

**Antiquities and Monuments Office's Comments on  
the Heritage Impact Assessment  
for the Revitalisation of the Blue House Cluster  
at 72-74A Stone Nullah Lane, 2-8 Hing Wan Street and  
8 King Sing Street, Wan Chai**

The Antiquities and Monuments Office (AMO) has reviewed the findings set out in the Heritage Impact Assessment (HIA) report for the revitalisation works at the Blue House Cluster (BHC) in Wan Chai, including Blue House at No. 72, 72A, 74 and 74A Stone Nullah Lane, Yellow House at No. 2, 4, 6 and 8 Hing Wan Street and Orange House at No.8 King Sing Street, and offered the following comments for St. James' Settlement (SJS)'s consideration:

- a) We note that the proposal has adopted the principles of minimum intervention and reversibility such that changes / disturbance to the BHC would be kept to minimum. As such, the proposal is agreeable.
- b) We note that the proposal retains the existing use of the residential units on upper floors as far as possible to avoid extensive structural alterations to the existing building, such that the intervention to the character-defining elements of the BHC can be minimized.
- c) We note that the front elevations of the BHC will be preserved in-situ while the new additional works to suit the modern day's requirements such as the linking bridge and the lift connecting the units within the BHC will be constructed at the back of the houses, affecting only the rear elevations. The new tanks and pump room for building services will also be located underground at the open space in the BHC. This approach can minimize the visual impact and disturbance to the prominent front elevations of the BHC.
- d) We note that the proposal makes effort in conserving the local community network by upgrading the living environment of the tenants who opted to stay on and operating social business to serve the community. Interpretation areas will be included in the BHC to introduce the traditional ways of living. These measures help the public appreciate the cultural significance of the BHC.

- e) In addition to the mitigation measures devised in the HIA report, we would like to propose the following for further enhancement:
- (i) The repair and restoration involving timber work and brick work should make reference to the existing building fabrics to keep authenticity.
  - (ii) The restoration to the roof of Yellow House should follow the existing architectural style. The detailed design of the roof restoration should be submitted to AMO for comment.
  - (iii) The excavation works at the open area for accommodating the underground tank and pump rooms should be carried out with due care to ensure that the structural integrity of the buildings nearby will not be affected. Protective/ monitoring measures should be drawn up and submitted to AMO for comment.
  - (iv) The installations and ductings for the building services facilities should be in less prominent locations to minimize visual impact to the front elevations of the BHC. The routings should also be carefully designed to minimize the damage to the existing building fabric. The design should be submitted to AMO for comment.
  - (v) To ensure that the mitigation measures recommended in the HIA report are properly implemented, a heritage consultant should be appointed by SJS to monitor the implementation and record any changes and variations.
  - (vi) The finalized HIA report should be accompanied with plans, sections, elevations and/or photo-montages, showing clearly the proposed alteration/ addition works to the BHC.