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Heritage Impact Assessment for Conversion of the Former Clubhouse of Royal Hong Kong Yacht Club at 12 Oil Street, North Point into a Community and Public Art Centre - Artspace @ Oil Street

Volume II - Heritage Impact Assessment

September 2011

Architectural Services Department

Art Promotion Office
Leisure and Cultural Services Department

HERITAGE IMPACT ASSESSMENT FOR THE FORMER CLUBHOUSE OF ROYAL HONG KONG YACHT CLUB AT 12, OIL STREET, NORTH POINT, INTO A COMMUNITY AND PUBLIC ART CENTRE – ARTSPACE @ OIL STREET VOL. II – HERITAGE IMPACT ASSESSMENT

September 2011

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- Survey & Mapping Office, Lands Department

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PREFACE

The Heritage Impact Assessment is prepared for Conversion of the Former Clubhouse of Royal Hong Kong Yacht Club, 12 Oil Street, North Point, Hong Kong.

The report consists of two volumes. Volume 1 - Baseline Study, it aims to establish the significance of the Former Clubhouse of Royal Hong Kong Yacht Club and develop conservation policies. Volume 2 – Heritage Impact Assessment, it aims to evaluate the proposed works for transforming the historic place into a Community and Public Art Centre, identify any potential impact that would adversely affect the significant elements, and suggest mitigation measures to reduce the impact as necessary.

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BACKGROUND

1.1 Background

The Centre for Architectural Heritage Research (CAHR) has been commissioned by the Architectural Services Department (ASD) to conduct a Heritage Impact Assessment (HIA) – Volume 2, for Conversion of the Former Clubhouse of Royal Hong Kong Yacht Club into a Community and Public Art Centre – Artspace @ Oil Street, on 12 Oil Street, North Point, Hong Kong in May 2011. In the future, the site will be occupied and managed by the Art Promotion Office, Leisure and Cultural Services Department.

The site was firstly accorded Grade 2 Historic Building by Antiquities Advisory Board (AAB) in 1995 and confirmed the same grading in 2009 in the recent historic building assessment by AAB. Following the recommendation of Chief Executive in the 2007-2008 Policy Address and the corresponding Technical Circular (Works) No. 6/2009 of Development Bureau, in order to fully implement heritage conservation, it is required that all public works projects involving historic built heritage and sites to undergo Heritage Impact Assessment (HIA). This HIA report aims to assess the impacts on the historic fabrics of the Former Clubhouse of Royal Hong Kong Yacht Club at Oil Street, arising from the implementation of conversion works so that adverse impacts can be avoided or minimized with appropriated mitigation measures.

1.2 Caveats

The Heritage Impact Assessment is prepared based on the preliminary design by Yau Lee Construction Co. Ltd, who is responsible for the design and will carry out the conversion works for transforming the Former Clubhouse of Royal Hong Kong Yacht Club into a Community and Public Art Centre. The drawings attached in the Appendix are for information only and will be subject to changes during the detail design development. The source of information is listed as below:

1. Architectural record drawings showing existing condition of the building, provided by Architectural Services Department.

2. The Architectural drawings showing the new proposal, prepared by Yau Lee Construction Co. Ltd.
3. A separate Fire Engineering Study by Fire consultant will be prepared and suggest the overall strategy for fire resisting, means of escape and means of access for fire fighting when fulfilling the fire safety requirements in this site. It will be subject to separate review and approval by authorities.

1.3 Site particulars

The historic place for assessment	12 Oil Street, North Point, Hong Kong
Lot No.	M.L. 321 (Marine Lot 321)
Prepared for	Conversion of the place into a Community and Public Art Centre - "Artspace @ Oil Street"
Year of Completion	1908
Historic Grading	Grade 2 Buildings of special merit; efforts should be made to selectively preserve.[1]
Zoning	Government, Institution or Community (GIC)
Number of Blocks	Consists of the Main Building, Annex A and Annex B
Number of Stories	Main Building – two storeys Annex A – two storeys Annex B – consists of two blocks, one is two storey and the other is one storey
Original Use	Clubhouse of the Royal Hong Kong Yacht Club (1908-1938);
Subsequent Use	Government quarters and stores (1939-1998) Stores for the Antiquities and Monuments Office (1998-2006)
Current Use	Vacant since 2006
Materials of Construction	Red brick walls, timber floor construction, timber internal stairs and timber pitched roof with double-layered pan and rendered roll tiles; concrete verandahs on brick walls or brick columns at the Main Building and Annex A

[1] The definitions of gradings are internal guidelines adopted by the Antiquities Advisory board and the Antiquities and Monument Office for the preservation of historic buildings. See *Definition of the Gradings of Historic Buildings.* Retrieved on 27 May 2011 under Built Heritage, by the Antiquities and Monument Office, Website: http://www.amo.gov.hk/en/built3.php.

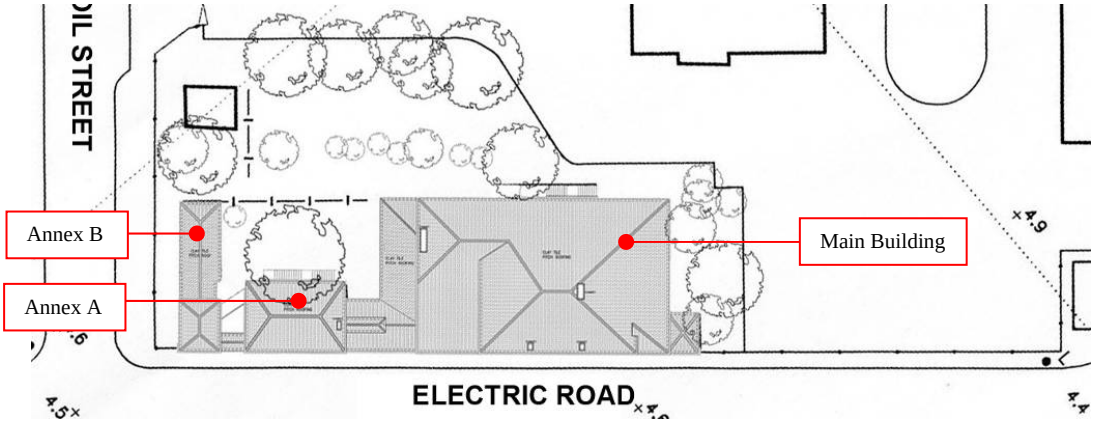

Fig. 1. Site plan.

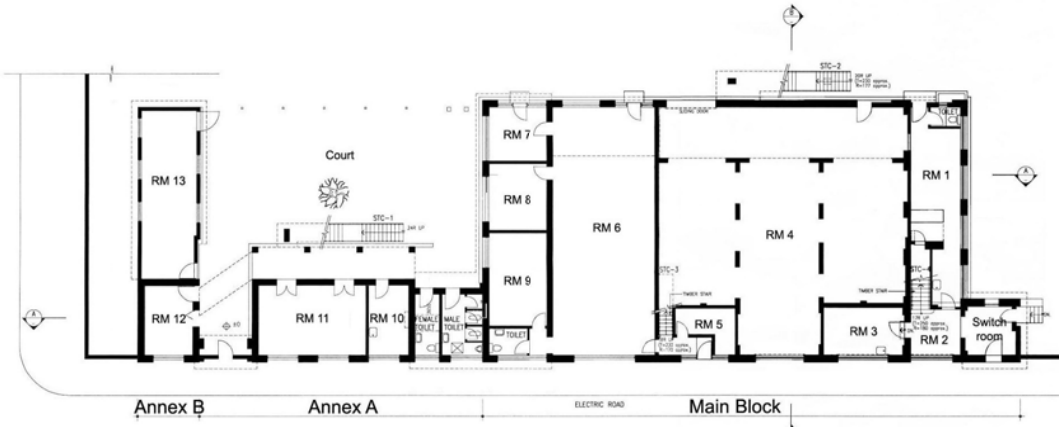

Fig. 2. Existing Ground floor plan

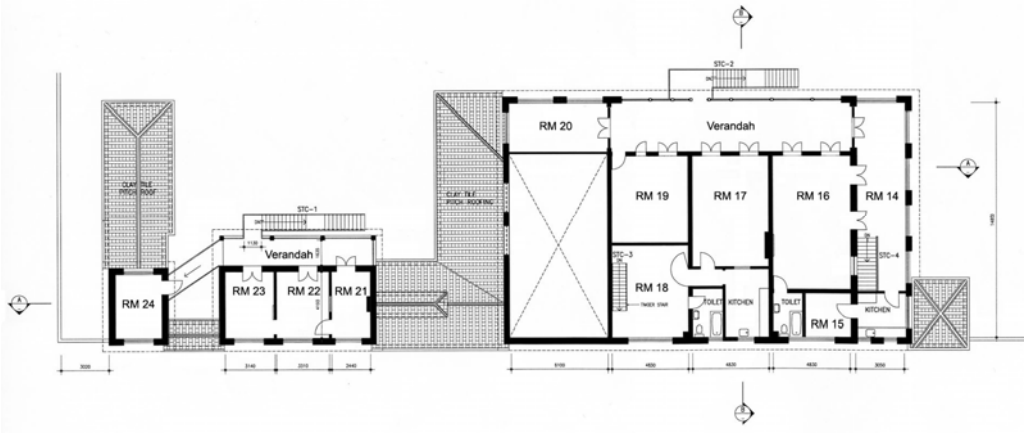

Fig. 3. Existing First floor plan.

Fig. 4. Former Clubhouse of Royal Hong Kong Yacht Club facing internal courtyard.

Fig. 5. Former Clubhouse of Royal Hong Kong Yacht Club facing Electric Road.

Fig. 6. Existing Elevation facing Electric Road.

Fig. 7. Existing Elevation facing the lawn.

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PROPOSAL

2.1 Artspace at Oil Street

The Former Clubhouse of Royal Hong Kong Yacht Club will be adapted into a community and public art centre, named Artspace @ Oil Street. It will be handed over to Leisure and Cultural Services Department's Art Promotion Office as its main office and to provide art space with exhibition and educational facilities, including exhibition galleries, multi-purpose activity rooms, etc for young art practitioners and the general public.

The Artspace @ Oil Street will be launching schemes with active involvement of the creative industries to create a hub for creative collaboration. In addition to serve as a provider of art services/programme to different communities, the Artspace @ Oil Street will also facilitate community voluntary services to enhance interaction between different social groups, as well as to engage the general public in promotion of art.

2.2 Project Objectives

The proposed project aims at:

- Providing more arts programmes for the community and to provide platforms to showcase works of students and budding artists.
- Regular programmes will be organized to provide more opportunities for artistic creation and to engage members of the public at community level.
- To stand out as a professional institution that stimulates visual cultural development with international exchange while operating as locally engaging art space.

2.3 Proposed works

2.3.1 Conservation, adaptive re-use and upgrading of existing buildings for community and public art centre.

The three existing historic buildings in the site, the Main Building, Annex A and Annex B will be conserved and adaptively re-used. The conserved buildings will also be upgraded as necessary for modern day usage and to meet various standards and requirements.

External and landscape area

- All existing mature trees will be preserved.
- Landscape area will be reserved as a tranquil pleasure garden as well as outdoor art display area.

Guard House

- Existing guard house will be converted into a reception area of the site.

Main Building

- The double volume space of the Main Building will be converted into a multi-functional hall with provisions for exhibition and display of art works.
- G/F will be converted into an exhibition gallery, with ancillary office, multi-purpose rooms and artwork storages.
- 1/F will be used as the office of Art Promotion Office with meeting room and pantry.
- Existing toilets on G/F and 1/F will be refurbished and upgraded.
- New steel structures will be installed at the multi-functional hall and exhibition gallery for art display and installation and building services installation.

Annex A

- G/F will be converted into a preparation room for exhibitions.
- Existing kitchen on G/F will be converted into a toilet.
- 1/F will be used as store room for artists archive, public art models from competitions, equipment for art installation.

Annex B

- G/F will be converted into a cafe/shop/reading corner; babycare room and a Fire Services Control Room.

- 1/F will be used as store room.

2.3.2 Enhancement works for facilitating public use of the site

Safety and health

- Existing facilities will be upgraded to meet current safety and health standard generally.
- As 1/F of the existing buildings will be used as office or store without public access, management control will be implemented to prevent people from leaning on existing timber balustrades or timber windows with the sills lower than the required safety height.
- Fire engineering approach will be adopted to improve the fire safety of the buildings while significant historic fabrics will be preserved. Fire protection such as sprinkler system and smoke detection system will be provided. Authentic timber windows/doors and timber structures will be retained in-situ. One of the timber stairs will be enclosed by fire protection boards for upgrading to current standard for the means of escape. The timber roof will be applied with fire-retardant paint and the fire rating of the timber joists of the floor structures will be upgraded.
- Structural loading tests will be carried out to determine the loading capacity of some building fabrics, such as existing timber stairs and the concrete verandah slab. Structural strengthening works will be provided to the existing localized supporting steel beams of the timber floors at the Main Building.

Barrier free access

- Barrier free access will be provided for all public facilities in the site and for the office on G/F of the Main Building.
- Barrier Free access will not be provided to the 1/F of the historic buildings, where will be used as office and storage area. However, an office space which is access free will be provided on G/F of the Main Building. In case there are staffs with disabilities, they will be deployed to G/F office, or to the Hong Kong Visual Arts Centre which is the office under the same management of the Art Promotion Office which is also access free.

Building Services

- Building services will be upgraded for new uses – mechanical ventilation and air-conditioning system as well as toilets provisions will be provided and upgraded. New openings on existing brick wall and timber windows will be formed.
- Fire services installation such as sprinkler system and smoke detection system will be provided to enhance the fire safety. A combined fire services pump room and sprinkler pump room as

well as a combined F.S. and sprinkler tank are proposed to be located at the rear of and adjacent to the existing guard house, which are subject to the approval of the authorities.

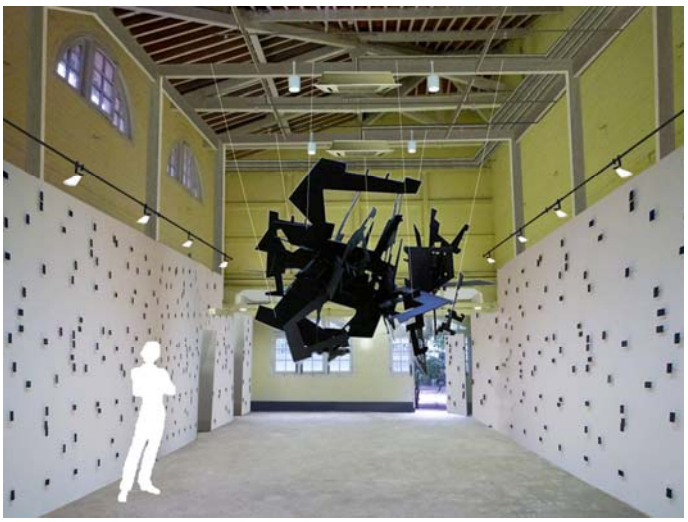


Fig. 8. Installation of new structures for artwork display at the G/F the double storey Multi-functional Hall.

Fig. 9. Installation of new structures for artwork display at the G/F Exhibition Gallery of the Main Building.

2.4 Structural condition of the fabric

2.4.1 Background

A detailed condition structural survey of the existing buildings and a structural appraisal of loading assessment for a design imposed loading of 5 KPa for the conversion works were carried out in January 2010, and a further structural appraisal, loading assessment and condition survey based on the new proposed use as a Community and Public Art Centre, Artspace @ Oil Street was also carried out in June 2011.

2.4.2 Structural appraisal and loading assessment

The findings and recommendations for the proposed conversion of the Former Clubhouse of Royal Hong Kong Yacht Club into a Community and Public Art Centre are summarized as follows[2]:

Item	Structural elements	Structural Appraisal and loading Assessment	Recommendation
1.	Ground floor structures – on grade ground bearing concrete slabs	Structural adequate for a design imposed load of 5 KPa	Structural strengthening works are not required
2.	Steel beams underneath 1/F verandah (3 nos.) (for Main Building)	Structurally inadequate	Structural strengthening works are required by welding new steel plate underneath the existing twin steel beams up to the edge of the brick corbel.
3.	First floor timber joists	Structural adequate to support a design imposed load of 5 KPa.	Structural strengthening works are not required for office use. Fire protection to the timber joists are required (refer to item 13). 1/F shall only be used for storage with design imposed load not exceeding 5 KPa. Heavy equipment or storage of heavy exhibits should not be placed at 1/F store room.
4.	First floor verandah and corridor slabs (concrete) (Main Building and Annex A)	Maximum imposed load is 2.5KPa, less than the statutory loading requirement of 3 KPa for corridor in office area.	Carry out loading tests at various locations of the corridors and verandah. Should the loading test results reflect the safe loading capacity is less than 3 KPa, then control the number of occupants in the corridors and verandah by management approach in order to limit the imposed load to 2.5 KPa and to restrict large crowds of people assembled in the corridors and verandah

[2] The Structural appraisal and loading assessment report was prepared by CT & Associates (HK) Limited.

Item	Structural elements	Structural Appraisal and loading Assessment	Recommendation
5.	Brick columns at 1/F near link bridge (Annex A)	Existing corner column near the link bridge with loose mortars and cracks	Repair all the four columns with repair mortar with mortar colour match existing. Additional test on the loading carrying capacity of the brick is recommended to further justify if the brick columns are structurally adequate to support the roof truss.
6.	First floor link bridge	Structurally acceptable and sound	Carry out in-situ structural loading tests. Should the permitted imposed load meet the current statutory requirements, the existing steel bridge can be remained and re-painted.
7. a)	Means of escape staircases - Internal timber stairs	Structural loading capacity is not known	Carry out in-situ loading test to determine the safe loading capacity and the permitted imposed load. If the loading test result reflects the safe loading capacity is less than the requirements, the number of occupants on 1/F shall be limited by management approach, or improving the stability of the timber stairs by adding new supporting members underneath the stairs.
b)	Means of escape staircases - external concrete stairs	Structural loading capacity is not known	Carry out in-situ loading test, concrete core, compression tests, carbonation test, and chloride tests, open up the bottom steel bars to obtain the in-situ concrete and steel bar data to determine the safe imposed load. The steel balustrades at existing concrete stairs ST-1 of the Main Building and ST-4 of the Annex Block A will be replaced.
8.	Timber balustrades at 1/F verandah and 1/F internal timber stair (ST-3)	Existing balustrades are unable to resist the required horizontal imposed load and are structurally not acceptable.	Prevent people from coming close to and leaning on the existing balustrade by putting planter boxes and controlled by management approach.
9.	Existing steel balustrades at 1/F verandah of the Annex Block A	Existing balustrades are unable to resist the required horizontal imposed load and are structurally not acceptable.	Due to the limited width of verandah, the existing steel balustrade at the Annex Block A verandah will be replaced with new steel balustrade with fixings complied with the horizontal requirements in Building (Construction) Requirements.

10.	Timber balustrades along internal timber stair (ST-2 for means of escape)	Same as above	The stair will be enclosed with fire rated board for the upgrading to means of escape, therefore balustrade is not required to be provided for protective barrier.
11.	Roof timber trusses, masonry walls and foundations	Roof timber trusses, masonry walls and foundations are all structurally adequate and safe for a design imposed load of 5 Kpa at 1/F and the corresponding wind loads.	Structural strengthening works are not required.
Item	**Structural elements**	**Structural Appraisal and loading Assessment**	**Recommendation**
12.	Settlement cracks are found on the floor at the north east corner of the Main Building at 1/F (along 1/F corridor and close to the timber stair ST-3)	These cracks had already occurred for a considerable period and the ground is well consolidated. No further ground settlement is envisaged.	Repair and seal up the existing cracks on the floors with matching colour with existing floor tiles.
13.	Fire protection to the floor structures	Existing timber and steel structural member supporting the floors are not comply with the requirements of the fire resistance period of the elements of construction in terms of integrity, strength and insulation	Subject to the approval of the authorities, to expose the bottom soffit of the timber joists, structural tests with sample of existing timber shall be conducted to determine its density and moisture content. The type of existing timber and permissible stresses are then assessed, and the charring rate would be deduced based on the British Standards. The structural safety and integrity of the existing timber in consideration of the reduced section size due to the charring under fire will also be calculated Calculation on the evacuation time through fire engineering study by the Fire Consultant shall also be conducted in order to ensure the evacuation of the occupants of the first floor would be within the allowable fire rated period of the timber floor. The time required for the firemen for fire fighting and life saving shall also be consulted from Fire Services Department to ensure that the timber floor is structurally adequate for such purpose with the fire rated period. Alternatively, a full scale fire test in the laboratory for testing the loading bearing capacity of the existing timber joists under fire can be conducted if necessary. However, this may require large size and numbers of testing samples, which may

			affect the integrity of the structure.
13.	Timber ceiling joists above 1/F (Main Building only)	Timber joists of the ceiling are not built into the supporting walls and have no lateral stiffness at their ends and have already twisted, and the load bearing capacity of the timber joists are much less than 1.0 Kpa.	Install new additional steel beams and platform above the 1/F ceiling timber joists for directly support of the new building services and maintenance platform without supporting on existing timber joists. Temporary removal and subsequent reinstatement works to the 1/F ceiling will be required for the steel beam/platform installation.

2.4.3 Summary of proposed structural works

Loading Test

- Main Building - Existing Concrete Stair (ST-1)
- Main Building - 1/F Verandah Floor Slab
- Main Building - Internal Timber Stair (ST-2)
- Main Building– Internal Timber Stair (ST-3)
- Annex A – Existing Concrete Stair (ST-4)
- Annex A – 1/F Verandah Floor Slab
- Annex A – 1/F Metal Link bridge

Strengthening Works

- Strengthen works to existing 3 bays steel beam at high level of the Exhibition Gallery
- Broken Brick column (size: 230 x 230mm) at 1/F Level Metal Link Bridge

Replacement Works

- Main Building – Balustrade at existing Concrete Stair (ST-1)
- Annex A –Balustrade at Existing Concrete Stair (ST-4)
- Annex A –Balustrade at 1/F Verandah

3

HERITAGE IMPACT ASSESSMENT

3.1 Assessment process and basis

3.1.1 Guidelines by the Hong Kong Government

- Annex 19 of the Technical Memorandum on Environmental Impact Assessment Process (section 16 of Environmental Impact Assessment Ordinance, Cap 499) – Guidelines for Assessment of Impact on Sites of Cultural Heritage
- Technical Circular (Works) No. 6/2009 of Development Bureau,
- AMO's Guidance Note to Heritage Impact Assessment (HIA) Submission

3.1.2 International standards and guidelines

- Heritage impact statements as introduced by James Kerr in his book of Conservation Plan[3],
- Heritage Impact Statements – Guidelines prepared by the Australian Heritage Council[4] (on the basis of State of Victoria and NSW).

[3] Kerr. J.S. *Conservation Plan.* National Trust of Australia (NSW), 6th edition, 2004, pp. 42-43 and pp. 62-63.

[4] See *Heritage Information Series: Heritage Impact Statements Guidelines*. Retrieved on 25 March 2008 under Heritage Council (Victoria), website: http://www.heritage.vic.gov.au/pages/pdfs/heritage_impact.pdf. See also *Statements of Heritage Impact*. Retrieved on 25 March 2008 under Heritage Council (NSW), website: http://www.heritage.nsw.gov.au/docs/hm_statementsofhi.pdf.

The proposed changes to the historic place will be listed and assessed according to the following categories. Some guided questions as prepared by Australian Heritage Council[5] under the guideline for Heritage Impact Statements will be used as a reference to review the impact on the historic place.These guided questions are extracted and adapted as follows:

Item	Proposed Change	Some questions to be addressed in the heritage impact assessment
1.	Change of use	• What changes to the fabric are required as a result of the change of use? • What changes to the site are required as a result of the change of use?
2.	New landscape works and setting	• How has the impact of the new work on the heritage significance of the existing landscape been minimized? • Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered? • Has advice been sought from a consultant archaeologist? • How does the work impact on views to, and from adjacent heritage items?
3.	Demolition of a building or structure	• Have all options for retention and adaptive re-use been explored? • Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site? • Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible? • Has the advice of a heritage consultant been sought? Have the consultant's recommendation been implemented? If not, why not?
4.	Major partial demolition (including internal elements)	• Is the demolition essential for the heritage item to function? • Are particular features of the item affected by the demolition? • Is the detailing of the partial demolition sympathetic to the heritage significance of the item? • If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?
5.	Major additions	• How is the impact of the addition on the heritage significance of the item to be minimized? • Can the additional area be located within an existing structure? If not, why not? • Will the additions tend to visually dominate the heritage item? • Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?
6.	Construction of new buildings	• How is the impact of the new development on the heritage significance of the item or area to be minimized? • Why is the new development required to be adjacent to a heritage item? • How does the new development affect views to, and from, the

[5] See *Heritage Information Series: Heritage Impact Statement Guidelines*. Retrieved on 3 January 2011 under Heritage Council (Victoria), website: http://www.dpcd.vic.gov.au/heritage/victorian-heritage-register/permits/heritage-impact-statements-guidelines. See also *Statements of Heritage Impact*. Retrieved on 3 January 2011 under Heritage Council (NSW), website: http://www.heritage.nsw.gov.au/docs/hm_statementsofhi.pdf.

		heritage item? What has been done to minimize negative effects? • Is the new development sympathetic to the historic place? In what way (e.g. form, setting, proportions, design)? • Will the additions visually dominate the heritage item? How has this been minimized? • Will the public and users of the historic place still be able to view and appreciate its significance?
7.	Part demolition/ physical change to fabric of a historic place, including interiors, fixtures and fittings, identified as significant	• Is the proposed change essential for the historic place to function? • Is the proposed change essential for the long-term viability of the historic place? • Is the detailing of the change sympathetic to the heritage significance of the place? (e.g. creating large openings in internal walls rather than removal of the walls altogether)
8.	New services	• How has the impact of the new services on the heritage significance of the place been minimized? • Are any of the existing services of heritage significance? In what way? Are they affected by the new work?

3.2 Definition and explanation of terms

Terms	Explanation
Assessment Items/ Proposed works	Proposed interventions to significant fabrics are identified.
Fabric affected	Affected elements are identified for each impact
Reasons for changes/deficiency	The reasons that initiate the proposed works and interventions
Mitigation Measures	Specific measures is given to mitigate adverse impact
Overall adverse Impact Level[6]	Overall level of adverse impact on features, after application of mitigations, is assessed as follows:
High	An impact that significantly alters or obliterates significant characteristics of the heritage resource
Medium	An impact that alters the character or surroundings of the heritage resource, but is consistent with existing and emerging trends
Low	An impact capable of measurement but with no alteration of significant characteristics
Neural	A change that does not affect value of the heritage resource and /or its surrounding

Level of significance[7]	Explanation
High	Elements which make a major contribution to the overall significance of the place. Spaces, elements of fabric originally of substantial intrinsic quality, and exhibit high degree of intactness and quality, though minor alterations or degradation may be evident.
Moderate	Elements which make a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone minor or extensive alteration or degradation.
Low	Elements which make a minor contributions to the overall significance of the place. Spaces, elements or fabric originally of little intrinsic quality, and may have undergone alteration or degradation. Original spaces, elements or fabrics of some quality, which have undergone extensive alteration or adaptation to the extent that only isolated remnants survive.
Neutral	Items which are of little consequence in terms of understanding or appreciating the site and its developments, without being actually intrusive.
Intrusive	Items which are visually intrusive or which obscure understanding of significant elements of the site, and may be identified for removal.

[6] "Impact Levels" framework adopted by H. Kalman.

[7] The definition of terms is developed based on James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, National Trust, 2004.

3.3 Impact assessment and mitigation measures

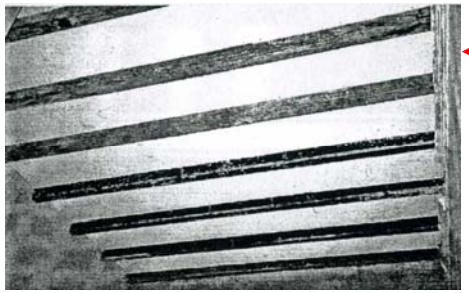
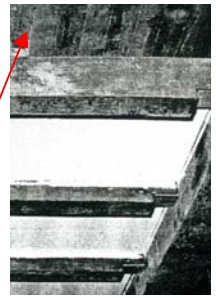
A	**General**					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
A-01	**Change of use** Convert the buildings and the site into a community and public art centre	Internal layout and elevation	N.A.	• Adaptive re-use of the historic place • Promotion of art to the community	<u>Documentary of the works:</u> • Photographic and cartographic survey shall be conducted to record the condition of buildings before works • Photo record and as built drawings shall be prepared after works <u>Ways to enhance understanding of the place:</u> • To enhance and reinforce the understanding of cultural significance of the historic place, the interpretation strategy shall be properly formulated and present the development of the site, from the Clubhouse of Royal HK Yacht Club, to government quarters and proposed new uses. • The media for interpretation can be physical display such as model, information panels or educational programme for visitors.	Low

A	General (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
A-02	**Structural condition of the buildings**	Structural integrity of the buildings	N.A.	• For new uses • To meet current standards for safety and health	• Survey on structural stability of existing buildings shall be conducted before commencement of works where necessary. The structural survey report shall be submitted to AMO for information. In case of any defects found such as cracks and deteriorated bricks, they shall be repaired prior to any works. • Compatible use for the rooms shall be considered in a way that would not impose excessive loading on existing structure which requires extensive strengthening works that may overwhelming the interior ambience. • The structural condition during the course of work shall be monitored to ensure the structural integrity and stability of the historic buildings are maintained. • All proposed works shall minimize the intervention to the character defining elements. • Destructive test shall only be conducted in the structural survey if necessary and the number of test shall be kept to minimum in order to minimize the damage. The location, sample size and reinstated method shall be agreed with AMO prior the test conducted.	Medium

B	External and landscape works					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
B-01	**Preserve the general setting of the site** The general setting of the site with landscape areas at the rear of the buildings, and a court at the rear of Annex A will be maintained. The lawn area or court will be kept opened as landscape or sitting area.	Setting of the site with landscape area at the rear of the buildings, and a court in at the rear of Annex A	High	Make use of existing setting of the site to minimize physical intervention to the historic elements	• Generally, the lawn or landscape area at the rear of the buildings shall be kept opened and unobstructed. • Any new construction shall be erected on the sides of existing buildings or at less prominent location so that the main elevations of the buildings can still be well appreciated, and the visual impact can be minimized.	Low
B-02	**Preserve all the existing mature trees**	Existing landscape and trees	Moderate	Minimize the works to the existing landscape	• Carry out tree survey where necessary to identify if any old and valuable trees and mature size/rare species in the site. • Trees which are smaller in size and have lower aesthetic value, and would conflicts with future development could be considered to be transplanted and shall submit the proposal for relevant authorities for approval if necessary. • The works shall avoid disturbing the soil condition and root zone of old and valuable trees or other identified mature species that need to be preserved, which would affect their survival. • Adequate protection shall be provided during the construction period. Special treatment/ measures/ design solution shall be provided and further advice shall seek from registered landscape architect where necessary.	Low

B	External and landscape works (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
B-03	Construction of barrier-free accessible ramp in front of existing guard house	External area in front of the guard house	Neutral	Provide barrier free access to the site	• The design of the handrail and barrier of the ramp shall be understated in character and minimize the visual impact, without overruling the elevation of existing buildings.	Low
B-04	Construction of barrier-free accessible ramp in front of the Main Building	External area in front of the Main Building	High	Provide barrier free access to the site	• The design and material of the ramp shall be independent to and discernible from the original historic fabric without affecting the external brick wall and the skirting of the Main Building, and shall not overwhelm, the elevation of the buildings. • Light weight materials such as steel/glass reinforced fibre grating in lieu of concrete shall be used to avoid additional modification works of the existing drainage system and shall prevent ingress of water into the buildings. • In order to facilitate the transportation of large art work, the handrail/barrier of the balustrades shall be made removable.	Low

Fire Safety						
Assumption • Separate fire engineering study by Fire consultant will be prepared and suggest the overall strategy for fire resisting, means of escape and means of access for fire fighting when fulfilling the fire safety requirements in this historic place. It will be subject to separate review and approval by authorities. • In this section, the HIA is prepared based on the preliminary study of the fire engineering report which may subject to change upon its final approval.						
C	**Fire resisting construction to the elements of construction**					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
C-01	**Timber floor structures** • To upgrade the fire rating of the timber floor structure. <u>Main Building</u> • Exhibition Gallery on G/F • Part of the Multi-functional Hall (underneath the loft) on G/F <u>Annex A</u> • Preparation Room and Toilet on G/F <u>Annex B</u> • Babycare room on G/F	Timber floor structure with timber /steel joists and floor boards	High	Existing timber floor is not fire-rated Upgrading the fire safety for new uses	Subject to the approval by authorities, the feasibility to expose all or part of the timber floor joists by investigating the charring rate of the existing timbers and the adoption of the advanced fire services installation such as fast response sprinkler head, aspiration detection and alarm system shall be explored : • Conduct structural test and calculation to determine the density and moisture content of the timber, assess its permissible stresses and deduce the charring rate based on the recognized standards. The structural safety and integrity of the existing timber in consideration of the reduced section size due to the charring under fire shall also be determined. • Calculation on the evacuation time through fire engineering study by Fire Consultant shall also be conducted in order to ensure the evacuation of the occupants of the first floor is within the allowable fire rated period of the timber floor. • The time required for the firemen for fire fighting and life saving shall also be consulted from Fire Services Department to ensure that the timber floor	Medium

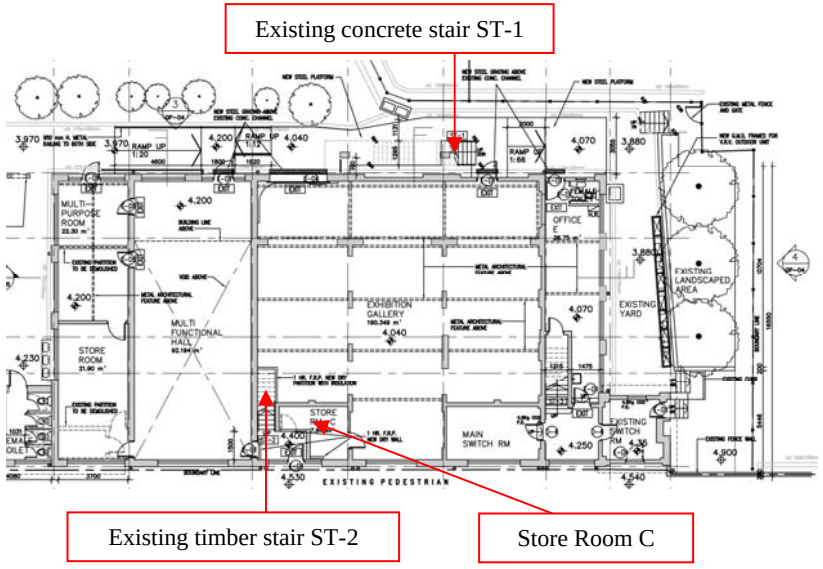
					is structurally adequate for such purpose with the fire rated period. • If destructive structural test becomes necessary, the number of test shall be kept to minimum in order to minimize the damages. The location, sample size and reinstated method shall be agreed with AMO prior to the test conducted. • If exposing all the floor structures is not technically accepted by authorities, explore the feasibility to expose part of the timber floor joists with the timber floor boards in between timber joists to be covered up by fire rated board, and filling the void between the timber floor board and the fire rated boards with non-combustible insulation in order to maintain the ambience of the interior as far as practicable. • Alternatively, if exposing the timber joists is not technically accepted by authorities, existing timber floor could then be covered up by fire resisting materials on both sides and such covering shall also be made reversible.	
C-01	   **Existing timber floor structure (left) and the resulting appearance of adding fire-rated plaster boards between the floor joists (right). (from Conservation Guidelines Technical Supplement – Understanding the Timber Floors and Staircase, Singapore: Urban Redevelopment Authority, 1997)**					

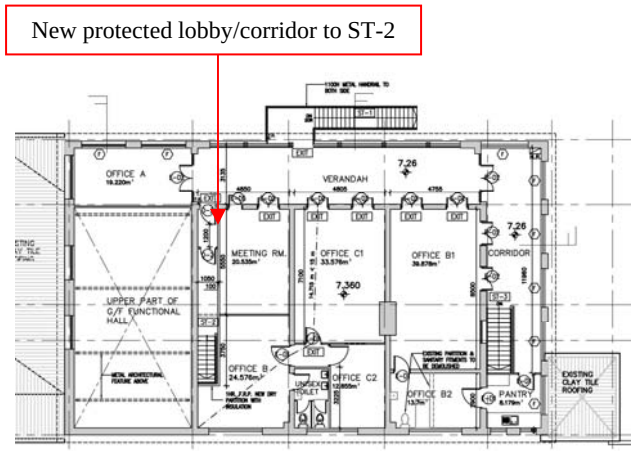
C	Fire resisting construction to the elements of construction (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
C-02	**Timber structure – roof truss and columns supporting the roof** Application of fire retardant paint to existing roof structures and columns and the roof structures will be exposed. • Main Building • Annex A • Annex B	Timber roof truss and columns	High	• Existing element of construction are not fire rated • Upgrading the fire safety for new uses	• Expose the existing timber structures as far as practicable, which form significant architectural character of the interior space. • Investigate fire engineering approach and other compensatory measures if possible, such as installation of fire services installation like fast response sprinkler head, etc. • Carry out survey to investigate the structural condition of existing structure, and repair if necessary[8]. • Carry out mock up to ensure the compatibility of the proposed fire retardant paint with other anti-termite or protective treatment of timber.	Low
	   Timber columns and timber roof structures supporting the roofs					

[8] According to the structural appraisal and loading assessment, it is advised by Structural Engineer that the existing roof timber trusses, masonry walls and foundations are all structurally adequate and the corresponding wind load. Structural strengthening works are not required.

D	Fire safety upgrading for means of escape					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
Main Building						
D-01	**Upgrade ST-2 for means of escape** • Propose to use the existing timber stair ST-2 and the concrete stair ST-1 as future means of escape. • ST-2 would be enclosed by fire rated walls and applied by fire-retardant paint. • One existing timber door facing verandah will be replaced by new fire rated door for forming a protective lobby/corridor to the ST-2 • The existing window at store room C beside the ST-2 will be protected by fire rated boards.	Timber stair ST-2, timber balustrades, and the adjoining timber plank flooring Existing door on 1/F opened to the verandah, the exit door on G/F facing Electric Road and the window adjacent to the door.	High	• Existing stairs are not fire rated, not wide enough for means of escape, total no. of steps more than statutory allowed • Upgrading for new uses	• The construction of the fire rated enclosure shall be in a way that would not affect the existing adjoining fabric of the stair such as the brick walls and timber balustrades, and shall be of independent structure that when removed in the future without causing great damage. • The appearance of the replaced fire-rated door facing verandah shall follow the existing in order to minimize the visual impact on the elevation. • Detailed photographic and cartographic survey shall be properly carried out to the existing stair and door before any works. • The existing internal door, window and the enclosed lobby of ST-2 on G/F and the exit door to the pavement are considered later alteration and addition, are of low significance. Thus, they can be removed or altered for upgrading the fire resisting period without causing great impact to significant building fabric. • Try to replace the existing exit door only without affecting the external windows in order to minimize the visual impact to the elevation facing Electric Road. • The existing external window of the store room C beside the exit door to the Electric Road can be protected by adding fire rated boards behind the windows, without affecting the external elevation.	Medium

					• Also, subject to the approval by authorities, investigate the feasibility to install automatic door open device on the final exit door so that the door can be opened inward during emergency in lieu of open outward directly to the pavement. In this case, it would not cause hazard on the pedestrian in case of emergency while the impact on the elevation of the building facing Electric Road can also be minimized. • Structural loading test to the existing timber stairs shall be carried out, please refer to item G – Structural strengthening works.	



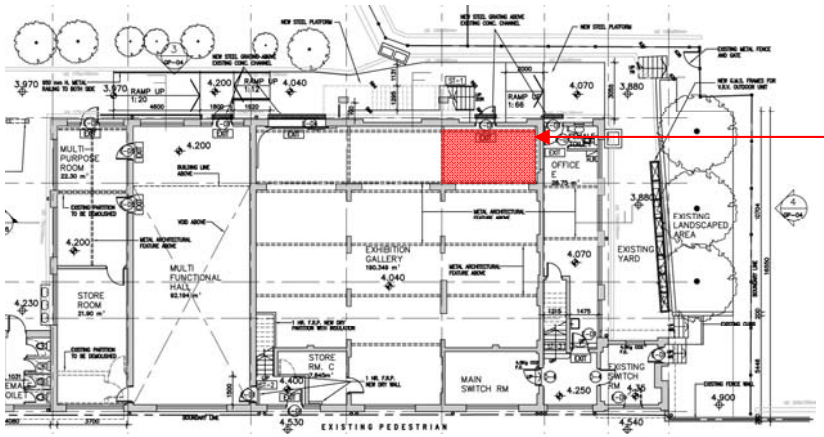


D-01

These internal windows and door on G/F of ST-2 are later alteration and addition which can be removed or blocked up

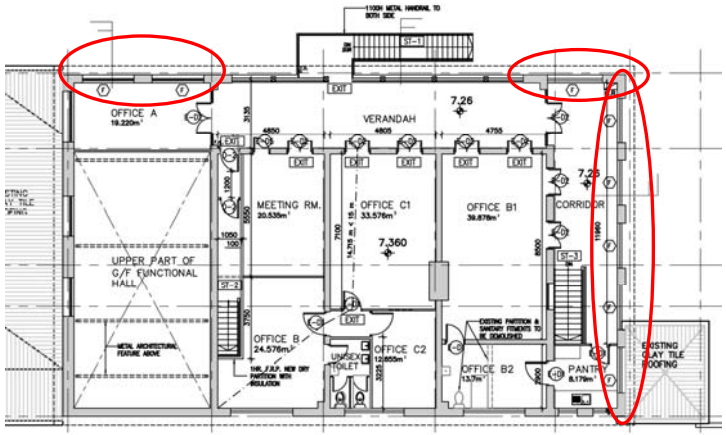
External windows shall be kept intact as far as practicable.

Existing windows beside ST-2 can be protected by adding fire rated board at the rear.

D	Fire safety upgrading for means of escape					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
D-02	**Restricted area in the exhibition gallery of the Main Building** The area in the exhibition gallery of the Main Building which is close to the proposed escape stair (the concrete stair) will be dedicated as "restricted area" to restrict combustible materials to be located within the area. The management staff shall keep special attention to restrict any accumulation of combustible materials.	G/F of the Main Building	High	Unprotected opening which is close to the proposed means of escape, the existing concrete stair	• Special training and briefing shall be provided to the frontline management staff to pay special attention to the restriction area to avoid the accumulation of combustible materials.	Low
	 * the exact dimension of the restriction area shall be subject to the approval of the Fire engineering study.					

D	Fire safety upgrading for means of escape					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
D-03	**Preserve the existing doors along verandah** at the Main Building and Annex A • Along verandah on 1/F at the Main Building and Annex A • At Multi-functional Hall • At Exhibition Gallery and Office  	Existing doors along verandah 	High	Existing doors are not fire-rated	• Existing doors along verandah shall be preserved as far as practicable. Total replacement of verandah doors would affect the elevation. • Subject to the approval of the fire engineering study for the means of escape strategy, i.e. the route of fire escape and the provision of necessary compensatory measures such as installation of fast response sprinkler along verandah shall be considered in order to minimize the impact on existing windows/doors along verandah.	Low

E	Others upgrading works for statutory requirements					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
Main Building						
E-01	**Provide Protective Barrier in front of existing balustrades along 1/F verandah and the timber stair (ST-3)** • To adopt management control to prevent people from leaning on existing balustrades by putting portable plants or other measures in front of existing balustrades.	Existing balustrades along verandah with cement floor tiles	High	Existing balustrades do not comply with the design requirements, such as <1100mm High, >100mm spacing, without 150mm solid base, and cannot resist the required horizontal imposed load for barrier	• As 1/F will be used as office and only staff can be accessed, subject to the approval by authorities, management control shall be implemented by putting portable plants or other measures in front of the existing balustrades along 1/F verandah and stair which are considered not fully compliance with current safety requirements to prevent people from leaning on them. • The portable plants placed in front of the existing balustrades along 1/F verandah and stair shall not obstruct the passage and the effective width of the mean of escape.	Low
	 					

E	Others upgrading works for statutory requirements (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
Main Building						
E-02	**Provide Protective Barrier - windows** • Along 1/F enclosed verandah at the Main Building – the timber windows • To lock existing timber windows with the sill lower than the required safety height in most of the time.	Existing windows along enclosed verandah	High	Existing openable windows are less than 1100mm above floor level	• As 1/F will be used as office and only staff can be accessed, and in most of the time the windows would be closed/locked for air-conditioning, subject to the approval by authorities, management approach shall be adopted to lock the timber windows with the sill lower than the required safety height in most of the time, and close supervision shall be provided if opening the windows is necessary for maintenance. • The lock of the timber windows shall be made reversible and can be removed in the future.	Low
	 Windows along enclosed verandah at Main Building can be locked and closed at all time. 					

E	Others upgrading works for statutory requirements (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
Main Building						
E-03	**Replacement of existing metal balustrades of the concrete stair and the verandah** Existing metal balustrades will be replaced by new metal balustrades 	Existing metal balustrades	Neutral	Existing balustrades do not comply with the design requirements, which is without the 150mm solid base and lower than the required 1100mm safety height	• The design and construction of the replaced metal balustrades, can be of the same appearance of existing, or it shall be discernible from the original historic fabric. They shall be understated in character to minimize the visual impact without overruling the elevation of the historic buildings.	Low

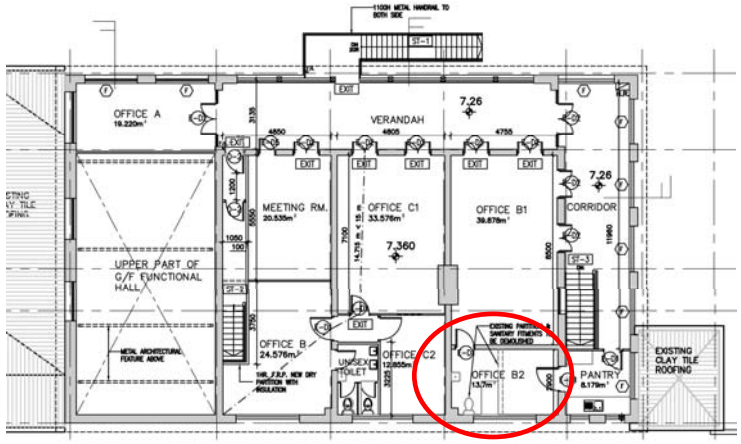
E	Others upgrading works for statutory requirements (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes/ Deficiency**	**Mitigation measures**	**Overall Adverse Impact Level**
Annex A						
E-04	**Replacement of existing metal balustrades at Annex A** Existing metal balustrades will be replaced by new metal balustrades 	Existing metal balustrades	Neutral	Existing balustrades do not comply with the design requirements, which is without the 150mm solid base and lower than the required 1100mm safety height	• The design and construction of the replaced metal balustrades, can be of the same appearance of existing, or it shall be discernible from the original historic fabric. They shall be understated in character to minimize the visual impact without overruling the elevation of the historic buildings. • The construction and installation of the replaced balustrades shall minimize the damage to existing brick columns. The existing floor without authentic floor tiles finishes shall be made good after the replacement.	Low

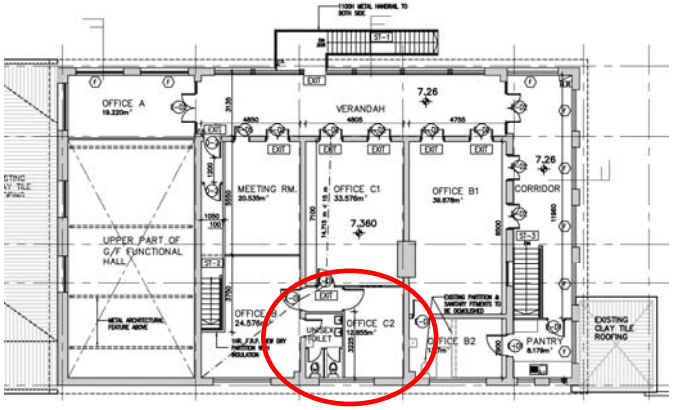
F	Others alteration and addition works for new uses					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
Main Building						
F-01	**Construction of new steel structures for display use** **At Multi-functional Hall** Independent steel structure with wallboard finish	Existing brick wall and floor	High	For exhibition display and building services installation	• The new steel structures shall be structurally independent which shall not affect the structural stability of the existing building and the brick wall. This can be removed or altered in the future without causing great damage to the historic building fabric. • The new steel structures shall be located away from existing windows without blocking them, so that natural lighting to the interior will not be affected. • The new steel structures shall be minimized in size without overwhelming the interior space.	Low
						

F	Others alteration and addition works for new uses (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
F-02	**Construction of new steel structures for display use** **At Exhibition Gallery** Steel structure with wallboard finish to be fixed on existing brick wall	Existing brick wall	High	For exhibition display and building services installation	• Carry out survey on existing condition of brick wall, which are found deteriorated due to covering up by non-breathable layer of paint finish before any works. • Carry out necessary brick repair work prior to the installation of the new steel structure. • Installation of the steel structures shall be fixed by removing whole pieces of brick one by one rather than coring on the brick wall in order to minimize the damage on individual bricks. The historic bricks shall be salvaged and stored properly for future restoration. • The size of the fixing shall be minimized in size in order to minimize the disturbance. • Such fixing shall not disturb existing brick corbelling or brick arch • Detail photographic and cartographic survey on the brick wall shall be properly carried out prior to the commencement of any works.	Medium
	  					

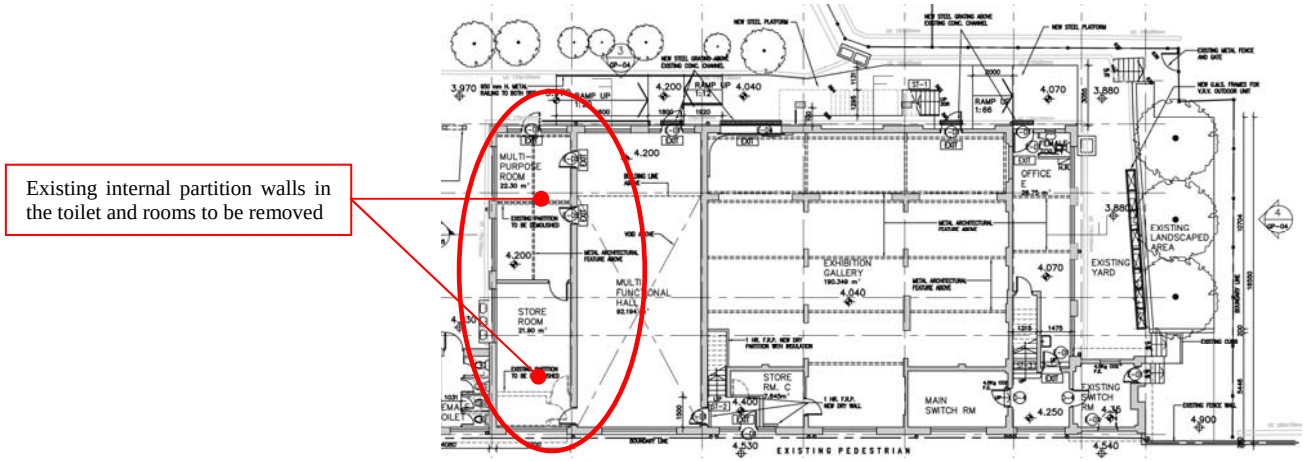
F	Others alteration and addition works for new uses (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
F-03	**Convert the existing kitchen to toilet**	Existing metal hood, kitchen bench, and sink will be removed	Low	Upgrading toilet provision of new uses for open to public	• Detail photographic and cartographic survey on existing setting of the kitchen prior to the commencement of any works. • The metal hood and the kitchen benches shall be removed without damaging adjoining brickworks. Existing smoke flue with brick corbelling shall be remained intact. • Existing ventilation brick on external walls shall be remained intact for interpretation of original use of this room as kitchen.	Low
	  Existing metal hood can be removed without affecting existing brick fabrics 					

F	Others alteration and addition works for new uses (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
F-04	**Renovate the existing toilets beside existing kitchen (G/F)**	Existing toilets	Low	Upgrading toilet provision for new uses	• Existing toilet partitions, wall and floor tiles, toilet fittings are modern alteration and addition, shall be removed in a way to minimize the damage on existing brick wall. • Existing exposed structure of the vent at the roof shall be remained intact. • Existing vent at the roof can be made used for future ventilation of the toilet.	Low
	   Existing exposed structure and the vent at the roof above current male toilet 					

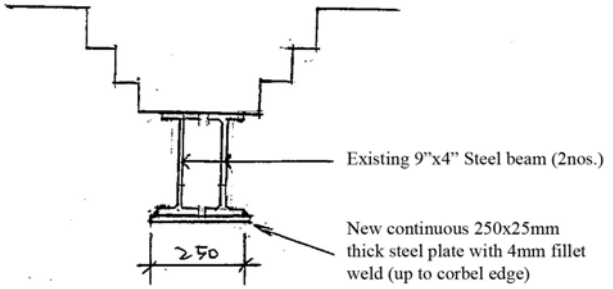
F	Others alteration and addition works for new uses (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
F-05	**Change existing toilet at 1/F Main Building to Office (B2)**	Internal layout	Low	For new uses	• Existing toilet was later alteration and addition that the proposed removal of the wall partition and toilet fittings is acceptable. • Instead of removal of the existing wall tiles, new wall panels for new office use can be added on top of wall tiles, which could be removed or altered in the future without causing great damage to existing brick walls. • The existing blocked window facing Electric Road will be restored with the appearance making reference to adjoining windows.	Low
	  					

F	Others alteration and addition works for new uses (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
F-06	**Renovate existing toilet at 1/F Main Building**	Existing toilet fittings	Low	For new uses	• Existing brick wall and timber windows shall be made good after toilet renovation works.	Low
						

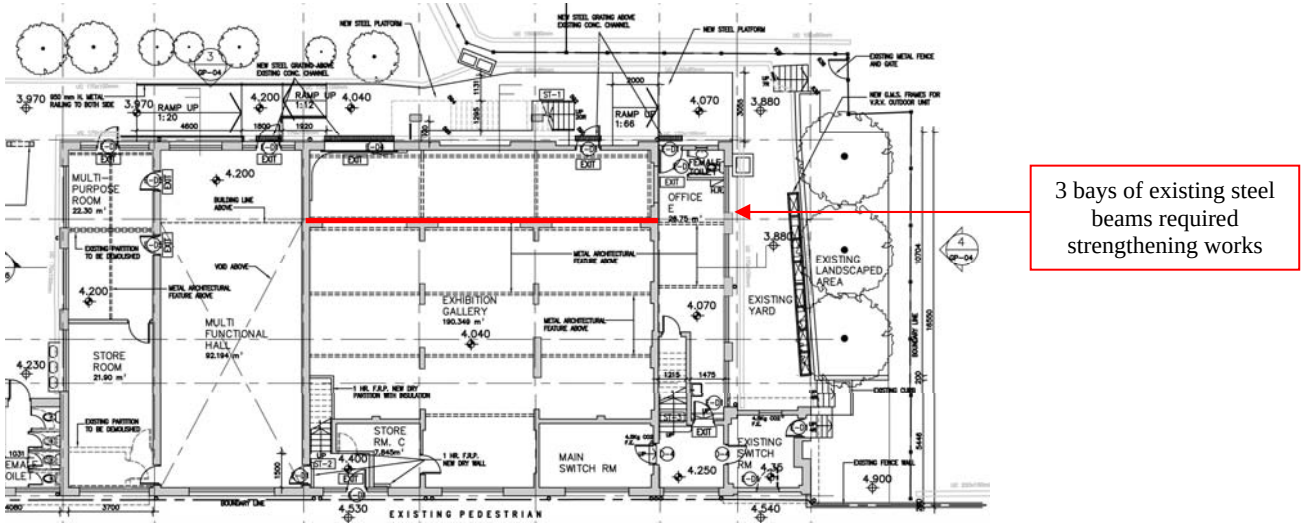
F	Others alteration and addition works for new uses (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
F-07	**Remove existing internal wall partition to enlarge the room on G/F of the Main Building**	Existing internal walls inside the rooms and the toilet	Low	For new uses	• Existing wall partition are later alteration and addition that the proposed removal of the wall partition to enlarge the room is acceptable. • Existing timber roof structure shall not be affected during the removal of existing wall partitions.	Low



G	Structural strengthening works					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
	All historic buildings					
G-01	**Limit 1/F for storage with design imposed load not exceeding 5KPa** **No strengthening work is required**	Timber floor structure	High	To minimize strengthening works	• Heavy equipment, heavy exhibits or other items with design imposed load exceeding 5 KPa shall not be placed at 1/F store room. • Special training and briefing shall be provided to the frontline management staff to pay special attention to avoid unregulated loading.	Low
	Main Building					
G-02	**Strengthen the existing 3 bays steel beams underneath 1/F verandah of the Main Building** (along the edge between the concrete slab and the timber floor structure of the Exhibition Gallery)	Steel beams	High	Structurally inadequate	• The strengthening to the existing 3 bays steel beams of the timber floors shall not damage the adjoining brick structures. This can be achieved by welding additional steel plates underneath the existing beams in lieu of replacing or removing them. • The strengthening steel plates shall not cover the brand name of the existing steel "GLENARNOCK STEEL" which signified the steel beams were supplied from UK.	Low



Strengthening of Steel Beam under the verandah

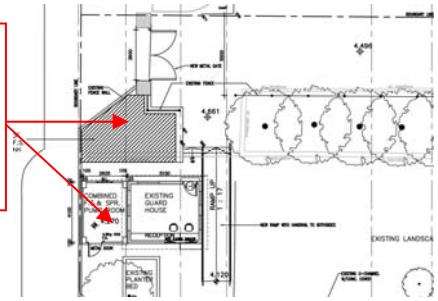


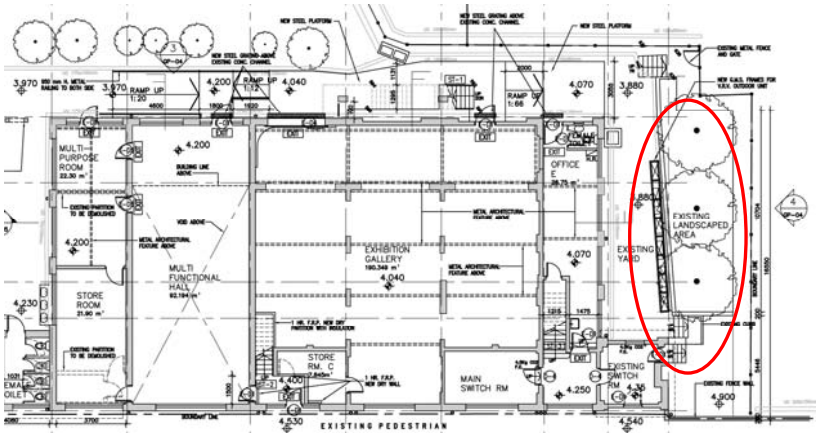
G	Structural strengthening works (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
	Main Building					
G-03	**Carry out loading tests at various locations of the corridors and verandah at 1/F (concrete slab)**	First floor verandah and corridor concrete slabs, finished with encaustic cement floor tiles	High	Structurally deficiency - maximum load is 2.5KPa, less than the statutory requirement of 3 KPa for corridor in office area.	• Destructive test in the structural survey shall only be carried out if necessary and the number of test shall be kept minimum in order to minimize the damages on significant historic fabrics. The location, sample size and reinstated method shall be agreed with AMO prior the test conducted. • If the loading test result reflects the safe loading capacity is less than the required 3KPa, the number of occupants at the corridor and verandah shall be limited by management approach, and prevent large crowds of people staying there to limit the imposed load to allowable 2.5KPa.	Low
G-04	**Carry out in-situ loading test to the internal timber stairs, to determine the safe loading capacity and the permitted imposed load.**	Internal timber stairs at the Main Building	High	Loading capacity and the permitted imposed load are not known.	• Destructive test in the structural survey shall only be carried out if necessary and the number of test shall be kept to minimum in order to minimize the damages on significant historic fabrics. The location, sample size and reinstated method shall be agreed with AMO prior the test conducted. • If the loading test result reflects the safe loading capacity is less than the requirements, the number of occupants on 1/F shall be controlled by management approach if necessary, or improving the stability of the timber stairs by adding new supporting members underneath to minimize the visual impact. • The new structural strengthening members shall be kept to the minimum size as possible so as to avoid dominating the existing timber stairs.	Low

G	Structural strengthening works (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
G-05	**Carry out in-situ loading test, concrete core, and other necessary structural tests to the external concrete stair in front of the Main Building and Annex A**	External concrete stair of the Main Building and the Annex A	Neutral/ Intrusive	Loading capacity and the permitted imposed load are not known.	• If the concrete stair is found structurally inadequate, it can be repaired or can be replaced by new one.	Low
	Annex A					
G-06	**Repair the four columns at 1/F of Annex A** with repair mortar with mortar colour match existing Additional test on the loading carrying capacity of the brick will be carried out to further justify if the brick columns are structurally adequate to support the roof truss.	The four brick columns	High	Loose mortars and cracks observed	• The new mortar for repair shall allow vapour permeability and should be softer in terms of compressive strength than the historic bricks. • Should any replacement of the brick is required, the brick shall be compatible to the existing in terms of size, colour, texture and strength. • Destructive test in the structural survey shall only be carried out if necessary and the number of test shall be kept as minimum in order to avoid damages on significant historic fabrics. The location, sample size and reinstated method shall be agreed with AMO prior the test conducted.	Low

G	Structural strengthening works (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
	Annex A					
G-07	**Carry out in-situ loading test on existing first floor link bridge**	First floor link bridge	Neutral	Structurally acceptable and sound, but permitted imposed load is uncertain	• Should the permitted imposed load meet the current statutory requirements, the existing steel bridge shall be remained and re-painted. • Should the permitted imposed load cannot meet the current statutory requirements, the existing steel bridge can be replaced.	Low

H	Building services upgrading works					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
	General					
H-01	**New brick wall openings for building services**	Building elevation, brick walls	High	For new building services installation for new uses	• Existing openings shall be utilized as far as practicable before forming new openings for building services. • Try to provide such opening at less prominent façade. • All the ducts and pipes of all kinds of building services shall be well organized and grouped together when entering the building so as to minimize the number of openings to be made on wall surfaces. • To make wall openings for building services penetration, it is not advisable to chase the brick wall or by coring, and shall be made by removing whole pieces of brick one by one in order to minimize the damage on individual bricks. The historic bricks shall be salvaged and stored properly for future restoration.	Medium
H-02	**Installation of the building services above the existing suspended ceiling**	Interior ambience of the Main Building	High	For new building services installation for new uses	• The installation of the new building services, such as mechanical ventilation and air-conditioning, fire services installation and electrical installation, shall be located above the existing suspended ceiling as far as practicable without overwhelming the interior.	Low

H	Building services upgrading works (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
	Fire services Installation					
H-03	**Construction of a combined fire service and sprinkler pump room and a combined fire services and sprinkler tank beside existing guard house**	Existing guard house	Low	Upgrade fire safety for new uses	• The construction of the combined fire services. and sprinkler pump room and the corresponding water tanks at the rear and adjacent to the guard house shall allow sufficient maintenance space for external wall. • The proposed combined water tank which is subject to the approval of the authorities shall be kept to the minimum size and shall be screened off by decorated panels in order to mitigate the visual impact. • Interpretation panels telling the cultural significance of the site can be used for screening off the proposed combined water tank. • Alternatively and also subject to the approval of the authorities, the feasibility of further omitting the water tank by obtaining direct feed from the town main water supply shall be explored in order to further mitigate the visual impact.	Low
	Proposed location for combined F.S. and Sprinkler Tank as well as the combined pump room   					

H	Building services upgrading works (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
Mechanical Ventilation and Air-conditioning						
H-04	**Installation of outdoor unit beside the Main Building**	East elevation	High	Upgrade the air quality for new uses	• The A/C outdoor units shall be removed from the external wall of the Main Building and can be placed near the planter in order to minimize the visual and physical impact to the side elevation. • The A/C outdoor units shall be screened off by decorative panels in order to mitigate the visual impact.	Medium
	 					

H	Building services upgrading works (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
Mechanical Ventilation and Air-conditioning						
H-05	**Installation of ventilation louvre at existing windows**	Existing timber windows	High	Upgrade the comfort for new uses	• When making new openings for louvre installation at the existing timber windows, it shall be made by replacing the existing glazing without affecting the timber frames as far as it is technically possible while maintaining the symmetrical window design.	Medium
H-06	**Installation of the A/C system at 1/F Main Building**	1/F interior ambience, existing false ceiling	High	Upgrade the comfort for new uses	• The air duct on 2/F can be run above the existing suspended ceiling and the ventilation shall be provided at the loft above the ceiling. • Instead of forming new openings, try to utilize existing archway at existing brick wall at high level of the roof above the existing suspended ceiling as far as practicable.	Medium

H	Building services upgrading works (Cont'd)					
Item	**Assessment items / Proposed Works**	**Fabric affected**	**Level of Significance**	**Reasons for changes**	**Mitigation measures**	**Overall Adverse Impact Level**
Mechanical Ventilation and Air-conditioning						
H-07	**Installation of new additional steel beams and platform above 1/F ceiling timber joist for directly support of the new building services and maintenance platform at the Main Building**	Brick party wall of the Main Building	High	Existing timber ceiling joists above 1/F of the Main Buildings are not structurally adequate for supporting new building services	• The installation of the new steel beams shall not support on existing timber joists for the existing suspended timber ceiling. • Existing suspended timber ceiling shall be temporarily dismantled prior to the installation of the new support and the maintenance platform for the new building services in order to minimize the damage, and shall be reinstated after the works. • The size of the new support and maintenance platform shall be kept to the minimum for maintenance use only without causing adverse impact on the existing structures.	Low

4

MANAGEMENT

4.1 Future Management

The historic place will be occupied and managed by the Art and Promotion Office, Leisure and Culture Services Department (LCSD) after its conversion into a community and public art centre – Artspace @ Oil Street. Property Services Branch (PSB), Architectural Services Department (ArchSD) will responsible for the future maintenance of the building works. Maintenance of building services will be responsible by Electrical and Mechanical Services Department (EMSD).

4.2 Overall management principles

Continuous good management of the changes and regular maintenance of the historic fabrics is fundamental to retain the cultural significance of a historic place and is essential to keep the historic fabrics in good condition. Maintenance is an important conservation process, especially after the completion of the renovation and conversion works. It is vital to remember the two underlying principles of good heritage conservation practice and maintenance – **minimal intervention and reversibility.** Future management and maintenance works shall be governed by the Burra Charter's principles[9] for managing changes:

- Changing as much as necessary but as little as possible;
- Changes to a place should not distort the physical or other evidence it provides, not be based on conjecture.
- Traditional techniques and materials are preferred for the conservation of significant fabric. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

[9] Article 2-4 , *The Burra Charter*, 1999.

4.3 Management policy

- The Former Clubhouse of Royal Hong Kong Yacht Club shall be managed as functional and living historic place, and shall not be managed as a monument.
- The management of the change of the historic place shall be guided by its cultural significance and its appropriated interpretation. Any changes, new uses and alteration shall be in a way not compromising the cultural significance of the place, while can enhance the understanding its significance.

4.4 Implementation

4.4.1 Preparation works

- Photographic and cartographic records shall be prepared during different stages of works.
- Condition survey on existing condition of the character defining elements and other significant elements shall be carried out.

4.4.2 Protection before works

- Proper protective and monitor shall be provided to protect the historic fabrics before commencement of works.
- Sufficient temporary structural support shall be provided during replacement of deteriorated structural members such as timber roof truss, columns and floor structures and brick structures.

4.4.3 Standards of works

- Specifications and drawings specifying the extent of works and acceptable standards in relation to the conservation works shall be incorporated into the working document and drawings.
- Any requirements or standards in relation to the conservation works shall follow the conservation policy as stipulated in this report and to be incorporated into the tender documents, such as the treatments of the character defining elements and the list of the elements needed to be preserved/salvaged.
- Expertise in local heritage shall be appointed in the project team during the design and implementation to ensure the conservation policies as stipulated could be appropriately and effectively executed. This consultant shall advise the design development and supervise the conservation works.

4.4.4 Site supervision

- Periodic site supervision and monitoring is required throughout the implementation process to ensure the conservation works are properly conducted on site and the quality of workmanship is up to the standards and satisfaction. The frequency and level of supervision shall be increased at different critical work stages when close inspection is required.

4.4.5 Documentation

- All kinds of works including both major works and routine repair works shall be well-documented for on-going history, which is important to establish a clear record for the conservation history on repairs, conservation, restoration, development or other actions affecting the building and the site in the future.
- Photographic and cartographic records shall be prepared after completion of the works.
- Routine inspection on the condition of the character defining elements and other significant elements shall be conducted on regular basis.

4.5 Maintenance

4.5.1 Staffing

- Property Services Branch (PSB), Architectural Services Department (ArchSD) will responsible for the future maintenance of the building works. Maintenance of building services will be responsible by Electrical and Mechanical Services Department (EMSD).
- A curator or personnel who has sufficient understanding on the cultural significance of the historic place shall be appointed for formulating the interpretation strategy.
- All frontline building management, site operation staff, technicians, caretakers and workmen who are responsible for either supervising or carrying out the routine maintenance and repair works, shall receive training/briefing to understand the vulnerability and risks of the historic place. The suggestions for management and maintenance in this report, such as the list of character defining elements and frequency for preventive inspection shall be made available to them to ensure they have adequate understanding of their duties.
- As the site is accorded Grade 2 Historic Building, any proposed works, including demolition, alteration and addition works, restoration and repair works to the identified Character Defining Elements shall be carried out by specialist contractor from the “List of Approved Suppliers of Materials and Specialist Contractors for Public Works”, under category of “Repair and Restoration of Historic Buildings”, (hereafter abbreviated as “RRHB Specialist sub-

contractor/contractor"), as approved by Development Bureau, in a careful and skilled manner by experienced workmen and craftsmen. Works for non-character defining elements are not necessarily to be carried out by specialist contractor of RRHB.

4.5.3 Major and minor interventions

- Any works to the site and historic buildings shall consult Antiquities and Monuments Office, Development Bureau and Architectural Services Department.
- Major interventions are those that would alter the significant building fabrics with high and moderate cultural values, including the identified character defining elements, such as change of the building use, additional of new blocks, alteration to the elevations of the historic buildings, alteration to significant internal layout.
- Minor interventions are those that would alter the building fabrics with low cultural values.
- Intervention to elements with no heritage value is not considered to be heritage management activity, provided that the proposed works would not affect the integrity of the historic place.
- For large scale renovation works or works involving major intervention, Project Proponent shall consult with Antiquities and Monuments Office if the Heritage Impact Assessment shall be updated. If so required, the Heritage Impact Assessment shall be updated by conservation specialists.

4.5.4 Preventive maintenance inspection

General

Preventive maintenance inspections to the buildings and the character defining elements shall be carried out to tie in with the schedule of planned preventive maintenance unless otherwise stated or there is urgent need.

- Trees and plants – all the existing mature trees shall be well preserved and maintained to identify if any problems and risks.
- Site drainage – to prevent blockage of the site drainage. The frequency of inspection shall be increased especially during rain and typhoon season.
- Exterior of the historic buildings – to inspect the general condition of the exterior of the buildings. In addition to the general condition of the fair-faced brick and wall finish, care and attention shall be paid if any vandalism and graffiti, etc. in particular to the façades abutting directly on public street facing Electric Road.

- Roof – to check the condition of the roof, including the roof tiles, timber roof structures, chimneys, roof gutters, eave supporting brackets, etc. To check if there any rot, water seepage, any drainage blockage, the stability and deterioration of the timbers.
- Timber decay and termite infestation – to inspect the timber condition for all timber building fabrics, including timber roof structures, floor structures, timber windows and doors.
- Timber structures – to inspect the stability and condition of the timber floor structures and timber stairs. Unregulated loading shall be avoided.
- Timber doors and windows – to identify if any water seepage problems especially to the windows and the general condition due to wear and tear. Care and attention shall be paid to the window glazing and ironmongery.
- Brick wall – to identify if there any common brick problems, such as cracking, weathering, rising damp, effloresce, crystallization of soluble salts, etc. This includes both external and internal brick wall.
- Interior finish – to inspect the general condition of interior finishes, including the encaustic cement floor tiles, wooden plank flooring, moulded ceiling, moulded door head and suspended timber ceiling, etc.

4.5.5 Monitoring and review

- The above management and maintenance policy shall be updated where necessary to ensure they are effectively implemented in the future.

4.6 Interpretation

The cultural significance of Former Royal Hong Kong Yacht Club is not readily apparent, and shall be explained by interpretation. This shall enhance understanding and enjoyment, and provide different ways of presenting the cultural significance of the place. Interpretation is about how to use the place – the uses and activities; and the second kind of interpretation can be in the form of an annotated map, a presentation or other educational and promotional materials. This can be presented in different kinds of media, usually involves a process showing people heritage and describing its significance, and hence encouraging them to look after it for the benefit of everyone.

4.6.1 Goals

- The interpretation of Former Royal Hong Kong Yacht Club shall enhance the community's understanding of its cultural significance and the importance of conserving our cultural heritage for future generations, and as one of the example in Hong Kong being adaptively re-used.
- The interpretation shall increase public sense of participating and encouraging them to look after it.

4.6.2 Main themes

It is recommended to establish interpretation strategy, which can be in a form of interpretation plan or guidance notes, which is an important and helpful tool to define the content to be presented for the historic place. It would outline the themes, objectives, topics and storylines to be interpreted; presentation and methods of delivery; and potential audience (visitors and users). The presentation of the cultural significances of the historic place shall be included.

The historic place experiencing more than 100 years of history, witness the change of the district and performing different functions in the past, from firstly as a yacht clubhouse to current community and public art centre. The interpretation shall not solely focus on the history of site or the building itself, but shall include the surrounding context of North Point, to show the association of the site with the change of the surrounding context, the relationship with the waterfront, and its change of use throughout the history.

The following are some suggested main themes and content that could be further investigated and explored for interpretation. They can be in a form of physical display, activities, programmes or events hoisted in the site.

The historic site itself and its development

- The change of the use from a yacht clubhouse, to government quarters and stores, to current community and public art centre.
- The architecture – the Arts and Crafts style, the building setting, spatial organisation, building mass, multiple roof forms and architectural elements.
- The conservation process from design, implementation to completion.

The change of the surrounding context

- The change of the coastline of North Point and the subsequent reclamations.
- The development of North Point, as industrial area, public transportation, recreational attraction and residential and commercial area.
- Development of public transportation in early twentieth century, such as tram services along the north shore of Hong Kong Island and the extended route to eastern Hong Kong Island.
- The recreational attractions in North Point, such as Ming Yuen Amusement Park 名園遊樂場 and bathing pavilions on the beaches around Tsat Tsz Mui 七姊妹 by swimming/recreation clubs in early twentieth century; Ritz Garden 麗池花園 and Luna Park 明 園after the Second World War.
- The construction of Government Store adjacent to the site, which was once opened to the community as artist village.

Other associated topics

- The Arts and Crafts Movement associated with design of architecture and furniture.
- The establishment and development of the Royal Hong Kong Yacht Club and its move of the headquarters/clubhouse from North Point to current Kellet Island at Causeway Bay.
- Popular sports clubs in Hong Kong in the nineteenth century such as the Hong Kong Jockey Club, the Victoria Recreation Club, the Hong Kong Cricket Club, Hong Kong Football Club and the Hong Kong Golf Club.

4.6.3 Uses and activities

As the historic place will be converted into a community and public art centre, which will not have direct association with the original use as a yacht clubhouse, hence regular guided tours, activities and events for public in associated with the suggested themes shall be organized to ensure the cultural significance of the historic place would be understood by the visitors.

The following are some examples of interpretation for different areas of the site:

Location	Interpretation	Media
General	• Organize guided tours in the site and North Point • Information panels can be displayed to explain the historic and cultural significance of the site.	• Guided tours • Information panels
Guard house/ reception	• Explanatory materials can be displayed at the entrance/reception of the site	• Guided maps • Information panels • Leaflet
Multi-functional Hall (double volume)	• Large scale artwork display in associated with the suggested themes, such as yacht, sailing, sports and recreation, etc • Drama or performances showing the activities and social context in early twentieth century when the buildings were built.	• Large scale artworks/installation • Exhibits • Performances • Community activities
Exhibition Gallery	• In additional to art exhibition, organize exhibitions to display the historic and cultural significance of the site. • Exhibition showing Arts and Crafts style furniture, or other example of Arts and Crafts style architecture in Hong Kong and overseas.	• Artwork • Exhibits • Information panels
Multi-functional room	• Educational programmes, workshops and lectures associated with the suggested topics • Workshop for making Arts and Crafts furniture	• Educational programmes • Lectures, seminar • Workshops • Training
Open space	• Display artworks or use site furniture of Arts and Crafts style • The existing lawn was once the seacoast for yacht sailing, display of artworks with themes associated with the original shoreline and water sports, etc.	• Community activities • Performances • Exhibits • Educational programmes
Lounge/cafe	• Display historic photographs for interpretation of the yacht clubhouse, the activities, the seacoast, and surrounding context in the past.	• Historic photographs

4.6.4 Signage

- Develop cautious approach for signage design in the site. Unobtrusive, sensitively planned and designed signs shall guide the visitor circulation and interpretation of the historic place.
- Site furniture, lighting and presentation materials in the open space shall be harmonized with the environment of the site and the buildings.

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APPENDIX

Photomontages

Existing elevation facing Electric Road
Proposed accessible ramp leading from the site entrance and in front of the existing guard house
Proposed accessible ramp leading from the site entrance with the proposed combined F.S. and Sprinkler tank beside the existing guard house.
Proposed accessible ramp in front of the Main Building

Existing Record Drawings

Drawing No.	**Drawing title**
PB(A)97904/99452/GP001	Location Plan, Existing Ground Floor Plan and Drawing List
PB(A)97904/99452/GP002	Existing First Floor Plan and Roof Plan
PB(A)97904/99452/GP003	Elevations
PB(A)97904/99452/DL001	Window Schedule for Existing Timber Windows (Sheet 1 of 3)
PB(A)97904/99452/DL002	Window Schedule for Existing Timber Windows (Sheet 2 of 3)
PB(A)97904/99452/DL003	Window Schedule for Existing Timber Windows (Sheet 3 of 3)
PB(A)97904/99452/DL005	Door Schedule for Existing Timber Door (Sheet 1 of 3)
PB(A)97904/99452/DL006	Door Schedule for Existing Timber Door (Sheet 2 of 3)
PB(A)97904/99452/DL007	Door Schedule for Existing Timber Door (Sheet 3 of 3)

Architectural Drawings

Drawing No.	**Drawing title**
GP-01	Notes and Calculation
GP-02	Ground Floor Layout Plan
GP-03	1st Floor Layout Plan
GP-04	Elevations
GP-05	Sections

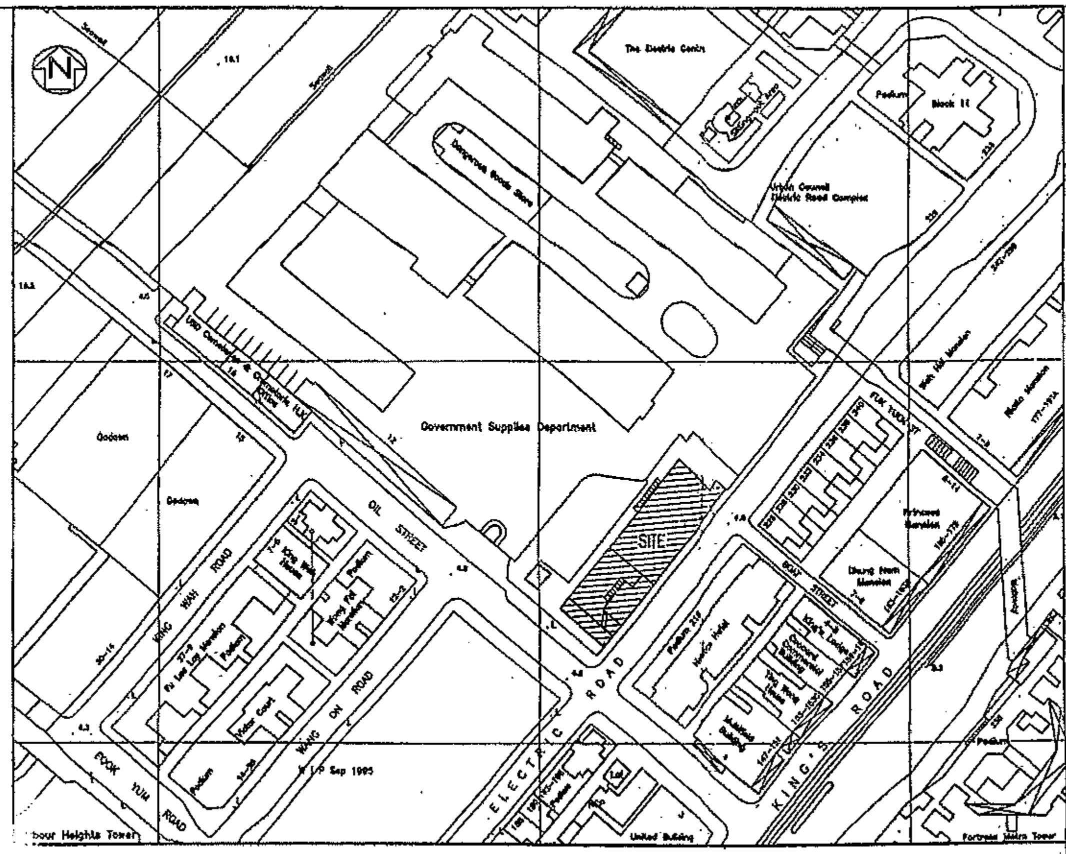
Existing elevation facing Electric Road will be maintained.

Proposed accessible ramp leading from the site entrance and in front of the existing guard house.

Proposed accessible ramp leading from the site entrance with the proposed combined F.S. and sprinkler tank beside the existing guard house, which would be screened off by decorated panels.

Proposed accessible ramp in front of the Main Building.

DRAWING LIST	
DRAWING NO.	DESCRIPTION
PB(A)/97904/99452/GP001	LOCATION PLAN, EXISTING GROUND FLOOR PLAN AND DRAWING LIST
PB(A)/97904/99452/GP002	EXISTING FIRST FLOOR AND ROOF PLAN
PB(A)/97904/99452/GP003	ELEVATIONS
PB(A)/97904/99452/DL001	WINDOW SCHEDULE FOR EXISTING TIMBER WINDOWS (SHEET 1 OF 3)
PB(A)/97904/99452/DL002	WINDOW SCHEDULE FOR EXISTING TIMBER WINDOWS (SHEET 2 OF 3)
PB(A)/97904/99452/DL003	WINDOW SCHEDULE FOR EXISTING TIMBER WINDOWS (SHEET 3 OF 3)
PB(A)/97904/99452/DL004	WINDOW DETAILS
PB(A)/97904/99452/DL005	DOOR SCHEDULE FOR EXISTING TIMBER DOORS (SHEET 1 OF 3)
PB(A)/97904/99452/DL006	DOOR SCHEDULE FOR EXISTING TIMBER DOORS (SHEET 2 OF 3)
PB(A)/97904/99452/DL007	DOOR SCHEDULE FOR EXISTING TIMBER DOORS (SHEET 3 OF 3)
PB(A)/97904/99452/DL008	DOOR DETAILS



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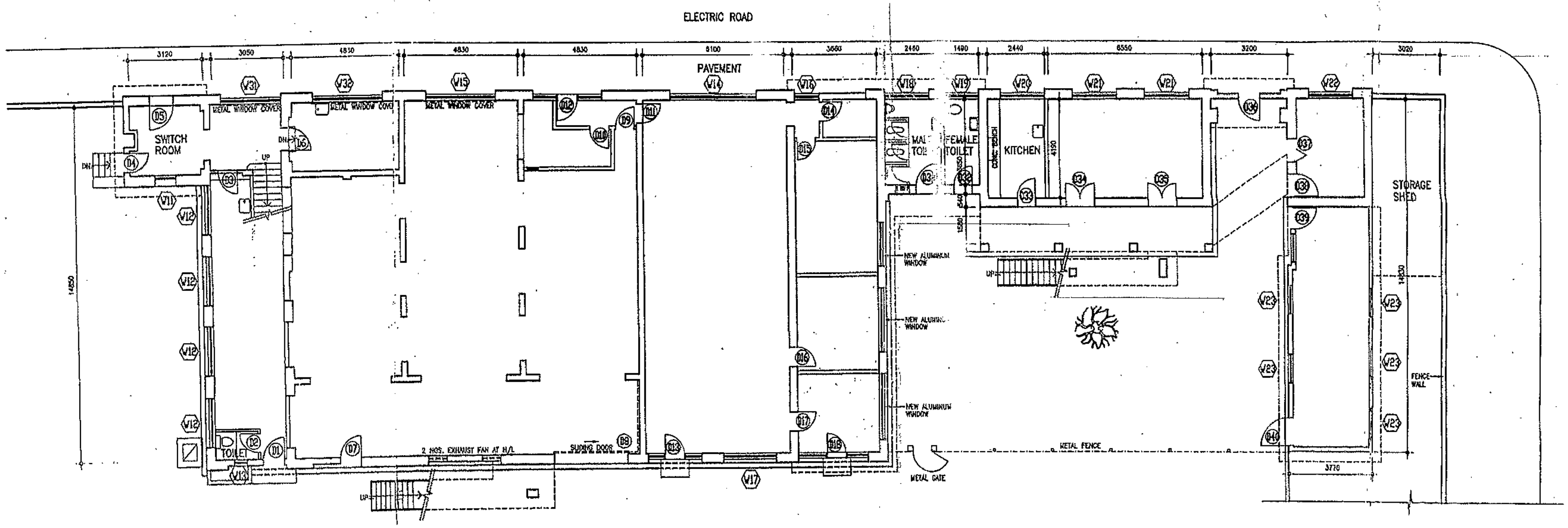

GROUND FLOOR PLAN 1:10

NOTES

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2. EXACT DIMENSIONS AND LOCATIONS TO BE CHECKED ON SITE.

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surveyed		
designed		
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traced		
checked	K.L. TAU	05/00
approved		20.6.2000

contract no.

file no. FJ-81-7907-005

project no.

contract

FORMER RHKYC CLUBHOUSE GSD HQ. AT 12 OIL STREET

drawing title

LOCATION PLAN, EXISTING GROUND FLOOR PLAN AND DRAWING LIST

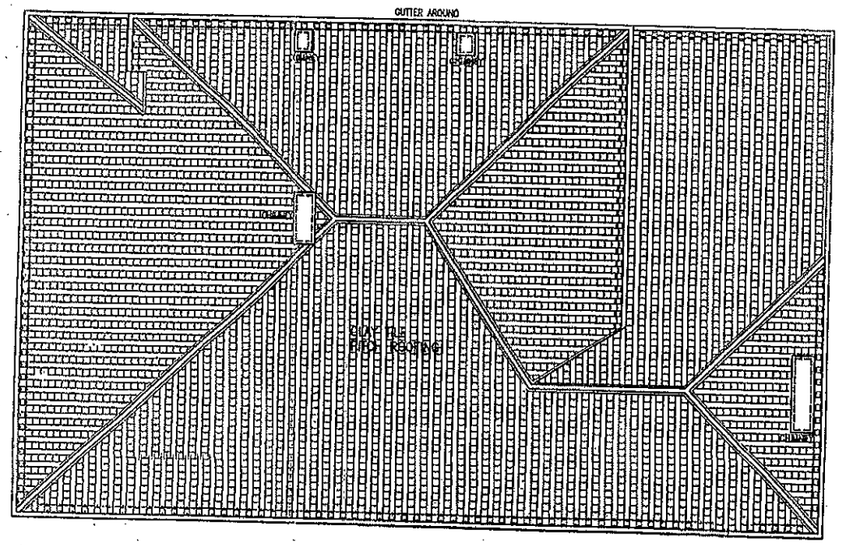
drawing no. PB(A)/97904/99452/GP001

scale 1:100 1:1000

office

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT



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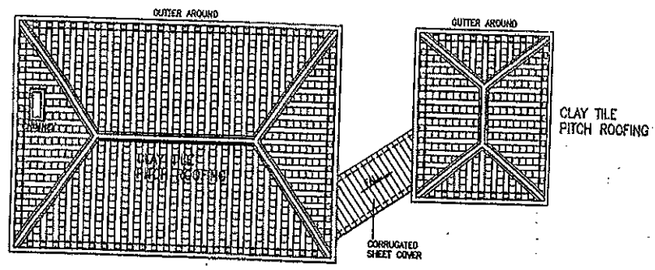

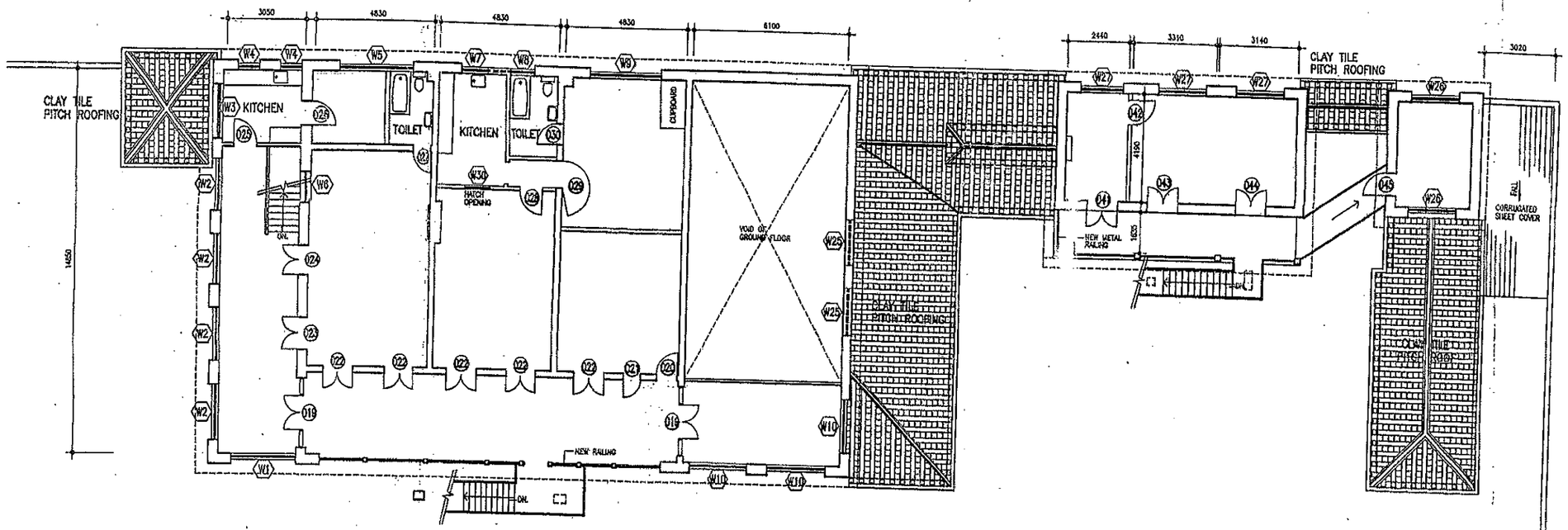

FIRST FLOOR PLAN 1:100

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2. EXACT DIMENSIONS AND LOCATIONS TO BE CHECKED ON SITE BY CONTRACTOR.

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P.S.M. ..... signed date

contract no.

file no. FJ-81-7907-005

project no.

contract

FORMER RHKYC
CLUBHOUSE GSD HQ.
AT 12 OIL STREET

drawing title

EXISTING FIRST FLOOR
AND ROOF PLAN

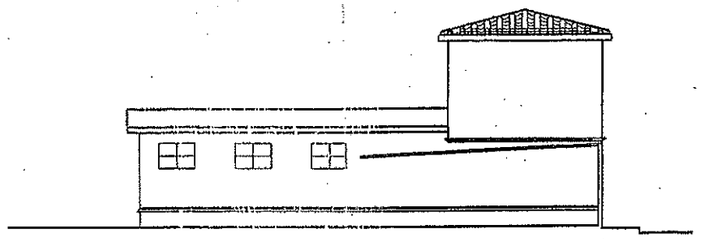
drawing no. PB(A)/97904/99452/GP002

scale 1:100

office

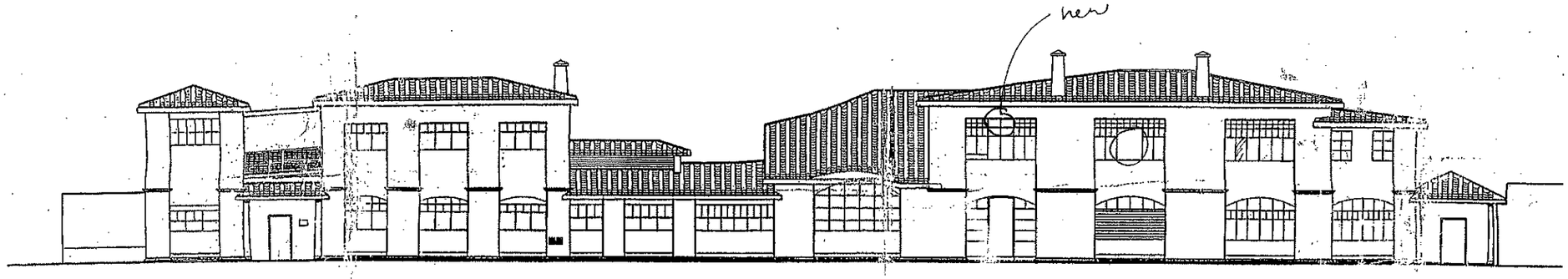
PROPERTY SERVICES BRANCH

ARCHITECTURAL
SERVICES



SOUTH WEST ELEVATION

NORTH EAST ELEVATION



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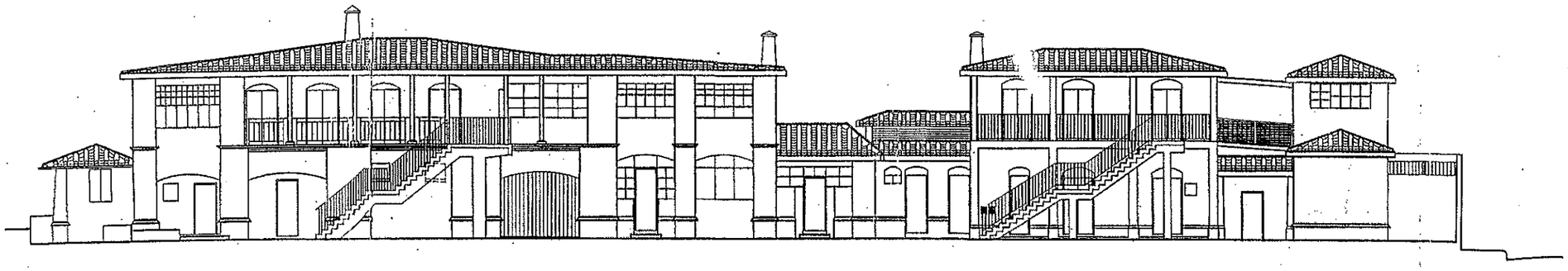

SOUTH EAST ELEVATION

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checked	K.L. FAN	05/03
approved		

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project no.

contract

FORMER RHKYC CLUBHOUSE GSD HQ. AT 12 OIL STREET

drawing title

ELEVATIONS

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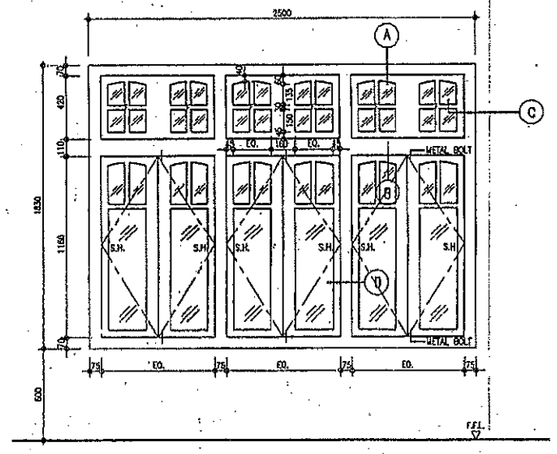
office

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT



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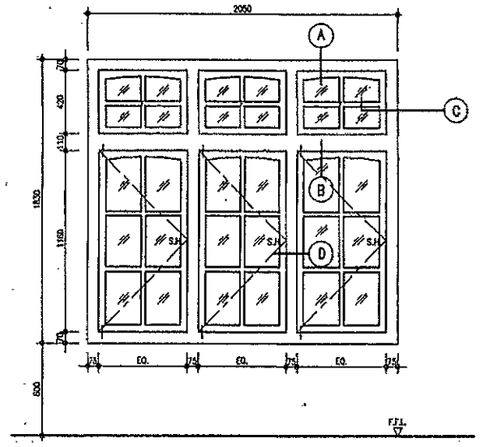

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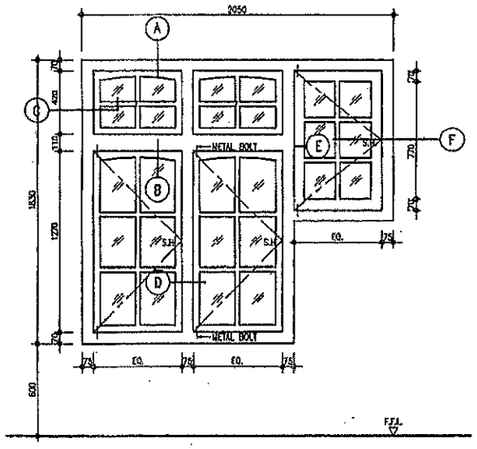

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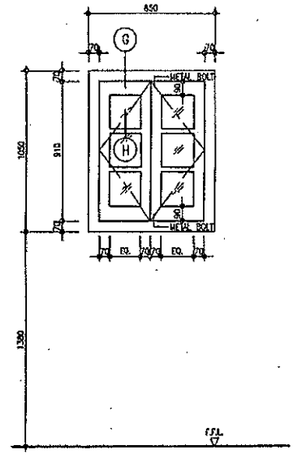

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2. EXACT DIMENSIONS AND LOCATIONS TO BE CHECKED ON SITE BY CONTRACTOR.
3. ALL WINDOWS TO BE VIEWED FROM INSIDE.
4. ALL WINDOWS TO BE TIMBER WINDOWS FINISHED WITH WHITE SYNTHETIC PAINT.

LEGEND :-

6mm THK. CLEAR PLATE GLASS PANEL

F. FIXED PANEL

S.H. SIDE HUNG PANEL

no.	date	description	initial

REVISION

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surveyed		
designed		
drawn	L. LUI	05/00
traced		
checked	K.L. TAM	05/00

approved

P.S.M. ..... signed ..... date

contract no.

file no. FJ-81-7907-005

project no.

contract

FORMER RHKYC CLUBHOUSE GSD HQ. AT 12 OIL STREET

(RECORD DRAWINGS FOR TIMBER DOORS AND WINDOWS)

drawing title

WINDOW SCHEDULE FOR EXISTING TIMBER WINDOWS

(SHEET 1 OF 3)

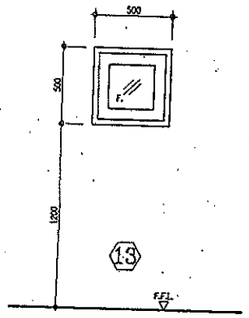
drawing no. PB(A)/97904/99452/DL001

scale 1 : 20

office

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT



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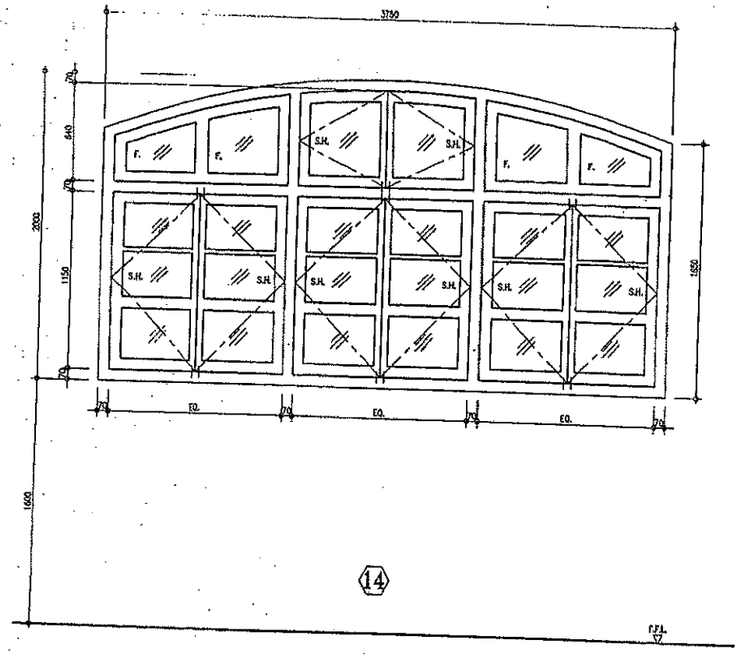

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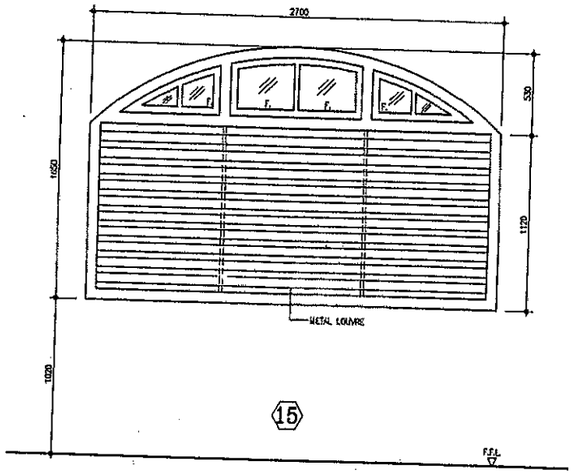

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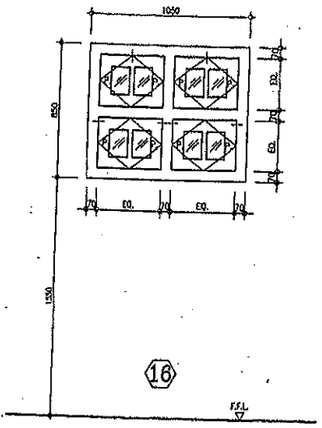
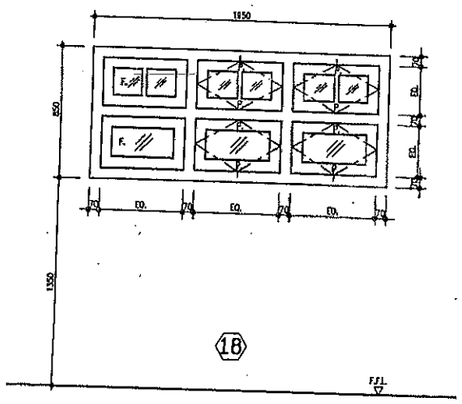


16

17



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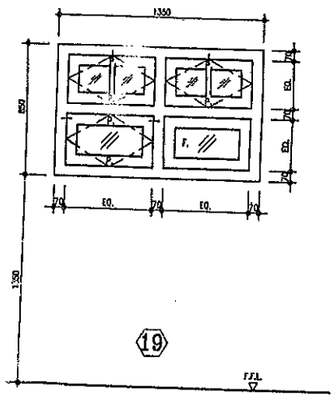

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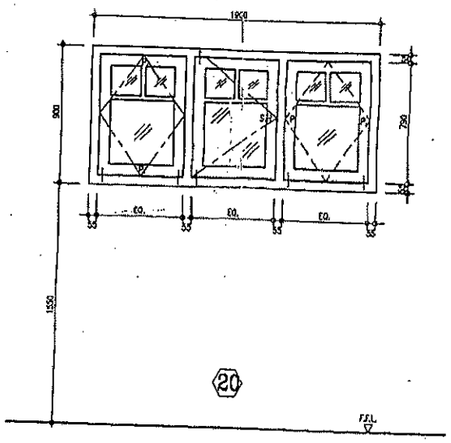

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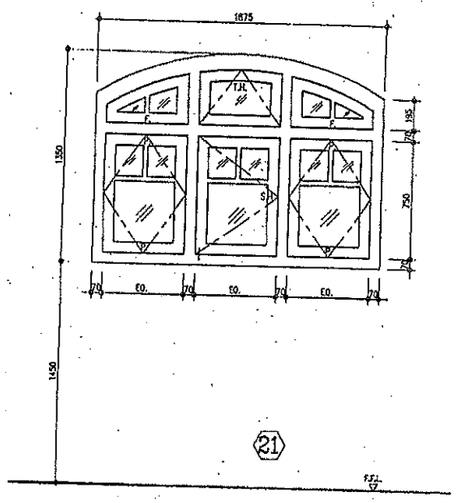

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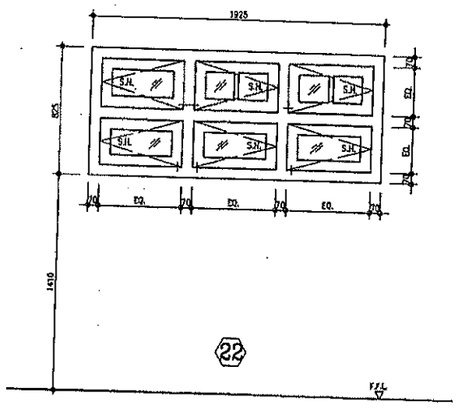

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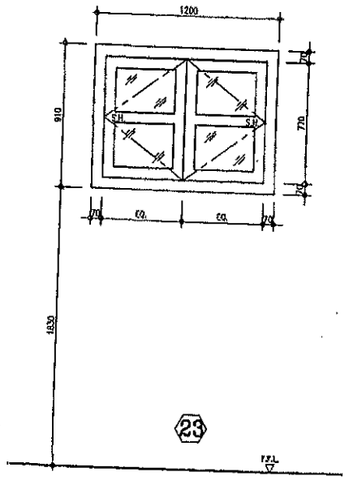

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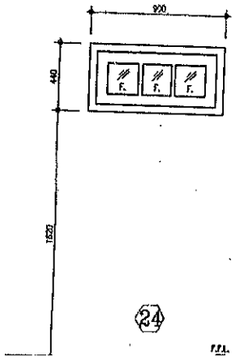


24

NOTES

1. ALL DIMENSIONS ARE IN mm.
2. EXACT DIMENSIONS AND LOCATIONS TO BE CHECKED ON SITE BY CONTRACTOR.
3. ALL WINDOWS TO BE VIEWED FROM INSIDE.
4. ALL WINDOWS TO BE TIMBER WINDOWS FINISHED WITH WHITE SYNTHETIC PAINT.

LEGEND :-

6mm THK. CLEAR PLATE GLASS PANEL

F. FIXED PANEL

S.H. SIDE HUNG PANEL

no.	date	description	initial
REVISION			

	name	date
surveyed		
designed		
drawn	L LU	05/00
traced		
checked	K.L. TAM	05/00
approved		

P.S.M. ..... signed ..... date

contract no.

file no. FJ-B1-7907-005

project no.

contract

FORMER RHKYC CLUBHOUSE GSD HQ. AT 12 OIL STREET : (RECORD DRAWINGS FOR TIMBER DOORS AND WINDOWS)

drawing title

WINDOW SCHEDULE FOR EXISTING TIMBER WINDOWS

(SHEET 2 OF 3)

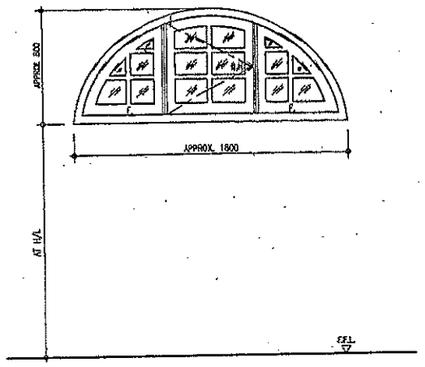
drawing no. FB(A)/97904/99462/DL002

scale 1 : 20

office

PROPERTY SERVICES BRANCH

ARCHITECTURAL



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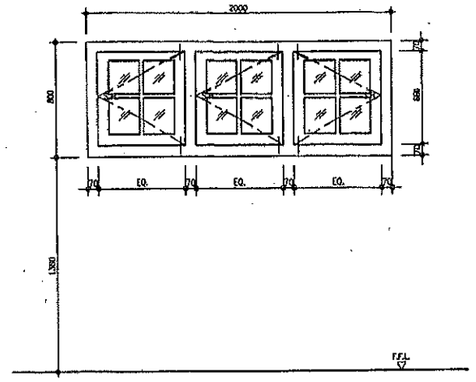

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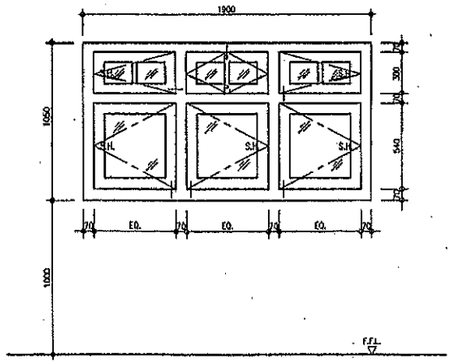

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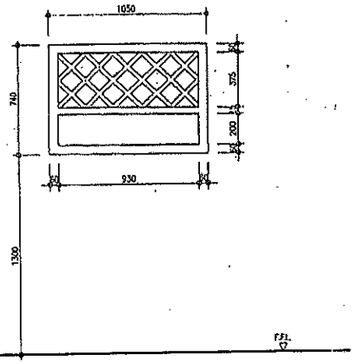

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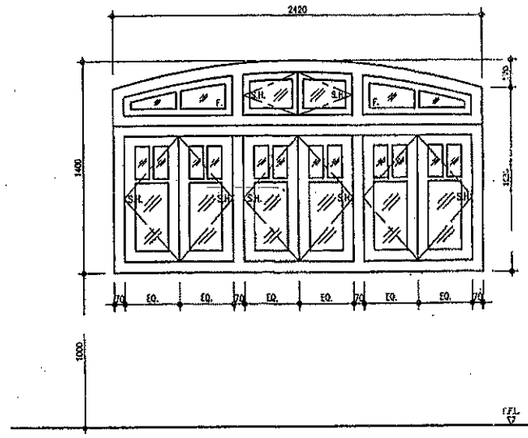

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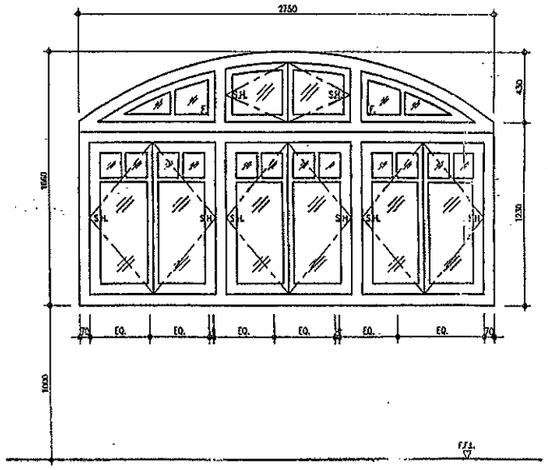


32

NOTES

1. ALL DIMENSIONS ARE IN mm.
2. EXACT DIMENSIONS AND LOCATIONS TO BE CHECKED ON SITE BY CONTRACTOR.
3. ALL WINDOWS TO BE VIEWED FROM INSIDE.
4. ALL WINDOWS TO BE TIMBER WINDOWS FINISHED WITH WHITE SYNTHETIC PAINT.

LEGEND :-

	5mm THK. CLEAR PLATE GLASS PANEL
F.	FIXED PANEL
S.H.	SIDE HUNG PANEL

no.	date	description	initial
REVISION			

	name	date
surveyed		
designed		
drawn	L LIE	05/02
traced		
checked	KL TAM	05/02
approved		

P.S.M. ..... signed ..... date

contract no.

file no. FU-81-7907-005

project no.

contract

FORMER RHKYC
CLUBHOUSE GSD HQ.
AT 12 OIL STREET
(RECORD DRAWINGS FOR
TIMBER DOORS AND WINDOWS)

drawing title

WINDOW SCHEDULE FOR
EXISTING TIMBER WINDOWS

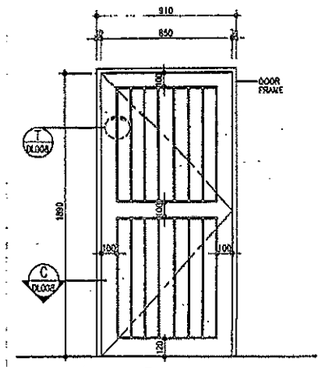
(SHEET 3 OF 3)

drawing no.	scale
PB(A)/97904/98452/DL003	1 : 20

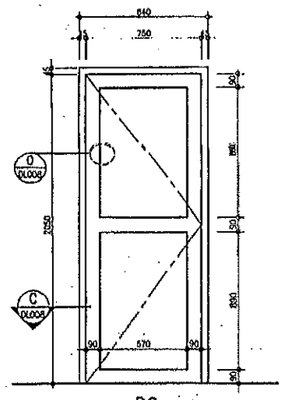
office

PROPERTY SERVICES BRANCH

ARCHITECTURAL
SERVICES



D1



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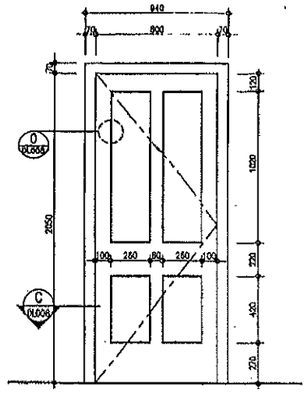
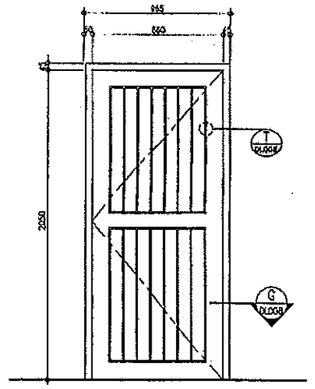
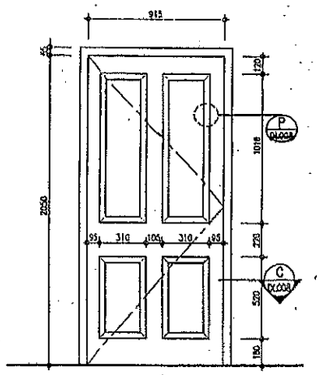


D3, D6



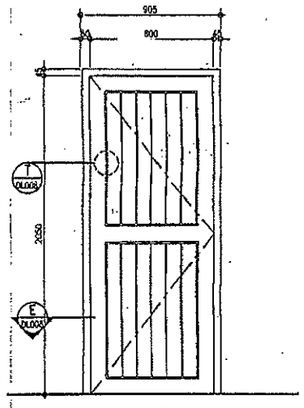
D4



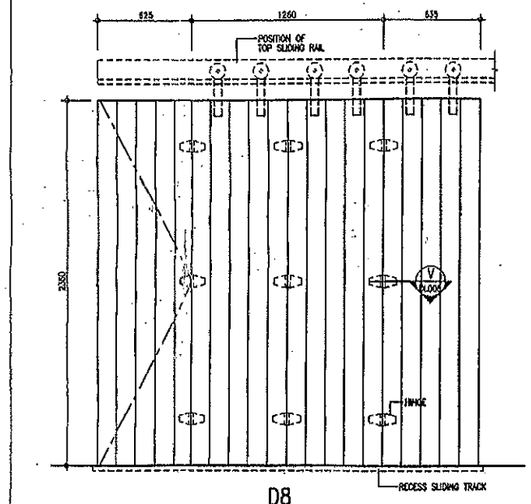
D5

NOTES

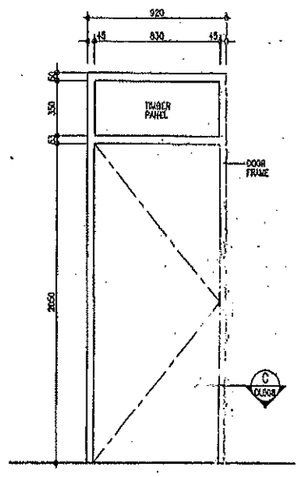
1. ALL DIMENSIONS ARE IN mm.
2. EXACT DIMENSIONS AND LOCATIONS TO BE CHECKED ON SITE BY CONTRACTOR.
3. ALL ELEVATIONS ARE FROM OUTSIDE.



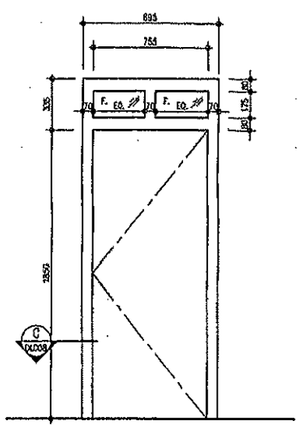
D7



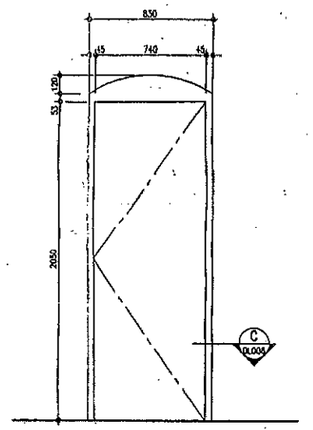
D8
(SLIDING DOOR)



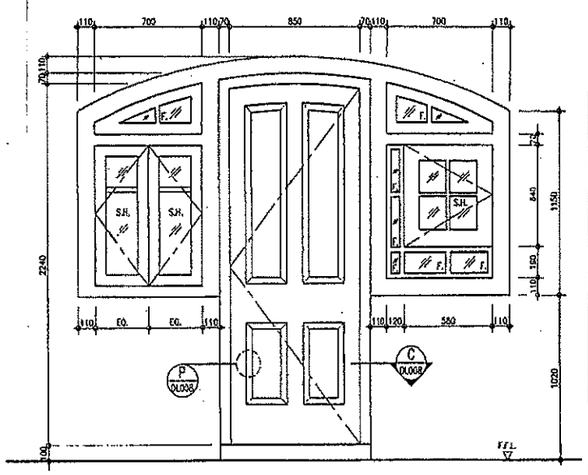
D9



D10



D11



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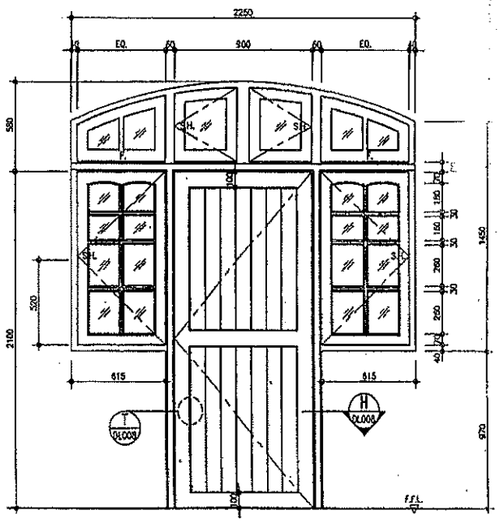
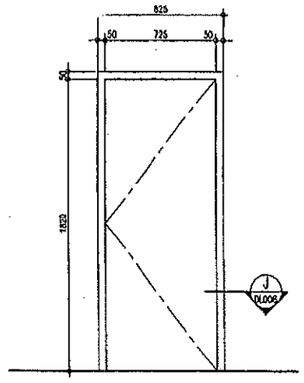
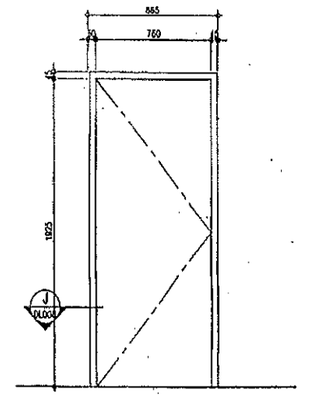


D13



D14



D15

no.	date	description	initial
REVISION			

	name	date
surveyed		
designed		
drawn	L. LEE	05/00
traced		
checked	K.L. TAM	05/00
approved		
P.S.M.	signed	date

contract no.

file no. FJ-81-7907-005

project no.

contract

FORMER RHKYC CLUBHOUSE GSD HQ. AT 12 OIL STREET

(RECORD DRAWINGS FOR TIMBER DOORS AND WINDOWS)

drawing title

DOOR SCHEDULE FOR EXISTING TIMBER DOORS

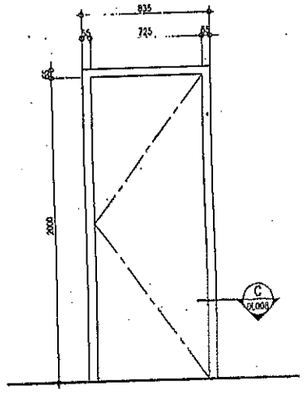
(SHEET 1 OF 3)

drawing no.	scale
PB(A)/97904/99452/DL005	1:20

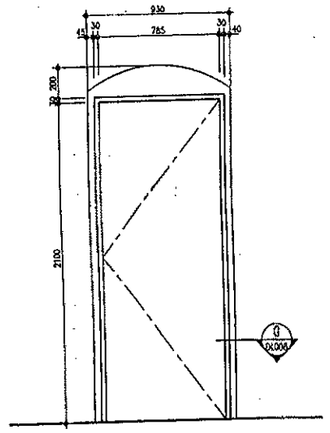
office

PROPERTY SERVICES BRANCH

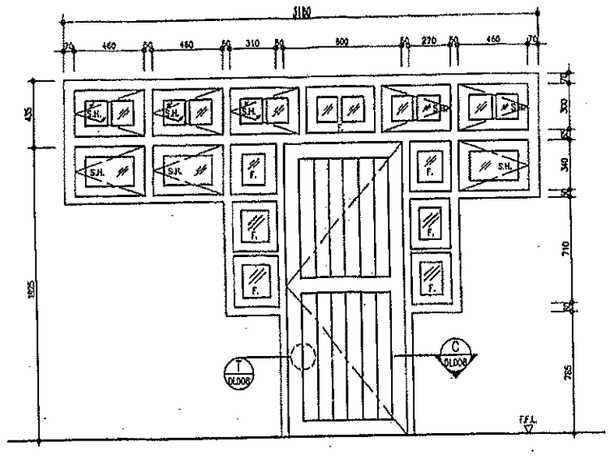
ARCHITECTURAL SERVICES



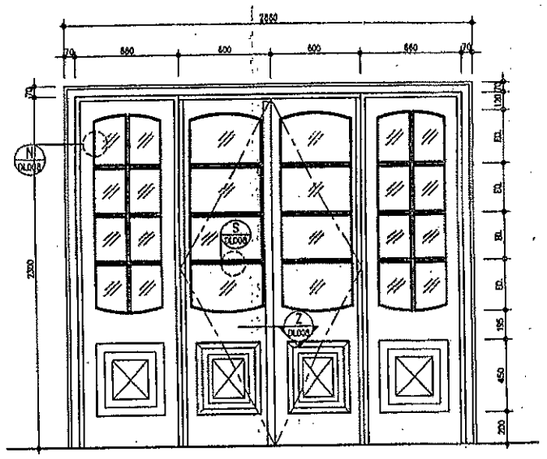
D16



D17



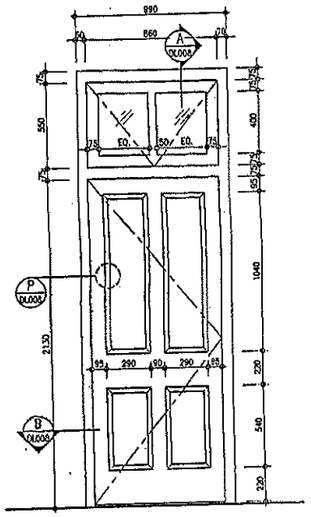
D18



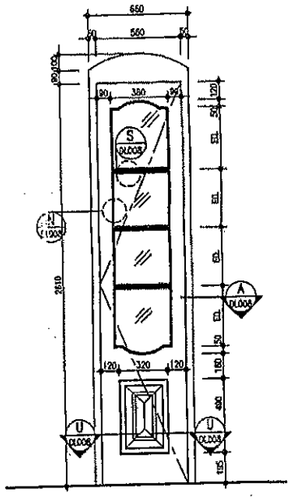
D19

NOTES

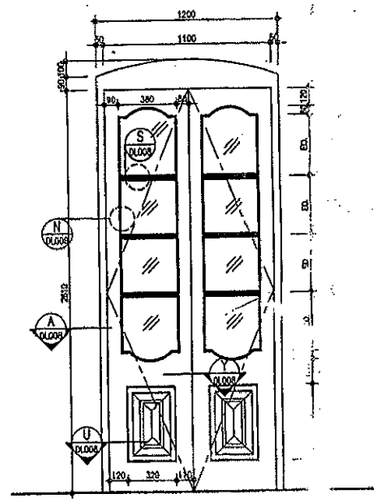
1. ALL DIMENSIONS ARE IN mm.
2. EXACT DIMENSIONS AND LOCATIONS TO BE CHECKED ON SITE BY CONTRACTOR.
3. ALL ELEVATIONS ARE FROM OUTSIDE.



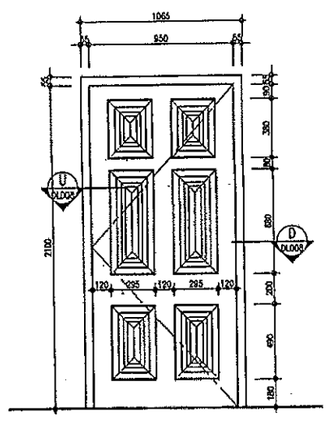
D20



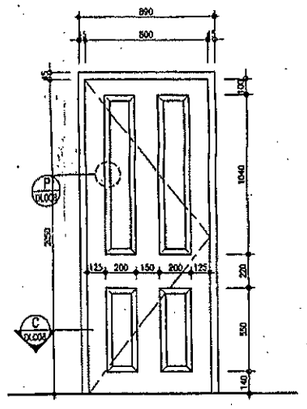
D21



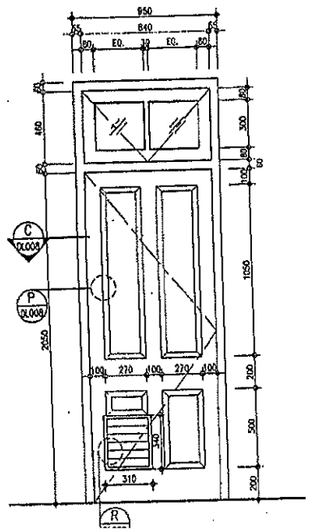
D22 (W=1200) , D23 (W=1220),
D24 (W=1240)

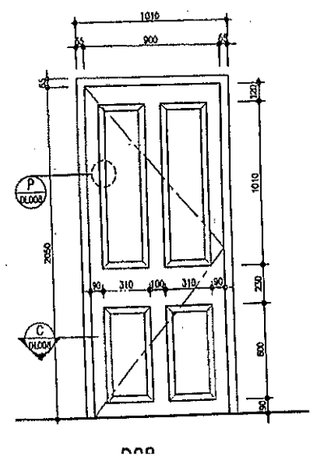


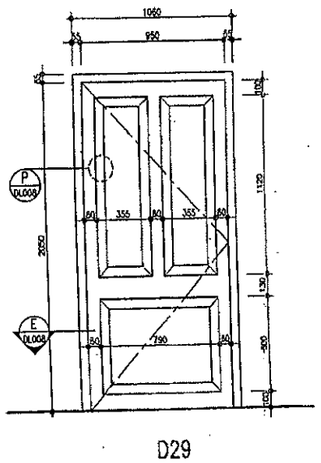
D25



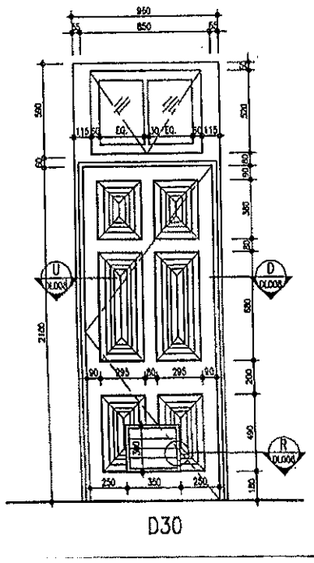
D26



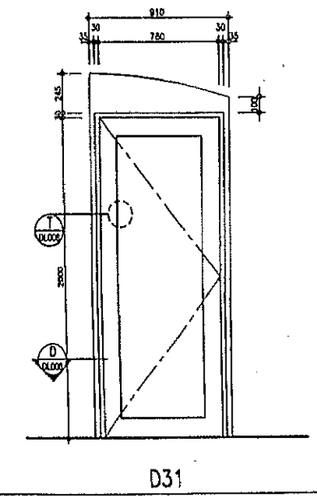




D29



D30



D31

no.	date	description	initial
REVISION			

	name	date
surveyed		
designed		
drawn	L. LU	05/00
traced		
checked	KL TAM	05/00
approved		

P.S.M. ..... signed ..... date

contract no.

file no. FU-81-7907-005

project no.

contract

FORMER RHKYC CLUBHOUSE GSD HQ. AT 12 OIL STREET
(RECORD DRAWINGS FOR TIMBER DOORS AND WINDOWS)

drawing title

DOOR SCHEDULE FOR EXISTING TIMBER DOORS

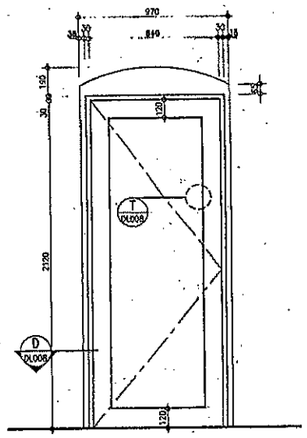
(SHEET 2 OF 3)

drawing no.	scale
PB(A)/97904/99452/DL006	1:20

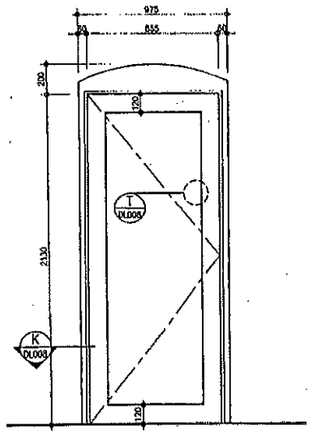
office

PROPERTY SERVICES BRANCH

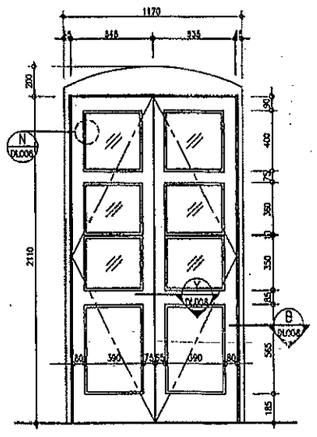
ARCHITECTURAL SERVICES DEPARTMENT



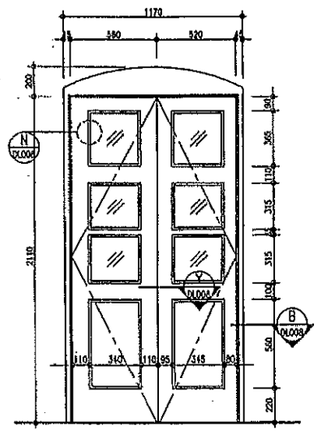
D32



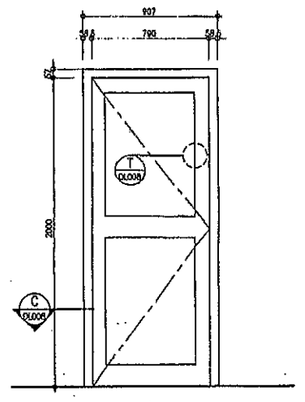
D33



D34



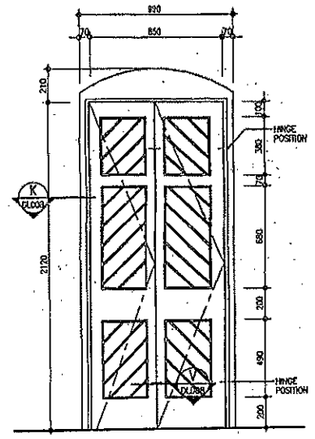
D35



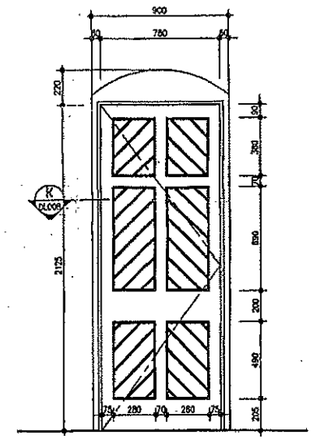
D36

NOTES

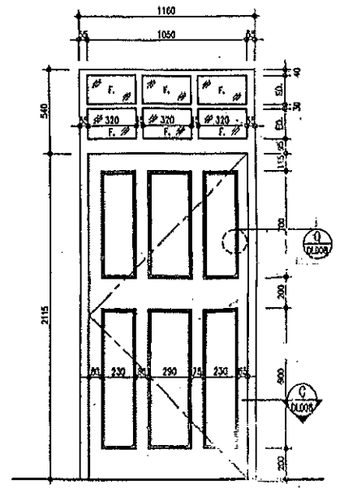
1. ALL DIMENSIONS ARE IN mm.
2. EXACT DIMENSIONS AND LOCATIONS TO BE CHECKED ON SITE BY CONTRACTOR.
3. ALL ELEVATIONS ARE FROM OUTSIDE.



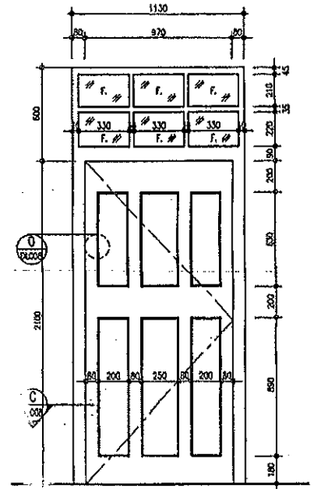
D37
(FOLDING DOOR)



D38



D39



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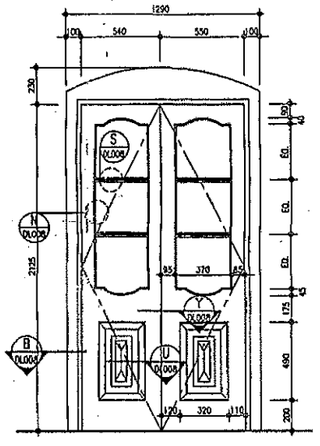

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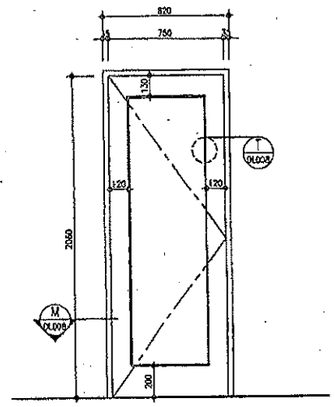

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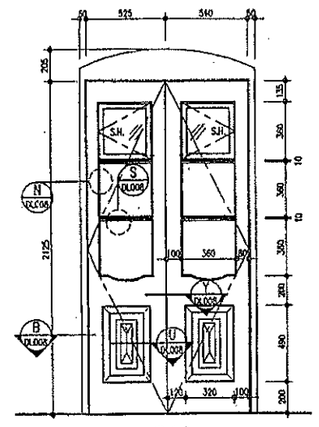

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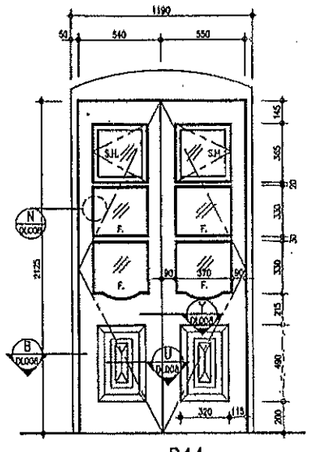

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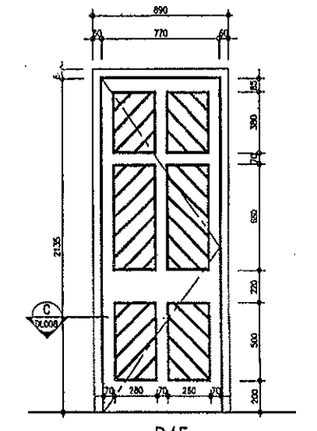


D45

no.	date	description	initial
REVISION			

	name	date
surveyed		
designed		
drawn	L. LU	05/08
traced		
checked	K.L. TAM	05/08
approved		
P.S.M.	signed	date

contract no.

file no. FJ-81-7907-005

project no.

contract

FORMER RHKYC CLUBHOUSE GSD HQ. AT 12 OIL STREET
(RECORD DRAWINGS FOR TIMBER DOORS AND WINDOWS)

drawing title

DOOR SCHEDULE FOR EXISTING TIMBER DOORS

(SHEET 3 OF 3)

drawing no.	scale
PB(A)/97904/99462/DL007	1:20

office

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

GENERAL NOTES :–

1. ALL DIMENSIONS SHOWN ARE MILLIMETERS EXCEPT WHERE INDICATED.
2. ALL LEVELS GIVEN ARE FINISHED FLOOR SURFACES.
3. PLUMBING AND DRAINAGE DETAILS TO BE SUBMITTED SEPARATELY
4. ALL NEW R.C. DETAILS AND CALCULATIONS TO BE SUBMITTED SEPARATELY
5. ASSESSMENT REPORT ON THE FIRE–PROOFING PROPERTY OF THE EXISTING TIMBER STRUCTURE TO BE SUBMITTED SEPARATELY.
6. CLEAR HEIGHT BETWEEN FINISHED FLOOR TO UNDERSIDE OF BEAM ABOVE STAIRCASE TO BE 2000mm MIN.
7. FIRE SERVICES REQUIREMENTS TO BE COMPLIED WITH.
8. ALL EXISTING STAIRCASES TO HAVE RISERS 175mm MAXIMUM AND TREADS 225mm MINIMUM AND TO BE CONSTRUCTED FOR ITS WHOLE HEIGHT OF FIRE RESISTING MATERIALS. DOORS TO BE 850mm WIDE MINIMUM AND HANDRAILS PROVIDED ON BOTH SIDES OF ALL STAIRCASES.
9. ALL PARAPET WALL OR RAILING TO BE MIN. 1100mm HIGH FROM FINISHING FLOOR LEVEL. EXCEPT OTHERWISE STATED.
10. ALL NEW BRICK WORKS AND MASONRY TO BE BUILT IN 1:3 CEMENT MORTAR.
11. ALL THE ACCESS AND TOILET FACILITIES FOR USE BY PERSONS WITH A DISABILITY TO BE ACCORDING TO THE THIRD SCHEDULE OF THE BUILDING (PLANNING) REGULATION 72 & DESIGN MANUAL: BFA 2008.
17. ALL EQUIPMENT & PLANT INSIDE ALL PLANT ROOMS SHALL BE INSTALLED AND OPERATED PRIOR TO O.P. APPLICATION.

FIRE SERVICE DEPARTMENT NOTES :–

1. COMPARTMENTATION AND STRUCTURAL FIRE SAFETY
(A) PIPE DUCTS SHALL BE OF SUBSTANTIAL FIRE & MECHANICAL RESISTANT CONSTRUCTION.
(B) PIPE DUCTS SHALL BE SEALED UP AT POINTS WHERE THEY PASS THROUGH COMPARTMENT FLOORS AND WALLS, AND ALL INSPECTION DOORS SHALL BE 1 HOUR F.R.P. SELF–CLOSING OR EQUIVALENT.
2. EMERGENCY LIGHTING AND EXIT SIGNS
(A) EMERGENCY LIGHTING SHALL BE PROVIDED FOR THE ENTIRE BUILDING INCLUDING ALL STAIRCASES, PASSAGES AND EXIT ROUTES IN ACCORDANCE WITH B.S. 5266–1:1999.
(B) EMERGENCY LIGHTING SHALL NOT BE PROVIDED AT CABLE DUCTS, PIPE DUCTS, TELEPHONE DUCTS, SERVICE DUCTS AND TRENCHES.
(C) SUFFICIENT EXIT AND DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED FOR THE ENTIRE BUILDING TO ENSURE THAT ALL EXIT ROUTES TO STAIRCASES ARE CLEARLY INDICATED.
3. EMERGENCY GENERATOR
(A) NO EMERGENCY GENERATOR SET WILL BE PROVIDED. PRIMARY AND SECONDARY ELECTRICAL SUPPLY FEED FROM POWER COMPANY TO SUPPLY ALL ESSENTIAL POWER FOR THE FIRE PROTECTION SYSTEM WILL BE PROVIDED.
4. AUTOMATIC SPRINKLER SYSTEM
(A) AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH BS EN12845 AND CIRCULAR LETTER NO. 3/2006. SUCH SYSTEM SHALL COVER THE ENTIRE BUILDING EXCEPT THE E&M PLANT ROOMS, TBE ROOM, WATER METER ROOMS/CABINETS, F.S. CONTROL ROOM, SWITCH ROOM, CABLE DUCTS, A/C DUCTS, PIPE DUCTS, TELEPHONE DUCTS, SERVICE DUCTS AND TRENCHES, AND ELECTRICAL METER ROOM/DUCT.
(B) THE SPRINKLER SYSTEM IS CLASSIFIED AS ORDINARY HAZARD GROUP (OHI) FOR ENTIRE BUILDING. AN IMPROVISED SYSTEM IS PROPOSED. THE SPRINKLER SYSTEM IS PROVIDED WITH DIRECT TELEPHONE LINK TO FIRE SERVICES COMMUNICATION CENTRE.
(C) THE QUANTITY AND LOCATION OF SPRINKLER INLETS SHALL BE PROVIDED AS INDICATED ON PLAN. THE SPRINKLER CONTROL VALVE SET SHALL BE INSTALLED INSIDE THE F.S. CONTROL ROOM ON G/F.
(D) A SPRINKLER ANNUNCIATION PANEL SHALL BE PROVIDED FOR THE SPRINKLER SYSTEM AND TO BE LOCATED INSIDE THE F.S. CONTROL ROOM TO INDICATE THE ZONES UPON THE SPRINKLER OPERATION.
(E) THE SPRINKLER ALARM SIGNAL SHALL BE TRANSMITTED TO THE FIRE SERVICES COMMUNICATION CENTRE VIA A DIRECT TELEPHONE LINK WHICH IS CONNECTED TO THE RESPECTIVE MAIN FIRE ALARM CONTROL PANEL.
5. FIRE HYDRANT AND HOSE REEL SYSTEMS
(A) A FIRE HYDRANT SYSTEM AND A HOSE REEL SYSTEM SHALL BE PROVIDED FOR THE ENTIRE BUILDING.
(B) A F.S. WATER TANK FED BY THE CITY WATER TOWN MAIN SHALL BE PROVIDED AT THE LOCATION AS SHOWN ON PLAN.
(C) THE FH/HR SYSTEM CONSISTS OF HYDRANTS AND HOSE REELS THAT ARE POSITIONED AND SHOWN ON PLAN SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT H.K. F.S.D. CODE OF PRACTICE. ONE MANUAL ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHALL BE PROVIDED FOR EACH HOSE REEL POINT, THIS MANUAL ACTUATING POINT FACILITATES THE FIRE PUMP ACTUATION AND AUDIO WARNING ALARM INITIATION.
(D) THE LOCATIONS OF F.S. INLETS, FIRE HYDRANTS AND HOSE REEL SHALL BE INDICATED ON PLAN.
(E) THE PRESSURE AND FLOW FOR BOTH FH/HR SYSTEMS WILL BE MAINTAINED BY THE FIXED FIRE PUMPS. THE RUNNING PRESSURE AT ANY HYDRANT OUTLET SHALL NOT BE LESS THAN 350KPA AND BE CAPABLE OF MAINTAINING 2 HYDRANT OUTLETS WITH AN AGGREGATE FLOW OF NOT LESS THAN 900 LITRES/MIN.
(F) HOSE REELS WITH TUBING NOT LESS THAN 30 METRES IN LENGTH SHALL BE PROVIDED AT THE LOCATIONS AS SHOWN ON PLAN TO ENSURE THAT ALL AREAS ARE COVERED BY THE HOSE REEL SYSTEM.
6. AUTOMATIC FIRE ALARM AND DETECTION SYSTEM
(A) A MANUALLY OPERATED FIRE ALARM SYSTEM SHALL BE PROVIDED FOR THE ENTIRE BUILDING AND SHALL BE INCORPORATED WITH FH/HR SYSTEMS THAT EQUIP WITH A BREAK GLASS UNIT TOGETHER WITH AN ALARM BELL AT EACH HOSE REEL POINT.
(B) A FIRE DETECTION SYSTEM WITH SMOKE / HEAT DETECTOR IN ACCORDANCE WITH B.S. 5839 PART 1 : 2002 + A2 : 2008 & F.S.D. CIRCULAR LETTER NO. 1/2009 SHALL BE PROVIDED FOR ALL E&M PLANT ROOMS AND ALL OTHER AREAS THAT ARE NOT PROTECTED BY THE SPRINKLER SYSTEM EXCEPT CABLE DUCTS, A/C DUCTS, PIPE DUCTS, TELEPHONE DUCTS, SERVICE DUCTS, TRENCHES AND ELECTRICAL METER DUCTS.
(C) A MAIN FIRE ALARM CONTROL PANEL SHALL BE PROVIDED FOR THE ENTIRE BUILDING AND SHALL BE LOCATED AT F.S. CONTROL ROOM AS SHOWN ON PLAN.
(D) FIRE ALARM SIGNAL INCLUDING THE SIGNAL FROM MANUAL ALARM SYSTEM, FIRE DETECTION SYSTEM, AND SPRINKLER SYSTEM SHALL BE TRANSMITTED TO THE FIRE SERVICES COMMUNICATION CENTRE VIA A DIRECT TELEPHONE LINK THROUGH THE MAIN FIRE ALARM CONTROL PANEL.
7. VISUAL FIRE ALARM SYSTEM
(A) VISUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH : B.S. 5839–1 : 2002+A2 : 2008 FIRE DETECTION AND FIRE ALARM SYSTEM FOR BUILDING – PART 1 : CODE OF PRACTICE FOR SYSTEM DESIGN, INSTALLATION, COMMISSIONING AND MAINTENANCE.
(B) F.S.D CIRCULAR LETTERS NO. 4/2001.
(C) DESIGN MANUAL – BARRIER FREE ACCESS 2008.
8. PORTABLE FIRE EXTINGUISHER
(A) PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE SHALL BE PROVIDED AS INDICATED ON PLANS AND IN ACCORDANCE WITH CURRENT F.S.D. CIRCULAR LETTER NO. 4/96 PART VIII SECTION 6, 7, & 8.
9. STAIRCASE PRESSURIZATION SYSTEM
(A) STAIRCASE PRESSURIZATION WILL NOT BE PROVIDED FOR THE ENTIRE BUILDING SINCE NOT LESS THAN 6.25% OPENABLE WINDOW IS PROVIDED FOR ALL COMPARTMENT.
10. DYNAMIC SMOKE EXTRACTION SYSTEM
(A) DYNAMIC SMOKE EXTRACTION SYSTEM WILL NOT BE PROVIDED FOR THE ENTIRE BUILDING SINCE NO FIRE COMPARTMENT EXCEEDS 7000 M3/ IN VOLUME.
11. VENTILATION/ AIR CONDITIONING CONTROL SYSTEM
(A) WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEMS TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN THE DESIGNATED FIRE COMPARTMENTATION.
(B) WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEMS TO BE PROVIDED, IT SHALL COMPLY WITH THE CURRENT F.S.D. CODE OF PRACTICE 2005 EDITION AND CIRCULAR LETTERS NO. 2/2005.
12. DANGEROUS GOODS
(A) ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHALL NOTIFY THE DIRECTOR OF FIRE SERVICES.
13. OTHERS
(A) ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTING AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY THE USE OF APPROVED FIRE RETARDANT PRODUCT.
(B) ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITH IN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY THE USE OF APPROVED FIRE RETARDANT PRODUCT.
(C) ALL ELECTRICAL CIRCUITS SHALL BE PROTECTED BY MINIATURE CIRCUIT BREAKERS.

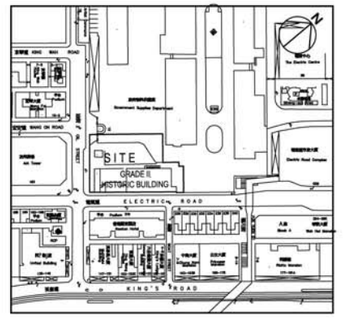
LEGEND :

- R.C. WORKS
- EXTERNAL PLASTER
- GLASS WORKS
- METAL WORKS
- WOODWORKS
- SANITARY FITMENTS
- CERAMIC TILES
- SOLID CONCRETE BLOCK
- 4.5kg CO_2 F.E.
- 9.0 L H_2O F.E.
- FIRE HYDRANT
- BUCKET OF SAND
- STRUCTURE LEVEL
- FINISH FLOOR LEVEL
- F.W.G.W. FIXED WIRED GLASS WINDOW
- M.L. METAL LOUVER
- HOSE REEL
- EXIT SIGN
- EXISTING WINDOW TO BE LOCK WITH DEVICE

DOOR MARK :

- EXISTING SOLID TIMBER DOOR
- EXISTING SOLID TIMBER DOOR WITH GLASS VISION PANEL
- EXISTING SOLID TIMBER DOOR
- EXISTING SOLID TIMBER DOOR
- EXISTING SOLID TIMBER DOOR WITH GLASS VISION PANEL
- 1 HR F.R.P. SELF CLOSING DOOR
- 1/2 HR F.R.P. SELF CLOSING DOOR
- SELF CLOSING DOOR WITH PANIC BOLT
- 2 HR F.R.P. SELF CLOSING DOOR

B.S. 476 : PART 20 AND 22 : 1987



BLOCK PLAN
SCALE 1 : 1 000

PROVISION OF MEANS OF ESCAPE IN CASE OF FIRE

STOREY	NO. OF STOREY ABOVE G/F	TOTAL U.F.A. (m^2) STOREY		PERMITTED DENSITY	TOTAL CAPACITY STOREY SERVED BY STAIR		NOS.& WIDTH OF STAIR PROVIDED	DISCHARGE VALUE OF STAIR
1/F	2	OFFICE (A)(B)(B1)(B2) (C1) & (C2)	142.302	9	18	45 P.	ST–1 (1 NO. 1200)	480 P. = 480 P. (ST–1)
		MEETING ROOM	20.535	1	27		ST–2 (1 NO. 950)	– P. = – P. (ST–2)
		STORE ROOMS	49.704	30	2		ST–4 (1 NO. 1100)	420 P. = 420 P. (ST–4)
								= 900 P.
				TOTAL	= 45 P.			TOTAL = 900 P. > 45 P

PROVISIONS OF EXIT DOOR / EXIT ROUTE FROM ROOM OR STOREY

STOREY	USE	U.F.A. (m^2)	PERMITTED DENSITY	CAPACITY (EACH STOREY)		MIN. NO. OF EXIT ROUTE & EXIT DOOR		MINIMUM TOTAL WIDTH OF (mm) EXIT DOOR REQUIRED	EXIT DOOR PROVIDED	EXIT ROUTE REQUIRED	EXIT ROUTE PROVIDED	MINIMUM WIDTH OF EACH (mm) EXIT DOOR REQUIRED	EXIT DOOR PROVIDED	EXIT ROUTE REQUIRED	EXIT ROUTE PROVIDED
1/F	OFFICE (A)(B)(B1)(B2)(C1) & (C2)	142.302	9	16 P	37 P	2	2	1750	9660	2100	2400	850	1200x2 1600x1 860x1	1050	1200x2
	MEETING ROOM	20.535	1	21 P											
	STORE ROOMS	49.704	30	2 P	2 P	–	–	–	4010	–	1050	–	1090x2 1060x1 770x1	–	1050
G/F	OFFICE (E)	26.751	9	3 P	3 P	–	–	–	850	–	1050	750	850	–	1050
	MUSEUM (EXHIBITION GALLERY)	190.349	2	96 P	96 P	2	2	1750	3320	2100	2100	850	2520x1 800x1	1050	1050x2
	MUSEUM (MULTI– FUNCTION HALL)	92.194	2	58 P	58 P	2	2	1750	1750	2100	2100	850	900x1 850x1	1050	1050x2
	MUSEUM (MULTI– PURPOSE ROOM	22.30													
	PREPARATION ROOM	27.307	4.5	7 P	7 P	–	–	–	850	–	1050	750	750	–	1050
	LOUNGE	26.872	1	27 P	27 P	–	–	–	970	–	1050	750	750	–	1050

FIRE RESISTANCE REQUIREMENT FOR ELEMENTS OF CONSTRUCTION

STOREY	USE	CLASS	COMPARTMENT OF BUILDING (EACH FLOOR) AREA (m^2)	COMPARTMENT OF BUILDING (EACH FLOOR) VOLUME (m^3)	F.R.P. (HR.)	MINIMUM DIMENSION FOR ELEMENT OF CONSTRUCTION (mm) EXISTING SLAB	EXISTING BEAM	EXISTING COLUMN	EXISTING WALL
G/F	PREPARATION ROOM	4		NOT EXCEEDING 7,000 cu.m.	1	ALL EXISTING TIMBER ELEMENTS TO BE PAINTED WITH FIRE RETARDANT PAINT			
	MUSEUM (EXHIBITION GALLERY)	7		NOT EXCEEDING 7,000 cu.m.	1				
	MUSEUM (MULTI– PURPOSE ROOM & MULTI– FUNCTION HALL)	7		NOT EXCEEDING 7,000 cu.m.	1				
	OFFICE (E)	3		NOT EXCEEDING 28,000 cu.m.	1				
	LOUNGE	4		NOT EXCEEDING 28,000 cu.m.	1				
	SWITCH ROOMS				4	ALL EXISTING TIMBER ELEMENTS TO BE PAINTED WITH FIRE RETARDANT PAINT			
1/F	STORE ROOMS,				1				
	OFFICE (A)(B)(B1)(B2)(C1) & (C2)	3		NOT EXCEEDING 7,000 cu.m.	1	ALL EXISTING TIMBER ELEMENTS TO BE PAINTED WITH FIRE RETARDANT PAINT			
	PANTRY				1				

SCHEDULE OF SANITARY FITMENTS

STOREY	USE	TOTAL U.F.A.(m^2) EACH UNITS	PERMITTED DENSITY (m^2)	TOTAL NO. OF PERSON (EACH STOREY)			REQUIRED W.C.	REQUIRED BASIN	REQUIRED URINAL	PROVIDED W.C.	PROVIDED BASIN	PROVIDED URINAL	ACCESSIBLE UNISEX TOILET REQUIRED W.C.	REQUIRED BASIN	REQUIRED URINAL	PROVIDED W.C.	PROVIDED BASIN	PROVIDED URINAL
G/F	OFFICE (E)	26.751	9	3	M:	108	2	2	3	2*	3*	3	1	1		1	1	
	MUSEUM (EXHIBITION GALLERY)	190.349	2	96														
	MUSEUM (MULTI– FUNCTION HALL)	92.194	2	47														
	MUSEUM (MULTI– PURPOSE ROOM	22.30	2	12														
	PREPARATION ROOM	27.307	4.5	7														
	LOUNGE	26.872	1	27	F:	133	6	2		6*	5*							
	STORE ROOMS	29.745	30	1														
1/F	OFFICE	142.302	9	16														
	MEETING ROOM	20.535	1	21														
	STORE ROOMS	49.704	30	2														
			total	241														

* (UNISEX TOILET INCLUDED)

TOTAL USABLE SPACE AREA DISTRIBUTION:

FLOORS	USE	UFA x UNITS	UFA (m^2)
1/F	OFFICE (A)(B)(B1)(B2)(C1) & (C2)	19.220+23.073+39.878 13.700+33.576+12.855	= 142.302
	MEETING ROOM	20.535	= 20.535
	PANTRY	8.179	= 8.179
	STORE ROOMS	12.810+12.948+13.903 10.043	= 49.704
G /F	OFFICE (E)	26.751	= 26.751
	MUSEUM (EXHIBITION GALLERY)	190.349	= 190.349
	MUSEUM (MULTI– PURPOSE ROOM)	22.30	= 22.30
	MUSEUM (MULTI– FUNCTION HALL)	92.194	= 92.194
	PREPARATION ROOM	27.307	= 27.307
	LOUNGE	26.872	= 26.872
	STORE ROOMS	21.90+7.845	= 29.745
	TOTAL		= 636.238 m^2

B.D. REFERENCE:

F.S.D. REFERENCE:

ARCHITECTURAL SERVICES DEPARTMENT

TC–L019 OF 2009–2012 TERM CONTRACT

REV.	DATE	DESCRIPTION	DWN.	CHK
1A	17/06/2011	LEGEND ADDED	ps	KC

NOTES:
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4. DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS EXPLICITLY CERTIFIED.

YAU LEE CONSTRUCTION CO. LTD.
(A MEMBER OF YAU LEE HOLDINGS LIMITED)

PROJECT:
REFURBISHMENT OF FORMER YACHT CLUB BUILDING , GRATD II HISTORIC BUILDING AT 12 OIL STREET, NORTH POINT, HONG KONG.

DRAWING TITLE:
NOTES AND CALCULATION

DESIGNED: FF	DRAWN: ps
CHECKED: KC	APPROVED: FF
ISSUE DATE: AUG 2011	REV.
DRAWING SIZE: A1	SCALE: 1 : 200
JOB NO. 09D065 / 09037	
DRAWING NO. GP–01	
CAD REF. GP–01_NOTES.DWG	

B.D. REFERENCE:

F.S.D. REFERENCE:

ARCHITECTURAL SERVICES DEPARTMENT

TC-UI519 OF 2009-2012
TERM CONTRACT

REV.	DATE	DESCRIPTION	DWN.	CHK.

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YAU LEE CONSTRUCTION CO. LTD.
(A MEMBER OF YAU LEE HOLDINGS LIMITED)

PROJECT:
REFURBISHMENT OF FORMER YACHT CLUB BUILDING , GRADE II HISTORIC BUILDING AT
12 OIL STREET, NORTH POINT, HONG KONG.

DRAWING TITLE:
GROUND FLOOR LAYOUT PLAN

DESIGNED: FF	DRAWN: MAN
CHECKED: KC	APPROVED: FF
ISSUE DATE: AUG 2011	REV.
DRAWING SIZE: A1	SCALE: 1 : 100
JOB NO. 09D065 / 09037	
DRAWING NO. GP-02	
CAD REF. GP-02_GF PLAN.DWG	

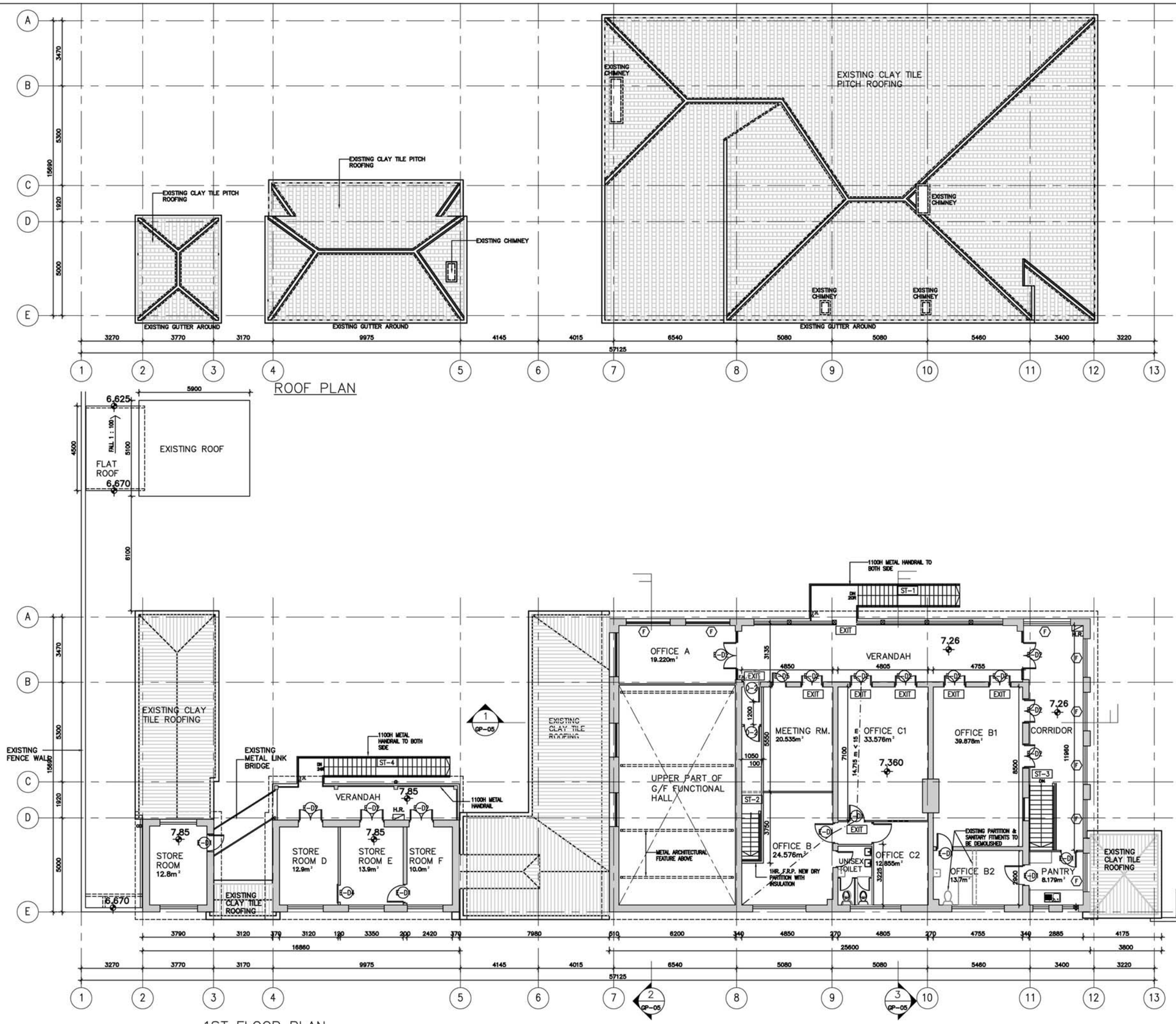
GROUND FLOOR PLAN

ALL EXISTING TIMBER STRUCTURE TO BE PAINTED WITH 1 HR F.R.P. RETARDED PAINT

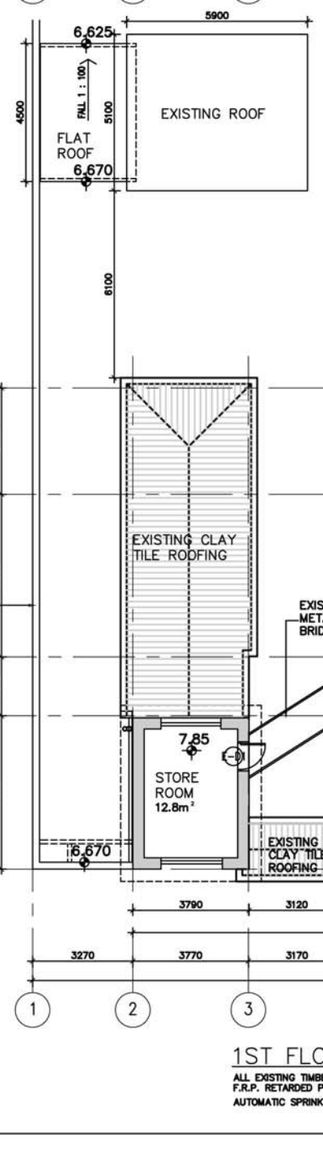
AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED

OIL STREET

ELECTRIC ROAD



ROOF PLAN



1ST FLOOR PLAN

ALL EXISTING TIMBER STRUCTURE TO BE PAINTED WITH 1 HR F.R.P. RETARDED PAINT

AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED

B.D. REFERENCE:

F.S.D. REFERENCE:

ARCHITECTURAL SERVICES DEPARTMENT

TC-LI519 OF 2009-2012 TERM CONTRACT

REV.	DATE	DESCRIPTION	DWN.	CHK.

NOTES:

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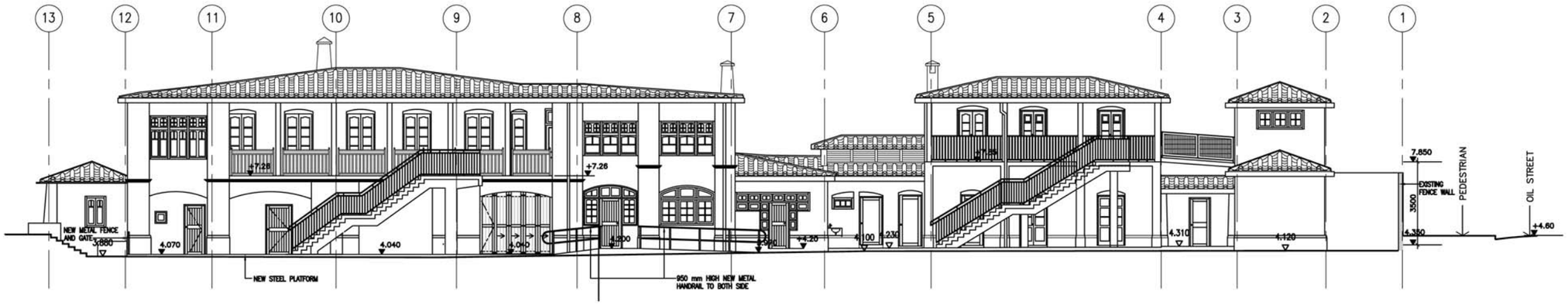
YAU LEE CONSTRUCTION CO. LTD.
(A MEMBER OF YAU LEE HOLDINGS LIMITED)

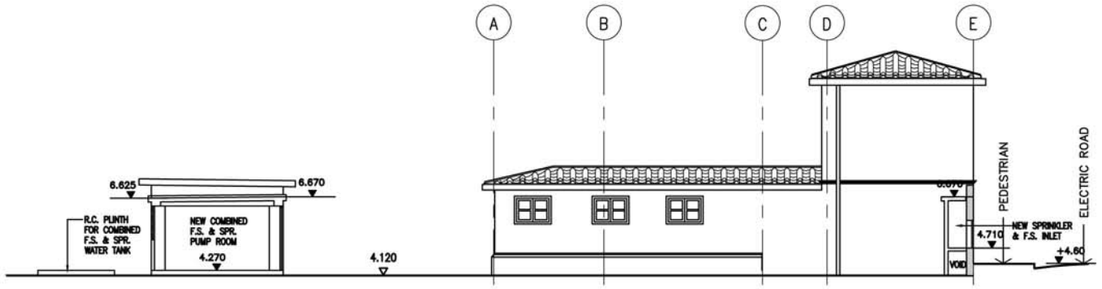
PROJECT:
REFURBISHMENT OF FORMER YACHT CLUB BUILDING , GRADE II HISTORIC BUILDING AT 12 OIL STREET, NORTH POINT, HONG KONG.

DRAWING TITLE:
1st FLOOR LAYOUT PLAN

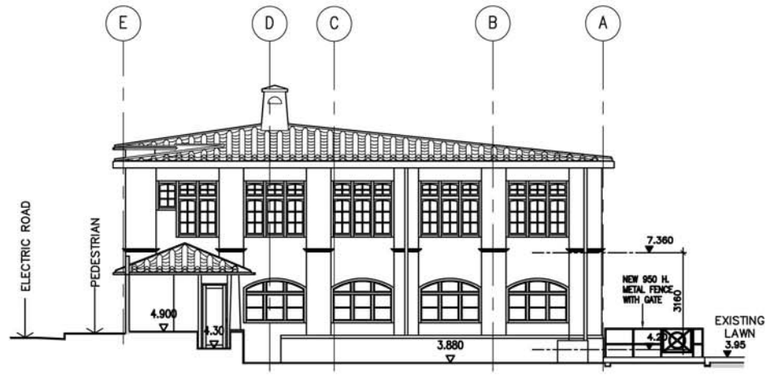
DESIGNED: FF	DRAWN: MAN
CHECKED: KC	APPROVED: FF
ISSUE DATE: AUG 2011	REV.
DRAWING SIZE: A1	SCALE: 1 : 100
JOB NO. 09D065 / 09037	
DRAWING NO. GP-03	
CAD REF. GP-03_1ST PLAN.DWG	



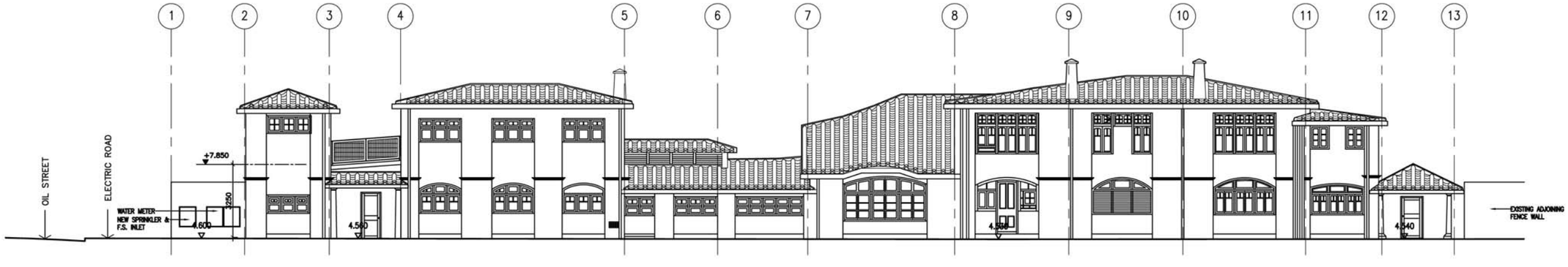
3 / - FRONT ELEVATION
REF: -



2 / - SOUTH WEST ELEVATION
FACING OIL STREET
REF: -



4 / - REAR ELEVATION
REF: -



1 / - SOUTH EAST ELEVATION
FACING ELECTRIC ROAD
REF: -

B.D. REFERENCE:

F.S.D. REFERENCE:

ARCHITECTURAL SERVICES DEPARTMENT

TC-UI519 OF 2009-2012
TERM CONTRACT

REV.	DATE	DESCRIPTION	DWN.	CHK.

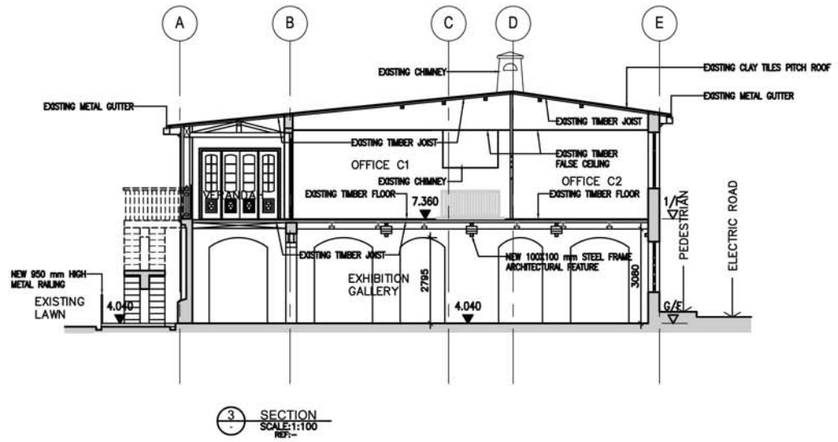
NOTES:
1. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. VERIFY ALL DIMENSIONS ON SITE.
3. DRAWING AND COPY-RIGHT ARE PROPRIETARIES OF INNOVISION ARCHITECTS AND ENGINEERS LIMITED AND SHALL BE RETURNED UPON COMPLETION OF WORK.
4. DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS EXPLICITLY CERTIFIED.

YAU LEE CONSTRUCTION CO. LTD.
(A MEMBER OF YAU LEE HOLDINGS LIMITED)

PROJECT:
REFURBISHMENT OF FORMER YACHT CLUB BUILDING , GRADE II HISTORIC BUILDING AT
12 OIL STREET, NORTH POINT, HONG KONG.

DRAWING TITLE:
ELEVATIONS

DESIGNED: FF	DRAWN: MAN
CHECKED: KC	APPROVED: FF
ISSUE DATE: AUG 2011	REV.
DRAWING SIZE: A1	SCALE: 1 : 100
JOB NO. 09D065 / 09037	
DRAWING NO. GP-04	
CAD REF. GP-04_ELEVATION.DWG	



3 SECTION
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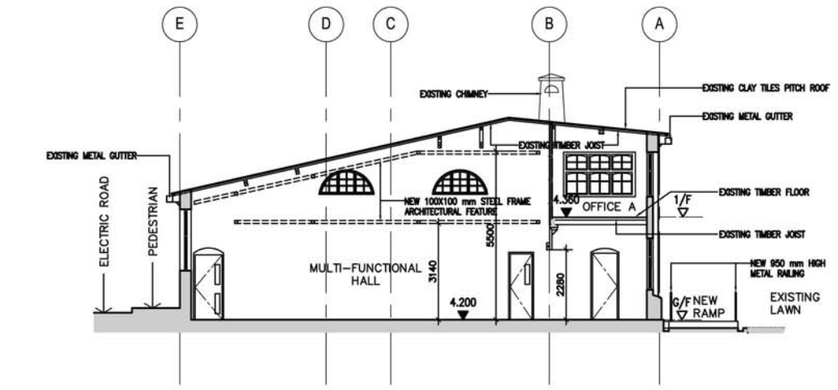

2 SECTION
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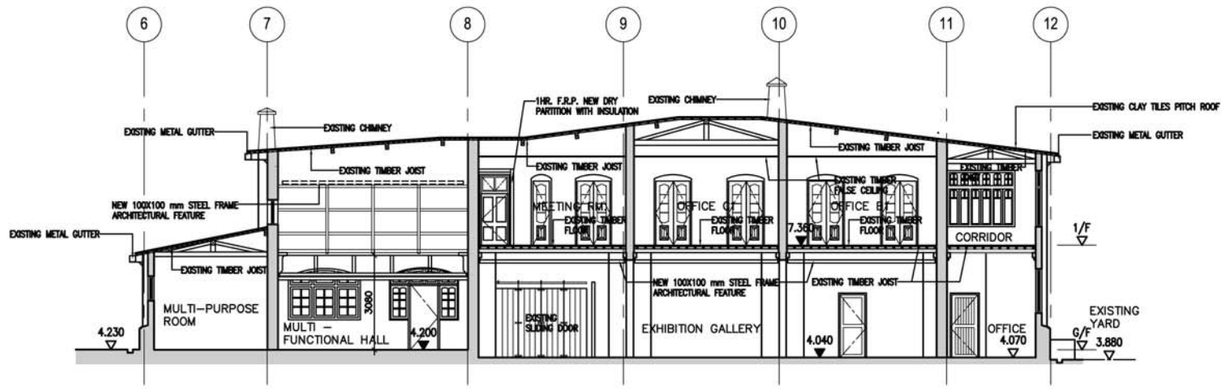

1 SECTION A
SCALE:1:100
REF:-

B.D. REFERENCE:

F.S.D. REFERENCE:

ARCHITECTURAL SERVICES DEPARTMENT

TC-UI519 OF 2009-2012
TERM CONTRACT

REV.	DATE	DESCRIPTION	DWN.	CHK.

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PROJECT:
REFURBISHMENT OF FORMER YACHT CLUB BUILDING , GRADE II HISTORIC BUILDING AT 12 OIL STREET, NORTH POINT, HONG KONG.

DRAWING TITLE:
SECTIONS

DESIGNED: FF	DRAWN: ps
CHECKED: KC	APPROVED: FF
ISSUE DATE: AUG 2011	REV.
DRAWING SIZE: A1	SCALE: 1 : 100
JOB NO. 09D065 / 09037	
DRAWING NO. GP-05	
CAD REF. GP-05_SECTION.DWG	