

**Antiquities and Monuments Office's Comments on
Heritage Impact Assessment on
Chai Wan Factory Estate at No.2 Kut Shing Street, Chai Wan**

The Antiquities and Monuments Office (AMO) has reviewed the findings set out in the Heritage Impact Assessment (HIA) report on the Chai Wan Factory Estate (CWFE) and has the following comments:

- a) We have no objection to the demolition of the existing central bridging link due to its structural deterioration. It is noted that the reconstructed bridging link has tried to be designed in harmony with its two side wings maintaining the H-shaped form.
- b) The façades of the CWFE which are in strong horizontal lines forming by the balconies and slabs are one of the key character-defining elements (CDE). The retention of the open verandahs on the facade visible from the street is therefore welcome.
- c) The proposal for a heritage gallery by utilising the ground floor verandah corridors is considered an enhancement to the project, as it can help the public understand the history of Chai Wan and the background of CWFE.
- d) AMO welcomes the provision of open spaces and landscape planting at the ground level and on the flat roofs, as it will not only soften the building mass but will also enhance greenery space and improve the building environment.
- e) We note that cartographic and photographic surveys will be conducted to ensure proper documentation of the existing features.

- f) In addition to the mitigation measures devised in the HIA report, we would like to propose the following for further enhancement:
- (i) The proposed addition of steps to the existing ramps, which are one of the CDEs, to form a means of escape is noted. Nevertheless, any addition should be reversible and at least one flight of the original ramps should be left untouched and preserved in-situ for interpretation purposes. The design of additional steps should be submitted to AMO for comment.
 - (ii) Structural monitoring should be carried out and the proposal should be submitted to AMO for comment.
 - (iii) The reconstructed bridging link should be kept to the footprint of the original link as far as practicable. In case the original footprint of the central link could not be followed, it should be well justified.
 - (iv) It is noted that partition walls have to be added to the open verandahs facing the internal courtyards in order to separate each household for security and privacy reasons. The later added partition walls should be reversible.
 - (v) To ensure that the mitigation measures recommended are properly implemented, a heritage consultant should be appointed by the project proponent to monitor the implementation of the mitigation measures and record any changes and variations.

Antiquities and Monuments Office
Leisure and Cultural Services Department
April 2013

Ref: LCSD/CS/AMO 22-3/0