

**Antiquities and Monuments Office's Comments on
the Heritage Impact Assessment in respect of
the Revitalisation of No. 12 School Street, Tai Hang, Causeway Bay**

The Antiquities and Monuments Office (“AMO”) has reviewed the Heritage Impact Assessment (“HIA”) report in respect of the revitalisation of No. 12 School Street into the Tai Hang Fire Dragon Heritage Centre and has the following comments:

- a) the proposal has adopted the principles of minimal intervention for the new additions such that changes/disturbance to No. 12 School Street could be kept to a minimum. As such, the proposal is agreeable;
- b) a 4-storey height aluminum cladding lift shaft with perforated dragon figure and a simulated “Fire Dragon Joss Stick Pearl” on top will be constructed at the existing light well at rear elevation facing First Lane. The construction works will be facilitated by the demolition of the existing 1-storey height fence wall and toilet facilities on G/F , while existing window openings at 1/F and 2/F will be enlarged to form new connections with the lift lobbies. This approach is agreeable as the new lift shaft, which is located at the rear portion, can minimise the impact to the historic building;
- c) the building facades will be generally kept intact. Apart from the additional of lift tower, minor modification works to some of the windows facing Brown Street and First Lane for fresh air intake and exhaust, and restoration to steel windows with ornamental grilles matching the existing style will be carried out. The existing aluminum French windows and the blocked openings will be opened up at 2/F verandah and restored to French windows with materials and design compatible to the period during which the building was re-constructed after the Japanese Occupation. This approach, which allows the public to understand the original design, is agreeable;

- d) the remains of the previous school name (Chinese characters) at 2/F parapet wall facing Brown Street will be preserved and exposed partially for interpretation. The display of the remains of the previous school name, which can allow the public to understand the history of the building, is agreeable;
- e) alteration works to the interior will be carried out, but the main character defining elements such as the internal staircase with solid balustrade leading from G/F to R/F, the three stone plaques commemorating the founding of “Hung Shing Yi Hok” in the late Qing dynasty and the re-construction of the school in 1949, etc. are retained for public appreciation. This approach, which will help the public understand the heritage value of the building, is agreeable;
- f) new building services, e.g. fire services pump room, flushing water pump room and outdoor units for the air-conditioning system, etc., will be constructed on the R/F to serve the building. The existing kitchen of less significance will be demolished to make way for the new plant rooms. This arrangement is considered acceptable; and
- g) in addition to the mitigation measures devised in the HIA report, AMO would like to propose further enhancement measures as follows:
 - (i) as details of the original French doors are not certain based on the current best available information provided by the project proponent, further research on the French doors/windows of the period should be carried out to develop the design for the restoration works. Details of the restoration of windows/French windows, and modification of existing windows, e.g. the design of the louvres and the addition of fire resisting glazing at the inner side should be submitted for AMO’s agreement;
 - (ii) design of the new lift tower with aluminum cladding, glazing for the lift lobbies and the “Fire Dragon Joss Stick Pearl”, including but not limited to the appearance, the materials, the colour scheme and the interface details with historic fabrics

etc. should be submitted for AMO's agreement;

- (iii) the design, style and size of new signage including the name and logo of Tai Hang Fire Dragon above the entrance cornices, and the "1949" at 2/F parapet of the front elevation should be compatible with the architectural style of the building. The fixing details of the logo and letters should be in a reversible way. Details should be submitted for AMO's agreement;
- (iv) details of the re-construction and upgrading of the roof slab should be submitted for AMO's agreement;
- (v) details of treatment to the remains of Chinese characters of the previous school name on the external wall should be submitted for AMO's agreement;
- (vi) upgrading works to the existing staircase, replacement of railing on top of the 2/F verandah and roof solid parapet wall should be designed in a way that the physical and visual impacts to the historic fabrics can be kept to a minimum. Details of upgrading works should be submitted for AMO's agreement;
- (vii) the proposed outlook of the new plant rooms should be compatible with the historic building in terms of height, mass and appearance. Details of the plant rooms and the screening should be submitted for AMO's agreement;
- (viii) the installations and ducting for the building services facilities should be arranged at less prominent locations to minimise the visual impact to the building. 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
- (ix) to ensure that the mitigation measures recommended in the HIA report are properly implemented, a heritage consultant should be appointed by the Tai Hang Fire Dragon Heritage

Centre Limited to monitor the implementation and record any changes and variations.

Antiquities and Monuments Office
Leisure and Cultural Services Department
June 2017

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