

**Antiquities and Monuments Office's Comments on
the Heritage Impact Assessment in respect of
the Revitalisation of the Haw Par Mansion**

The Antiquities and Monuments Office (AMO) has reviewed the Heritage Impact Assessment (HIA) report in respect of the revitalisation of the Haw Par Mansion (the Mansion) into Haw Par Music Farm and has the following comments:

- a) The proposal has adopted the principles of minimal intervention and reversibility for the new additions such that changes / disturbance to the Mansion could be kept to a minimum. As such, the proposal is agreeable;
- b) The front elevation of the Mansion will be kept intact with minor alterations to form new doorways at less prominent locations to suit the new uses. This approach can minimise the visual impact to the external elevations, especially to the front elevation, which is a key character defining element exemplifying the architectural value of the Mansion;
- c) The layout of the private garden in front of the Mansion will be kept intact with minor alterations and additions to provide protective barriers to the existing balustrades and barrier free access to suit modern day's requirements, and to form a connection to the new services block at the Ancillary Site (i.e. the open area adjacent to the Mansion and its private garden (the Main Site)). This approach, which conserves the original setting of the private garden, is agreeable;
- d) Apart from the necessary internal alterations to cater for the introduction of new uses, the bulk of the internal layout will be retained. This is meant to demonstrate the living style of the former owner, an overseas Chinese who was a successful businessman and a famous philanthropist. The main hall on G/F will be retained for interpretation purpose, which will help the public to appreciate the cultural significance of the Mansion. These measures are

commendable.

- e) A new services block will be constructed at the Ancillary Site to house the new building services facilities serving the Main Site. Besides, a new footbridge will be constructed for connecting the services block and the Main Site, which is elevated at a higher level and is separated by a public lane underneath, to provide barrier access from the street level to the private garden. The proposed outlook of the new services block will be compatible with the Mansion in terms of height, mass and appearance, while it is distinguishable from the historic building. It is considered that the introduction of this new services block helps to accommodate the necessary building services facilities for the new uses, and hence minimising the disturbance to the Mansion;
- f) In addition to the mitigation measures devised in the HIA report, AMO would like to propose further enhancement measures as follows:
 - (i) The design of the alteration and addition works to suit the modern day's requirements for barrier free access, protective barriers and means of escape should be compatible with but distinguishable from the existing building fabrics within the Mansion and its private garden. Details of the works should be submitted to the AMO for comment;
 - (ii) Details of the new internal lift within the Mansion should be submitted to the AMO for comment;
 - (iii) The disturbance to the private garden should be kept minimal during the strengthening works to the retaining walls along the boundary of the Main Site. Details of the strengthening works should be submitted to the AMO for endorsement;
 - (iv) Design of the new services block at the Ancillary Site, including but not limited to the appearance and the height of the block, the landscaping area at the roof of the block, and the details of the new footbridge connecting to the Main Site,

have to be submitted to and agreed by the AMO;

- (v) The improvement works for acoustic performance and the installations of air-conditioning and new light fittings within the building should not bring prominent physical and visual impacts to the interior of the Mansion. Details of these new installations should be submitted to the AMO for comment;
- (vi) The installations and ducting for the building services facilities should be at less prominent locations to minimise the visual impact to the Mansion. The routings should also be carefully designed to minimise the damage to the existing building fabrics. Details of the works should be submitted to the AMO for comment; and
- (vii) To ensure that the mitigation measures recommended in the HIA report are properly implemented, a heritage consultant should be appointed by the Haw Par Music Foundation Ltd. to monitor the implementation and record any changes and variations.

Antiquities and Monuments Office
Leisure and Cultural Services Department
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