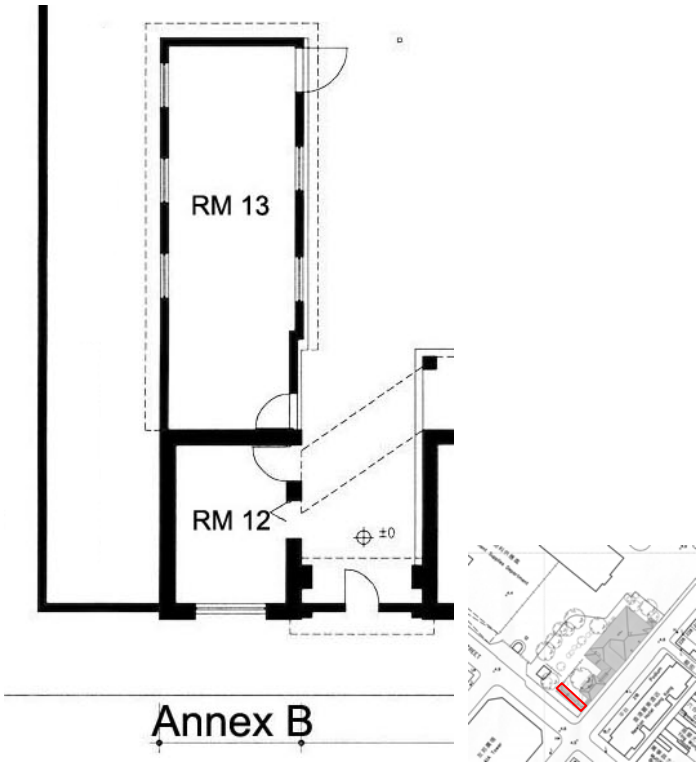

Fig. 223. Existing ground floor plan of Annex B at No. 12 Oil Street, North Point (1:200).

[169] *Proposed conc. staircase to extg. Staff quarters No.5.*, Architectural Services Department, Hong Kong SAR Government, drawing no. A.O.M./3019, October 1975.

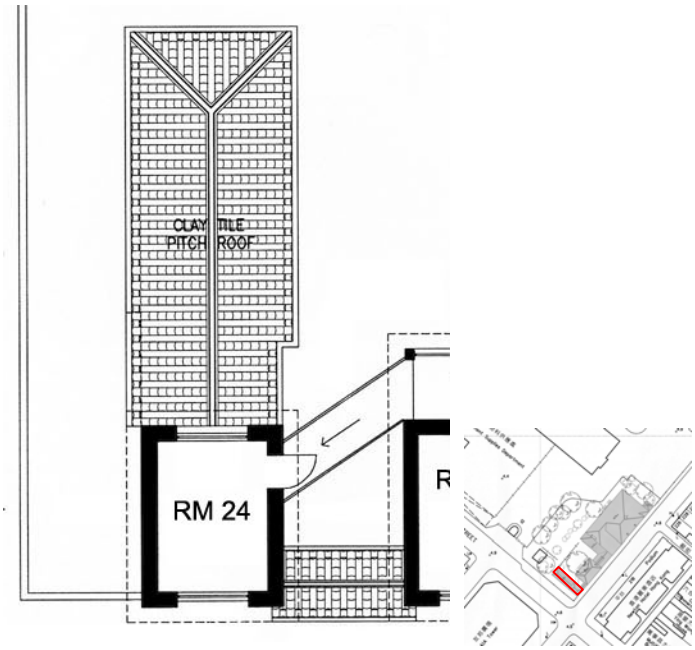

Fig. 224. Existing first floor plan of Annex B at No. 12 Oil Street, North Point (1:200).

Usage

There is no known evidence on the function of Annex B.

3.4.4 Interior description

3.4.4.1 Main building

Ground floor – Former entrance porch (now the switch room)

The former entrance porch is at the northeastern corner of the main building which can be accessed from three sides: from the door opened to Electric Road, another door opened to the northeast façade and a doorway from RM 2 (Fig. 225- Fig. 227). The window opened on the rear façade is a pair of casement windows with segmental-headed glazings (Fig. 228).

Fig. 225. Location of the former entrance porch (switch room) on the ground floor at the former clubhouse (1:400).

Fig. 226. Interior of the former entrance porch.

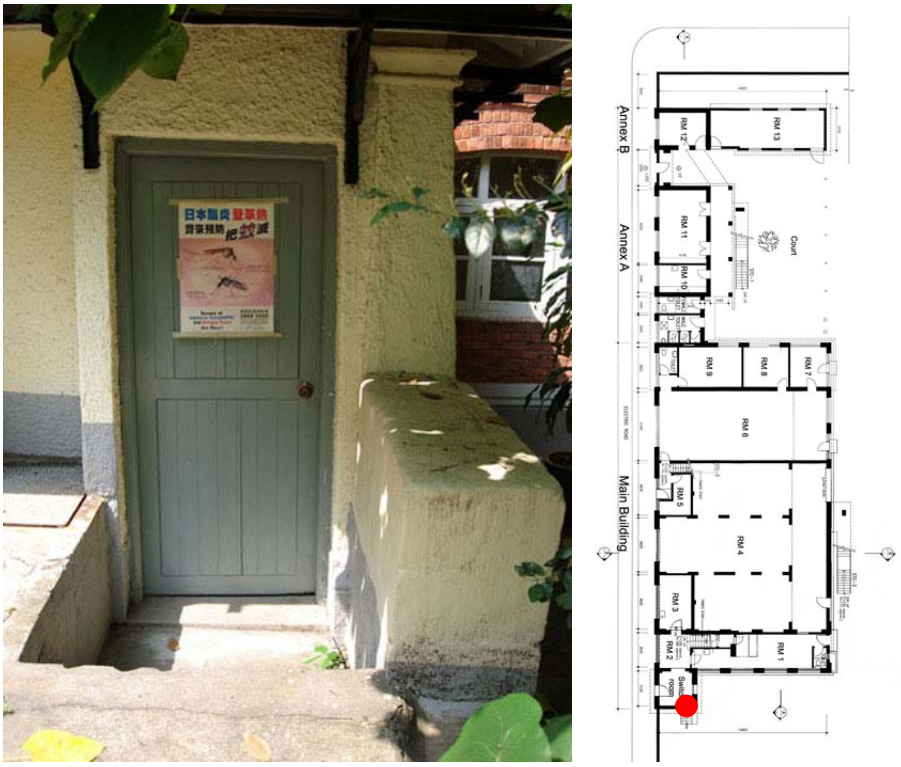

Fig. 227. Side entrance on the northeast of the former entrance porch.

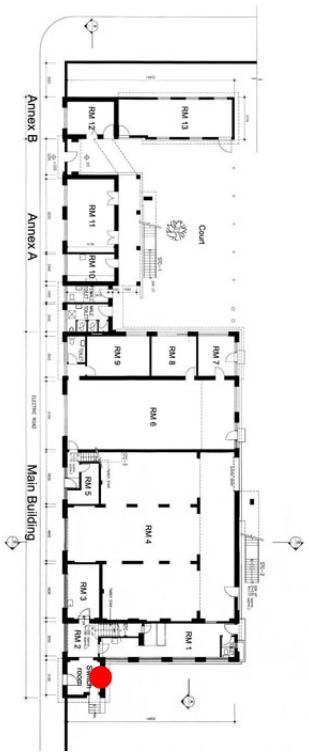

Fig. 228. Window with segmental-headed glazing at the former entrance porch.

Tapered columns are found at the four corners which is one of the main features of this area (Fig. 229). Original high plinth is only found at the wall towards RM 2, which showed the former entrance of the main building. There is no plinth at the walls between the columns on other side of the room. It is therefore believed that this area was opened without a wall between the columns on the front façade facing Electric Road (Fig. 230). The ceiling of the pyramidal roof is exposed, with a pendant at the intersection of the beams at the centre (Fig. 231). The granite threshold at the doorway to RM 2 further gives evidence that this area could be once a semi-outdoor area (Fig. 232). The floor is finished with cement sand (Fig. 233). The tapered columns and the pendant are considered as decorative in this building, showing that this space is of a high significance as an entrance porch in the old days.

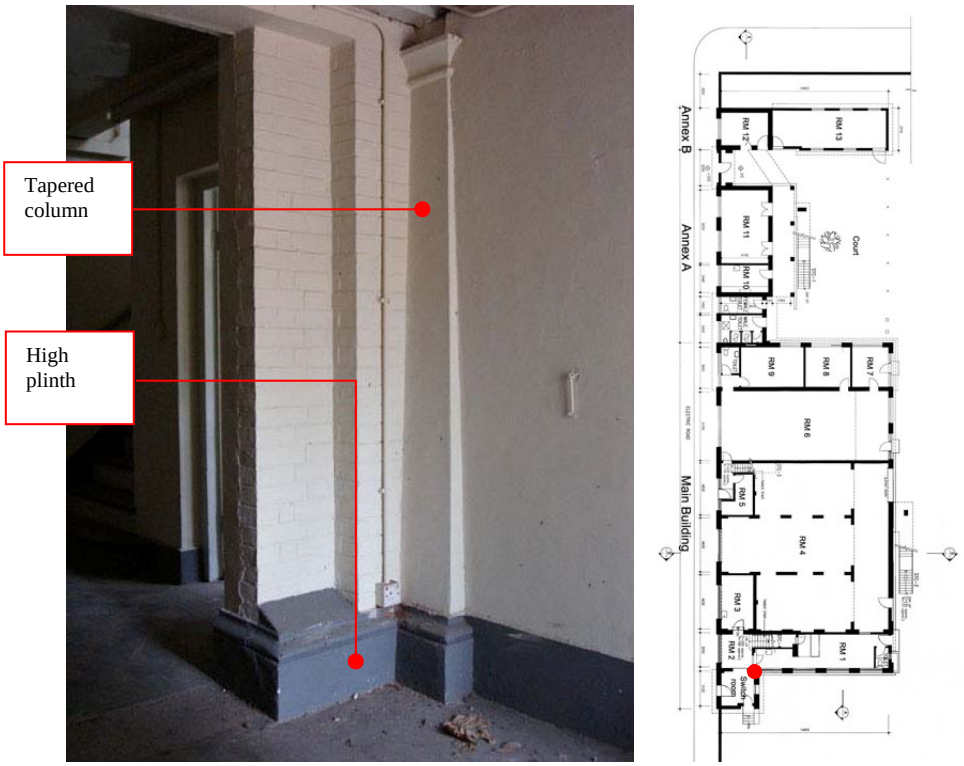

Fig. 229. The tapered column inside the former entrance porch.

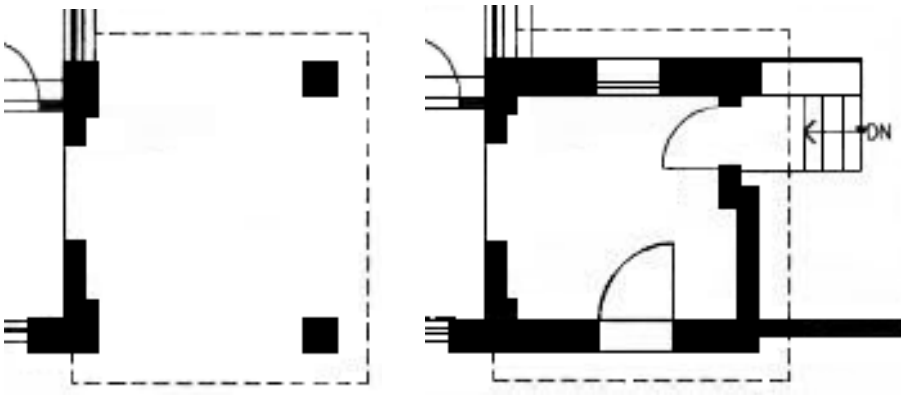

Fig. 230. The schematic plan of the original layout (left) and latest layout (right) of the former entrance porch.

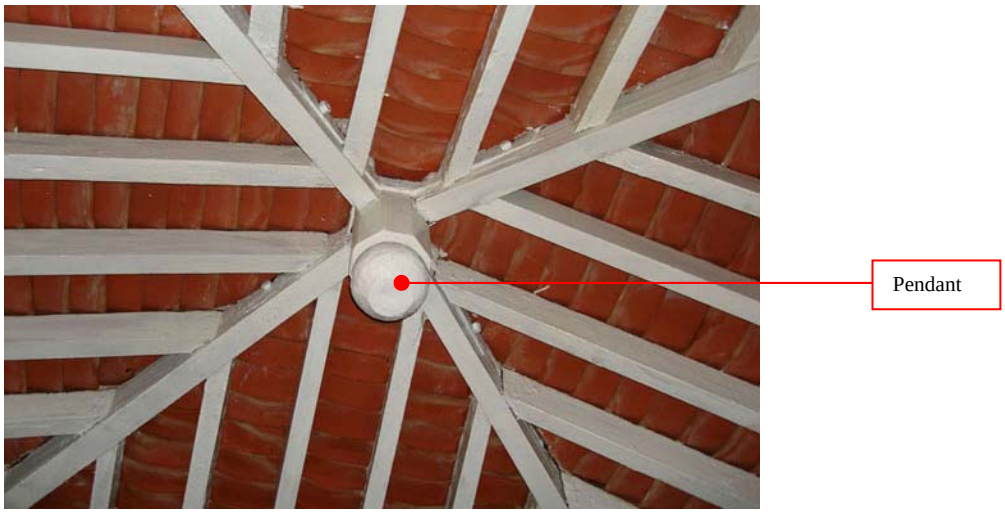

Fig. 231. Ceiling of the former entrance porch.

Fig. 232. Granite threshold between the former entrance porch and RM 2.

Fig. 233. Cement sand flooring of the former entrance porch.

Ground floor – RM 2 (former entrance lobby)

RM 2 is adjacent to the former entrance porch. It is believed to be originally the entrance lobby of the main building at the time it was built. The ceiling cornice and the flooring tiles are also considered as decorative to this building, which give evidence of this space to be a high significance area in the past – the entrance lobby. It is accessible through the doorway from the former entrance porch and RM 1. It gives access to RM 3 and RM 14 on the first floor through a timber staircase (Fig. 234).

The room has a segmental-headed window opening which is now covered by a metal panel (Fig. 235). White glazed ceramic tiles are found at the lower part of some of the wall surfaces, which is believed to be a later addition. It has a concrete ceiling with cornice along the edges (Fig. 236). Encaustic tiles of black and white checkered pattern with borders are used as floor finishes (Fig. 237).

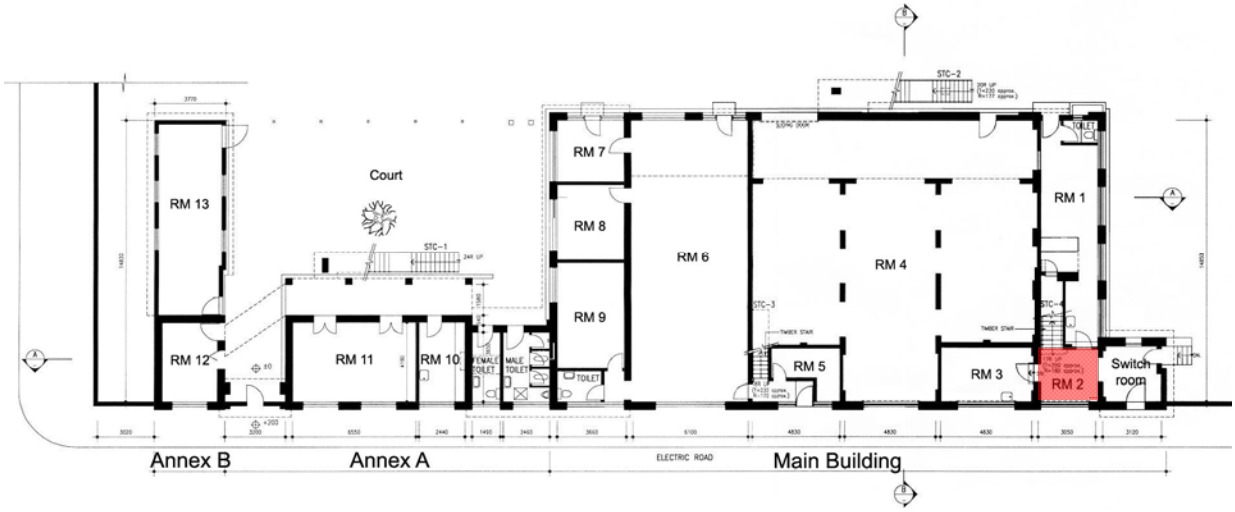

Fig. 234. Location of RM 2 on the ground floor at the former clubhouse (1:400).

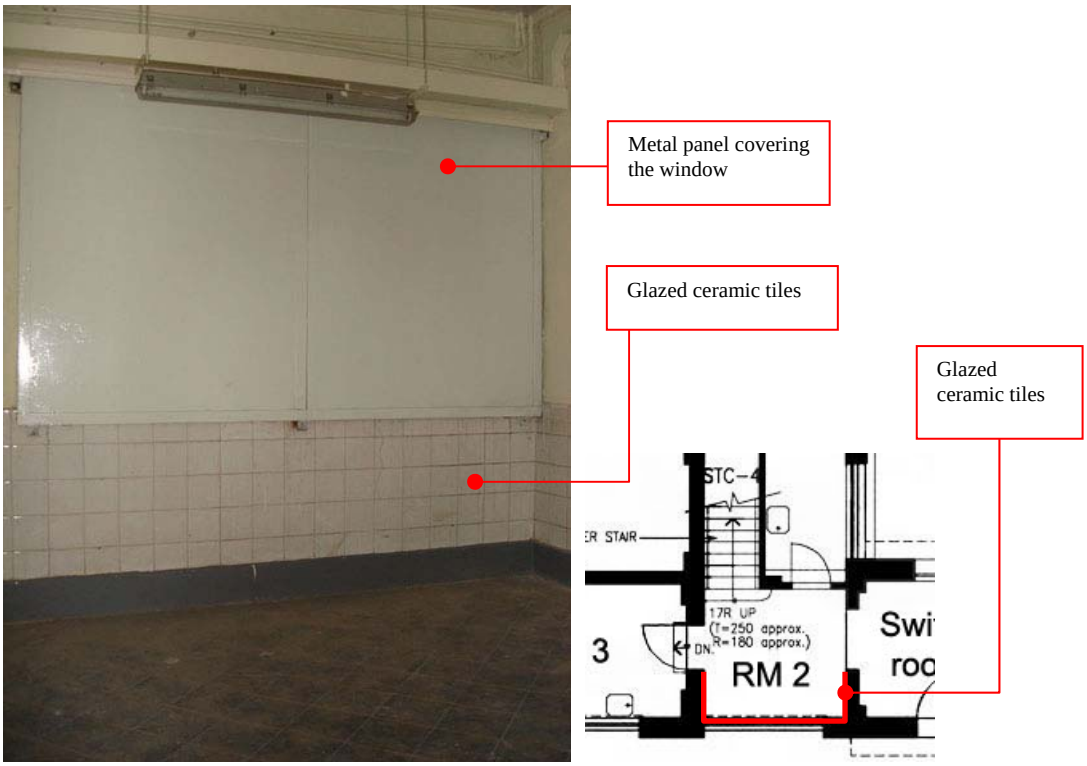

Fig. 235. Interior of RM 2.

Fig. 236. Ceiling of RM 2.

Fig. 237. Encaustic flooring tiles of RM 2.

Timber staircase (STC - 4) at the former entrance lobby

The timber staircase (STC – 4) is located at RM 2, the former entrance lobby of the main building leading up to RM 14 on the first floor (Fig. 238). The first step is rounded (Fig. 239). Timber handrail is found on one side of the staircase (Fig. 240). Balustrade with turned balusters is found on the first floor (Fig. 241). Treads are found with nosings (Fig. 242).

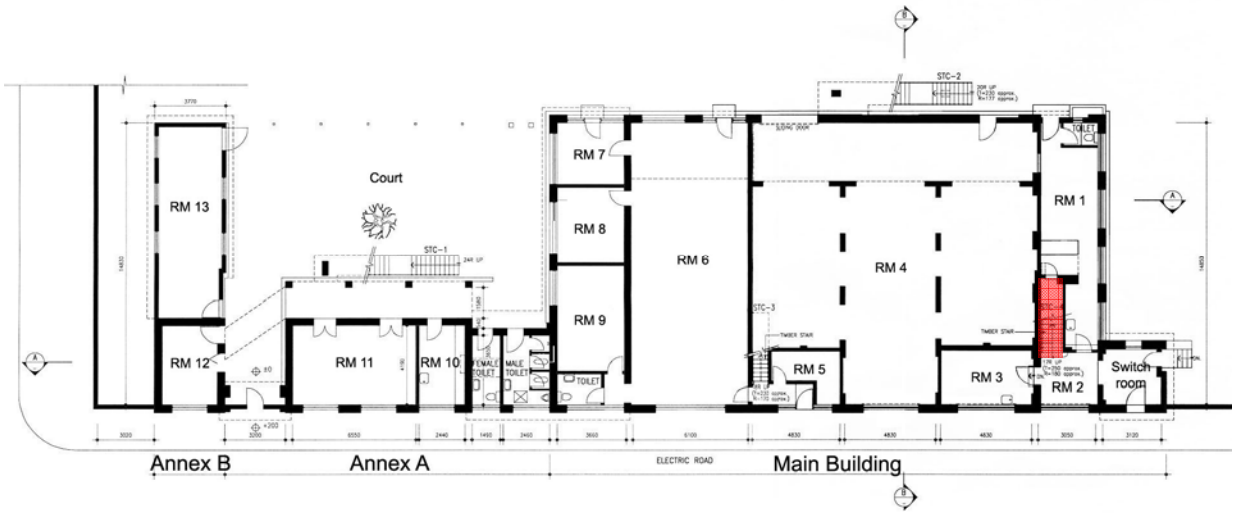

Fig. 238. Location of STC-4 at the former clubhouse (1:400).

Fig. 239. Overview (left) and the underside (right) of the timber staircase (STC – 4) at the main building.

Fig. 240. The handrail of the timber staircase (STC – 4) at the main building.

Fig. 241. Timber balustrade of the timber staircase (STC – 4) on the first floor of the main building.

Fig. 242. Close up of the treads and risers of the timber staircase (STC – 4) at the main building.

Ground floor – RM 3

RM 3 is accessible from RM 2, the former entrance lobby (Fig. 243). It appears to be a later addition as implies from the blind arch of the walls viewed from RM 2 and RM 3, with the alteration date unknown (Fig. 244 - Fig. 245).

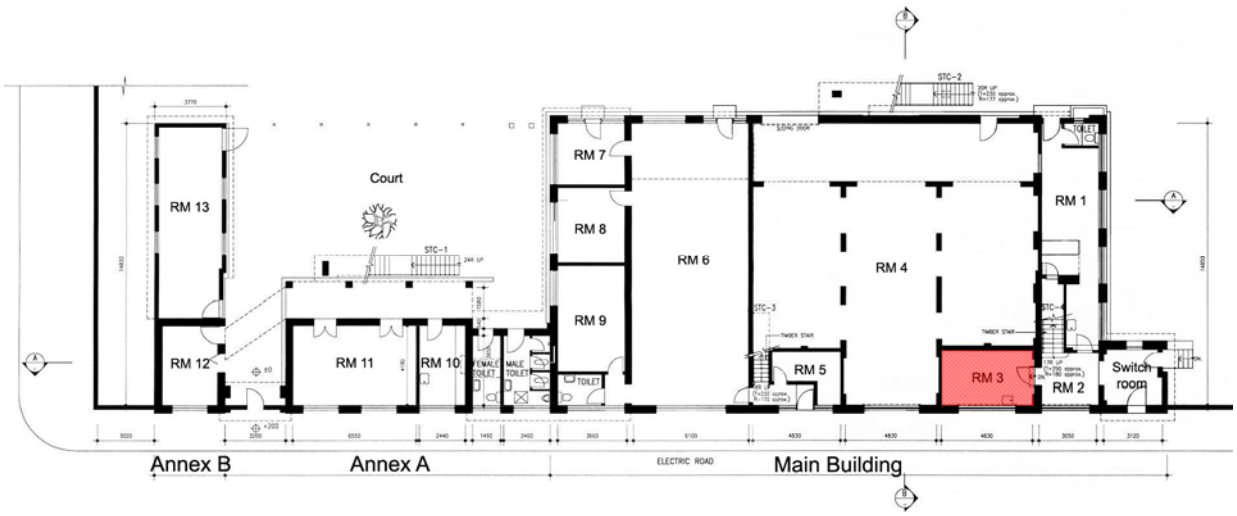

Fig. 243. Location of RM 3 on the ground floor at the former clubhouse (1:400).

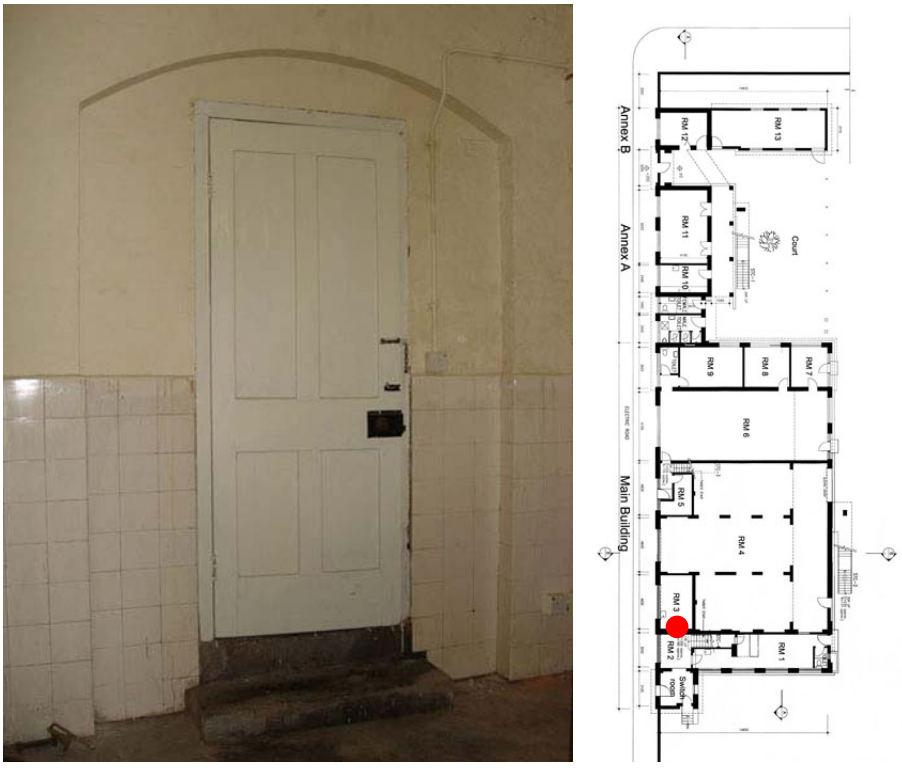

Fig. 244. The entrance of RM 3 within a blind arch on the wall at RM 3.

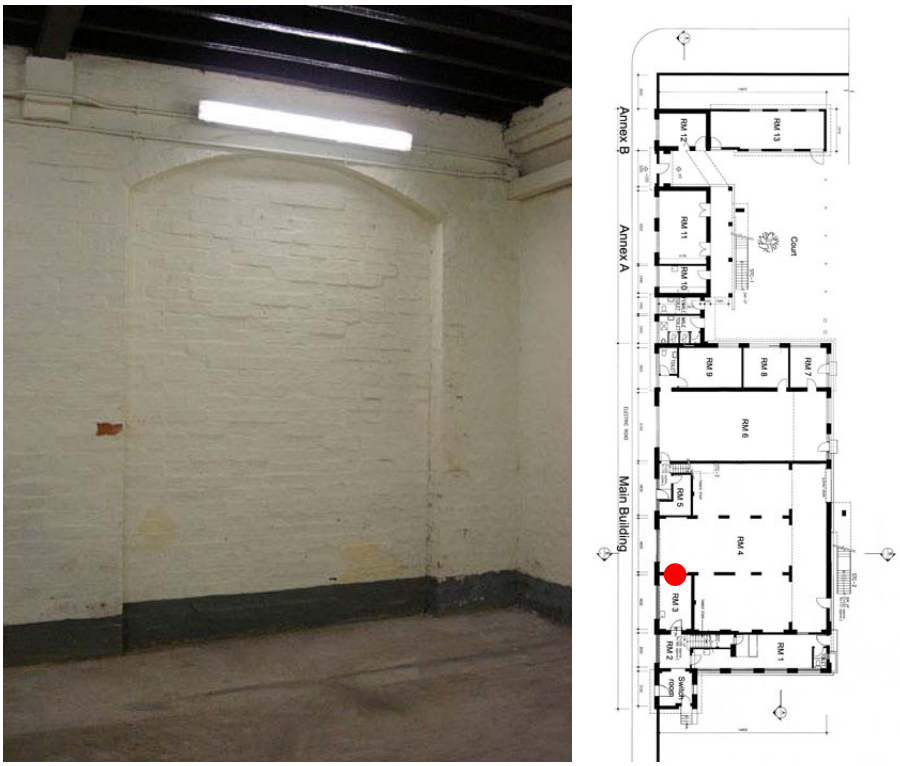

Fig. 245. The blind arch viewed from RM 4.

The room has a segmental-headed window opening which is now covered by a metal panel. White glazed ceramic tiles are found at the lower part of some of the wall surfaces, which is believed to be a later addition (Fig. 246). It has a concrete ceiling and cement sand floor finishes (Fig. 247 - Fig. 248). At the corner of the room, a blocked smoke flue is found (Fig. 249).

Fig. 246. Interior of RM 3 at the main building.

Fig. 247. Ceiling of RM 3.

Fig. 248. Cement sand flooring of RM 3.

Fig. 249. The blocked smoke flue at RM 3.

Ground floor – RM 1

RM 1 is accessible from RM 2 and from the door opened on the rear façade (Fig. 250 - Fig. 251). It is believed to be originally opened to RM 4 as implies from the blind arches viewed from RM 4 (Fig. 252). Traces of the original archways could also be found on the wall at RM 1 (Fig. 253). From the bar counter, it is believed that this space was used for bar facilities before it is vacated. It has a concrete ceiling and a red cement tile floor finishes (Fig. 254 - Fig. 255). The toilet at the rear appears to be a later addition, probably after the clubhouse was converted into a staff quarters (Fig. 256).

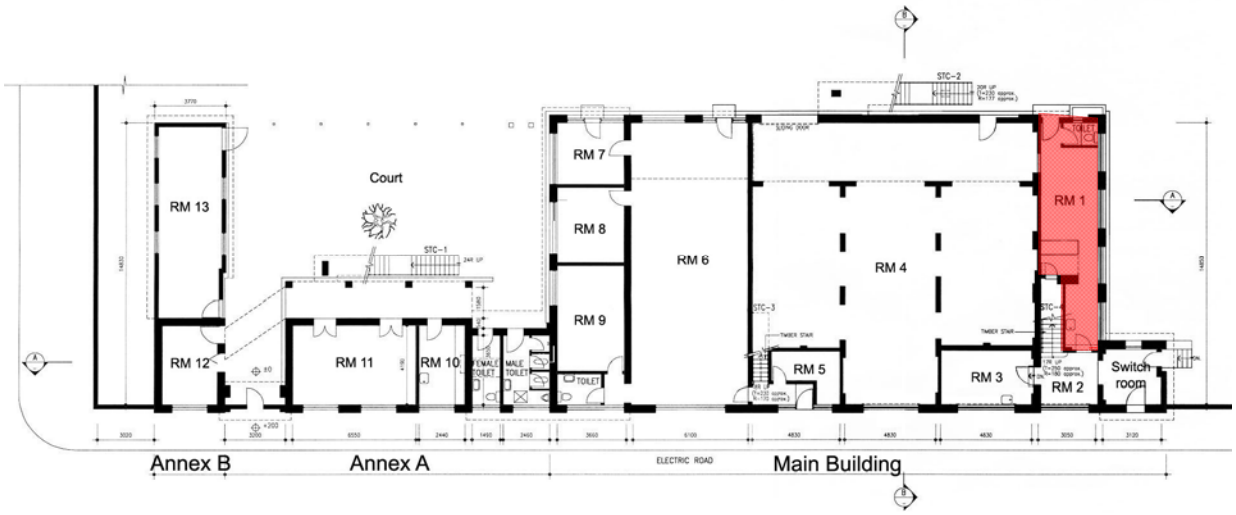

Fig. 250. Location of RM 1 on the ground floor at the former clubhouse (1:400).

Fig. 251. Interior of RM 1.

Fig. 252. Blind arches to RM 1 viewed from RM 4.

Fig. 253. Traces of the original archways on the wall at RM 1.

Fig. 254. Ceiling of RM 1.

Fig. 255. Red cement flooring tiles at RM 1.

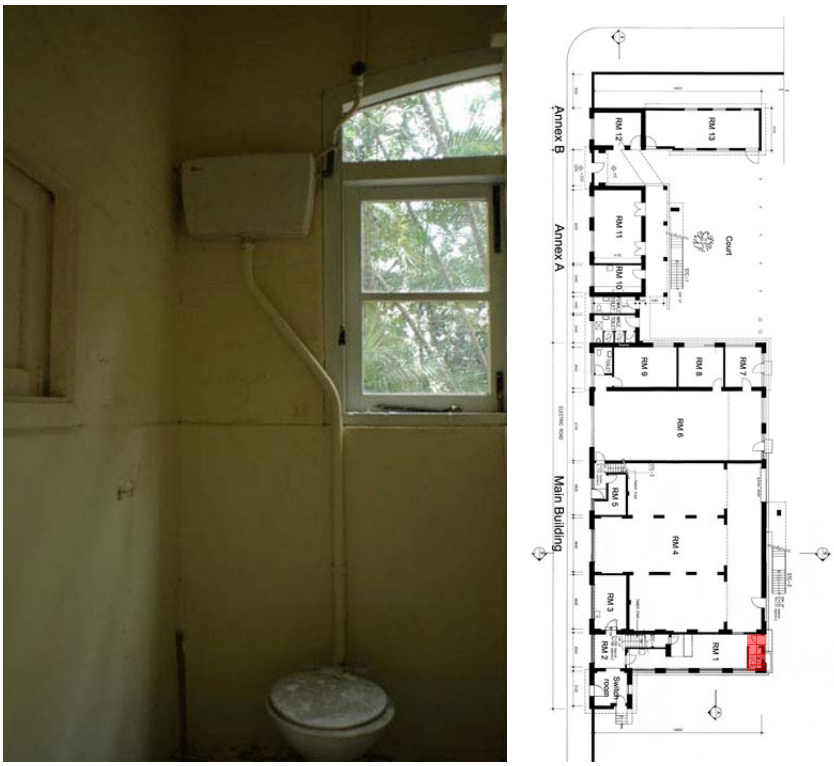

Fig. 256. Interior of the toilet at RM 1.

Ground Floor – RM 4 (former boat store)

RM 4 is the largest room within the whole building compound (Fig. 257). Originally, there were segmental doorways opened to the sea at the rear. It is believed that RM 4 was formerly used as the boat store during the clubhouse era. It is mainly accessible from the doors at the rear façade. The addition of concrete staircase in 1969 led to the blocking of the middle doorway.

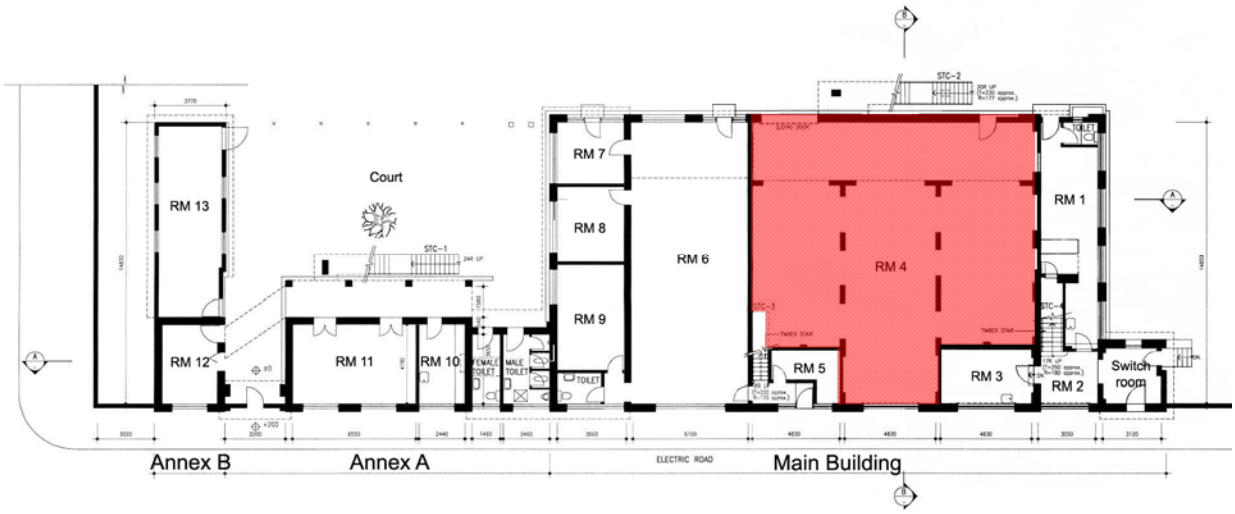

Fig. 257. Location of RM 4 on the ground floor at the former clubhouse (1:400).

There are two ceiling types at RM 4, the exposed timber beams and planking of the floor system and the concrete ceiling revealing the concrete floor slab of the verandah on the first floor. These two ceiling types are supported by two structural systems: rows of segmental arches for the timber structures and piers with steel beams for the concrete floor above (Fig. 258 and Fig. 260). The arches mainly support the timber floor system above, with brackets on the piers supporting the timber beams (Fig. 259). The piers have brackets holding steel beams at the junction between the concrete floor and the timber floor (Fig. 261 - Fig. 262). The floor of RM 4 is finished with cement sand (Fig. 263). The original segmental-headed window opened to Electric Road is now blocked (Fig. 264).

Fig. 258. Exposed timber floor of the first floor at RM 4 of the main building.

Fig. 259. Segmental archways at RM 4 of the main building.

Fig. 260. Concrete ceiling at RM 4 of the main building.

Fig. 261. Piers with brackets holding steel beams at RM 4 at the main building.

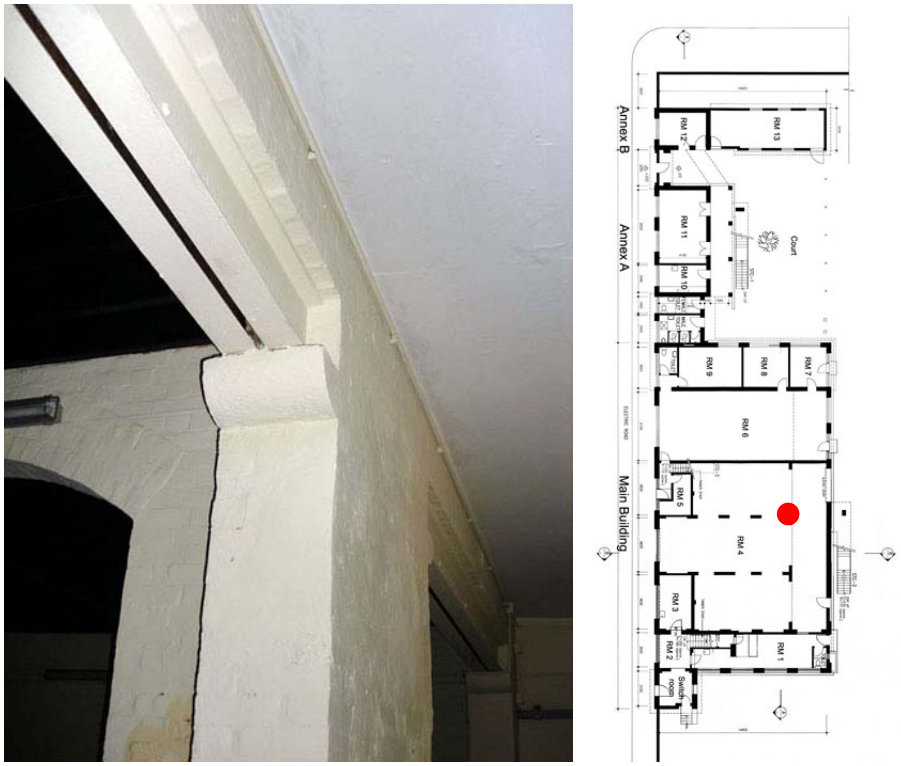

Fig. 262. Bracket supporting steel beam at RM 4 of the main building.

Fig. 263. Cement sand flooring of RM 4.

Fig. 264. Original segmental arched windows blocked at RM 4 of the main building.

Original iron pintles set in granite and sockets can be found at the segmental-headed door openings (Fig. 265), giving hints to the original door design when it was built (Fig. 266).

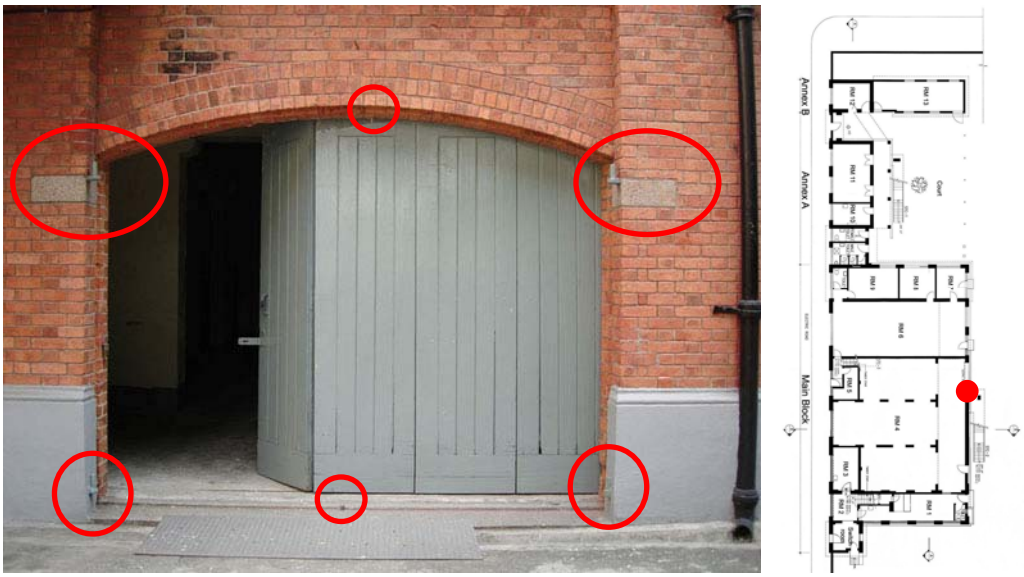

Fig. 265. Original door pintles and sockets at the rear façade of the main building.

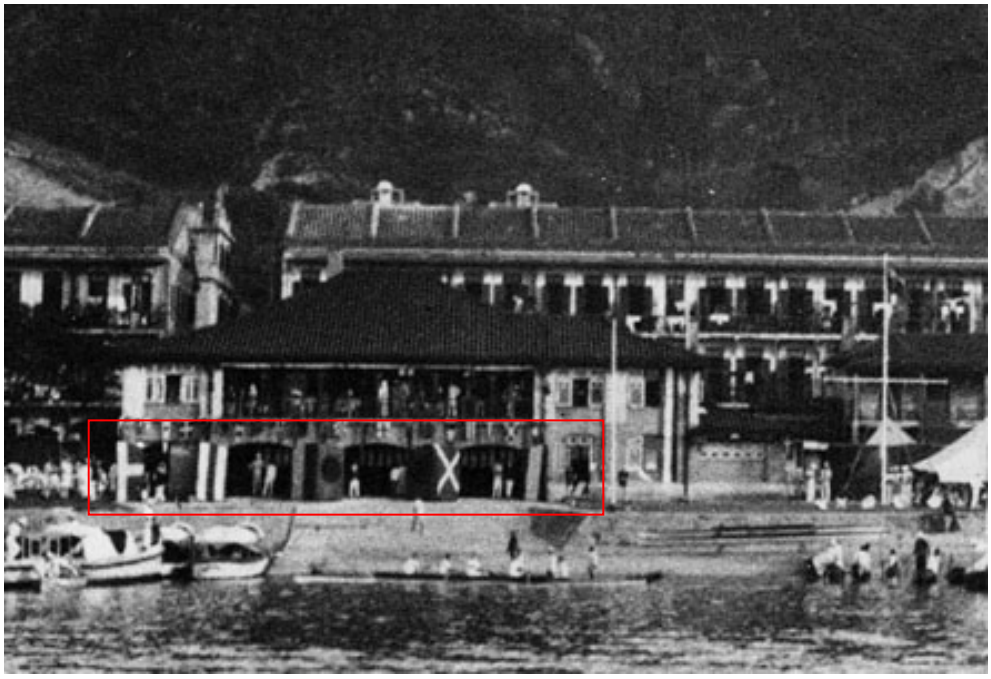

Fig. 266. The original door design at the rear of the main building.

Concrete staircase (STC – 2) at the rear façade

The concrete staircase (STC – 2) is located at the rear of the main building (Fig. 267). It was added in 1969 when the first floor of the main building was converted into a staff quarters of three flats, which gave individual access to the flats (Fig. 268). The concrete staircase is supported on two concrete columns and surrounded by modern metal balustrade (Fig. 269).

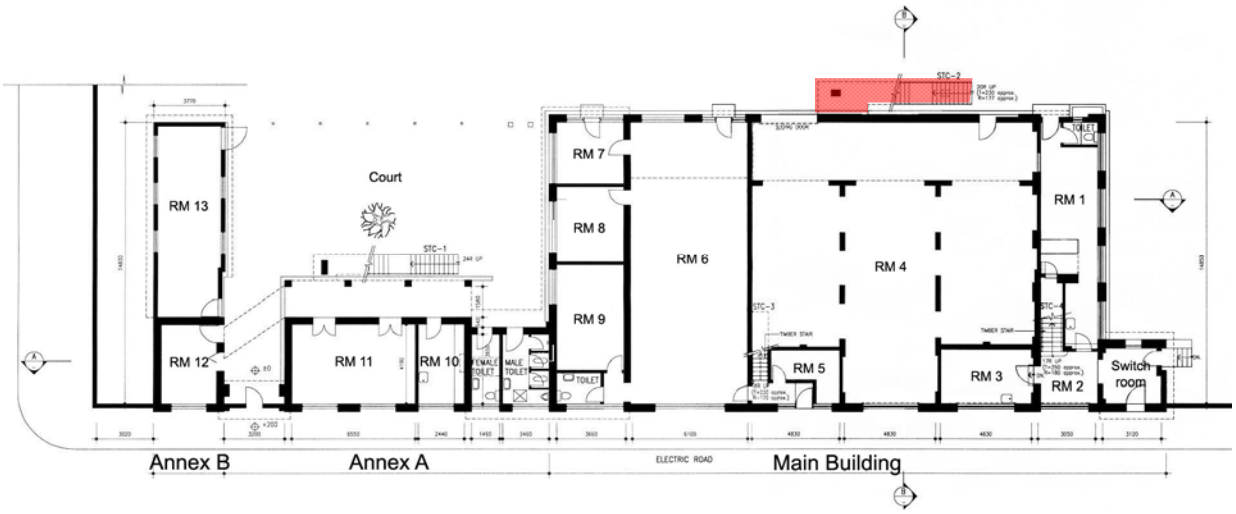

Fig. 267. Location of STC-2 at the former clubhouse (1:400).

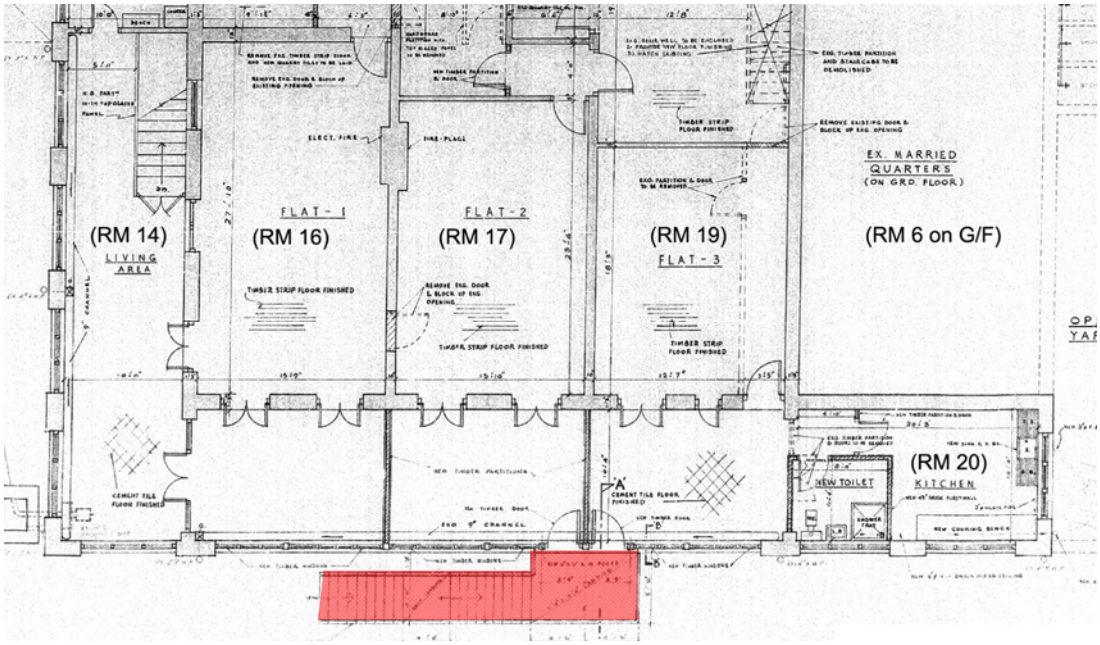

Fig. 268. Extracted first floor plan at the main building for the proposed conversion to staff quarters at the Government Stores in 1969.
(Courtesy of Architectural Services Department, Hong Kong SAR Government, microfilm no. 003596. (partial))

Fig. 269. The concrete staircase (STC – 2) at the main building.

Ground Floor – RM 5

RM 5 is accessible through the stair lobby of the timber staircase to RM 18 on the first floor (Fig. 270). It appears to be a later addition as implies from the blind arch of the walls, with the alteration date unknown (Fig. 271).

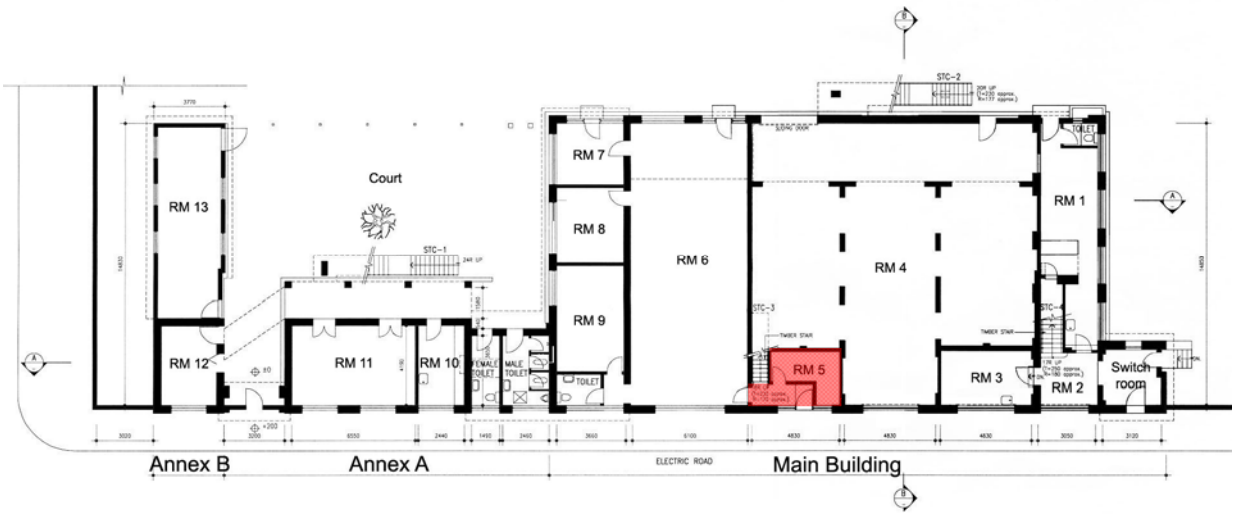

Fig. 270. Location of RM 5 on the ground floor at the former clubhouse (1:400).

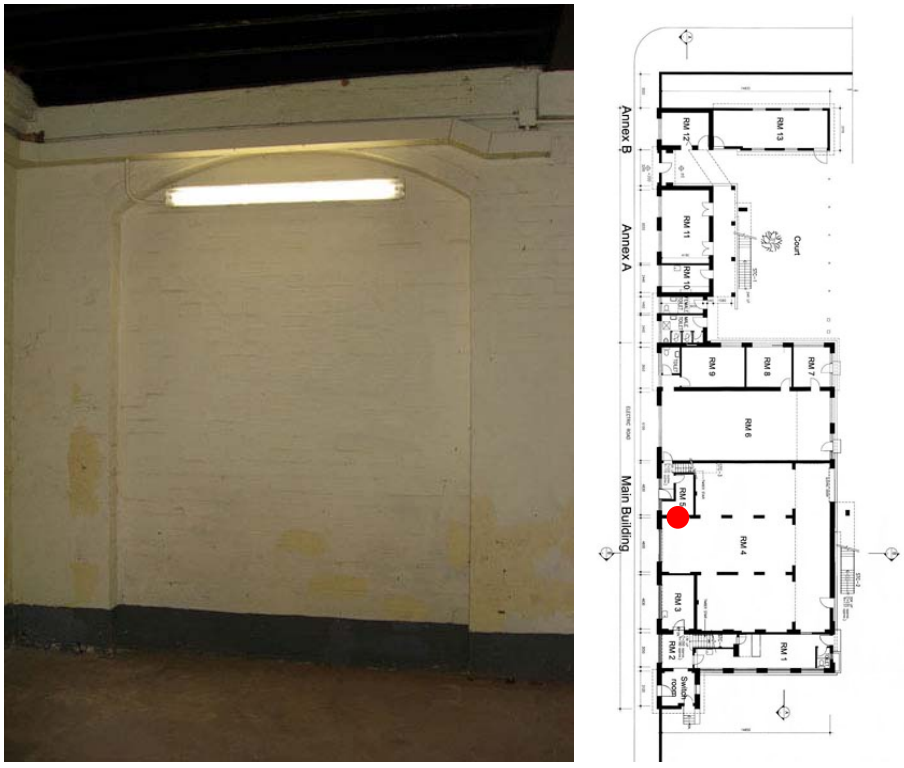

Fig. 271. Blind arch of RM 5 viewed from RM 4.

The room is in an L-shaped plan. The entrance is a timber door with a two-light fanlight above (Fig. 272). There is another window adjacent to the door. The window is half of the original segmental-headed window opened to Electric Road (Fig. 273). It has a concrete ceiling and cement

sand floor finishes (Fig. 274 - Fig. 275). Corbels can be found along the ceiling implying that the original ceiling of this room could be timber structure. At the corner of the room, a blocked smoke flue is found (Fig. 276).

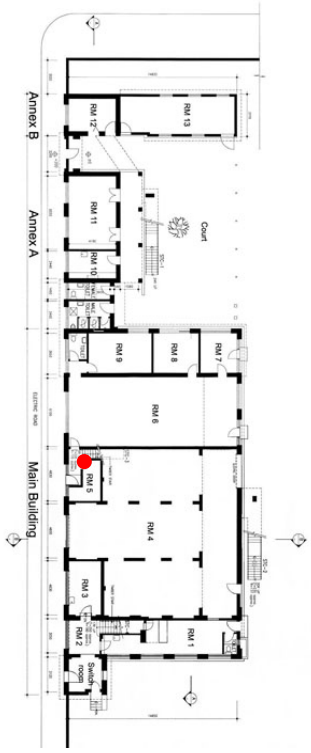

Fig. 272. The entrance to RM 5 from the stair lobby.

Fig. 273. The original segmental-headed window with door at the middle at RM 5 from the interior (above) and from the exterior (below) of the main building.

Fig. 274. Ceiling of RM 5.

Fig. 275. Cement sand flooring of RM 5.

Fig. 276. Blocked smoke flue found in RM 5.

Timber staircase (STC – 3) adjacent to RM 5

The timber staircase (STC – 3) is located adjacent to RM 5 (Fig. 277). The staircase is accessible from a door opened to Electric Road, which appears to be a side entrance of lower significance (Fig. 278). The first step is not rounded, which reflects its lower significance comparing to the staircase STC – 4 at the former entrance lobby. Timber handrails are found on both sides of the staircase (Fig. 279). Balustrade with turned balusters is found on the first floor (Fig. 280). Treads are found with nosings.

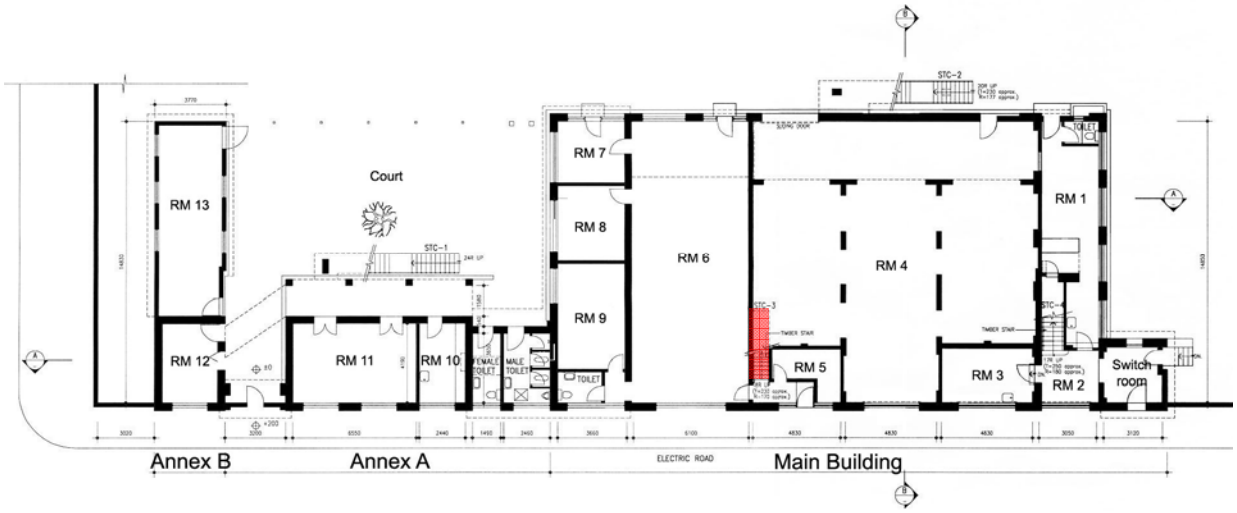

Fig. 277. Location of STC-3 at the former clubhouse (1:400).

Fig. 278. Overview of the timber staircase (STC – 3) at the main building.

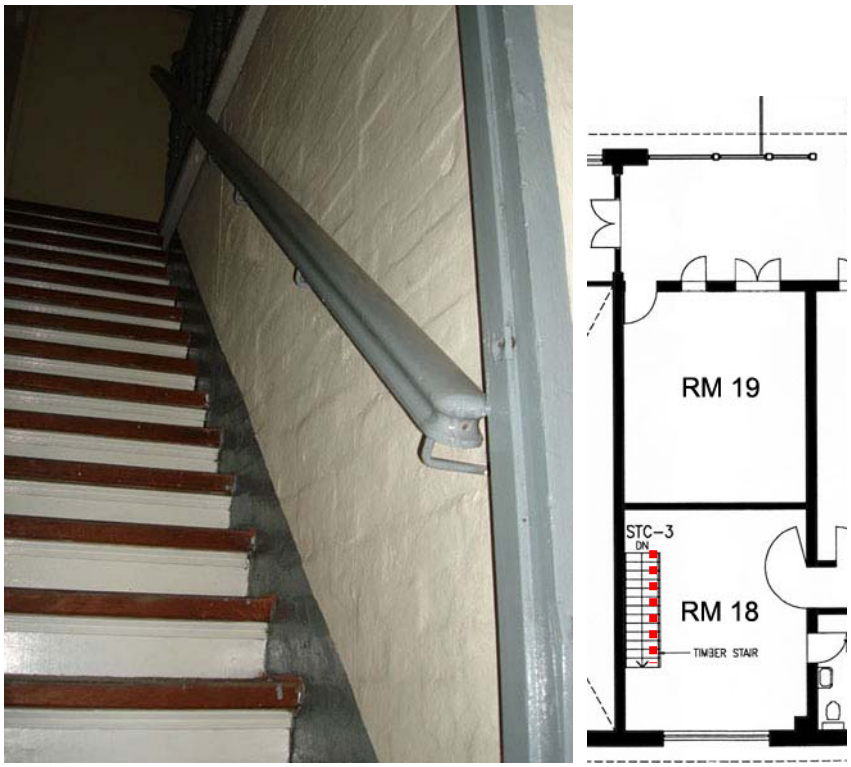

Fig. 279. Handrail of the timber staircase (STC – 3) at the main building.

Fig. 280. Timber balustrade of the timber staircase (STC – 3) at the main building.

Ground floor – RM 6 (former sail drying room)

RM 6 is the second largest room on the ground floor of the main building. It is accessible from the door opened to the rear, and another door opened to the stair core of the timber staircase from RM 18. It is opened to four rooms, RM 7 – RM 9 and a toilet (Fig. 281).

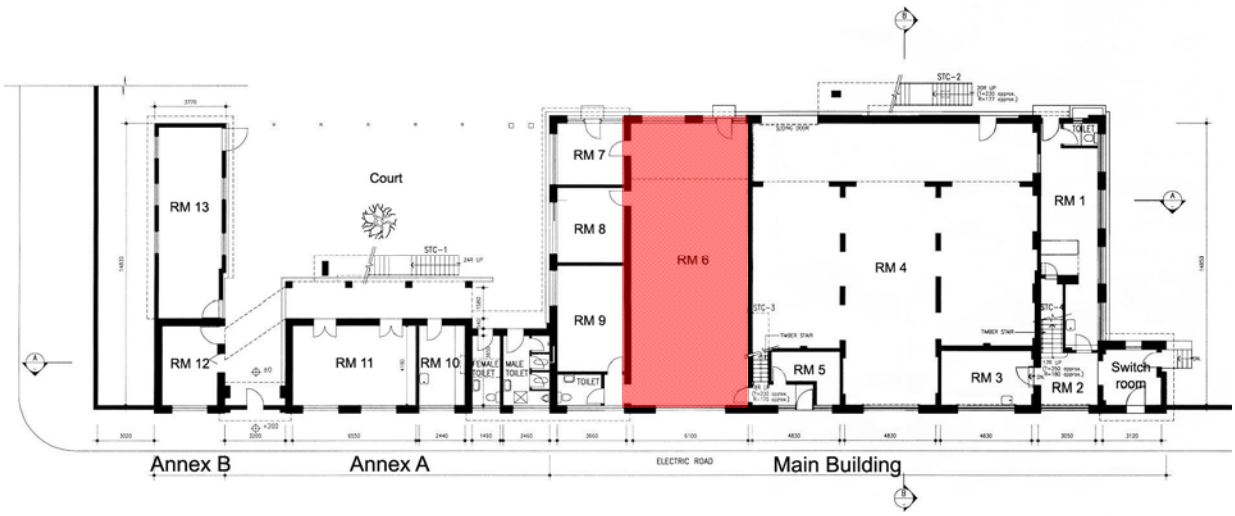

Fig. 281. Location of RM 6 on the ground floor at the former clubhouse (1:400).

The spatial quality of RM 6 is very interesting, with its double ceiling height, where the roof descends towards the front façade facing Electric Road (Fig. 282). The higher part is a cockloft where RM 20 is located, which is believed to be opened when it was built and enhance the cross ventilation within the double ceiling space. Together with the hooks on the walls on both sides of the room, RM 6 is believed to be the sail drying room when it was used as the clubhouse.

The structural system of the roof is exposed, where the tiles, joists, beams and trusses could be clearly seen (Fig. 283 - Fig. 284). Cement sand is used as the flooring material (Fig. 285). The floor of the cockloft is supported on the wall and a steel section which is rest on the brick brackets (Fig. 286).

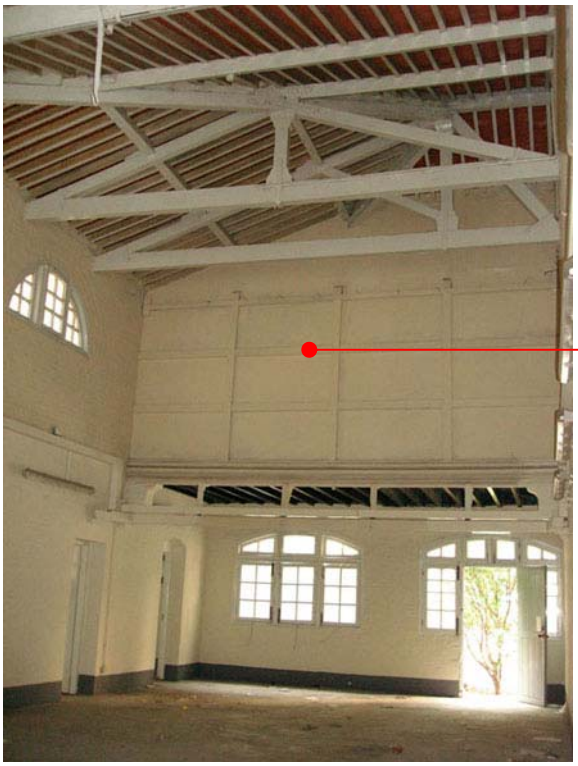

Fig. 282. Interior of RM 6.

Fig. 283. The descending roof at RM 6.

Fig. 284. The exposed roof system of RM 6 at the main building.

Fig. 285. Cement sand flooring of RM 6.

Fig. 286. Steel section supported on bracket at RM 6 of the main room.

Ground floor – RM 7

RM 7 is the rear room accessible both from the rear façade and RM 6 (Fig. 287). Originally it has a rectangular window opening on its rear façade first it was built, where later bigger window opening was created at the centre (Fig. 288). A door is found opened nowadays which provide more access to this room (Fig. 289). This door was already existed in the drawing for the conversion in 1969. Another window is opened to the court facing Annex B. The aluminium windows are later intervention of an unknown date.

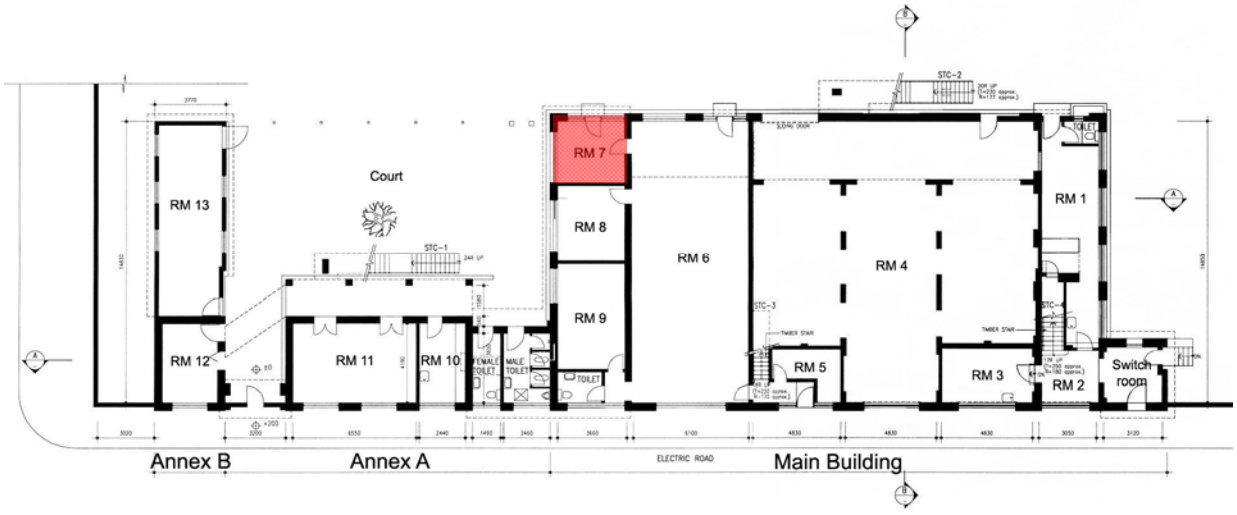

Fig. 287. Location of RM 7 on the ground floor at the former clubhouse (1:400).

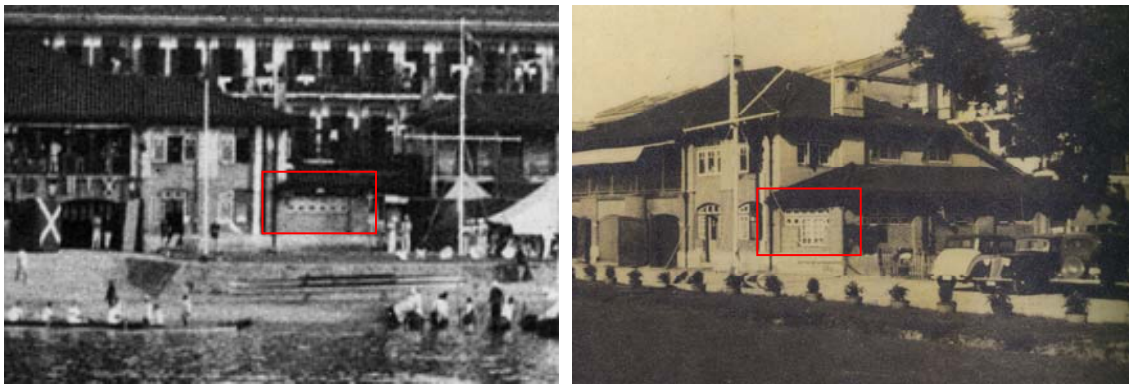

Fig. 288. The rear façade of RM 7 in 1927 (left) and pre-1930 (right).

Fig. 289. Entrance to RM 7 at the rear.

Together with RM 8, RM 9 and the toilet, it is under a separate roof from the hipped roof of the main body of the main building (Fig. 290). The roof structure is exposed in RM 7 (Fig. 291). The door from RM 6 is a segmental-headed door (Fig. 292). The original smoke flue can be found at northeast corner of the room, with the opening currently blocked (Fig. 293). Cement sand is used as the flooring material (Fig. 294). From the plaque of the entrance, it was used as an office before it was vacated.

Fig. 290. Interior of RM 7 at the main building.

Fig. 291. Exposed roof structure at RM 7.

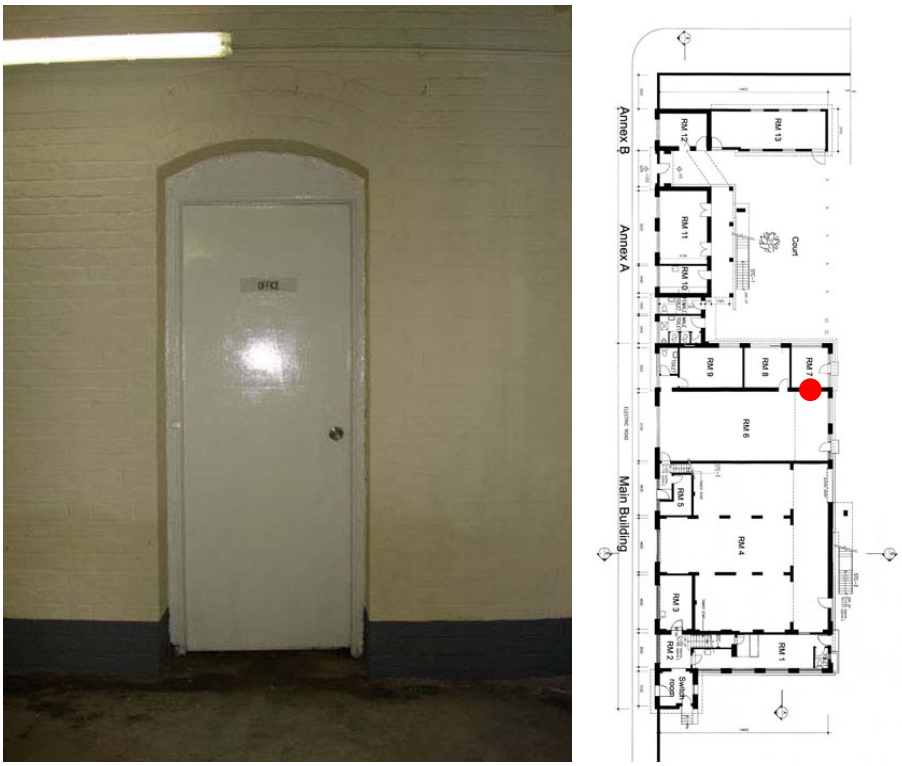

Fig. 292. Segmental-headed entrance to RM 7 from RM 6.

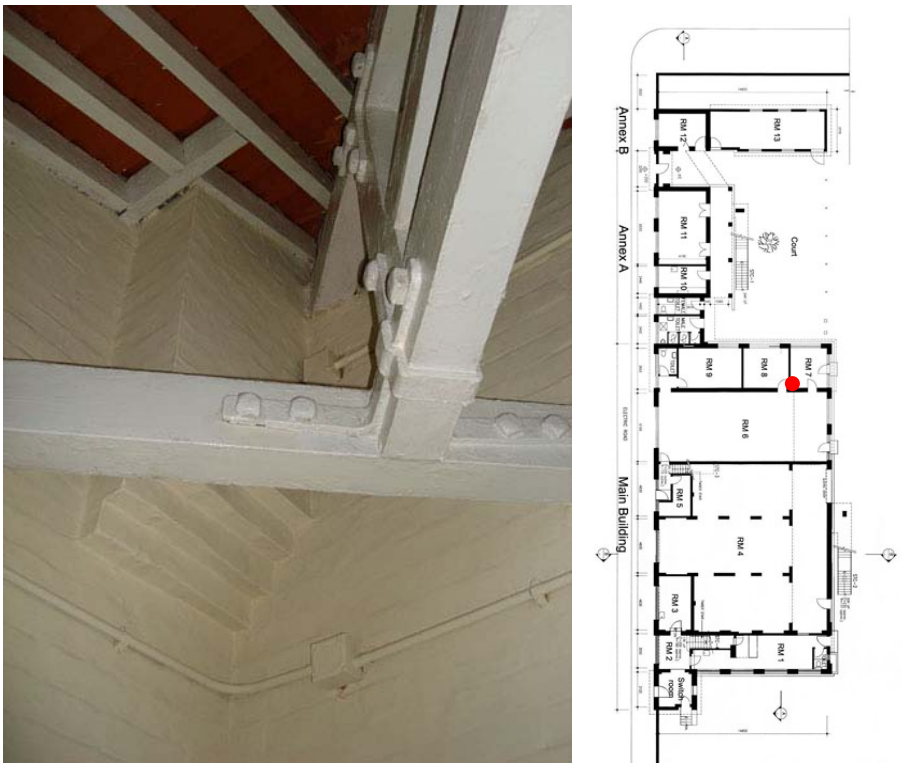

Fig. 293. Close up of the original smoke flue at RM 7 of the main building.

Fig. 294. Cement sand flooring of RM 7.

Ground floor – RM 8

RM 8 is accessible from RM 6 (Fig. 295). Together with RM 7, RM 9 and the toilet, it is under a separate roof from the hipped roof of the main body of the main building (Fig. 296). The roof structure is exposed, while the floor is finished with cement sand (Fig. 297 - Fig. 298). It is believed that the door from RM 6 was originally a segmental-headed door, which was converted into a rectangular door during a renovation of an unknown date (Fig. 299). Rectangular window opening is found on the façade to the court facing Annex B. The aluminium windows are later addition of an unknown date. From the plaque of the entrance, it was used as a karaoke room before it was vacated.

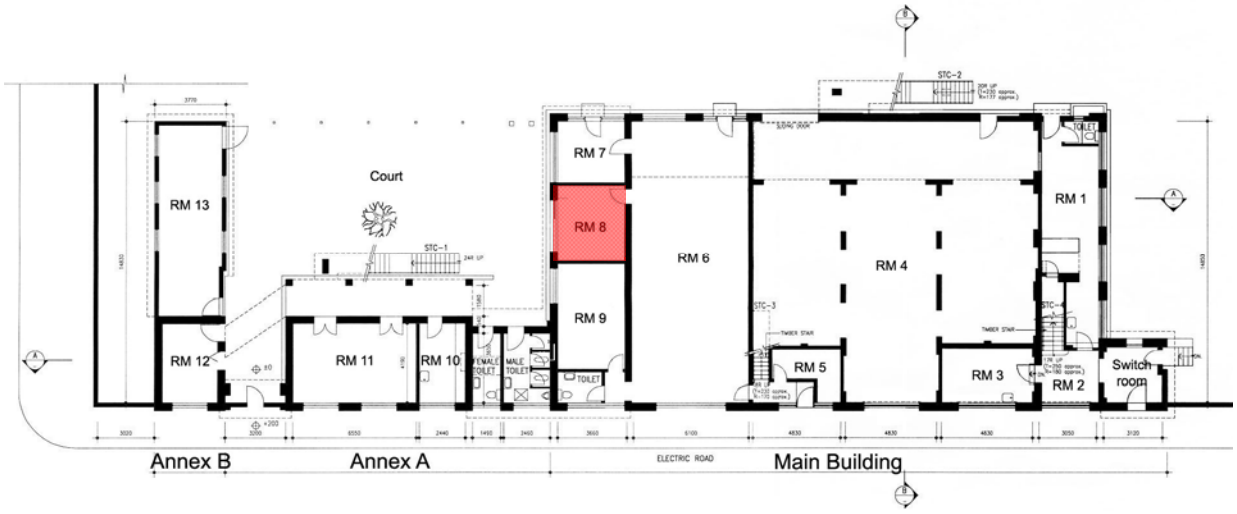

Fig. 295. Location of RM 8 on the ground floor at the former clubhouse (1:400).

Fig. 296. Interior of RM 8 of the main building.

Fig. 297. Exposed roof structure at RM 8.

Fig. 298. Cement sand flooring at RM 8.

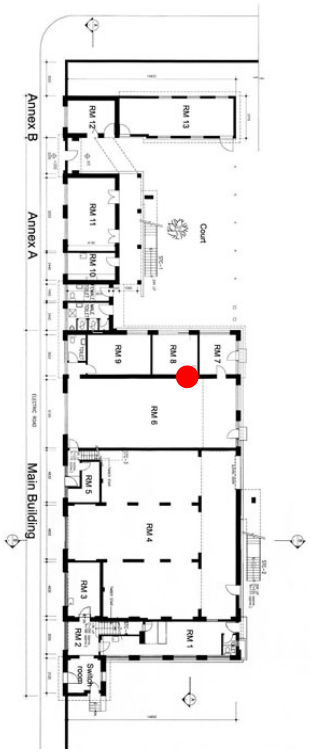

Fig. 299. Door to RM 8.

Ground floor – RM 9

RM 9 is accessible from RM 6 through a segmental-headed doorway (Fig. 300 - Fig. 301). Together with RM 7, RM 8 and the toilet, it is under a separate roof from the hipped roof of the main body of the main building (Fig. 302). The roof structure is exposed, while the floor is finished with cement sand (Fig. 303). Rectangular window opening is found on the façade to the court facing Annex B. This opening was originally of a smaller size, which is now enlarged. The aluminium windows are later addition of an unknown date. From the plaque on the entrance door, this room was used as a conference room before it was vacated.

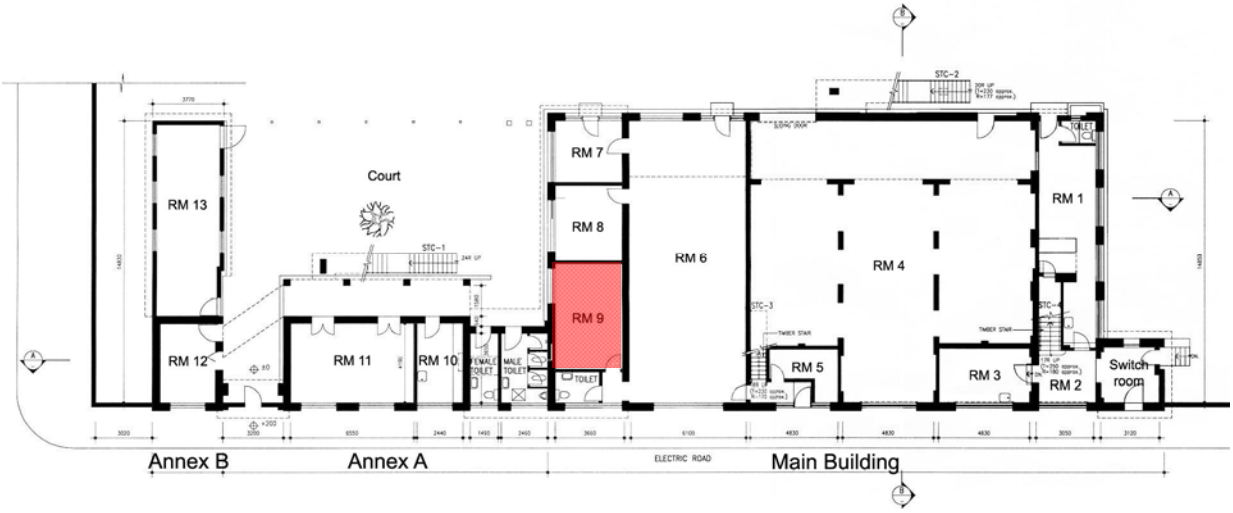

Fig. 300. Location of RM 9 on the ground floor at the former clubhouse (1:400).

Fig. 301. Segmental-headed doorway to RM 9.

Fig. 302. Interior of RM 9 at the main building.

Fig. 303. Exposed roof structure of RM 9.

Ground floor – Toilet of RM 6

The toilet of RM 6 is accessible from RM 6 (Fig. 304). Together with RM 7, RM 8 and RM 9, it is under a separate roof from the hipped roof of the main body of the main building (Fig. 305). The roof structure is exposed, while the floor is finished with homogenous tiles (Fig. 306). Rectangular window opening is found on the front façade facing Electric Road, which extends to the corridor to RM 9 (Fig. 307). This reflects that the toilet is a later addition probably when the building was converted into a staff quarters.

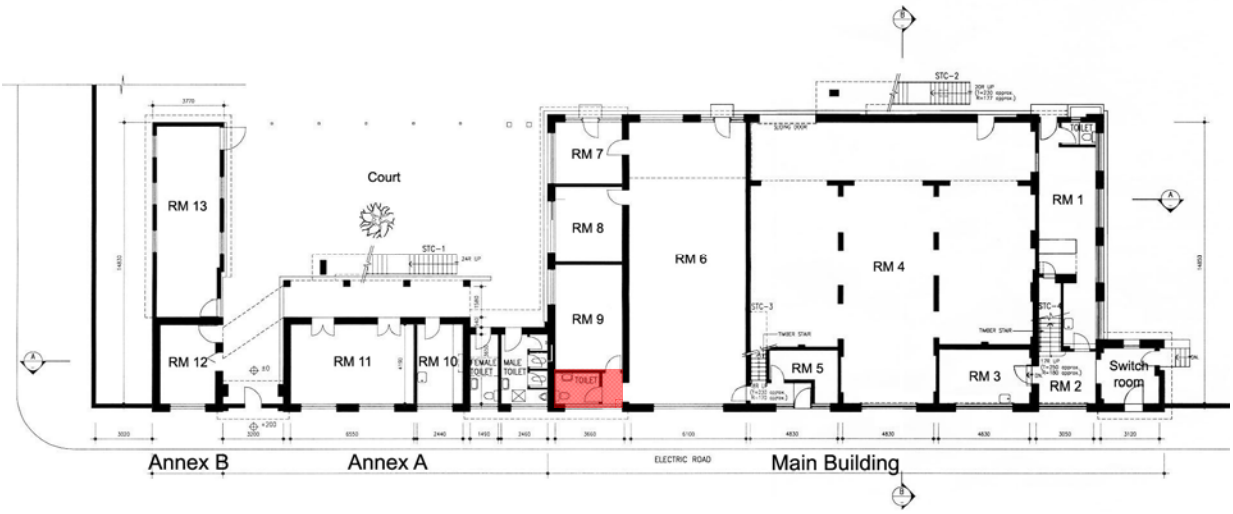

Fig. 304. Location of the toilet of RM 6 on the ground floor at the former clubhouse (1:400).

Fig. 305. Interior (left) and the exposed roof structure (right) of the toilet to RM 6 .

Fig. 306. Homogenous tile flooring of the toilet to RM 6.

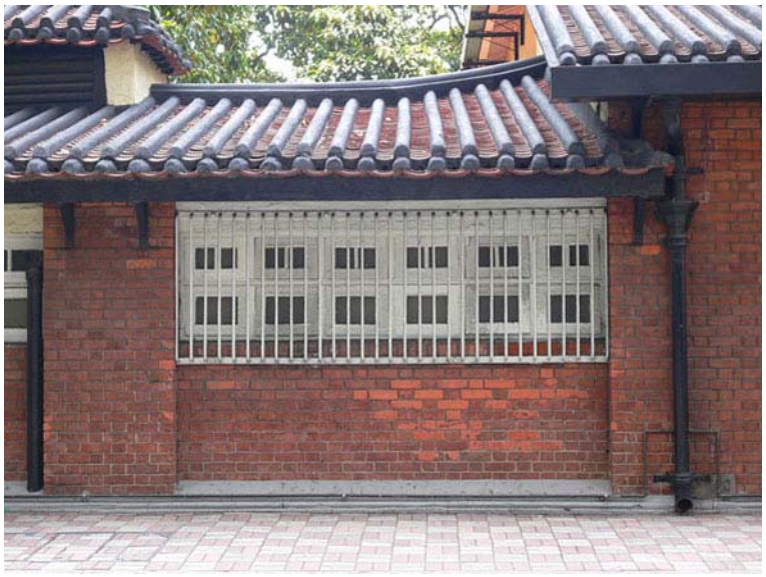

Fig. 307. Timber-framed windows of the toilet to RM 6 on the front façade.

First floor – RM 14

RM 14 was the key access area of the first floor when it was built, as it was accessed through the main staircase (STC – 4) from the former entrance lobby on the ground floor. It is believed to be part of the verandah when it was built as revealed from the same encaustic flooring tiles and floor drain as the verandah. It is probably converted into an enclosed room with the installation of partitions and doors in an unknown renovation. The room is opened to the verandah and RM 16 (Fig. 308). It is a long and narrow rectangular room with a row of windows along the northeast and rear façades (Fig. 309 - Fig. 310).

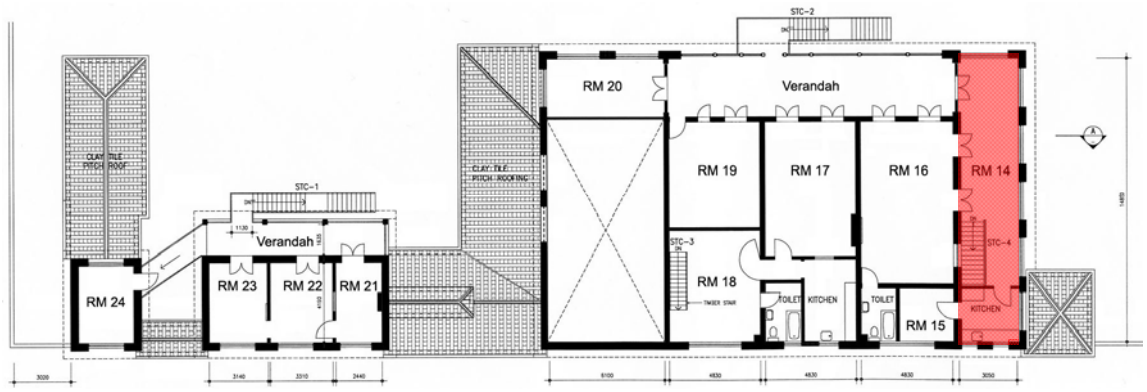

Fig. 308. Location of RM 14 on the first floor at the former clubhouse (1:400).

Fig. 309. Interior of RM 14 at the main building.

Fig. 310. Interior of RM 14 at the main building.

The roof structure is exposed, where triangular trusses could be clearly seen (Fig. 311). The floor is finished with encaustic tiles with border, which is the same floor finishes as the verandah and the former entrance lobby on the ground floor (Fig. 312). This implies that this area could be used as a major public access or a space of high significance. There is a drain along the wall of the room, which might also implies that it was once a semi-outdoor area without window when it was built.

Fig. 311. Exposed roof structure of RM 14 at the main building.

Fig. 312. Encaustic flooring tiles with border of RM 14 at the main building.

Glazed timber casement windows are found all along the outer walls of this room, all with segmental-headed window glazings (Fig. 313). Some of them have scrolled window stays, which are believed to be of earlier days (Fig. 314). Glazed timber French door is found to the verandah, franked by two fixed glazed timber door panels (Fig. 315). All the door panels are found with segmental-headed glazings and a square panel at the bottom. There is a moulding along the top of the door opening facing the verandah.

Fig. 313. Glazed timber windows at RM 14 of the main building.

Fig. 314. Scrolled iron window stay at RM 14 of the main building.

Fig. 315. Glazed timber French doors from RM 14 to the verandah at the main building.

The kitchen of RM 14 is opened to another smaller room, RM 15 (Fig. 316). The roof structure is also exposed at the kitchen, with the same encaustic flooring tiles. The drain continues to this space, which might implies the original semi-outdoor area extended to this space (Fig. 317). The kitchen was a later addition probably when it was converted into a staff quarters in the 1930s. Windows are found on both the front façade and the northeast façade.

Fig. 316. Interior of the kitchen of RM 14 at the main building.

Fig. 317. The drain continued from RM 14 to the kitchen.

First floor – Verandah

Originally only accessible from the timber staircase at RM 14 (STC – 4), the verandah facing towards the sea served as a cozy area of the clubhouse. It is later accessible through the concrete staircase (STC – 2) which was added in 1969, and became the main circulation area on the first floor (Fig. 318). It is a long and narrow space with access to almost all the rooms on the first floor (Fig. 319 - Fig. 320).

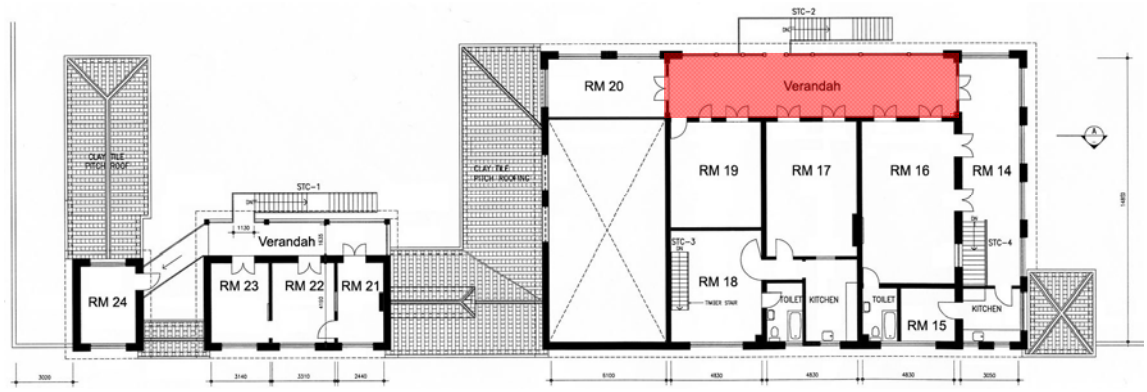

Fig. 318. Location of the verandah on the first floor at the former clubhouse (1:400).

Fig. 319. Interior of the verandah at the main building.

Fig. 320. Interior of the verandah of the main building.

The roof structure is exposed (Fig. 321). The floor is finished with encaustic tiles with border, the same floor finishes as the former entrance lobby (Fig. 322). The floor shows a slight fall towards the rear with a drain along the outer edge for water drainage.

Fig. 321. Exposed roof trusses of the verandah at the main building.

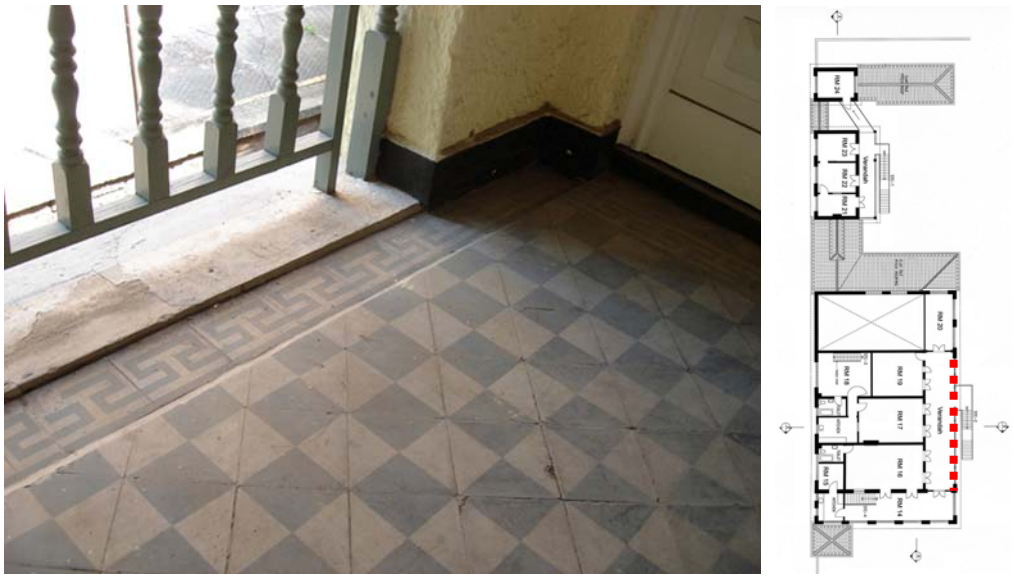

Fig. 322. Encaustic tiles with border and floor drain at the verandah of the main building.

First floor – RM 15

RM 15 is accessible through the kitchen of RM 14 (Fig. 323). It was created during the conversion in 1969 (Fig. 324).

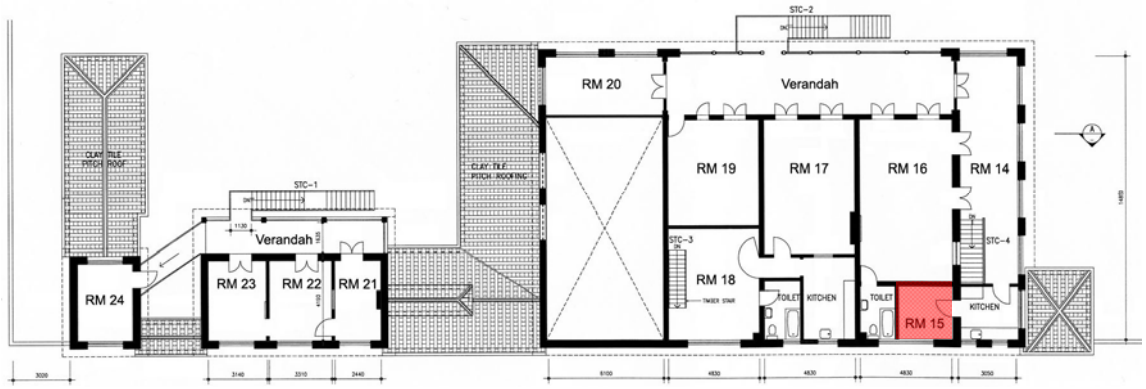

Fig. 323. Location of RM 15 on the first floor at the former clubhouse (1:400).

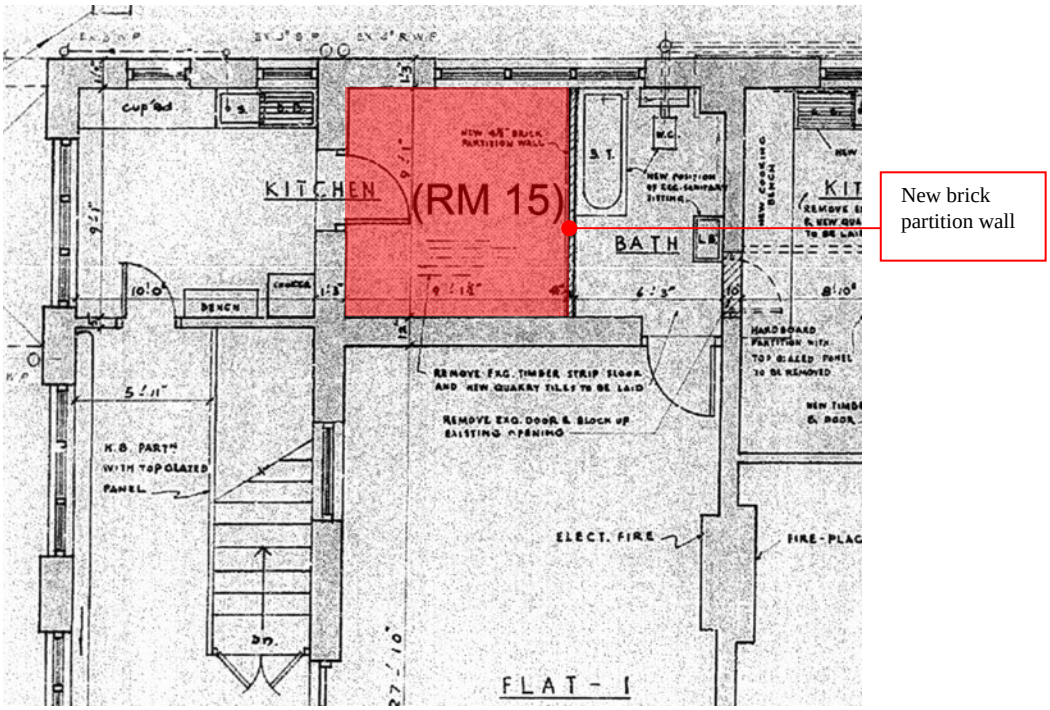

Fig. 324. Extracted first floor plan of RM 15 at the main building for the proposed conversion to staff quarters at the Government Stores in 1969. (Courtesy of Architectural Services Department, Hong Kong SAR Government, microfilm no. 003596. (partial))

Fig. 325. Interior of RM 15 at the main building.

It has a timber planks false ceiling with cornice (Fig. 326). The cornice ends at the wall between RM 15 and the bathroom of RM 16, which may implies that RM 15 and the bathroom of RM 16 could be one single room which was sub-divided into two rooms. Two glazed timber casement windows are found on the front façade, which appears to be part of the original three casement windows that further give evidence of being one room with the bathroom of RM 16 at the time when it was built (Fig. 327). Segmental-headed window glazings were used. The floor is finished with timber planks with skirting around the room (Fig. 328).

Fig. 326. Ceiling with cornice at RM 15 of the main building.

Fig. 327. Glazed timber casement windows at RM 15 of the main building.

Fig. 328. Flooring with timber planks and skirting at RM 15 of the main building.

First floor – RM 16

RM 16 can be accessible through the verandah and RM 14 adjacent to it. It is a rectangular room which also includes a bathroom (Fig. 329 and Fig. 330).

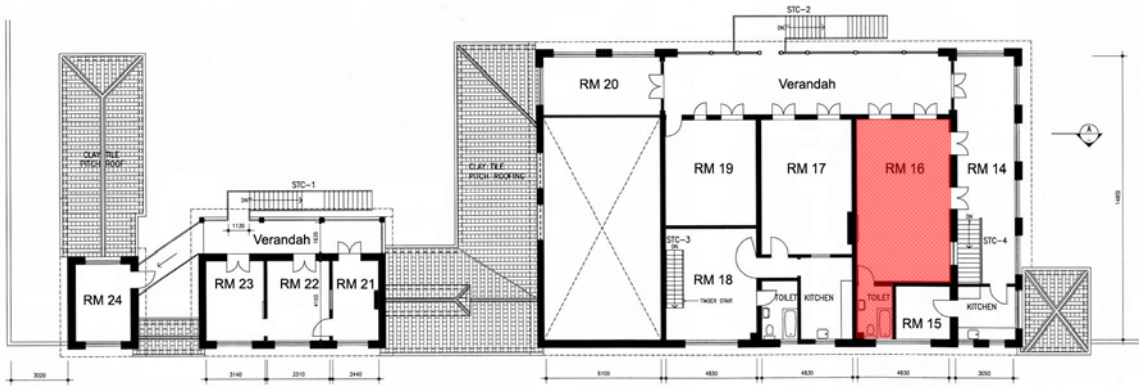

Fig. 329. Location of RM 16 on the first floor at the former clubhouse (1:400).

Fig. 330. Interior of RM 16 at the main building.

There are glazed timber French doors opened on two walls of the room (Fig. 331 and Fig. 332). A glazed timber casement window is also found on the northeast wall opened to RM 14. This may further implies that RM 14 was once a major circulation area. Timber planks false ceiling is used (Fig. 334). Cornice is also found along the ceiling of the room. The floor is finished with timber planks with skirtings. A fireplace that is now blocked is found with the chimney breast still present on the wall (Fig. 335).

Fig. 331. Interior of RM 16 at the main building.

Fig. 332. Glazed timber French doors and casement windows at RM 16 of the main building.

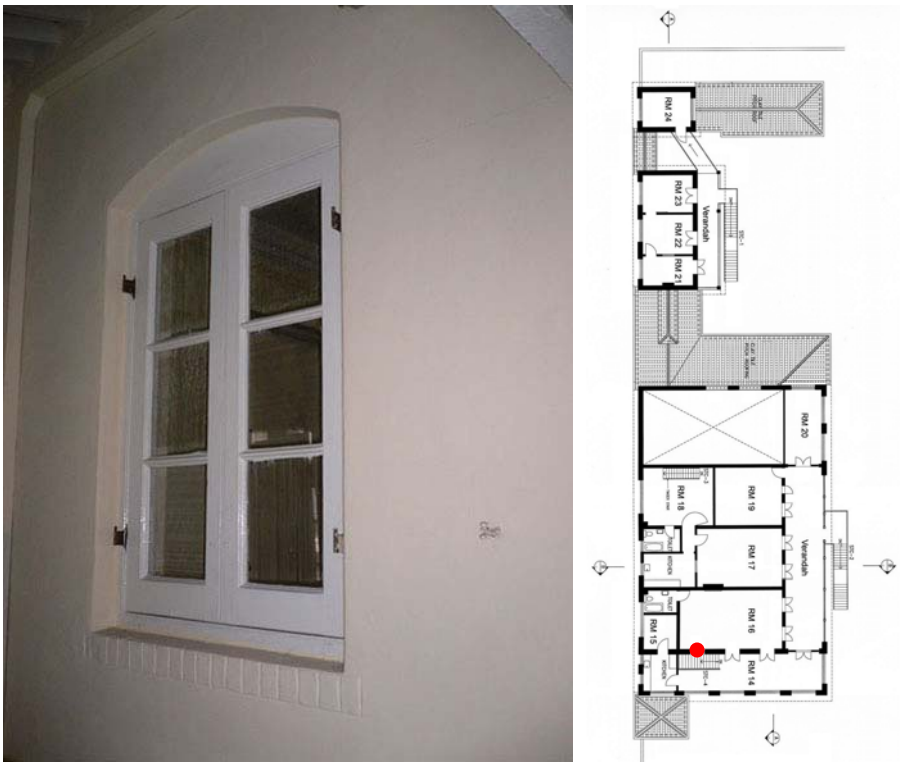

Fig. 333. Casement window opened to RM 14 at RM 16.

Fig. 334. Ceiling with cornice at RM 16 of the main building.

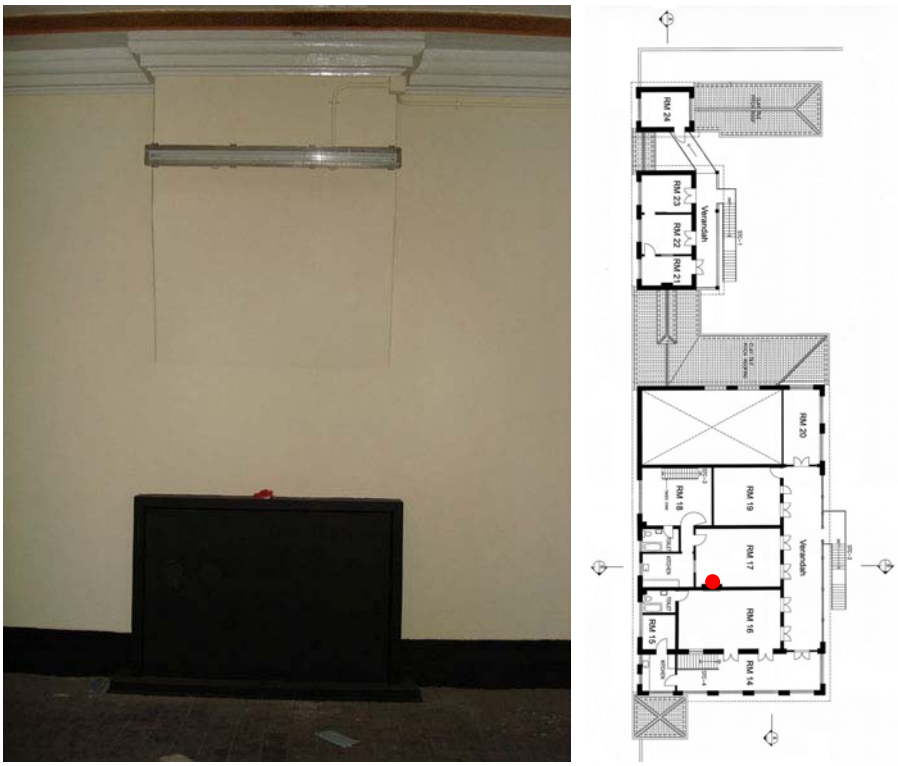

Fig. 335. Blocked fireplace at RM 16 of the main building.

The bathroom of RM 16 has a timber planks false ceiling with cornice along the ceiling, which ends at the wall between this room and RM 15 (Fig. 336). This further proves the later addition of RM 15 by adding the partition wall between the bathroom and RM 15 in the conversion in 1969. The floor is finished with timber planks. White glazed ceramic tiles are used as wall finishes up to half the height of the walls as dado (Fig. 337). A chimney shaft is found at the corner of the bathroom, which is the corresponding shaft for the smoke flue at RM 3 on the ground floor (Fig. 336).

Fig. 336. Interior of the bathroom of RM 16 at the main building (left) and the chimney shaft at the corner of the bathroom (right).

Fig. 337. Ceiling with cornice of the bathroom at RM 16 of the main building.

First floor – RM 17

RM 17 is accessible from the verandah. It is opened to a kitchen and a suite room, RM 18 which includes a bathroom (Fig. 338 - Fig. 339).

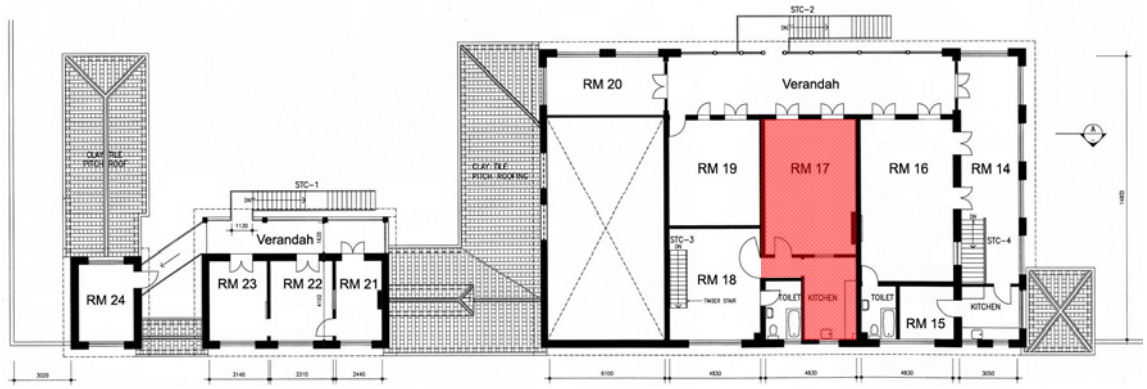

Fig. 338. Location of RM 17 on the first floor at the former clubhouse (1:400).

Fig. 339. Interior of RM 17 at the main building.

RM 17 has a timber planks false ceiling (Fig. 340). Cornice are found running along the ceiling. The floor is finished with timber planks, with skirting running along the bottom of the walls (Fig. 341).

Fig. 340. False ceiling of RM 17 at the main building.

Fig. 341. Timber planks flooring with skirting of RM 17 at the main building.

A fireplace was originally present in this room as reflected from the old plan for the conversion to staff quarters in 1969 (Fig. 342). The fireplace was now blocked. The chimney breast with the lower portion wider than above (Fig. 343), and tiles for the hearth of the fireplace on the floor further proved the presence of the fireplace (Fig. 344). The old plan also indicated that an existing door originally opened to RM 16 was blocked. Glazed timber French doors are found opened to the verandah, while a window is opened to the kitchen which is believed to be a later addition (Fig. 345).

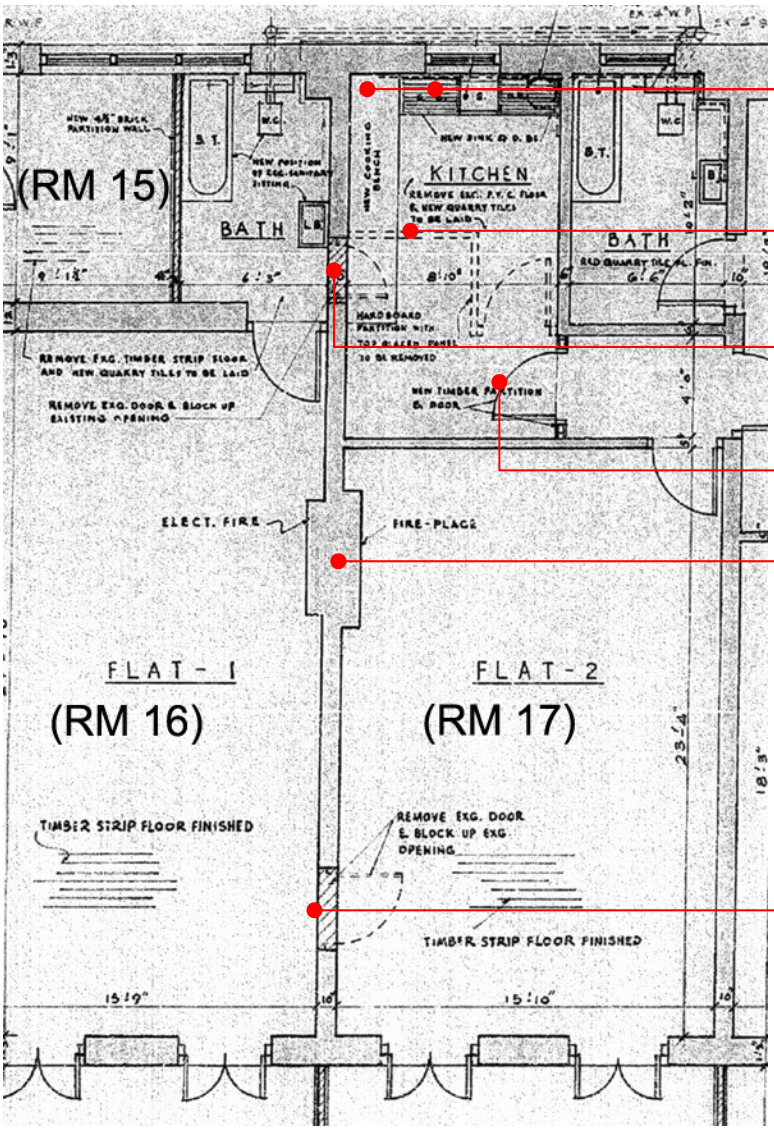

Fig. 342. Extracted first floor plan of RM 17 at the main building for the proposed conversion to staff quarters at the Government Stores in 1969. (Courtesy of Architectural Services Department, Hong Kong SAR Government, microfilm no. 003596. (partial))

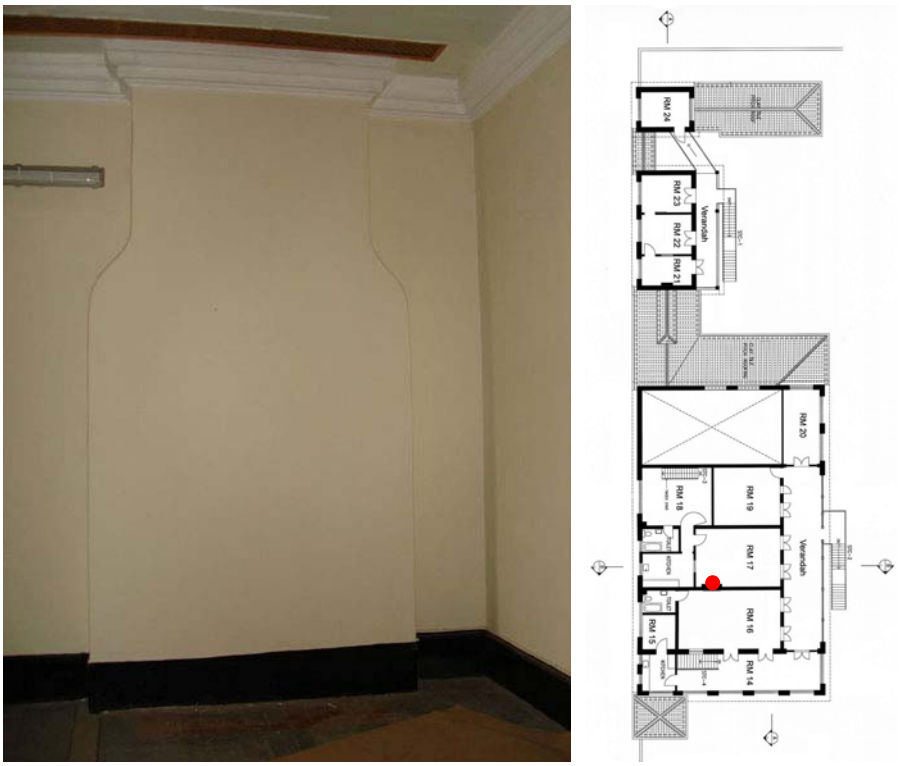

Fig. 343. Chimney breast of RM 17 at the main building.

Fig. 344. Tiles for the hearth of the fireplace at RM 17.

Fig. 345. Window opened to the kitchen at RM 17 of the main building.

The kitchen has a timber planks false ceiling with cornice along the ceiling. The floor is finished with timber planks (Fig. 346). White glazed ceramic tiles are used as wall finishes up to half the height of the walls as dado. Two glazed timber casement windows are found, which appears to be part of the original three casement windows on the front façade that may imply the kitchen to be one room with the bathroom of RM 18 at the time when it was built (Fig. 347). From the old plan in 1969, it indicates that there was originally a door opened to the bathroom of RM 16 which is now blocked (Fig. 342). This implies that the room where the kitchen is located now may have shared amongst RM 16 and RM 17 once.

Fig. 346. Interior of the kitchen of RM 17 at the main building (left) and the casement window (right).

Fig. 347. Casement windows viewed from the front façade.

First floor – RM 18

RM 18 is accessible from RM 17 and the timber staircase adjacent to RM 5 (STC – 3) on the ground floor (Fig. 348 -Fig. 349). It is also accessible to the kitchen of RM 17, and it includes a bathroom.

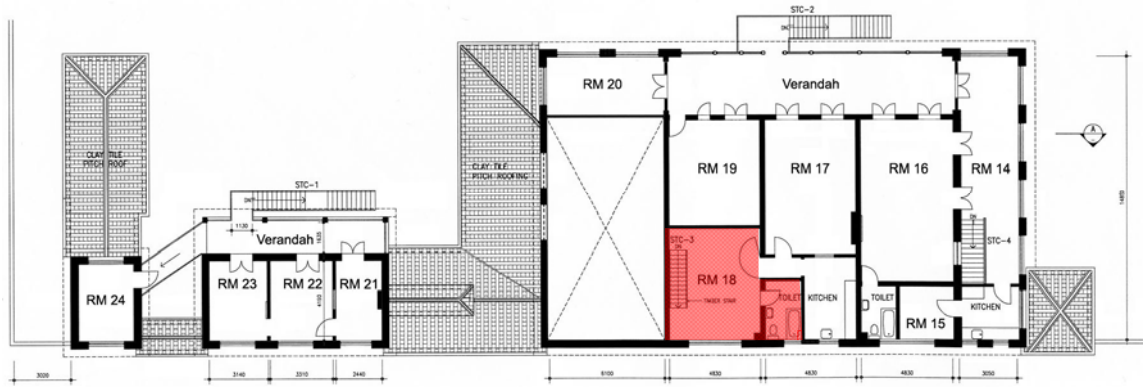

Fig. 348. Location of RM 18 on the first floor at the former clubhouse (1:400).

Fig. 349. Interior of RM 18 at the main building.

RM 18 has a timber planks false ceiling (Fig. 351). Cornice is found running along the ceiling. The floor is finished with timber planks with skirting along the bottom of the walls. A chimney shaft is found at the corner of the room (Fig. 350). Three glazed timber casement windows with segmental-headed glazings are found.

Fig. 350. Chimney shaft at RM 18.

Fig. 351. False ceiling of RM 18 at the main building.

The bathroom has a timber planks false ceiling with cornice along the ceiling (Fig. 352 - Fig. 353). Green glazed ceramic tiles are used as wall finishes up to half the height of the walls as dado. The floor is finished with red quarry tiles which is believed to be a later addition of an unknown date (Fig. 354). A pair of glazed timber casement window is found.

Fig. 352. Interior of the bathroom at RM 18 of the main building.

Fig. 353. False ceiling of the bathroom at RM 18 of the main building.

Fig. 354. Red quarry floor tiles at the bathroom of RM 18.

First floor – RM 19

RM 19 is accessible from the verandah (Fig. 355). From the old plan in 1969, there was a corridor connecting from the verandah through RM 19 to the staircase at Rm 18, where the partition of this corridor was removed nowadays (Fig. 356).

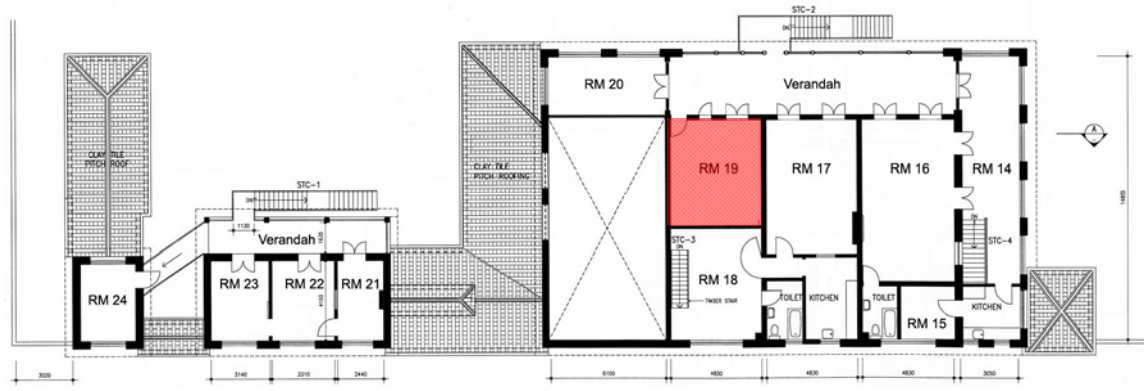

Fig. 355. Location of RM 19 on the first floor at the former clubhouse (1:400).

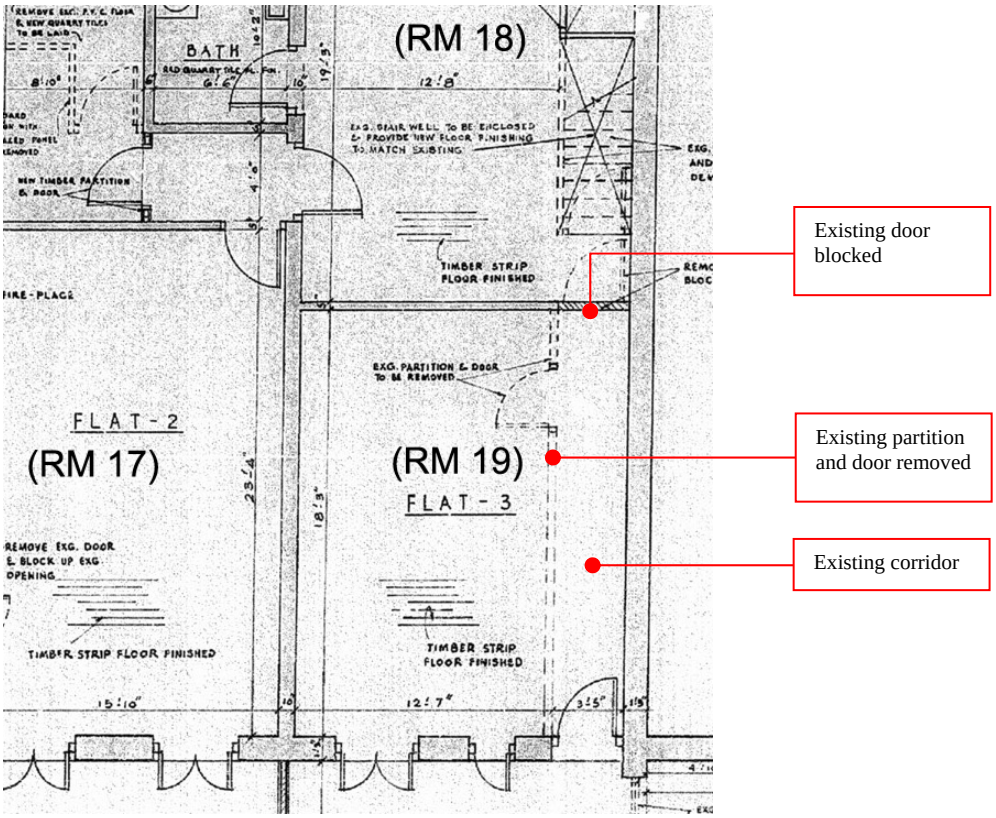

Fig. 356. Extracted first floor plan of RM 19 at the main building for the proposed conversion to staff quarters at the Government Stores in 1969. (Courtesy of Architectural Services Department, Hong Kong SAR Government, microfilm no. 003596. (partial))

RM 19 has a timber planks false ceiling with cornice running along the ceiling (Fig. 357 - Fig. 358). The floor is finished with timber planks, with skirting running along the bottom of the walls (Fig. 359). There are three doors opened to the verandah, a pair of glazed timber French door, a glazed timber door and a panelled door with fanlight above (Fig. 360). The door with fanlight also gives a hint of the original corridor where it led.

Fig. 357. Interior of RM 19 at the main building.

Fig. 358. Timber planks false ceiling at RM 19.

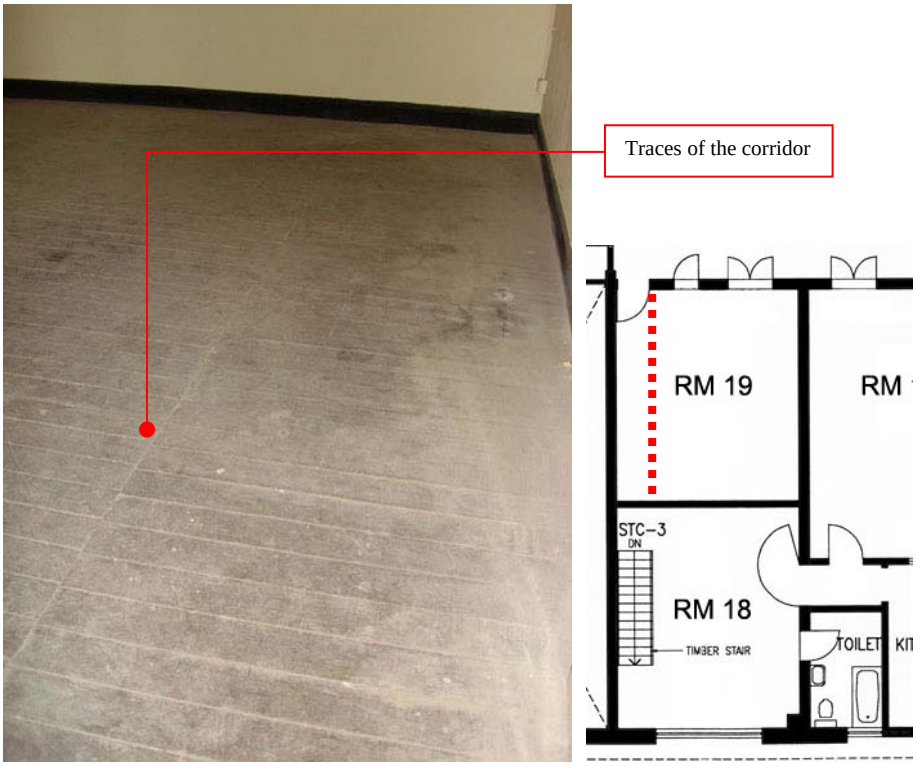

Fig. 359. Timber planks flooring at RM 19.

Fig. 360. Glazed timber doors (left) and panelled door with fanlight (right) at RM 19 of the main building.

First floor – RM 20

RM 20 is accessible from the verandah (Fig. 361). It is believed to be originally a cockloft of RM 6 at the time when it was built, which was later partitioned to form a single room on the first floor (Fig. 362). It is accessible from the verandah. From the old plan of the 1969, it indicates that it was a kitchen with a new bathroom proposed to be added in this room (Fig. 363).

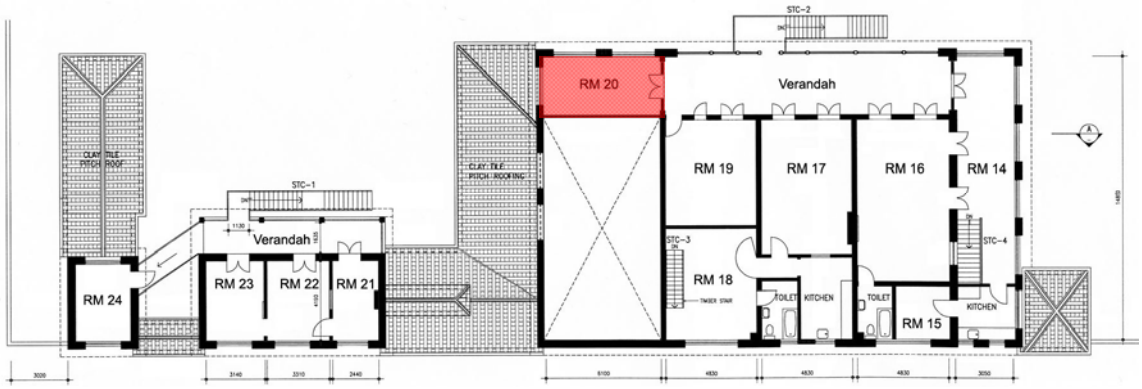

Fig. 361. Location of RM 20 on the first floor at the former clubhouse (1:400).

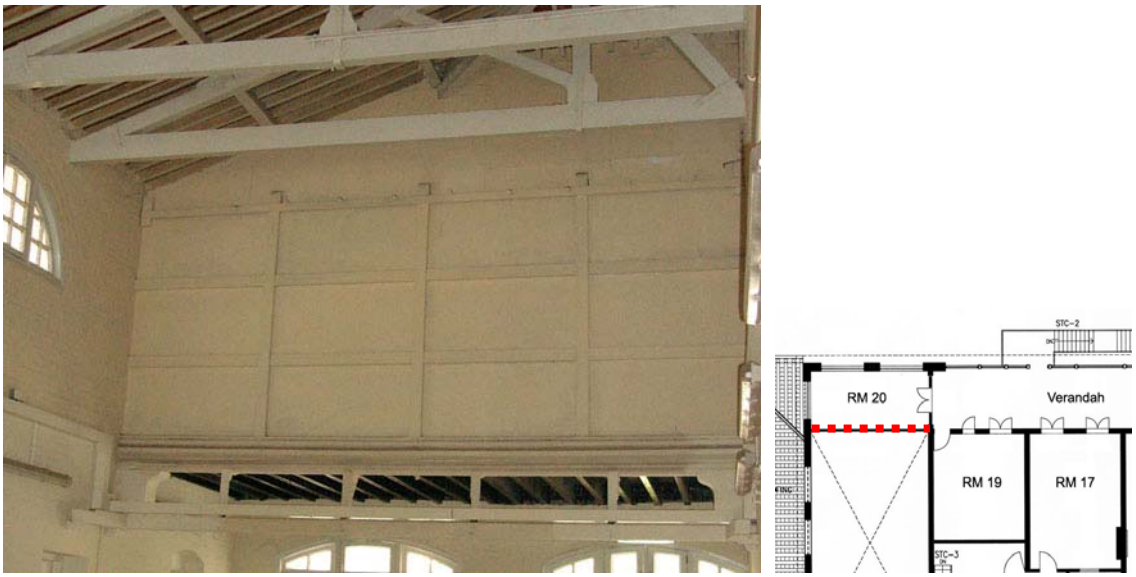

Fig. 362. The wall partition of RM 20 viewed from RM 6 at the main building.

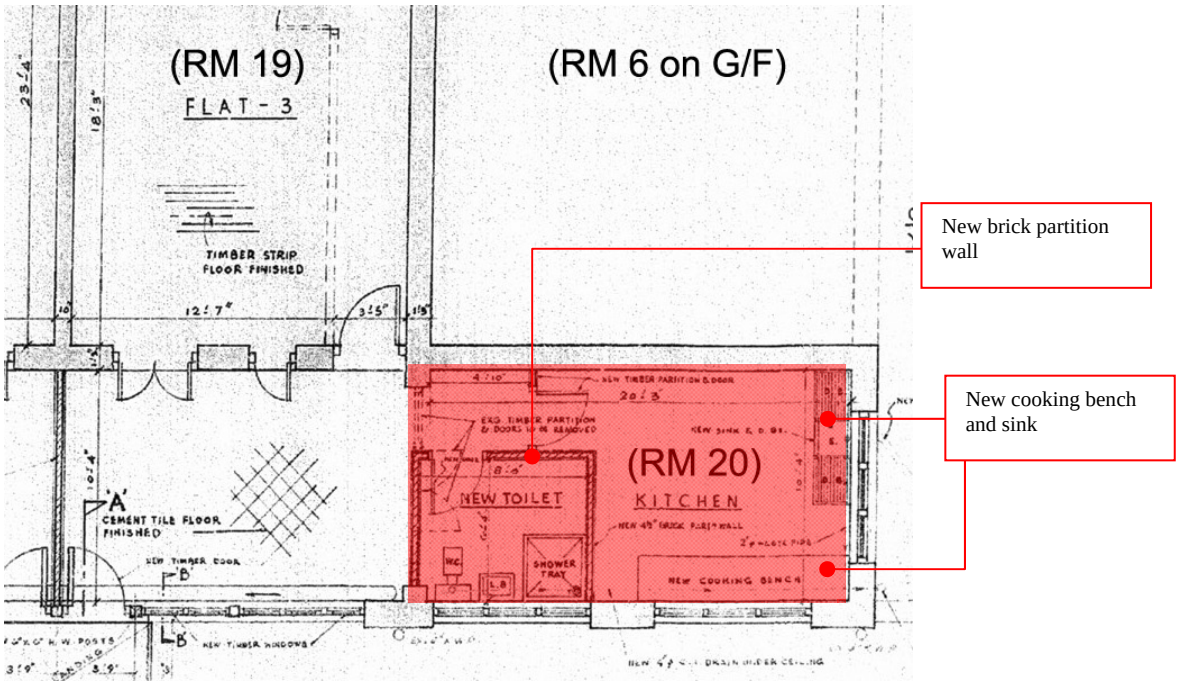

Fig. 363. Extracted first floor plan of RM 20 at the main building for the proposed conversion to staff quarters at the Government Stores in 1969. (Courtesy of Architectural Services Department, Hong Kong SAR Government, microfilm no. 003596. (partial))

The roof structure is exposed at this room (Fig. 364). The floor is finished with timber planks, with skirting found along the bottom of the walls.

Fig. 364. Interior of RM 20 at the main building.

A pair of glazed timber French door is found flanked with two glazed panels on both sides (Fig. 365). Window openings are found on the rear façade and southwest façade respectively, each provided with three glazed timber windows with segmental-headed glazings (Fig. 366). Scrolled window stays can also be found here (Fig. 367).

Fig. 365. Glazed timber French door to RM 20 at the main building.

Fig. 366. Glazed timber windows at RM 20 of the main building.

Fig. 367. Scrolled window stay of the window at RM 20 of the main building.

3.4.4.2 Annex A

Colonnaded arcade and verandah

The colonnaded arcade and the verandah above are located at the rear of the 3-middle bays of Annex A (Fig. 368). They are the main feature of Annex A at the rear, and also the main access area to the building (Fig. 369). They provide shelters to the entrances of the rooms on both floors. The verandah is accessible by the concrete staircase (STC – 1). It also gives access to the first floor of Annex B through the bridge.

Fig. 368. Overview of the colonnaded arcade and verandah at the rear of Annex A.

Fig. 369. General view of the arcade (left) and verandah (right) at Annex A.

Both areas are formed by a row of 4 columns on each floor. The rectangular columns are constructed of red bricks with tall plinth as the column bases on the ground floor, whereas the columns at the verandah on the first floor are slimmer (Fig. 370).

Fig. 370. The brick columns at Annex A.

The concrete floor slab of the verandah is supported by concrete beams below, with reinforcement at the former stair well (Fig. 371 - Fig. 372). At the rear facing to the small court, there are curved beams which add visual interest to this elevation.

Fig. 371. Curved beam at the colonnaded arcade at Annex A.

Fig. 372. Ceiling of the colonnaded arcade at Annex A.

The roof of the 3-middle bays extended to the verandah, where the timber structures are exposed (Fig. 373). The verandah is surrounded by modern balustrades believed to be installed when the concrete staircase was built.

Fig. 373. Roof structure supported on brick columns at the verandah of Annex A.

Bridge

The bridge connects the first floor of the 3-middle bays of Annex A and RM 12 of Annex B (Fig. 374 - Fig. 375).

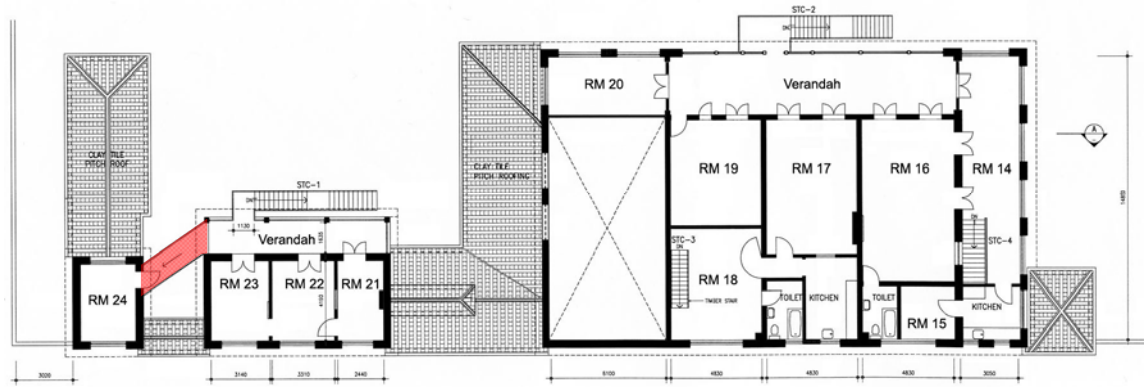

Fig. 374. Location of the bridge on the ground floor at the former clubhouse (1:400).

Fig. 375. The bridge connecting Annex A and Annex B on the first floor.

The bridge is built of modern steel structure with steel balustrades (Fig. 376 - Fig. 377). The only trace of the old bridge is a pair of granite support on the façade of Annex B (Fig. 378).

Fig. 376. View of the bridge towards Annex B.

Fig. 377. The underside of the bridge at Annex A.

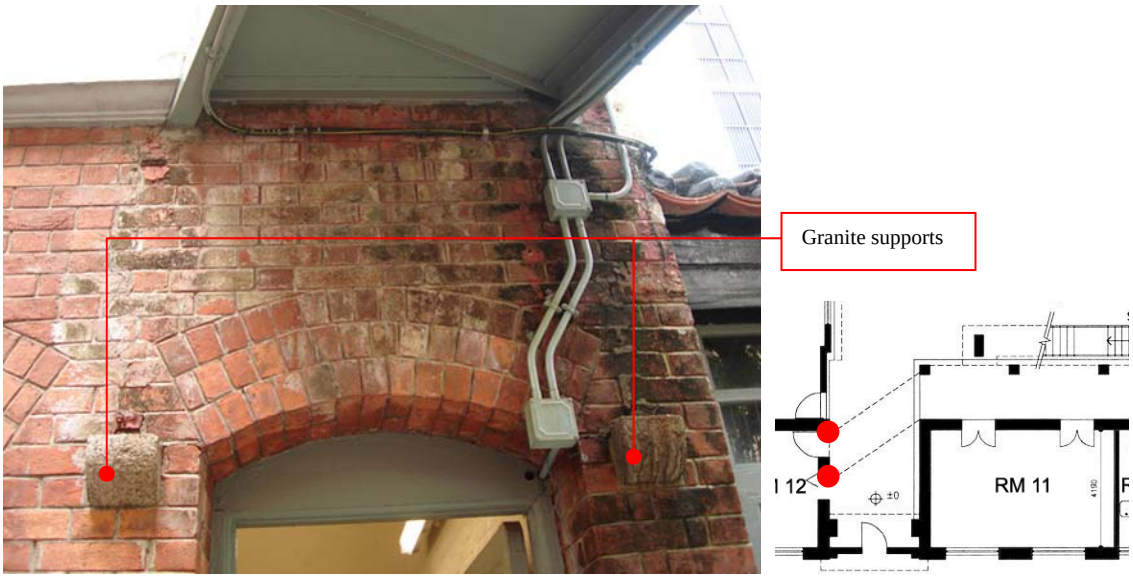

Fig. 378. The two original granite support for the bridge on the façade of Annex B.

Concrete staircase (STC – 1) at the rear façade

The concrete staircase (STC – 1) is located at the rear of the Annex A. This staircase is believed to be built either in 1975 or after. It is built in a similar design to the concrete staircase at the rear of the main building, which is supported on two concrete columns and surrounded by modern metal balustrades (Fig. 379).

Fig. 379. Concrete staircase (STC – 1) at the rear of Annex A.

Ground floor – RM 10 (kitchen)

RM 10 used to be a kitchen since the building was built as indicated from the smoke flue. It is part of the 3-middle bays of Annex A, with this room one bay in width. It is accessible from the colonnaded arcade of the 3-middle bays (Fig. 380).

Fig. 380. Location of RM 10 on the ground floor at the former clubhouse (1:400).

The lower part of the wall is plastered, while the upper part is finished with paint on the brickworks (Fig. 381). It has a metal false ceiling, believed to be a later addition of an unknown date. The floor is finished with cement sand (Fig. 382).

Fig. 381. Interior (left) and the metal false ceiling of RM 10 at Annex A (right).

Fig. 382. Cement sand flooring of RM 10 at Annex A.

There is a smoke flue in RM 10 (Fig. 383). Together with the built-in bench and the ventilation grilles found on both the front and rear façades, these all give evidence that this room used to be a kitchen since it was built (Fig. 384). Granite threshold is found at the segmental-headed door to this room (Fig. 385).

Fig. 383. Smoke flue at RM 10 at Annex A.

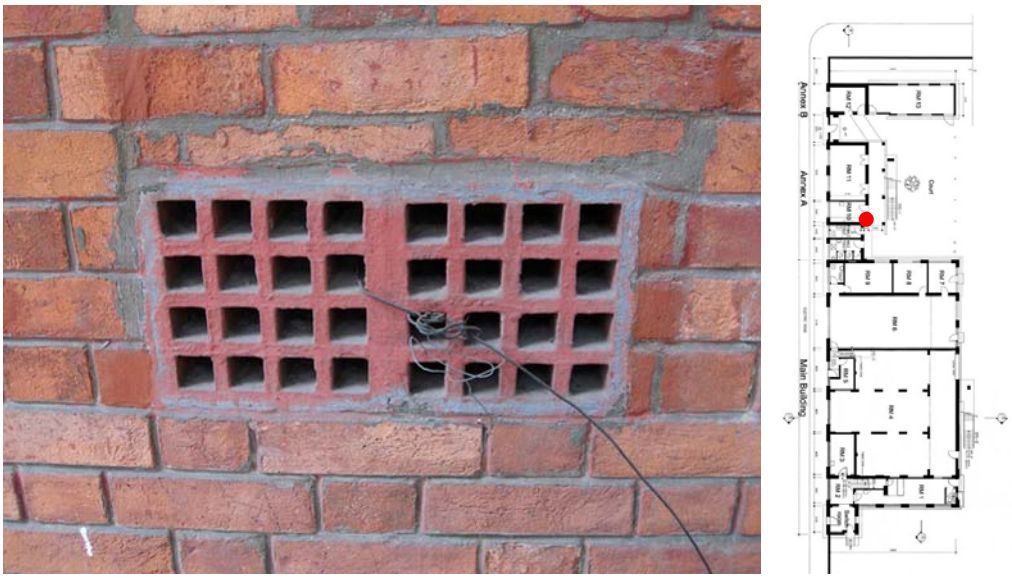

Fig. 384. Ventilation grilles at RM 10 at Annex A.

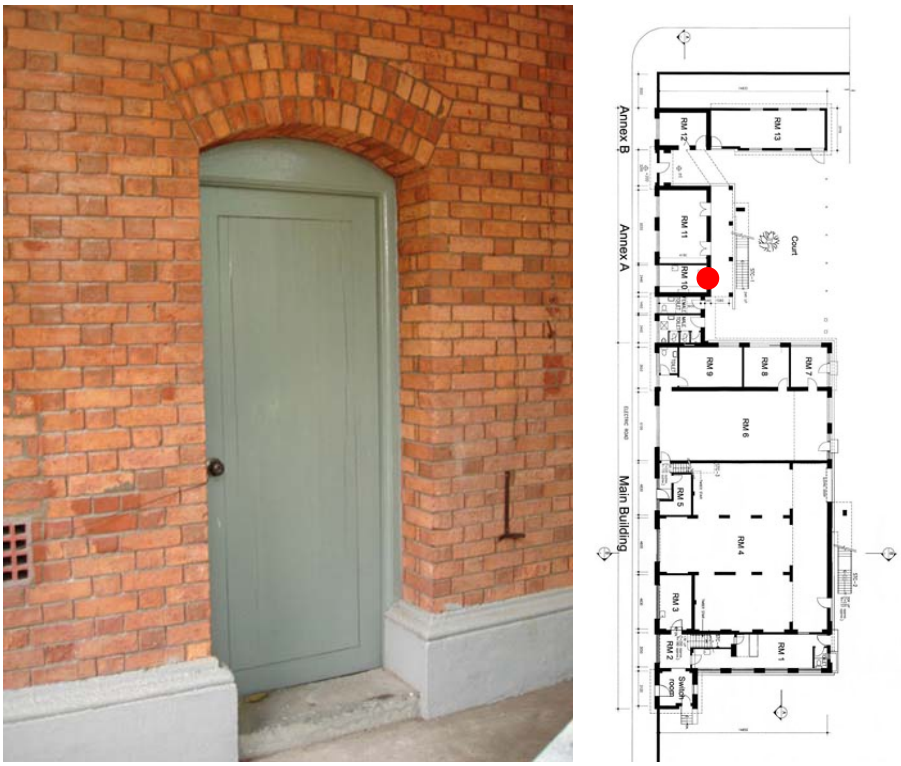

Fig. 385. Entrance door with granite threshold at RM 10 of Annex A.

Ground floor – RM 11

RM 11 is a simple rectangular room as part of the 3-middle bays at Annex A. It is 2-bay in width. It is accessible from the colonnaded arcade with two entrances (Fig. 386).

Fig. 386. Location of RM 11 on the ground floor at the former clubhouse (1:400).

The interior of RM 11 is finished with paint on the brickworks (Fig. 387). The ceiling structures are exposed, with the timber joists resting on corbels and further supported on a major beam at the centre of the room (Fig. 388). The floor is finished with cement sand (Fig. 389). The entrance doorways are found to be segmental-headed with granite threshold (Fig. 390).

Fig. 387. Interior of RM 11 at Annex A.

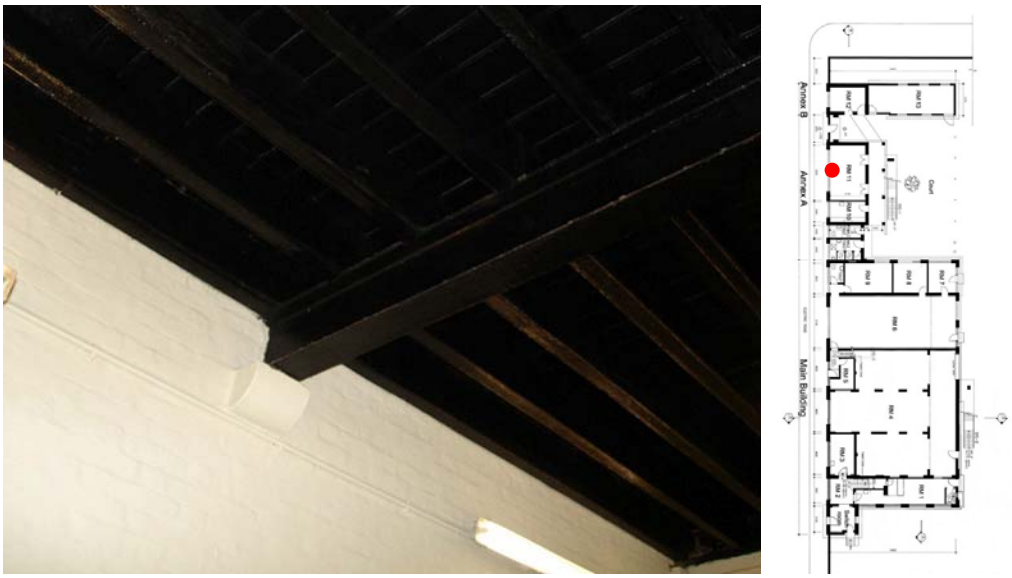

Fig. 388. Exposed ceiling structure of RM 11 at Annex A.

Fig. 389. Cement sand flooring of RM 11 at Annex A.

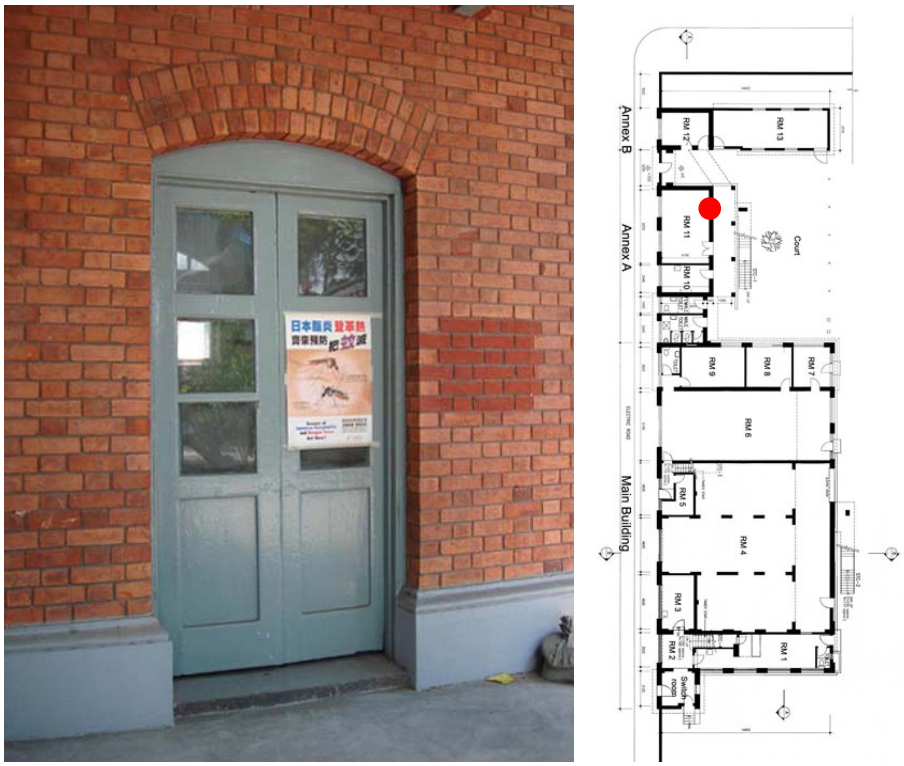

Fig. 390. One of the segmental-headed doorways with granite threshold at RM 11 of Annex A.

First floor – RM 21

RM 21 is located on the first floor to the north east of the 3-middle bays of Annex A of one bay in width (Fig. 391). It is accessible from the verandah, and is interlinked with the adjacent rooms RM 22 and RM 23.

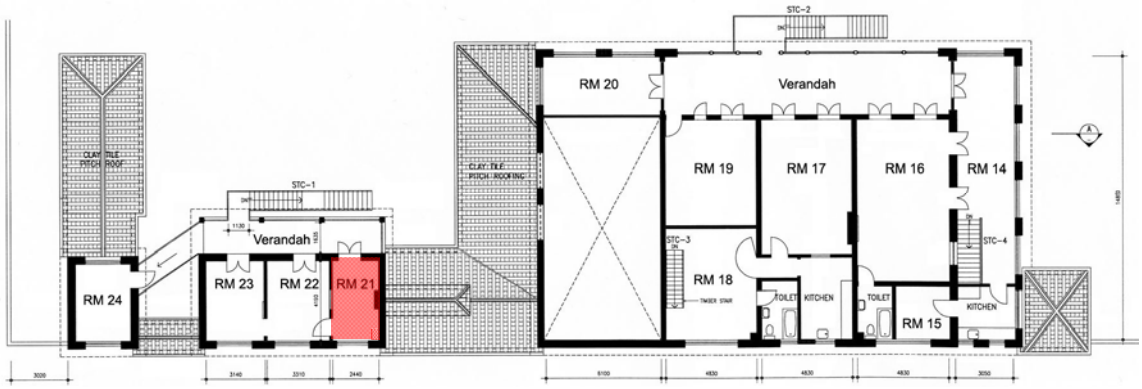

Fig. 391. Location of RM 21 on the first floor at the former clubhouse (1:400).

RM 21 is a rectangular room finished with paint on the brickworks (Fig. 392). The roof structure is exposed (Fig. 393). The floor is finished with timber planks (Fig. 394).

Fig. 392. Interior of RM 21 on the first floor of Annex A.

Fig. 393. Exposed roof structure at RM 21 of Annex A.

Fig. 394. Timber planks flooring of RM 21 at Annex A.

There is a chimney shaft at the middle of a wall which is the corresponding shaft for the smoke flue at RM 10 on the ground floor (Fig. 395). The entrance to RM 21 is a segmental-headed doorway with glazed timber French door (Fig. 396). Rectangular window opening is found with timber-framed glazed windows (Fig. 397).

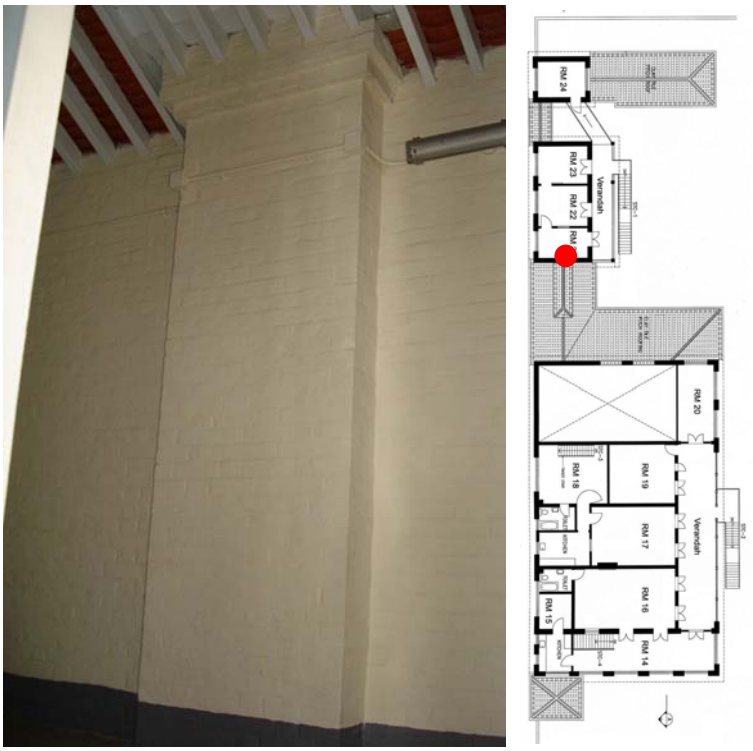

Fig. 395. Chimney shaft at RM 21 of Annex A.

Fig. 396. Glazed timber French door at RM 21 of Annex A.

Fig. 397. Timber framed windows at RM 21 of Annex A.

First floor – RM 22

RM 22 is located on the first floor to the middle of the 3-middle bays of Annex A of one bay in width (Fig. 398). It is accessible from the verandah, and is interlinked with the adjacent rooms RM 21 and RM 23.

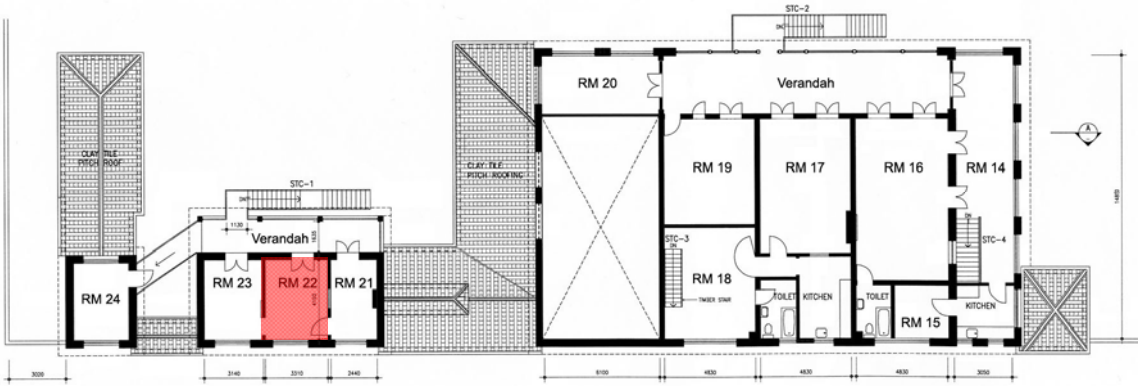

Fig. 398. Location of RM 22 on the first floor at the former clubhouse (1:400).

RM 22 is a rectangular room finished with paint on the brickworks (Fig. 399). The roof structure is exposed. The floor is finished with timber planks (Fig. 400).

Fig. 399. Interior of RM 22 at Annex A.

Fig. 400. Timber planks floor of RM 22 at Annex A.

The entrance to RM 22 is a segmental-headed doorway with glazed timber French door (Fig. 401). Rectangular window opening is found with timber-framed glazed windows (Fig. 402).

Fig. 401. Glazed timber French door at RM 22 of Annex A.

Fig. 402. Timber-framed windows at RM 22 of Annex A.

First floor – RM 23

RM 23 is located on the first floor to the south west of the 3-middle bays of Annex A of one bay in width (Fig. 403). It is accessible from the verandah, and is interlinked with the adjacent rooms RM 22 and RM 23.

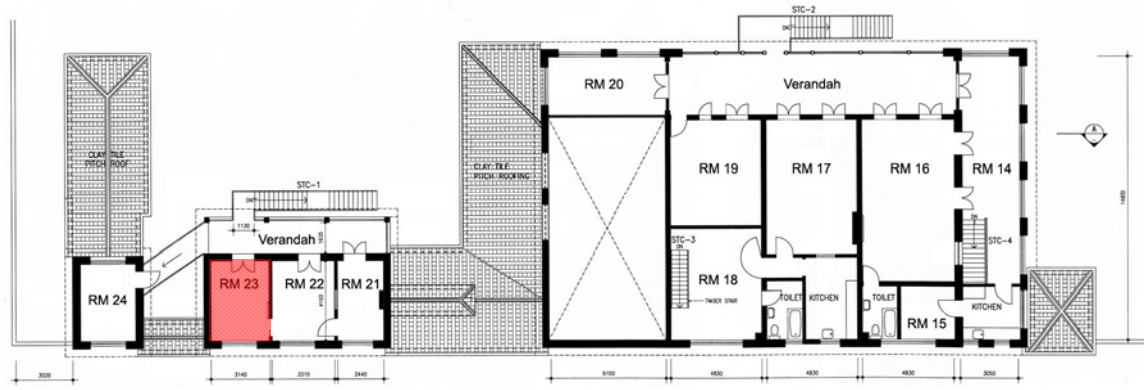

Fig. 403. Location of RM 23 on the first floor at the former clubhouse (1:400).

The interior of RM 23 is finished with paint on the brickworks (Fig. 404). The roof structure is exposed (Fig. 405). The floor is finished with timber planks (Fig. 406).

Fig. 404. Interior of RM 23 at Annex A.

Fig. 405. Roof structure exposed at RM 23

Fig. 406. Timber planks flooring at RM 23 of Annex A.

The entrance to RM 23 is a segmental-headed doorway with glazed timber French door (Fig. 407). Rectangular window opening is found with timber-framed glazed windows and scrolled window stays (Fig. 408).

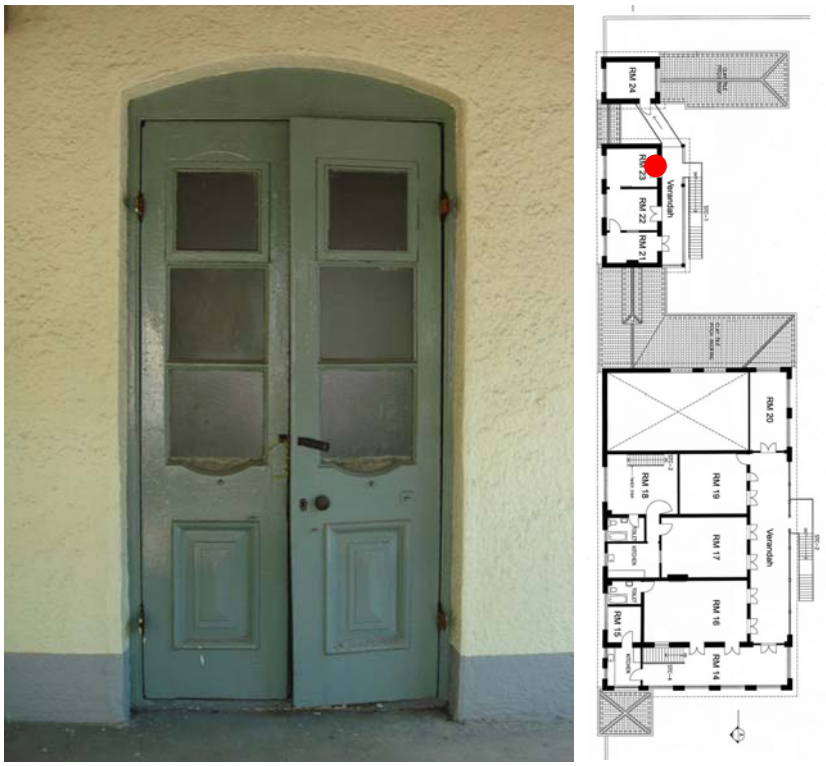

Fig. 407. Glazed timber French door at RM 23 of Annex A.

Fig. 408. Timber framed windows at RM 23 of Annex A.

Former entrance gate

The former entrance gate is a simple structure with actually four columns and a pitched roof (Fig. 409). As a wall was constructed between the two columns facing Electric Road, only two columns could be detected from either side (Fig. 410). The roof is mainly supported on by the adjacent walls.

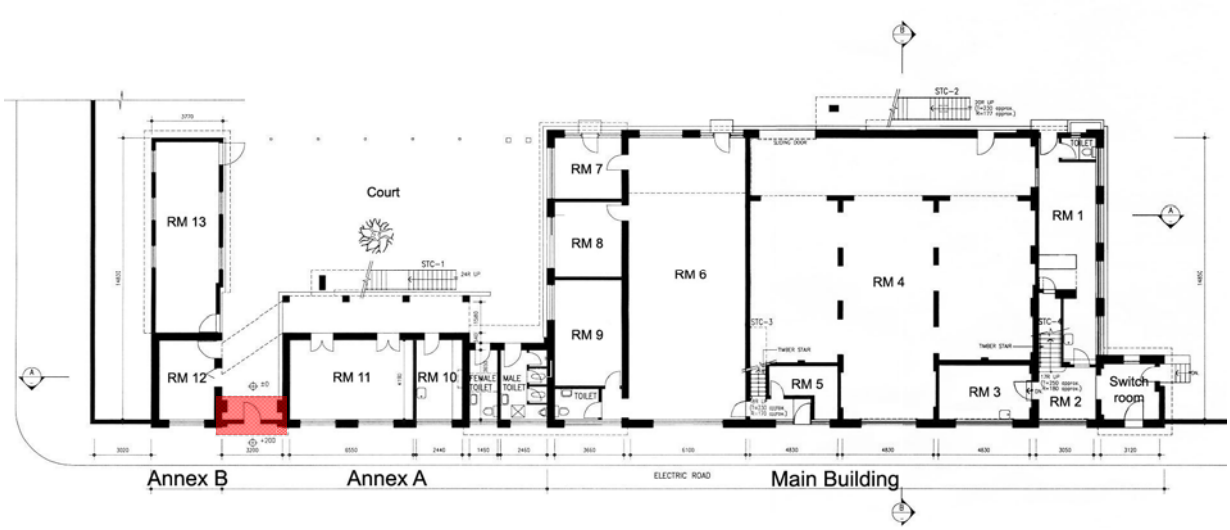

Fig. 409. Location of the former entrance gate on the ground floor at the former clubhouse (1:400).

Fig. 410. Tapered columns at the front (left) and rear (right) of the former entrance gate at Annex A.

Male and female toilets

The male and female toilets are two rooms now used for toilets. They are simple rectangular rooms with a vent above. They are both accessible from the small court at the rear of Annex A (Fig. 411).

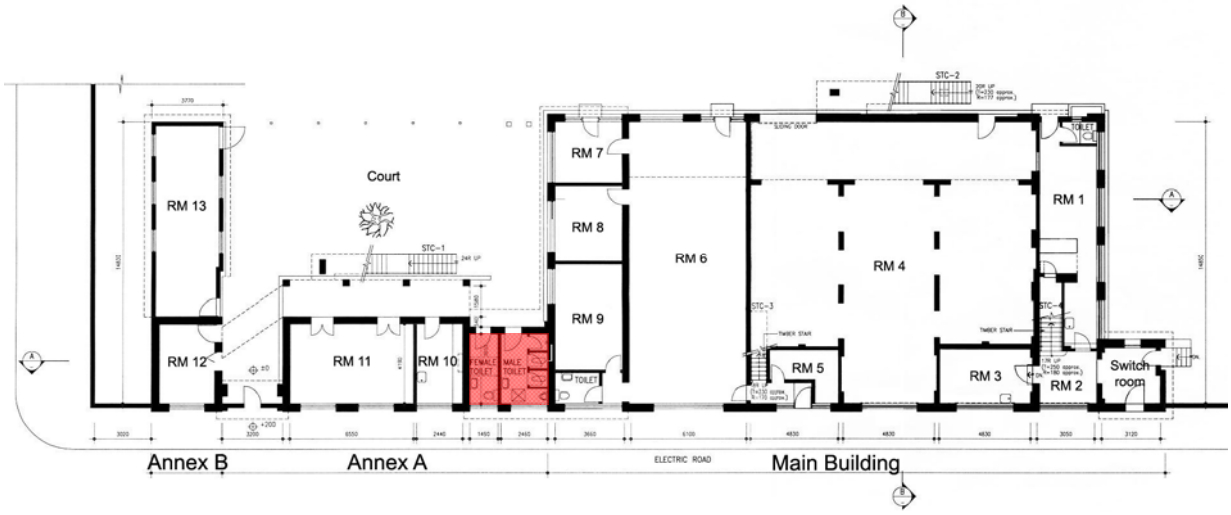

Fig. 411. Location of the male and female toilets on the ground floor at the former clubhouse (1:400).

The interior of the male toilet is divided into cubicles (Fig. 412). The ceiling of the male toilet is exposed with the vent clearly seen (Fig. 413). White glazed ceramic tiles are found at the lower part of the wall surfaces which is believed to be a later addition of an unknown date, while the upper part of the wall is plastered. The floor is finished with mosaic tiles (Fig. 414).

Fig. 412. Interior of the male toilet at Annex A.

Fig. 413. The exposed structure of the vent at the male toilet of Annex A.

Fig. 414. Mosaic flooring of the male toilet at Annex A.

The female toilet is a single rectangular space (Fig. 415). The ceiling structure is exposed with the opening to the vent blocked (Fig. 416). The lower part of the wall is plastered, while the upper part is finished with paint on the brickworks. The floor is finished with cement sand. Granite threshold is found at the entrance doorway (Fig. 417).

Fig. 415. Interior of female toilet at Annex A.

Fig. 416. Ceiling (left) and cement sand flooring (right) of the female toilet at Annex A.

Fig. 417. Granite threshold at the doorway of the female toilet at Annex A.

3.4.4.3 Annex B

Ground floor – RM 12

RM 12 is located on the ground floor of the front block at Annex B. It is accessible from the court through two entrances (Fig. 418).

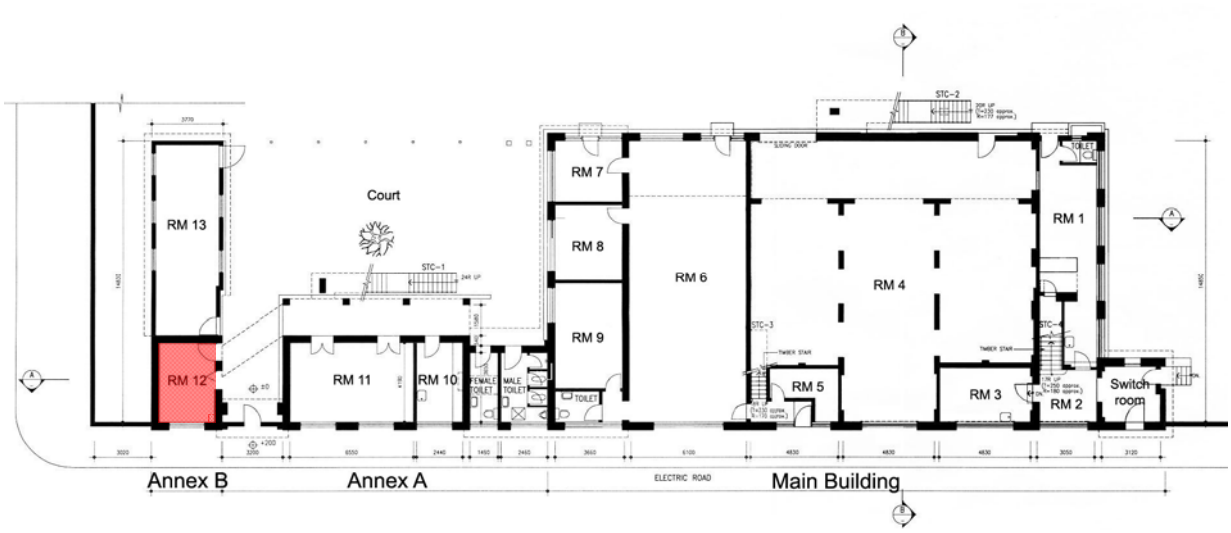

Fig. 418. Location of the RM 12 on the ground floor at the former clubhouse (1:400).

The interior of RM 12 is finished with paint on the brickworks (Fig. 419). The timber structure of the floor slab on the first floor is exposed, with the joists resting on the corbels (Fig. 420). The floor is finished with cement sand. From the two entrances and the trace on the floor, it is believed that originally RM 12 was divided into two rooms, with the removal of the partition at an unknown date (Fig. 421).

Fig. 419. Interior of RM 12 at Annex B.

Fig. 420. Exposed timber structure of the ceiling at RM 12 of Annex B.

Fig. 421. Cement sand flooring of RM 12 at Annex B.

As mentioned, there are two entrances to this room. Both are of the same design with segmental-headed doorway, granite threshold and a framed, ledged and braced battened door (Fig. 422 - Fig. 423). There is a rectangular window opening at the front façade with timber-framed windows (Fig. 424).

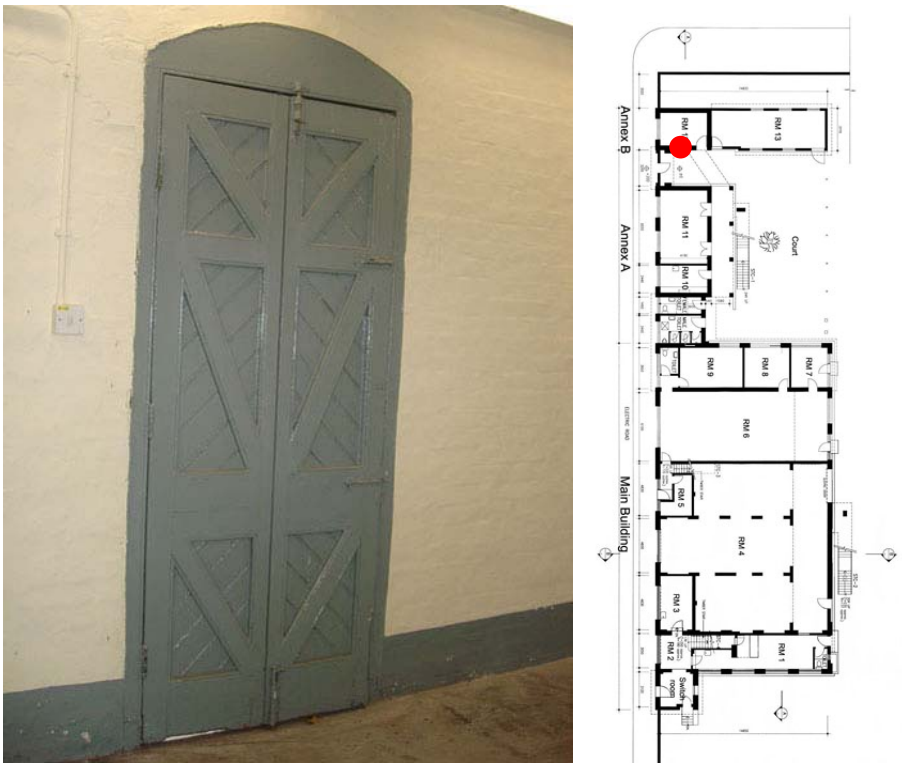

Fig. 422. Framed, ledged and braced battened door at the entrance of RM 12 at Annex B.

Fig. 423. Granite threshold at the entrances of RM 12 of Annex B.

Fig. 424. Timber-framed windows at RM 12 of Annex B.

Ground floor – RM 13

RM 13 is located on the ground floor of the rear block at Annex B. It is accessible from the court through two entrances (Fig. 425).

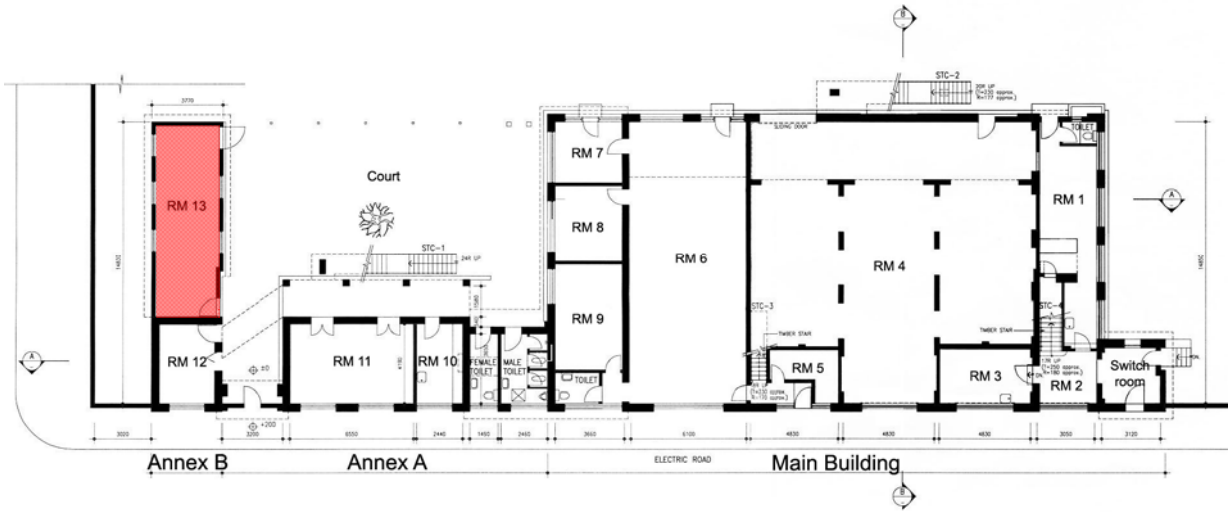

Fig. 425. Location of the RM 13 on the ground floor at the former clubhouse (1:400).

RM 13 is finished with paint on brickworks on three sides, while the wall built of timber planks is also painted same as its external façade (Fig. 426 - Fig. 427). The roof structure is exposed, with the trusses rest on granite blocks at the brick wall on one side and timber columns at the timber planks wall on the other side (Fig. 427 - Fig. 429). The floor is finished with cement sand (Fig. 430).

Fig. 426. Interior of RM 13 at Annex B.

Fig. 427. Wall constructed with timber planks at RM 13 of Annex B.

Fig. 428. Exposed roof structure at RM 13 of Annex B.

Fig. 429. Granite block for the support of timber roof truss at RM 13 of Annex B.

Fig. 430. Cement sand flooring at RM 13 of Annex B.

The two entrances to RM 13 are rectangular door openings, each with a timber-panelled door with a fanlight above (Fig. 431). There are timber-framed windows on both sides of the room (Fig. 432).

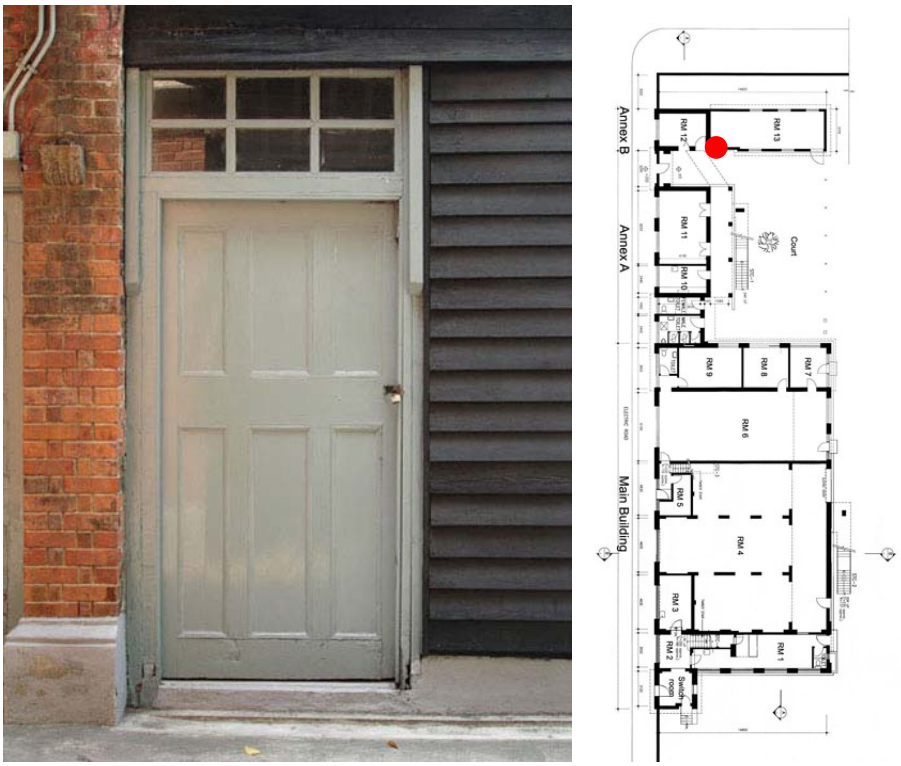

Fig. 431. Timber panelled door at the entrance of RM 13 of Annex B.

Fig. 432. Timber-framed window at RM 13 of Annex B.

First floor – RM 24

RM 24 is located on the first floor of Annex B (Fig. 433). It is accessible from the bridge connected to the verandah of the 3-middle bays at Annex A.

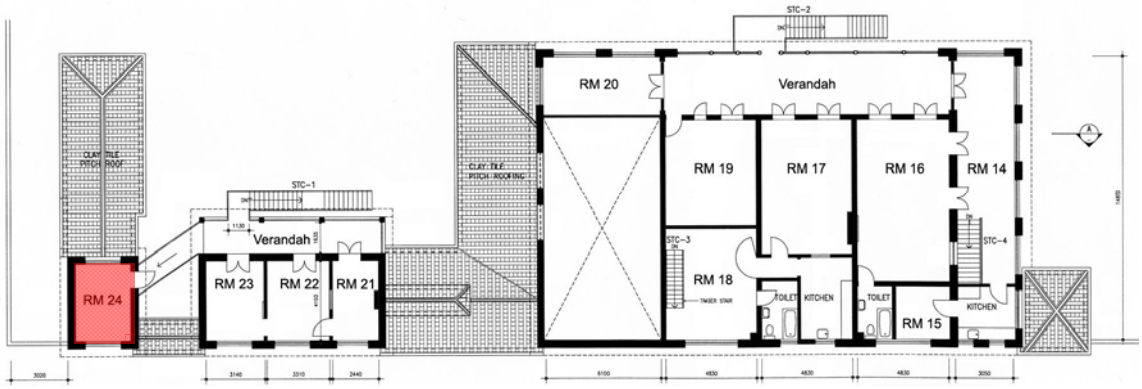

Fig. 433. Location of the RM 24 on the first floor at the former clubhouse (1:400).

The interior of RM 24 is finished with paint on the brickworks (Fig. 434). The roof structure is exposed, with the roof trusses clearly seen (Fig. 435). The floor is finished with timber planks (Fig. 436).

Fig. 434. Interior of RM 24 on the first floor of Annex B.

Fig. 435. Exposed roof structure of RM 24 at Annex B.

Fig. 436. Timber planks flooring at RM 24 of Annex B.

The entrance is a rectangular opening with a framed, ledged and braced battened door and a granite threshold (Fig. 437 - Fig. 438). There are windows on both sides of the room (Fig. 439 - Fig. 440).

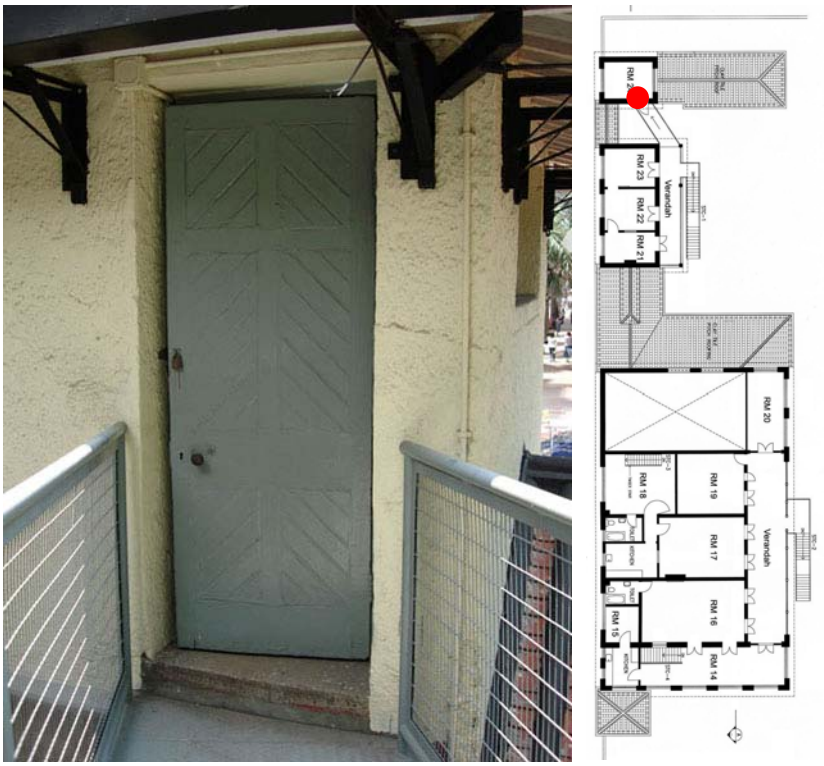

Fig. 437. Framed, ledged and braced battened door at the entrance of RM 24 at Annex B.

Fig. 438. Granite threshold at the entrance of RM 24 at Annex B.

Fig. 439. Timber-framed windows on the front façade at RM 24 of Annex B.

Fig. 440. Timber-framed windows on the rear façade at RM 24 of Annex B.