

**Antiquities and Monuments Office's Comments on
the Heritage Impact Assessment in respect of
the Revitalisation of the Lady Ho Tung Welfare Centre**

The Antiquities and Monuments Office (AMO) has reviewed the Heritage Impact Assessment (HIA) report in respect of the revitalisation of the Lady Ho Tung Welfare Centre (LHTWC) which comprises the Main Block and the Bungalow, into Lady Ho Tung Welfare Centre Eco-Learn Institute 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 LHTWC could be kept to a minimum. As such, the proposal is agreeable;
- (b) in general, the two building facades will be kept intact except minor alterations of windows and doors at less prominent locations of the Bungalow to suit modern-day requirements. The later-added toilet structures at the rear of the Main Block will be demolished to reveal the original building facades of the Main Block. This approach can minimise the visual impact to the building facades which is a key Character Defining Element (CDE) to demonstrate the architectural value of the LHTWC;
- (c) in general, the internal layout of the LHTWC will be retained, with only the essential internal alterations being proposed to cater for the new use. The main CDEs such as fire places, ceramic photographs of Sir Robert Ho Tung and Lady Ho Tung, original glazed wall tiles, timber suspended ceiling etc. will be retained for public appreciation. This approach, which helps the public understand the original design and use of the historic buildings, is commendable;
- (d) the Chinese style roofs of LHTWC will be re-roofed to match with the original style, form and materials. Additional fresh air intake units are proposed for the two existing buildings. To minimise the additional loading to roofs and avoid alteration works to roof structures of the Main Block, a new platform supported by its load

bearing walls is proposed to accommodate the aforesaid units. This approach, which aims to retain the authenticity and increase the reversibility of additional works, is also agreeable;

- (e) the existing later-added pavilion will be demolished to make way for a new services block to accommodate new building services facilities, toilet facilities and reception/guard house serving the LHTWC. The proposed outlook of the new services block will be compatible with the historic buildings in terms of height, mass and appearance, while it is distinguishable from the historic buildings. It is considered that the introduction of this new services block helps accommodate the necessary ancillary facilities for the new use, and hence minimising the disturbance to LHTWC;
- (f) in addition to the mitigation measures devised in the HIA report, AMO would like to propose further enhancement measures as follows:
 - (i) roof repair and re-roofing works of the Main Block and Bungalow should adopt the traditional method and materials. Details of the works should be submitted for AMO's agreement;
 - (ii) details of modification works to the existing windows and doors should be submitted for AMO's agreement;
 - (iii) details of the additional well and underground rainwater recycling system should be submitted for AMO's agreement;
 - (iv) the disturbance to the load bearing walls of the historic buildings should be avoided as far as practicable for the installation of the new platform to accommodate new building services. Details of the new platform should be submitted for AMO's agreement;
 - (v) design details of the new services block, including but not limited to the appearance, building height, finishes and colour scheme of the block, should be submitted for AMO's

agreement;

- (vi) the installations and ducting for the building services facilities should be at less prominent locations to minimise the visual impact to the LHTWC. The routings should also be carefully designed to minimise the damage to the existing building fabrics. Details of the works should be submitted for AMO's comments; and
- (vii) to ensure that the mitigation measures recommended in the HIA report are properly implemented, a heritage consultant should be appointed by the Sik Sik Yuen Lady Ho Tung Welfare Centre Eco-Learn Institute Limited to monitor the implementation and record any changes and variations.

Antiquities and Monuments Office
Leisure and Cultural Services Department
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