

**Heritage Impact Assessment of  
Lai Chi Kok Hospital**

**BACKGROUND**

Under the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme) Batch I, Secretary for Development has issued an approval-in-principle to the proposal turning the LCKH into “The Hong Kong Cultural Heritage” submitted by The Hong Kong Institute for Promotion of Chinese Culture (HKIPCC).

2. The site of the LCKH was divided into 3 zones: upper, middle and lower zones. The building blocks at lower zone were constructed in around 1910. The site has been used as quarantine station, prison, hospital and rehabilitation centre. The LCKH was accorded as Grade 3 historic site in 1992. Under the Revitalisation Scheme, it will be adaptive-reused to a venue for promotion of arts and culture with hostel, performance space, classrooms, café and gallery.

**HERITAGE IMPACT ASSESSMENT / CMP**

3. In accordance with Antiquities and Monuments Office (AMO)’s Guidance Notes to Heritage Impact Assessment (HIA) Submission for Revitalisation Scheme, AMO considered that an HIA in form of a Conservation Management Plan (CMP) is required to design mitigation measures in order to avoid adverse impact on the building in the course of conversion and to outline the future interpretation, maintenance and management strategies, based on AMO’s Conservation Guidelines given in the Resource Kit of the Revitalisation Scheme. The HIA has been completed and submitted to AMO.

4. The recommended Conservation Principles in the CMP are summarized as below:

- (a) Architectural design should be carried out in such a way to keep or revert to the original expression of the architectural features and minimize intervention to the existing significant fabrics;

- (b) Character-defining elements should be preserved or restored with good conservation practices. In particular, the preserved features include the red brick facades and their wooden casement windows and doors of lower blocks, tiled pitch-roof and significant internal elements such as fireplaces and timber trusses. Significant site features such as old stone wall and old incinerators will also be preserved;
- (c) The original red brick facing of external facades of upper and middle zones will be restored by removing the later-added surface plastering and paint after on-site trial checking the feasibility of restoration. Minimal interference to the original red brick facing will be adopted;
- (d) New additions including bridges and lifts connecting various zones to provide for barrier free access, and the glazed cover next to I block in the middle zone to provide an semi-outdoor activity space will be understated in design, compatible to but distinguishable from the original fabric. They will be carried out in either reversible manner or with minimized visual impact to the main facades of the blocks;
- (e) Alteration and subsequent structural strengthening to I block will be done by steel structures to provide a reversible and distinguishable intervention;
- (f) A heritage hall will be introduced in the renovated block at the lower zone. It will include showcases, exhibits and photographs for public appreciation;
- (g) Guided tours will be organized and outdoor gardens will be open to public;
- (h) Routine monitoring and maintenance will be carried out in the future following the principles laid down in the CMP.

5. Powerpoint slides showing the mitigation measures are at **Appendix B**. The full CMP has been put in the website of AMO for public viewing.

## **THE WAY FORWARD**

6. The HKIPCC will ensure all works carried out for heritage conservation are to strictly comply with the requirements stipulated in the CMP as endorsed by AMO.

The Hong Kong Institute for Promotion of Chinese Culture

October 2009

---