

**Antiquities and Monuments Office's Comments on  
the Heritage Impact Assessment in respect of  
the Revitalisation of the Old Dairy Farm Senior Staff Quarters**

The Antiquities and Monuments Office (AMO) has reviewed the Heritage Impact Assessment (HIA) report in respect of the revitalisation of the Old Dairy Farm Senior Staff Quarters (SSQ), which comprises the Main Building, the Servants' Quarters and the Garage Block, into The Pokfulam 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 SSQ can be kept to a minimum. As such, the proposal is agreeable;
- (b) the later-added structure at the Main Building will be demolished while the roof form and the verandah of the Main Building and the windows of the Main Building and the Servants' Quarters will be restored based on available information. As details of the original roof truss of the Main Building are not certain, the new roof truss will be constructed in steel to make it distinguishable from the original. This approach for restoration is agreeable based upon the current best available information provided by the project proponent. The construction details of the truss will be further developed;
- (c) the interior layout of the SSQ will be kept intact in general. The main character defining elements such as fire places, classical architectural features, granite and brick walls etc. will be retained for public appreciation. This approach will help the public understand the original design layout and the daily life of the former owner of the historic building, and is therefore agreeable;
- (d) reconstruction of timber decking system will follow the existing structural system with minor modifications in member sizes and addition of fire-rated materials to comply with current statutory requirements for the proposed use. This approach aims to retain

the original structural system which is rarely found in Hong Kong and to increase the reversibility of the additional works, and is therefore agreeable;

- (e) a new access ramp will be constructed at the southwest part of the site connecting to the existing openings of verandah of the Main Building so as to comply with the current statutory requirements. As the entrance of the ramp is located away from the Main Building which provides a platform for public appreciation to the building façade and can minimise the impact to the SSQ, this is agreeable;
- (f) a new services block will be constructed at the southern part of the site which is far away from the historic buildings to accommodate new building services facilities, toilet facilities and areas for thematic workshops serving the SSQ. 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 will help accommodate the necessary ancillary facilities for the new uses, hence minimising the disturbance to the SSQ; and
- (g) in addition to the mitigation measures devised in the HIA report, AMO would like to propose further enhancement measures as follows:
  - (i) further research on the old roof form and windows including the design of the timber window, louvre, and window awning of the period should be carried out. Details of the restoration works should be submitted for AMO's agreement;
  - (ii) details of reconstruction and upgrading of the timber decking system of the Main Building should be submitted for AMO's agreement;
  - (iii) design details of the new services block, including but not limited to the appearance and the height of the block, the finishes and the colour scheme of the block should be

submitted for AMO's agreement;

- (iv) design details of the additional ramp, including but not limited to the appearance, the materials, and the colour scheme of the ramp and the interfacing details with the Main Building should be submitted for AMO's agreement;
- (v) design of the new glass canopy, including but not limited to the appearance, the materials, the colour scheme and the interface details with historic fabrics should be submitted for AMO's agreement;
- (vi) upgrading works to the existing staircase, window and door openings of the SSQ should be designed in a way that the physical and visual impact to the historic fabrics can be kept to a minimum. Details of upgrading works should be submitted for AMO's agreement;
- (vii) the installations and ducting for the building services facilities should be arranged at less prominent locations to minimise the visual impact to the SSQ. 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 comment; and
- (viii) to ensure that the mitigation measures recommended in the HIA report are properly implemented, a heritage consultant should be appointed by The Pokfulam Farm Company Limited to monitor the implementation and record any changes and variations.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
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