

**Antiquities and Monuments Office's Comments
on the Heritage Impact Assessment in respect of
the Revitalisation of the Luen Wo Market**

The Antiquities and Monuments Office (“AMO”) has reviewed the findings set out in the Heritage Impact Assessment (“HIA”) report in respect of the revitalisation of the Luen Wo Market (“LWM”) into “Luen Wo Market – House of Urban and Rural Living” which comprises the market building and a new annex block, 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 LWM can be kept to a minimum. As such, the proposal is agreeable;
- (b) the façades of the market building will be kept intact except for minor alterations of windows and openings at less prominent locations to suit new uses and meet statutory requirements. The existing later-added temporary steel structure at the main entrance canopy will be removed and the main entrance canopy will be reinstated to its original appearance by recasting. The windows at the front and side elevations of the market building will also be restored to match the original timber windows design. These approaches are able to reveal the original building façade design which is a key character defining element to demonstrate the architectural value of the LWM;
- (c) minor interior additions and alterations are mainly proposed at the rear area where it is less prominent to cater for the new back of house facilities, such that the original low wall partitioning internal layout of the LWM could still be retained in general in order to reveal the original spatial organisation of the market. The East Wing of the market building will also be converted into interpretation area with different types of market stalls settings to be showcased. These approaches allow the public to have a better understanding of the market settings and operations which are commendable;

- (d) addition of canvas is proposed at the open courtyards to make use of the outdoor spaces as extensions for the interior exhibition and catering. The design of canvas will be minimal and subtle by using lightweight materials, such that the setting of the E-shaped plan of the market building is still readable and the original function of the courtyards in enhancing natural lighting and ventilation of the market can still be maintained. This approach is agreeable;
- (e) a new annex block with underground plantrooms will be constructed at the East Plaza to provide bicycle store on site and house the new building services facilities serving the LWM. The proposed annex will be located at the farthest possible distance away from the market building. It is designed with climber planting such that the proposed outlook is distinguishable from the historic building but compatible with the heritage site in terms of height, mass and appearance. It is considered that the introduction of this new annex block helps accommodate the necessary storage and building services facilities for the new uses, and minimises the disturbance to the market building;
- (f) apart from the addition of a new annex block, the two open spaces on the northeast and southwest side of the LWM will be redesigned with new landscape features as the East Plaza and the West Plaza. Holiday bazaar is proposed to be organised at the East Plaza, and the design of the outdoor furniture at the Plazas including the storage benches and outdoor temporary stalls will be compatible with the historic building. The proposed holiday bazaar helps reveal the history and the memory of the outdoor market in the past which is also agreeable; and
- (g) cartographic and photographic surveys to record the LWM will be conducted before commencement of the proposed works, and the findings will be sent to AMO for record.

2. In addition to the mitigation measures devised in the HIA report, AMO would like to propose further enhancement measures as follows:

- (a) the affected character defining elements during the recasting work of the main entrance canopy should be carefully salvaged and reinstated at original positions as far as technically feasible. For elements where re-installation is not feasible, replica of the affected elements will be produced to match with the original material, texture, colour and details, and properly recorded. Salvaged affected elements shall be displayed for interpretation within the site as far as technically feasible. Details of the works including the method statement should be submitted for AMO's agreement;
- (b) details of modification works to the existing windows, doors and gates including but not limited to alteration of existing openings and replacement of windows, doors and gates should be submitted for AMO's agreement;
- (c) design details of the alteration and addition works to suit modern day's requirements including but not limited to dog houses and guard rails at roofs, etc. should be submitted for AMO's agreement;
- (d) design details of the localised strengthening works should be submitted for AMO's agreement;
- (e) design details of the installation of new canvas at the open courtyards including but not limited to the materials, fixing details and colour scheme should be submitted for AMO's agreement;
- (f) design details of different types of market stalls display should be submitted for AMO's agreement;
- (g) design details of the new annex block, including but not limited to the appearance, building height, finishes and colour scheme of the block, should be submitted for AMO's agreement;
- (h) landscape design of the East Plaza and the West Plaza, including but not limited to the landscape features at the West Plaza and the outdoor furniture at the East Plaza should be submitted for AMO's agreement;

- (i) design details of the outdoor temporary stalls for the holiday bazaar at the East Plaza should be submitted for AMO's agreement;
- (j) the installations and ducting for the building services facilities should be at less prominent locations to minimise the visual impact to the LWM. 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
- (k) to ensure that the mitigation measures recommended in the HIA report are properly implemented, a heritage consultant should be appointed by the Lutheran Luen Wo Market – House of Urban and Rural Living Limited to monitor the implementation and record any changes and variations. Progress reports should be prepared by the heritage consultant for AMO's noting and action as appropriate.

Antiquities and Monuments Office

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