Revitalising Historic Buildings Through Partnership Scheme Batch V Project

# Watervale House, Former Gordon Hard Camp into Tuen Mun Soul Oasis

Heritage Impact Assessment Report

**The Tuen Mun Soul Oasis Foundation** P.K. Ng & Associates (H.K.) Limited and The Team Consultant

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# **Part 1 – Introduction**

#### 1.1 Background

The Commissioner for Heritage's Office announced the Batch V of the Revitalising Historic Buildings Through Partnership Scheme in November, 2016, to invite non-profit making organizations for four historic buildings. The successful applications was announced by the Development Bureau on 5<sup>th</sup> July, 2018 and The Tuen Mun Soul Oasis Foundation Limited with the proposal to transform Watervale House, Former Gordon Hard Camp into Tuen Mun Soul Oasis was selected as the organization for the revitalisation of the Building.

Watervale House, Former Gordon Hard Camp was accorded Grade 2 status by the Antiquities Advisory Board (AAB) on 3<sup>rd</sup> March, 2016, (List of new items for grading assessment with assessment results (as of June 2020) no. N216). Following the recommendation of Chief Executive in the 2007/2008 Policy Address and the corresponding Development Bureau Technical Circular (Works) no. 6/2009, it is required that a Heritage Impact Assessment Report (HIA) is to be prepared for all public works projects involving historic built heritage and sites.

The aim of this HIA is to assess the impacts on Watervale House arising from the alteration and addition works in the revitalisation design, so that adverse impacts could be avoided or minimized with appropriate mitigation measures. In this report Watervale House refers to the site shown on drawing 1-01 and the buildings and structures built on it.

Address	Castle Peak Road, Castle Peak Bay Section, Area 48, Tuen Mun,
	New Territories
	(previous address: Pre-war New Grant Lot, Lot No. 329 in D.D.
	376)
Grading status	Grade 2 accorded by AAB on 3 <sup>rd</sup> March, 2016
Completion year	circa 1933 <sup>1</sup>
Original use	Dwelling house
Zoning	"Residential (Group B)" ("R(B)") Approved Tuen Mun Outline
	Zoning Plan (OZP) no. S/TM/35
Number of storey	Main Block – one storey, and Extension – two storeys
Site area	approximate 2,935 square metres

#### **1.2** Site Particulars

<sup>&</sup>lt;sup>1</sup> After formal purchase of the site, the new owner had to appoint an architect and a builder, then to prepare the site, build the superstructure of the house and then connect up utility services. It is therefore likely that the house was not ready for occupation until early 1934.



<u>Drawing 1-01 – Location plan also showing site boundary (not to scale)</u> (Commissioner for Heritage's Office website – https://www.heritage.gov.hk/doc/rhbtp/WatervaleHouse.pdf)



<u>Drawing 1-02 – Graded building boundary plan (not to scale)</u> (source of drawing: Antiquities and Monuments Office website)

# **Part 1 – Introduction**



<u>Photo 1-01 – aerial view of the Building,</u> (photo taken on 4<sup>th</sup> June, 2020)



<u>Photo 1-02 – view of the Building from entrance gate,</u> (photo taken on 7<sup>th</sup> April, 2020)



<u>Photo 1-03 – view of the front part (south-west corner) of the Building,</u> (photo taken on 7<sup>th</sup> April, 2020)



<u>Photo 1-04 – view of the main entrance to the Building,</u> (photo taken on 7<sup>th</sup> April, 2020)



<u>Photo 1-05 – view of the rear part (north-west corner) of the Building,</u> (photo taken on 7<sup>th</sup> April, 2020)



<u>Photo 1-06 – view of the rear part (north-east corner) of the Building,</u> (photo taken on 4<sup>th</sup> June, 2020)

### 1.3 Methodology

### 1.3.1 Part 1 – Baseline study

The conservation process adopted for part 1 generally followed the *Burra Charter Process*<sup>2</sup> and James Kerr's conservation plan model<sup>3</sup>. Research, analysis, survey and investigation, collectively known as conservation-based research and analysis is carried out to understand the significance of the building, thus inform decisions about repair, alteration, use and management.<sup>4</sup> The context and essence of the Building will be understood through a multi-disciplinary research, which helps to determine its cultural significance and establish the Statement of Significance.

#### 1.3.2 Part 2 – Heritage impact assessment

The heritage impact assessment study generally follows the Development Bureau Technical Circular (Works) no. 6/2009, "Heritage Impact Assessment Guidelines"<sup>5</sup>, James Kerr's heritage assessment statement as introduced in his model of Conservation Plan<sup>6</sup>, and Heritage Impact Statements – Guidelines prepared by the Australian Heritage Council.<sup>7</sup>

The baseline study mentioned above provides a general guide to the retention of the heritage values. The proposal to convert the historic place to compatible uses will be examined by studying its impact on the assessed significance of the place relating to the conservation policies established. Affected parts of the place will be identified, together with any statutory and non-statutory requirements. Direct and indirect impacts and the visual impacts on the built heritage will be clearly stated. The extent and the ways in which heritage values of the place are affected by the proposal will be evaluated, with the identified heritage impacts classified into different levels.

<sup>&</sup>lt;sup>2</sup> The Burra Charter, The Australia ICOMOS Charter for Places of Cultural Significance 1999 with associated Guidelines and Code on the Ethics of Co-existence published by Australia ICOMOS, 2013, page 10

<sup>&</sup>lt;sup>3</sup> Kerr, J.S. *Conservation Plan.* National Trust of Australia (NSW), 7<sup>th</sup> edition, 2013. retrieved on 20<sup>th</sup> February, 2017 under Australia ICOMOS, website: http://australia.icomos.org/publications/the-conservation-plan/

<sup>&</sup>lt;sup>4</sup> Kate, Clark. *Informed Conservation: Understanding the Historic Buildings and Their Landscapes for Conservation.* London: English Heritage, 2001, page 9.

<sup>&</sup>lt;sup>5</sup> Development Bureau, "Technical Circular (Works) no. 6/2009 – Heritage Impact Assessment Mechanism for Capital Works Projects", 2009.

<sup>&</sup>lt;sup>6</sup> Kerr, J.S. *Conservation Plan.* National Trust of Australia (NSW), 7<sup>th</sup> edition, 2013, pages 42 and 43.

<sup>&</sup>lt;sup>7</sup> See Heritage Information Series: Heritage Impact Statements Guidelines. Retrieved on 20<sup>th</sup> February, 2017 under Heritage Council (Victoria), website: http://www.dpcd.vic.gov.au/\_data/assets/word\_doc/0004/61789/Heritage\_Impact\_Statement.doc. Also see Statements of Heritage Impact. Retrieved on 20<sup>th</sup> February, 2017 under Heritage Council (NSW), website: http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementssofhi.pdf.

# **Part 1 – Introduction**

Mitigation measures will be recommended for acceptance, conditional acceptance on modification, or rejection of the proposal. This includes recommendation of mitigation actions to reduce the adverse impact of the proposal on the significance of the historic place and help to improve the design in the design process.

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### 2.1 Historic Background of the Area

# 2.1.1 Early history of the area

The site of Watervale House is located in Tuen Mun District, but at the time of its construction, this area in Tuen Mun District had not been developed or even named and the area was generally known as So Kwun Wat (掃管笏).

So Kwun Wat has a long history of human habitation, dating from the Bronze Age (circa 500 BC) when a small habitation was believed to have lived and worked there based on evidence of an extensive workshop site which produced pottery and small copper artefacts. The site was discovered by Mr. C.M. Heanley in 1926 who was head of the Government Vaccine Department, as well as a keen amateur geologist, who found some polished stone axe heads lying on the surface of the ground on a sloping sire about 400 metres from the shore line. Later more detailed investigation of the site also found some bronze and pottery artefacts both finished as well as in partly finished condition, (examples are shown below), which indicated that an early "workshop" existed there in a total area extending about 100 square metres.<sup>1</sup>

	2 Addition - a		
AMO accession no.	2000.19.00041	2000.19.00052	2000.19.00048
Object name	stone arrow head	stone spear head	Wuzhu copper
			coin
Period	Neolithic period	Bronze age (c.	Han dynasty (206
	(c. 4500 – 1500	1500 – 221 BC)	BC – AD 220)
	BC)		
Material	stone	stone	metal

<sup>&</sup>lt;sup>1</sup> The archaeological information is taken from Meacham, William, *Archaeology in Hong Kong*, Heineman Asia, 1980.

		entrance of the second se	entra de la compañía
AMO accession no.	2008.16.00093	2000.19.00007	2000.19.00001
Object name	jade slotted ring	pot in bronze glaze	bowl with lion in courtyard design in under-glaze blue
Period	Han dynasty (206	Ming dynasty (AD	Ming dynasty (AD
	BC – AD 220)	1368 - 1644)	1368 - 1644)
Material	stone	ceramic	ceramic



Drawing 2-01 – Site of archaeological interest in Hong Kong (as at November 2012), (down-loaded from AMO website, https://www.amo.gov.hk/form/list\_archaeolog\_site\_eng.pdf)

#### 2.1.2 Brief history of So Kwun Wat (掃管笏)

The settlement in So Kwun Wat began about three hundred years ago. The early settlers were the Chan's (陳), Lee's (李) and Ching's (程). Later the Law's (羅), Ng's (吳), Chu's (朱) and Pang's (彭) moved in. After the Second World War there were others immigrants move. The current villages in So Kwun Wat is shown in the drawing below –



Drawing 2-02 – Current map of So Kwun Wat showing the location of the villages, (shown by the red dots and eclipses), (base map – Centamap)

So Kwun Wat is a valley with three sides encloses by mountains, the open side faces the sea with a shoal, and streams origin from the mountains enters the sea at this location. The plain is full of agricultural fields, and the sea water could reach the fields during high tide. The area was rich in both agricultural and fishery products.

The situation changed after the completion of Castle Peak Road in 1919, the sea

and So Kwun Wat were separated and the sea water could not reach the fields. The construction of Tai Lam Chung Reservoir further changed the topography, many streams were directed to the water catchment channels, so the water for irrigation significantly reduced. But the construction of Tai Lam Chung Reservoir also improved the transportation especially for the villages at the inner part of the by new road connecting Castle Peak Road to the Reservoir. Government resumed village and agricultural land for the construction of the Reservoir. The affected villagers in Kwan Uk Dai Tsuen (關屋地村), Tai Uk Wai Tseun (大屋圍村) and Tai Lam Tusen (大欖村) relocated to Chuen Lung Street in Tsuen Wan (荃灣川龍街) which they set up a "Tai Uk Wai Tsuen" (「大屋圍村」), which has been now re-developed as Concord Square (協和廣場).

The Tuen Mun Highway Phase 1 completed in 1978 further cut across the middle part of So Kwun Wat. In 1989's developers began to purchase land and development started. The Hong Kong Gold Coast Shopping Centre was completed in 1987.

- 2.1.3 Chronology of the major events in So Kwun Wat (掃管笏)<sup>2</sup>
- 1913 Under the jurisdiction of District Office (North) (北約理民府).
- 1914 Castle Peak Road, the Yuen Long to Castle Peak section completed.
- 1919 Castle Peak Road, the Tsuen Wan to Castle Peak section completed.
- 1931 Tai Lam Camp completed.
- 1948 Change to under the jurisdiction of Yuen Long District Office (元朗理民府), the, the District Office (North) was divided into Taipo District Office and Yuen Long District Office.
- 1953 Construction of Tai Lam Chung Reservoir commenced.
- 1957 Construction of Tai Lam Chung Reservoir completed including a road from Castle Peak Road to the Reservoir.
- 1959 The first "Taiping Qingjiao" (太平清醮).
- 1968 Pearl Island Hotel started business.
- 1974 Hold the once every 15 years "Taiping Qingjiao" (太平清醮).
- 1978 Tuen Mun Highway Phase 1 completed cut across the middle part of So Kwun Wat.
- 1987 Hong Kong Gold Coast Shopping Centre completed.
- 1989 The last "Taiping Qingjiao" (太平清醮).
- 1999 Cross Roads Foundation (國際十字路會) commenced operation in the Former Perowne Barracks Camp.

<sup>2</sup> 莫世民。《掃管笏 - 舊日的足跡》。香港:明文出版社,2020年6月。

#### 2.2 History of Watervale House

#### 2.2.1 The first owner Mr. Octavius Arthur Smith (1933 to 1935)

The Watervale House site was granted to its first owner, Mr. Octavius Arthur Smith for a private residence by means of lot exchange on 12<sup>th</sup> June, 1933, and he is likely to have started to build the house soon after. Mr. O.A. Smith and his wife Amelia Florence (née Lancaster)<sup>3</sup> named their new house "Watervale", probably after the small town near Adelaide, Australia, where he had previously lived; also, there were a couple of streams nearby and geographically resembled the "water-vale" description.<sup>4</sup> The design of the new house was rather similar in appearance to houses



<u>Photo 2-01 – Watervale sign on main</u> <u>road in South Australia (SA5452),</u> (source: google search – https://commons.wikimedia.org/wiki/ File:Watervale\_SA\_5452,\_Australia\_-\_panoramio\_(9).jpg)



<u>Photo 2-02 – Historical Society Centre,</u> <u>1915</u>, (source: google search – https://www.walkingsa.org.au/walk/finda-place-to-walk/circuit-historic-siteswatervale/)

<sup>&</sup>lt;sup>3</sup> O.A. Smith was married to Amelia Lancaster on 30<sup>th</sup> December, 1901 in Central India; Amelias's father was an army officer who was probably based there at the time, (information from Dr. Carl Smith Collection).

<sup>&</sup>lt;sup>4</sup> AMO Historic Building Appraisal N216, retrieved from AMO "One-stop search" web page, https://www.aab.gov.hk/historicbuilding/en/N216\_Appraisal\_En.pdf.

Retrieved from Gwulo.com: Dunrose / Mess

<sup>&</sup>quot;Permalink submitted by Admin on Thu, 2017-03-02 17:32,

I've found a mention of Dunrose c.1963/4:

We were fortunate because Dunrose, the District Officer's house, had its own supply of water from a stream far up in the hills. This dried to a trickle in the great drought, but did not dry up completely. We suddenly became very popular with our friends from town who enjoyed coming out for the uninhibited pleasure of a shower and to fill their cans to take back to town. From page 40 of *Feeling the Stones: Reminiscences by David Akers-Jones* 

That confirms I'd put the marker at the wrong location, as there aren't any streams there. There are a couple of streams by the old Gordon Camp, so I've moved the marker there.

The Officers' Mess was also in operation in 1963/4, which would make them different buildings. There's a building still standing called 'Watervale', which says it was used as the Officers' Mess. I've made a page for it at <u>https://gwulo.com/node/36912</u>

Dunrose is about 200 m. on the south-west side of Watervale House along Castle Peak Road, (measured from survey sheet no. 141-SW-B date: 1958 (ed. 1958), and scale 1 : 1,200).

of the period near Adelaide, which were often sited facing the sea and constructed of brickwork rendered with plaster and painted white; also with wide open verandah and high ceilinged rooms, often with a large garden surrounding the house. The single-storey "bungalow" type residential building was popular in Hong Kong rural areas prior to the building boom after the Second World War.

Between 1919 and 1935, Mr. Smith works as a manager for Whiteaway Laidlaw & Co., Ltd. at no. 2 Des Voeux Road Central, a large import and export company in Asia region <sup>5</sup>, and during that period his name continued to appear on the Hong Kong Jurors List, with his address given as "Living on the premises". But after 1935 there is no further reference of his association with Whiteaway Laidlaw and it is presumed that he retired from the firm and then lived at Watervale for a short time until it was sold in September 1935.

There is no evidence of any alterations being made to Watervale during the time the Smiths lived there.

HOUSES	AND	LAND.
FOR IM ME "WATERVALE situated furni 40,000 Sq. Ft. Peak N.T. A Electric Light Isarge sitting : bedrooms, two in baths with b flush system. to-date Westi move a system. to-date Westi garage. A n tends on the ss the bungalow c giving a beau Brothers" to across the Bay minute's walk bathing beache bathing beache property is wi driving distan and also a dai delivery. For o, O, A	DIATE S." A shed Bun of grout. 	SALE beautifully agalow with and at Castle ater supply, and Light and modern con- consists of g room, two is with built ld water, and try with up. Refrigerator, thr your, 'The west sides of l breezes and v over 'The Usland and te Peak. A of the besi Colony. The minutes casy the Kowloon bus service, colection and particulars' (Watervale')

<u>Photo 2-03 –</u> <u>Advertisement of the sale</u> <u>of Watervale House</u> (source : South China Morning Post, 12<sup>th</sup> July, 1936, page 5 (advertisement page))

#### 2.2.2 Occupation by Mr. Feng Rui (馮銳) the second owner (1935 to 1936)

From 1931, Feng Rui was a Guangdong representative in the negotiations with national-level officials including Chiang Kai-shek (蔣介石), T.V. Soong (宋子文) and H.H. Kung (孔祥熙). Feng mainly worked in Guangzhou where had a house in the district of Tungshan (東山), but because he need to travel frequently to Hong Kong on duty (e.g. visits in 1934 to discuss dealings with the Taikoo Sugar Refinery), he set up a home in Hong Kong, and bought the Watervale House in September 1935 for HK\$20,000.

Feng resigned from his position with the Provincial Guangdong Government in 1936 when there was a change in its leadership and then moved from Guangzhou to Hong Kong where he stayed at Watervale. In 1936, his address in Hong Kong was "Watervale, Castle Peak", where he lived with his wife Chen Chiu-yu (陳昭宇) and his

<sup>&</sup>lt;sup>5</sup> The company ceased business in Hong Kong in 1981.

two daughters until his death in Guangzhou on 9<sup>th</sup> September, 1936.

Feng Rui's contribution to the economy of China in those early days of the revolutionary movement was his introduction of methods to improve and expand the cultivation and processing of sugar cane under his direction. China's first modern sugar mills were built in Guangzhou in the 1930s. By re-opening and later expanding five of the six sugar mills built under Feng's direction, the post-1949 government officials succeeded in in establishing sugar as Guangdong's most important single source of revenue. By the mid-1905s, Guangdong was supplying half of the milled sugar consumed in China. For the contribution in sugar milling that Feng made, he is still widely regarded as the forerunner of Lingnan's sugar industry (嶺南糖業先驅) and the father of China's modern sugar industry (中國現代糖業之父).



Photo 2-04 – Photo of Feng Rui,



<u>Photo 2-05 – Newspaper reporting the</u> execution of Feng Rui,

(source: 陳昭宇 (Chen Chiu-yu)。 《廣東糖業與馮銳》("Guangdong's sugar industry and Feng Rui")。香港: 商務印書館, photo 2-04 – no page number, and photo 2-05 – page 8)

In the summer of 1936 Feng was pushed off-stage when the military leader of Guangdong, Chan Chai-tong (陳濟棠) stepped down from his command of the province in the aftermath of a failed *coup* against the central government at Nanjing. It was with the change of provincial leadership and the fall from power of his political patron that Feng departed from Canton. In the afternoon of 26<sup>th</sup> July, 1936, Feng embarked on a train of the Kowloon-Canton Railway headed for Kowloon, then a British-ruled territory which might keep asylum seekers out of harm's way amidst the vortex of political rivalry in China. During his sojourn in HongKong, Feng stayed in his property "Watervale", but returned to Canton shortly afterwards.

Still in his mid-thirties Feng achieved great things in life and was unabated in his plans for the modernization of China's agriculture and industry. When his friends heard that he had died (on 9<sup>th</sup> September, 1936), the universal reaction was one of disbelief and shock.

His widow, Chen Chiu-yu continued to live in the house where she wrote a book in Chinese 《廣東糖業與馮銳》("Guangdong's sugar industry and Feng Rui") in positive and up-lifting memory of her late husband. She posted an advertisement in South China Morning Post to let Watervale House for rent in 1937. She had been battling sickness herself, finally succumbed to tuberculosis only a few months after Feng's execution, and pass away during a trip to Shanghai on 28<sup>th</sup> June, 1937.

#### 2.2.3 Occupation by Mr. Kuo-chu Hsieh (謝國柱) the third owner (1937 to 1949)

In 1937 after Chen Zhao-yu had move out, the house was sold to a local merchant Kuo-chu Hsieh (谢國柱) (1909 – 1973). However, during much of Hsieh's period, it was requisitioned (rented), de-requisitioned and again requisitioned to the British Army, until it was eventually purchased by the British War Office in 1959.

Hsieh was born in Shantou in His father was also in the egg 1909. powder industry. Hsieh once set up protein powder factories (蛋白粉廠) in Shanghai, Chongqing and Hong Kong. In 1947, he set up the China Overseas Egg Packing Company (中國海外蛋粉公司), and China Casing Company (中國腸衣公 司). In 1949 his products participated in the trade fair shows in London, and were appreciated by the Western expert. Later, the situation in mainland China changed, and the Government controlled all goods shipped to Hong Kong, causing the price of eggs to soar. Due to shortage of raw materials and the rise in price, the protein powder factory was forced to close down.



<u>Photo 2-06 – Newspaper reporting the</u> <u>local made "fish protein powder"</u>, (source: Wah Kiu Yat Po (華僑日報), 16<sup>th</sup> April, 1963, page 9)

After the closed of the factory, Hsieh decided to overcome the problem of raw materials and switched to fish and shrimp and other high-protein materials with continue research on protein powder production. He moved out of Wartervale House

and rented a house in Kam Shan Tsuen, Tai Po (大埔禁山村(現名錦山村)) to concentrate on research and improving the protein powder. In the 1960s, the quality of the product he refined exceeded that of the United States, so he was addressed by as "authoritative expert of the Hong Kong Fish Protein Powder" (香港魚製蛋白粉權 威專家). He passed away on 5<sup>th</sup> December, 1973 at the age of seventy-four in "Kowloon French Hospital" (St. Teresa's Hospital, Prince Edward Road, Kowloon).

#### 2.2.4 Occupation by the British Army (1938 to 1994)

In 1931 the British Army first established a permanent base in the Tuen Mun area, with the acquisition of Tai Lam Military Camp (later re-named Perowne Camp<sup>6</sup>). In 1938 the British Army increased its presence further in the Tuen Mun and Border areas in order to be close to the border with China, to counter any possible threat from the Japanese who had recently attacked Manchuria; it was assumed that an attack on Hong Kong would also come from the land border. In the Tuen Mun area, and additional army camp was constructed, namely Cafeteria Camp (later to be re-named Gordon Camp)<sup>7</sup>; they were both located along the same northern sides of Castle Peak Road, separated by about 100 metres of hilly ground.

Soon after construction of Cafeteria Camp, the army made a Requisition Order to rent Watervale, in order to provide additional accommodation for their officials.<sup>8</sup> A further requisition was agreed to by the owner in 1939.

<sup>&</sup>lt;sup>6</sup> Perowne Camp (later Perowne Barracks, was named after Lancelot Edgar Connop Mervyn Perowne (1902 to 1982), General Officer Commanding the South Malaya District and 17<sup>th</sup> Gurkha Division and Major General commanding the Brigade of Gurkhas in 1952 before he retired in 1955.

<sup>&</sup>lt;sup>7</sup> Gordon Camp was named after Major-General Charles George Gordon (1833 – 1885), an acclaimed officer of the Royal Engineers who had an illustrious career first in China during the Taiping Rebellion, where he acquired his nickname of "Chinese Gordon" and later in Khartoum (Sudan) where he was killed during the Siege of Khartoum.

<sup>&</sup>lt;sup>8</sup> "Requisition" – this was a fast method for the British Military to acquire accommodation on a temporary basis in an emergency situation (such as wartime), when they were authorized by law to take over private premises at a rent agreeable to both parties and for a fixed period of time.

During the Japanese occupation from December 1941 to August 1945, Cafeteria Camp and the house were taken over by the Japanese military and probably retained similar uses for the premises as the British army before them. The camp was re-occupied by the British army in 1946 after many repairs has been completed.

Gordon was described in the 1950 "Military Installations Closed Areas" document as: "The military camp situated North of the Castle Peak Road between 18<sup>th</sup> and 19<sup>th</sup> mile stones consisting of permanent buildings, Nissen huts and tents. Also the car and plant park South of the road. The areas are bounded by a wire fence."



<u>Photo 2-07 – Major-</u> <u>General Charles George</u> <u>Gordon</u>, (source: Wikipedia)

The army unit that was assigned to the camp was the Royal Engineers, a British regiment responsible for military construction such as temporary bridges, defence work, sea defences, and various field engineering projects. The south part of Gordon Camp (哥頓軍營 or 下掃管軍營) was later developed along the shore and this waterfront site was included a base for small boats and was then named "Gordon Hard".<sup>9</sup>

From July 1949 to March 1950, "Watervale" was requisitioned and derequisitioned by the British military from the owner, to provide them with urgent accommodation for the army officers in Gordon Camp. There was an acute shortage of suitable buildings for the Army and then time scale for new building was long, so private properties in the neighbourhood were "requisitioned" on a temporary basis. Most of the operational buildings for the army were of temporary nature easily constructed on site and capable of quick dismantling and transport to another site when required, but some buildings needed to be of more comfortable nature, such as the accommodation for the officers, known in the military as the "Officers Mess".<sup>10</sup>

Watervale was therefore requisitioned for use as the Officers Mess; but it was a

<sup>&</sup>lt;sup>9</sup> "Hard" is an abbreviation of "hard-standing", which refers to a flat area of solid ground adjoining the sea, used for the storage of boats, which was paved or concreted over to ensure the easy maintenance and movement of the boats into and out of the water.

<sup>&</sup>lt;sup>10</sup> Officers Mess – from the Latin "mesa" meaning a long dining table; but as well as a dining room, the Mess also included recreational facilities such as a billiard room, lounge, sometimes a library and tennis court, as well as bedrooms for single commissioned officers.

normal condition of such arrangements that no permanent alterations were allowed to be made to any requisitioned premises, so it was probable that the original layout of the rooms and exterior were retained until after it was formally purchased by the army in 1959.

A temporary de-requisitioning of the building took place in October 1949 when Kuo-chu Hsieh urgently required it back for his "large family". The house was again requisitioned by the Military for an Officers' Mess in March 1950, due to the number of British troops in the camp having been considerably increased. The rent paid by the War Department was then HK\$670 per month. In 1959 the War Department eventually purchased "Watervale", and used it to serve as the British Officers Mess for Gordon Camp.

Gordon Hard Camp was used as a training camp for infantry, a sailing base, as well as a training centre for the Royal Engineers Assault Pioneers, who used large motor boats for their operations.

Gurkha soldiers were mainly employed in the British army as infantryman, but some later became "engineers" in October 1946 when 67 Field Squadron Royal Engineers was formed at Kluang, Malaya. The Squadron was formed from suitable Gurkha infantryman who were already attached to the 68 Field Squadron Royal Engineers. In 1950 both Squadrons moved to Hong Kong, and the Regimental Headquarters of 50 Field Engineer Regiment Royal Engineers was formed in Perowne Barracks in June 1951. The Regiment became part of the Brigade of Gurkhas in September 1955, and their name was changes to "The Gurkha Engineers" with their own cap badge and insignia; they were later to be re-named the "Queens Gurkha Engineers".<sup>11</sup> The Regiment served in Kuala Lumpur from 1955 to 1961 as then 17<sup>th</sup> Gurkha Divisional Engineers, to support the British Army operations during the Malayan Emergency. After the conclusion of the emergency, they returned to their base at Perowne and Gordon Camp.

After formal purchase of the house by the British Army in 1959, it could at last be up-graded to a fully furnished Army Officers Mess, with all the usual facilities. A large extension to the original house was therefore built to provide an enlarged Dining Room, Kitchen and Lounge and improving the toilets, together with associated additional facilities to cater for guests.<sup>12</sup>

<sup>&</sup>lt;sup>11</sup> The Gurkha Engineers were re-named the "Queens Gurkha Engineers" in 1977.

<sup>&</sup>lt;sup>12</sup> An major expansion to the building was earlier planned in December 1952, to include the addition of an L-shaped Hong Kong Hut, (Public Records Office, Hong Kong Archive).



Drawing 2-03 – Cap Badge (Emblem) of the Royal Engineers, who occupied the Gordon Hard Camp prior to the Gurhka Engineers, (source: Wikipedia)



Drawing 2-04 – Cap Badge (Emblem) of the Gurkha Engineers, who occupied the Gordon Hard Camp from 1955 to vacation in 1994, (source: Wikipedia)

The Queens Gurkha Engineers continued to occupy the expanded house until the British Army finally moved out in 1994, when the whole camp was closed as part of the scale-down of the military establishment in Hong Kong; later "Watervale" was formally transferred from the U.K. War Department to Hong Kong Government in June 1997.

#### 2.2.5 British Garrison in Hong Kong

The military importance of Tuen Mun can be traced back to the Tang Dynasty (A.D. 618 - 907), when Imperial Troops were garrisoned in Tuen Mun, which was a strategic gateway to the Pearl River Estuary. It was recorded that about 2,000 soldiers were stationed there to defend the coastal areas from attacks by sea from Japanese pirates; however, there is no physical evidence remaining of any permanent buildings from that time.

The first major permanent military structures to be erected by the British in Hong Kong was soon after the ceding of the territory by the Treaty of Nanjing in 1842. Early substantial structures to be erected were the gun batteries that were considered the most essential fortifications to guard the coast line from attach by sea. One of the first batteries to be completed was Murray Battery built in 1845 on Government Hill, Hong Kong Central.<sup>13</sup> In 1845, the Royal Battery was built in a navy dockyard,

<sup>&</sup>lt;sup>13</sup> The site was re-developed for the West Wing of the Central Government Offices around 1956, (in 1957 the retaining wall was built and construction of the building commenced in March), and no remains of the old battery is now visible.

aiming to strengthen the defence of the shore.<sup>14</sup> In 1846 Murray Barracks were completed<sup>15</sup>; while in 1850s the Wellington Barracks were built on the middle of the Island, and its battery was built on the north side. In 1856 West Point Battery was built to guard against a possible sea attack by Russia.

In the 1860s, the Kowloon Peninsula and the Stonecutters Island became part of the Colony, and the opportunity was taken to extend the defences to further protect the approaches to the harbor, these included Kowloon East and West Batteries, plus Devils Peak Battery.

In the 1890s Belcher's Battery<sup>16</sup>, Fly Point Battery and Victoria Battery were also built in the west of the city. Other batteries continued to be built between 1900 to 1930s in order to complete the coverage of the harbour defences, such as Victoria Peak Battery, Mount Davis Battery, Jubilee Battery, Devils Peak Battery<sup>17</sup> and Batteries on Stonecutters Island<sup>18</sup>, (batteries on Stonecutters Island were built between 1901 to 1920).

When the First World War began in 1914, more fortifications were erected to strengthen the defence of Victoria Harbour from attack from the sea by German ships; these included gun batteries on Stonecutters Island, together with batteries on both stores of Lei Yue Mun Channel were built to safe-guard the eastern approach to the Harbour.

Elliot Battery, Pinewood Battery, Mount Davis Battery and Victoria Peak Battery were also constructed at this time to further improve the defence capability, in view of the most powerful battleship being built.

In the New Territories, no permanent military installations were permitted until the signing of the Convention for the Extension of Hong Kong Territory in 1898, when the land was ceded to U.K. for 99 years. For many years the large areas of countryside

<sup>&</sup>lt;sup>14</sup> Retrieved from Gwulo.com: "1846: A sum of £11,717 for erecting a Battery, to be called Central or Royal Battery." (WO 1/598).

<sup>&</sup>lt;sup>15</sup> Retrieved from Gwulo.com: "The chapter and verse for the date is in TRANSACTIONS OF THE MEDICAL AND PHYSICAL SOCIETY OF BOMBAY for 1847 and 1848, the first article – "Contributions to the Military Medical Statistics of China", by John Kinnis, M.D., Deputy Inspector General of Her Majesty's Hospitals. He notes two permanent barracks, both begun in 1844 and first occupied in 1846: Murray and North Barracks".

<sup>&</sup>lt;sup>16</sup> Retrieved from Gwulo.com: "1890: construction completed in October, actual cost £22,883." (WO 78/3927)

<sup>&</sup>lt;sup>17</sup> Retrieved from Gwulo.com: construction completed is 1<sup>st</sup> January, 1939.

<sup>&</sup>lt;sup>18</sup> Retrieved from Gwulo.com: "Construction completed was September 1890. Actual cost £19,629." (WO 78/3987).

were not permanently occupied by the military, but temporary tented camps were set up for training purposes, including those for the Hong Kong Volunteers Corps annual camps; these included Fan Gardens Camp, Dodwell's Ridge, and Volunteer Slopes (used for gunnery practice), all in the Fanling area and close to main roads. At that time there was no perceived threat from across the border and all military building was concentrated to protect Hong Kong from an invasion by sea, from perhaps Japan, Russia or Germany.

After the First World War, the strategic importance of Hong Kong has not declined, and it was considered a vital naval base for the Royal Navy against Japan after the termination of the Anglo-Japanese Alliance in 1922, which saw the beginning of rapid expansion of Japanese influence across Asia.

In 1937 a Hong Kong Defence Plan was produced which relied on a proposed "Gin Drinker's Line" comprising substantial military installations such as blockhouses, machine gun posts and concrete redoubts, which extended from west to east across the New Territories, to provide the main line of defence.<sup>19</sup> This was planned to prevent any Japanese invasion from reaching Kowloon and Hong Kong Island should the Japanese Army cross the Shenzhen River. However, the plan was changed in 1938 to only provide "delaying tactics" in order for time to move all troops, valuable equipment and stores across to Hong Kong Island for the final defence of the Territory, if there was an attack from across the border. Also the delay tactics would allow time to destroy useful installations (mainly the job for the Royal Engineers at Perowne and Gordon Camps). Therefore, most of the defence positions were never built along the Gin Drinkers Line.

Some army camps were also constructed in the New Territories at this time (including Gordon Camp), in order to support the defences of Gin Drinkers Line and to carry out the necessary demolition of valuable installations that would benefit the enemy, such as key roads and bridges. However, there was a further urgent review of the plan for the defences in 1940, but there was only time for some of the fortifications on the Gin Drinkers Line to be refurbishes before the invasion in the following year.

After the Second World War, substantial and permanent camps were constructed to strengthen the overall military garrisons in the New Territories; this was basically to comprise a "Strike Force" with three separate infantry units that rotated on a two-year basis. Foremost amongst these units were the Brigade of Gurkhas based at Cassino

<sup>&</sup>lt;sup>19</sup> The "Gin Drinkers Line" extended in the west from Tsuen Wan Bay (also known as "Gin Drinkers Bay") to Tolo Harbour (Tide Cove) in the east, and then south down to Sai Kung (Port Shelter). Fortifications were built along the line, the largest being Shing Mun Redoubt.

Lines<sup>20</sup> (now People's Liberation Army ("PLA"), Tam Mei), Gallipoli Barracks (now PLA, San Wai), Burma Lines (now Queens Hill Camp, Government owned), Borneo Lines (the eastern part of Shek Kong Camp (the former Brigade Headquarters of the Gurkhas) now PLA), Malaya Lines (the western part of Shek Kong Camp, now PLA), and Shek Kong Airfield (the central part of Shek Kong Camp, now PLA). There was also a large "Support Force", comprising engineering/works units, mechanical, medical, educational, transport units, etc.

Support Units in the New Territories were based at Lo Wu Camp (now Government owned), Erskine Camp (later named Kohima Camp) in Sai Kung (now yhe site of Hong Kong University of Science and Technology) and of course, Perowne Barracks and Gordon Hard Camp (Government owned).

Except during the Japanese occupation in the Second World War, the British military never ceased constructing and improving their defense fortifications and facilities until the 1990s, when the run-down of the garrison commences before their formal withdrawal in 1997.

In 1997, the remaining former military properties were taken over by the PLA as part of their own garrison, including Gun Club Barracks, much of Stonecutters Island, former HMS Tamar and Stanley Camp. In the New Territories, Sek Kong Camps (and Airfield), Tam Mei Camp and San Wai Camp were also taken over by the PLA.



Photo 2-08 – Entrance to the former Perowne Barracks at Castle Peak Road, (13<sup>th</sup> June, 2020)

<sup>&</sup>lt;sup>20</sup> Cassino, Burma, Gallipoli and Borneo Lines were named after major military battles during the Second World War in which the Gurkhas excelled themselves.

### 2.2.6 <u>Ownership by the Hong Kong SAR Government (1997 to present)</u>

Since 1997, the old buildings of the former Gordon Hard Camp have been variously occupied by the following organizations –

- Immigration Services Training School (入境處訓練學校) and the Customs and Excise Training School (海關訓練學校) this portion of the site was later re-developed as the Immigration Department Regional Headquarters.
- (b) Sha Chau and Lung Kwu Chau Marine Park Management Centre (沙洲及龍鼓 洲海岸公園管理站) – now re-developed by the Leisure and Cultural Services Department as an extension to Cafeteria Beach.
- (c) Temporary accommodation for the Chu Hai College of Higher Education (珠海 書院), who were later granted a portion of the site for their later new permanent campus which was completed in 2016.
- (d) In all cases where the sites have been re-developed, all the old army pre-fabricated buildings (comprising mainly Romney Huts and Nissen Huts) have been demolished, (anyway, most of these structures were in very poor conditions after a long period of heavy use by the army)<sup>21</sup>.



<u>Photo 2-09 – Stanley Ho Astronomical</u> <u>Observatory (QCOBA) in Tai Tam, Hong</u> <u>Kong Island, which was converted from a</u> <u>Nissen Hut, (23<sup>rd</sup> May, 2020)</u>

### 2.2.7 Group value

As a heritage building, Watervale House joins two other important "potentially important" Tuen Mun sites, namely Hung Lau (Shek Kok Tsui) (紅樓, 石角咀), a Grade 1 historic building, and Morrison Building, Ho Fuk Tong Centre (何福堂會所馬禮遜樓) (no., 28 Castle Peak Road), Declared Monument; these buildings together introduce the public to the important Hong Kong involvement and the eventual success of the Chinese revolutions (中國革命) of the 20<sup>th</sup> century. Watervale House being important as the Hong Kong residence of an agriculturalist turned politician, Feng Rui, whose work in the sugar industry had such lasting results, which laid the foundation for

<sup>&</sup>lt;sup>21</sup> Their construction was mainly of thin galvanized mild steel sheets which were curved to form a combined wall-roof units which were very prone to rusting in the damp atmosphere of Hong Kong; doors and windows were of prefabricated of wood. No foundations were required, only a concrete slab base 100 to 150 mm thick.

a major industrial and economic asset for China. Also these three buildings serve as examples of the role of Hong Kong as a backstage for the political activities in China that were later to have world-wide consequences.

Watervale House later acquired important "military history" group value together with two other historic buildings nearby, namely the Gurkha Temple and the Kesarbahadur Hall (both Grade 3 historic building), both in former Perowne Barracks.



<u>Photo 2-10 – Gurkha Temple,</u> (source: AMO website, https://www.aab.gov.hk/historicbuilding/ photo/N148\_Photo.pdf)

<u>Photo 2-11 – Kesarbahadur Hall,</u> (source: AMO website, https://www.aab.gov.hk/historicbuilding/ photo/N149\_Photo.pdf)

There are two other historic buildings nearby, the Shing Miu at Sam Shing Hui (三聖墟聖廟) at Ching Shan Wan, Grade 2 historic building, and Hum Ying Study Hall at So Kwun Wat Tsuen (掃管笏村含英書室), Grade 3 historic building

# 2.3 The Building

# 2.3.1 Evolution of the Building

Watervale House, Former Gordon Hard Camp, is a historic building consists of two portions, the original building (Main Block) is a single storey pre-war residential house approximately 4.35 meters high, which is surround by an 2storey L-shaped building extension (Extension) at its north and east built in around 1983 – 84, the demarcation plan is as shown on the drawing on the right.

Watervale House is of north-south orientation, with its front façade facing south. It is built on a platform cut into a hillside reached by a flight of access steps from the driveway. Due to the topo-





graphy of the site, a masonry plinth built of squared granite blocks laid to courses formed the base of the Building.



<u>Photo 2-12 – The Building sitting on the platform,</u> (7<sup>th</sup> April, 2020)

The facades are generally finished with painted roughcast rendering. Large and regularly spaced steel windows at the front and side facades provide generous natural lighting to interior space. These windows are flanked by full height pilasters with vertical groove on their shafts and are topped with geometric motif. A pair of French doors with sidelights open onto the terrace. The flat roof has a deep eaves projection which is decorated with geometric motifs at its soffit, and is punctuated by a square chimney stack. The internal space is partitioned by brickwalls with arched openings, and there is a fireplace with granite mantel and surrounds in the Ante Hall.



Photo 2-13 – Aerial photo taken on 26<sup>th</sup> October, 1951 showing Watervale House, (for the original aerial photo – please refer to photo App5-003 – aerial photo sortie <u>81A-RAF-625 photo no. 0141 taken on 26<sup>th</sup> October, 1961 showing</u> <u>mainly So Kwu Fat (掃管笏)in appandix 5)</u>

In the early post-war years, a double-storey extension was built at the rear of the Building to provide for a bathroom and latrines. In the 1980s, a new mess was built at the east side of the Building, and a two-storey portion at the rear with bathroom as staff's living quarters. There are some structure at the rear of the Building shown in the above (1951) aerial photo, these should be the ancillary buildings such as servant's quarters and storage sheds.

#### 2.3.2 <u>Architectural style of the Building</u>

Watervale House is a bungalow.<sup>22</sup> A bungalow is a small house or cottage that is either single storey or has a second storey built into a sloping roof (usually with dormer windows), and may be surrounded by wide verandahs to shade the interior from intense sun, but as a result they are often excessively dark inside, requiring artificial light even in daytime.

Neighbourhoods of only bungalows offer more privacy than similar neighborhoods with two-story country houses. Strategically planted trees and shrubs are usually sufficient to block the view of neighbours. With two-story country houses, the extra height requires much taller trees to accomplish the same, and it may not be practical to place such tall trees close to the building to obscure the view from the second floor of the next door neighbours.

Characteristics of a bungalow –

- Balanced and well-proportioned, but not symmetrical, appearance from the front,
- a low, exposed roof, often with beams or rafters showing,
- a modest front porch or verandah, and
- square, tapered columns, sometimes called "bungalow columns"

The above characters are displayed in the main (south and west) elevations. The south elevation which faces the main entrance at Castle Peak Road is of symmetrical design, with "bungalow" columns – external pilasters with base, shaft, cap, and vertical groove on the shaft, with well proportion windows and French window. The sculpted geometric decoration continues on the wall frieze with the cornice, and these sculpted geometric decoration extend to the deep projecting roof eaves soffit.

The west elevation used the similar architectural vocabulary, but with a different approach. The same architectural features of south elevation are repeated, but arranged in a symmetrical pattern. The asymmetrical design ended at the main

<sup>&</sup>lt;sup>22</sup> The name is derived from a Hindi word *bangalo* (meaning "Bengali") meaning "a house in the Bengali style", and came into English during the era of the British administration of India.

entrance which is positioned at a short return at the end of this elevation. The main entrance is well defined by the Shanghai plaster finish door surround and entrance stair with parapet wall and decorative light fitting.

### 2.4 Statement of Cultural Significance

- 2.4.1 <u>Historical significance</u>
- (a) The Building is one of the early built house in western style in Tuen Mun (So Kwun Wat area). It also witnesses the resort development along the coast by the rich Chinese merchants, such as Dragon Garden (龍圃) in Tsing Lung Tau (青龍頭).
- (b) Watervale House is the only remaining building of Former Gordon Hard Camp, which records the services of British military troops and Gurkha servicemen in Hong Kong.

### 2.4.2 Architectural significance

- (a) The Main Block of Watervale House is a typical example of the bungalow style houses built in New Territories after the First World War.
- (b) The external of the Main Block is visible when coming up from the main entrance (south and west elevation) which is highly decorative with symmetrical design. There are external pilasters with base, shaft, cap, and vertical groove on the shaft, the wall frieze with the cornice and sculpted geometric decoration, and sculpted geometric decoration at the projecting roof eaves soffit.
- (c) The setting of the main entrance of the Main Block including the timber double leaf entrance doors with fanlight, the door surround in Shanghai plaster finish, and the whole entrance stair, which includes the steps, landings, parapet wall and capping, and the light fitting etc. demonstrates a cozy residential ambience.

# 2.4.3 Social significance

- (a) Watervale House being important as the Hong Kong residence of an agriculturalist turned politician, Mr. Feng Rui (馮銳), the second owner, who set up China's first modern sugar mills in Guangzhou in the 1930s which had such lasting results, laid the foundation for a major industrial and economic asset for China.
- (b) The third owner Kuo-chu Hsieh (謝國柱), contributed to the development of food industry in Hong Kong.

(c) Watervale House which was a former British military officers' mess which displayed the "mess culture" of the military.<sup>23</sup>

### 2.5 Character Defining Element (CDE)

# 2.5.1 Selection criteria

"Character-defining elements" means "the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, and which must be retained in order to preserve its heritage value".<sup>24</sup> The selection of the Character-defining elements is based on the cultural significance of the Building described in part 2.5, which includes historic significance, architectural and aesthetic significance, and social significance.

# 2.5.2 <u>Level of significance – definition of terms<sup>25</sup></u>

Level of significance Meaning

- High Elements which make a beneficial contribution to the cultural significance of the Building, and the removal or substantial alteration of such element would be detrimental to the cultural significance of the Building. These elements normally are the original elements of the Building.
- Moderate Elements which make a contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone minor or extensive alteration or de-gradation.
  Low Elements which make little contribution to the overall significance of the Building. Spaces, elements or fabric originally of little intrinsic quality, and may have undergone alteration or de-gradation. Original spaces, elements or fabrics of some quality, which have

<sup>&</sup>lt;sup>23</sup> The <u>mess</u> (also called a <u>mess deck</u> aboard ships.) is an area where military socialize, eat, and (in some cases) live. The term is also used to indicate the groups of military personnel who belong to separate messes, such as the Officers' mess, the CPO's mess, and the Enlisted mess. In some civilian societies this military usage has been extended to the eating arrangements of other disciplined services such as fire fighting and police forces.

<sup>&</sup>lt;sup>24</sup> The definition for "character-defining elements" is extracted from *Standards and Guidelines for the Conservation of Historic Places in Canada, a Federal, Provincial and Territorial Collaboration*, a pan-Canadian collaboration, 2<sup>nd</sup> edition, 2010, p253.

<sup>&</sup>lt;sup>25</sup> The definition of terms is developed based on James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, National Trust, 2004.

undergone extensive alteration or adaptation to the extent that only isolated remnants survive.

These elements make little contribution to the significance of the building, and whose alteration or removal would not be detrimental to the heritage value of the place.

- Neutral Elements which are of little or no contribution in the understanding or appreciating the Building, and are not intrusive.
- Intrusive Elements which are visually intrusive or which obscure the understanding of significant elements of the site. The removal of such elements would be beneficial to the understanding of the cultural significance of the Building.

### 2.6 List of Character Defining Elements (CDEs)

2.6.1 <u>The setting and external</u>

<u>No.</u>	CDE/architectural elements	Level
A1.	The general topography.	High
A2.	The existing soft landscape.	High
A3.	The driveway from the entrance at Castle Peak Road leading to the main entrance of Main Block.	High
A 4	External open space on west side of Main Plack	Uigh
A4.	External open space on west side of Main Block.	Ingn
A5.	The terrace on the south side of Main Block and Extension.	High
A6.	Terrace – the steps from the driveway to the terrace.	High
A7.	Terrace – the low rubble curb.	High


Photo 2-14 – Aerial view of south part of Site, (4<sup>th</sup> June, 2020)



<u>Photo 2-15 – (A5) The terrace on the south side of Main Block and Extension,</u> <u>view from west end towards east end, (7<sup>th</sup> April, 2020)</u>



(A6) Terrace – the steps from the driveway to the terrace

<u>Photo 2-16 – (A6) The steps from the driveway to the terrace,</u>  $(7^{\text{th}} \text{ April}, 2020)$ 

#### 2.6.2 <u>Main Block – exterior</u>

<u>No.</u>	CDE/architectural elements	Level
B1.	All external building facades, including the granite base, rendered surfaces (both smooth and rough-cast rendering), brick heads and cills for doors and windows, bands of brickworks and the entrance door surround in Shanghai plaster finish.	High
B2.	External pilasters – all pilasters on external facades, along with their bases, shafts, caps, and the vertical groove on their shafts.	High
ВЗ.	External frieze – all friezes on external facades, along with the cornice and sculpted geometric decoration.	High
B4.	Eaves soffit decoration – all sculpted geometric decoration at the projecting eaves soffit.	High
B5.	<ul> <li>Steel windows – all existing steel windows and their ironmongery, (4 single casements, 2 big double casements, 2 small double casements, and 5 quad casements).</li> </ul>	High
B6.	Timber terrace doors with sidelights – the pair of French window with sidelights that open to the terrace and their ironmongery.	High
B7.	Timber entrance doors with fanlights – existing door frame and fanlights above.	High
B8.	Main entrance – the whole entrance stair, including the steps, landings, parapet wall and capping.	High
B9.	Flat roof – the flat roof with projecting eaves.	High
B10.	Chimney – the chimney on roof.	High
B11.	Rainwater downpipe – concrete rectangular cross section rainwater downpipe, (one near main entrance, and the other one at open corridor adjoining Extension.	High



#### Drawing 2-06 - Part of ground floor plan, Main Block

- (B2) "Exterior pilasters" (8 nos. on south elevation and 6 nos. on west elevation ) indicated by
- (B5) "Steel window" (2 nos. big double casements, 2 nos. small double casements, and 5 nos. quad casements), indicated by ●, and
- (B5) "Steel window" (the 4 nos. single casements covered up on both external and internal side), indicated by O.





Drawing 2-08 - West elevation, Main Block part only



Drawing 2-09 - North elevation, showing the main entrance of Main Block



Drawing 2-10 - First floor and main roof plan

# Photo 2-18

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Photo 2-17 – (B1) West elevation of Main Block, (13th June, 2020)



<u>Photo 2-18 – (B1) South elevation of Main Block, view from west end</u> towards east end, (13<sup>th</sup> June, 2020)



Photo 2-19 - Part of west elevation of Main Block, (13th June, 2020), showing -

- (B2) An external pilaster, along with the bases, shafts, caps, and the vertical groove on their shafts,
- (B3) External wall frieze, with the cornice and sculpted geometric decoration, and
- (B4) Projecting eaves soffit, with sculpted geometric decoration.



Photo 2-20 – (B3) External wall frieze, with the cornice and sculpted geometric decoration, and (B4) Projecting eaves soffit, with sculpted geometric decoration, (13<sup>th</sup> June, 2020)

(B5) Single casement window blocked up on both external and internal side



Photo 2-21 – (B5) A steel window at the south end of west elevation of Main Block, (13<sup>th</sup> June, 2020)



(B5) Single casement window blocked up on both external and internal side

Photo 2-22 – (B5) A steel window at the west end of south elevation of Main Block, (13<sup>th</sup> June, 2020)



Photo 2-23 – (B6) The timber terrace doors with sidelights at the middle end of south elevation of Main Block, external side, (13<sup>th</sup> June, 2020)



<u>Photo 2-24 – (B6) The timber terrace doors with sidelights at the middle end of</u> <u>south elevation of Main Block, internal side, (13<sup>th</sup> June, 2020)</u>



Photo 2-25 – (B7) Timber entrance door with fanlight, (2<sup>nd</sup> September, 2020)



Photo 2-26 - Entrance, (13th June, 2020), showing -

- (B7) Timber entrance door with fanlight,
- (B8) The whole entrance stair, including the steps, landings, parapet wall and capping, and
- (B11) Concrete rectangular cross section rainwater downpipe including hopper.



Photo 2-27 – (B9) Flat roof, and (B10) Chimney, (4th June, 2020)



Photo 2-28 - (B10) Chimney, (11th April, 2020)



<u>Photo 2-29 – (B11) Concrete rectangular cross section rainwater downpipe</u> including hopper at open corridor adjoining Extension,(13<sup>th</sup> June, 2020)

#### 2.6.3 <u>Main Block – interior</u>

<u>No.</u>	CDE/architectural elements	Level
C1.	Spatial design – the general ambiance of openness to	High
	nature with generous size of door and window openings,	
	warm interior finishes such as timber flooring, skirting and	
	pelmet, and touch of classical décor such as ceiling	
	moulding, archway and pilasters.	
C2.	Building structure – all structural elements including	High
	columns, beams, structural walls, roof slab, etc.	
C3.	Archways – all original archways.	High
C4.	Interior pilasters – all pilasters.	High
C5.	Ceiling – all ceilings.	High
C6.	Ceiling cornice – all ceiling cornice including the crown	High
	moulding.	
C7.	Timber pelmet – terrace door opening timber pelmet and	High
	all timber window pelmet.	
C8.	Timber parquet flooring in herringbone pattern – all timber	High
	parquet flooring.	
C9.	Timber skirting – all timber skirting.	High
C10.	Fireplace and chimney breast – the fireplace and chimney	High
	breast.	
C11.	Interior doors – all existing timber paneled doors and door	High
	frames.	



- (C4) "Interior pilasters" (6 nos.) indicated by **1**, and
- (C11) "Interior door timber paneled door" (5 sets), indicated by  $\bigcirc$ ,



Photo 2-30 – (C3) The original archways, (7<sup>th</sup> April, 2020)



Photo 2-31 – (C3) The original archways, (other side of the archways shown in above photo), (13<sup>th</sup> June, 2020)



Photo 2-32 – (C4) Interior pilasters (internal side of west elevation), (7<sup>th</sup> April, 2020)



Photo 2-33 – (C4) Interior pilaster (internal side of west elevation), (13<sup>th</sup> June, 2020)



Photo 2-34 - (C4) Interior pilasters (internal side of south elevation west side), (13th June, 2020)



Photo 2-35 – (C4) Interior pilasters (internal side of south elevation), (view from west end towards east end), (13<sup>th</sup> June, 2020)





Photo 2-37 – (C4) Interior pilasters (internal side of south elevation – east side), (13<sup>th</sup> June, 2020)



Photo 2-38 - Internal (original Lounge), (7th April, 2020), showing -

- <u>(C5) Ceiling</u>,
- (C6) Ceiling cornice including the crown moudling,
- (C7) Terrace door opening timber pelmet and all timber window pelmet,
- (C8) Timber parquet flooring in herringbone pattern, and
- <u>(C9) Timber skirting</u>.



Photo 2-39 – (C10) Fireplace and chimney breast, (7th April, 2020)



<u>Photo 2-40 – (C11) Double leaf timber panel door, (door between original</u> <u>Main Entrance Hall and original Ante Hall), (view from Ante Hall),</u> <u>(2<sup>nd</sup> September, 2020)</u>



<u>Photo 2-41 – (C11) Single leaf timber panel door with fixed panel on top,</u> (door between original Main Entrance Hall and original Bar), (view from Main Entrance Hall), (2<sup>nd</sup> September, 2020)



Photo 2-42 – (C11) Single leaf timber panel door, (door between original Bar and original Ante Room), (view from Bar), (2<sup>nd</sup> September, 2020)



Photo 2-43 – (C11) Single leaf timber panel door, (door between original Bar and original Room 1), , (view from Bar), (2<sup>nd</sup> September, 2020)



<u>Photo 2-44 – (C11) Single leaf timber panel door, (door between original Ante Room</u> <u>and original open Corridor), (view from open Corridor), (2<sup>nd</sup> September, 2020)</u>

#### 2.6.4 <u>Extension – exterior</u>

<u>No.</u>	CDE/architectural elements	Level
D1.	External building façades – the south and west façades	High
	adjoining the Main Block, the façades around the Stairwell	
	(part of north elevation) and the verandah portion in the	
	east façade ("façades") including all parapet walls,	
	projecting eaves, projecting fins over door openings, and	
	window and door openings, and pilasters.	
D2.	Covered verandah at east side, and exposed structure and	High
	ceiling in the verandah.	
D3.	Flat roof – all flat roofs, roof vents and railing.	High
D4.	Open corridor adjoining Main Block.	Moderate
D5.	Covered corridor adjoining Main Block.	Moderate
D6.	Steel staircase to roof in open corridor.	Neutral
D7.	Steel grille gate (access to covered corridor from external	Neutral
	open space).	
D8.	Aluminium window / window opening (external).	Neutral
D9.	Timber door / door opening (external).	Neutral
D10.	Rainwater downpipe.	Neutral



Drawing 2-12 – Ground floor plan





Drawing 2-13 - First floor and main roof plan



Drawing 2-14 – Upper roof (roof of first floor) plan





Photo 2-47 – (D1) West elevation of Extension adjoining the Main Block, and elevation around the Stairwell, and (D8) Aluminium window / window opening, (7<sup>th</sup> April, 2020)

(D8) Aluminium window / window opening (external) (French window)



Photo 2-48 – (D2) Covered verandah at east side, and exposed structure and ceiling in the verandah (view from south end towards north end), and (D8) Aluminium window / window opening (French window), (11<sup>th</sup> April, 2020)



Photo 2-49 – (D2) Covered verandah at east side, and exposed structure and ceiling in the verandah, (view from north end towards south end), and (D8) Aluminium window / window opening (French window) (11<sup>th</sup> April, 2020)



Photo 2-50 – (D5) Covered corridor adjoining the Main Block, (view from east end towards west end), and (D7) Steel grille gate (access to covered corridor from external open space), (11<sup>th</sup> April, 2020)



Photo 2-51 – (D3) Flat roof – railing, (D4) Open corridor adjoining the Main Block, view from south end towards north end, (D6) Steel staircase to roof in open corridor, (13<sup>th</sup> February, 2020)



 $\frac{Photo \ 2-52 - (D4) \ Flat \ roof - all \ flat \ roofs, \ with \ roof \ vents \ and \ railing,}{(4^{th} \ June, \ 2020)}$ 



 $\frac{\text{Photo } 2\text{-}53 - (\text{D4}) \text{ Flat roof} - \text{all flat roofs, with roof vents and railing,}}{(11^{\text{th}} \text{ April, } 2020)}$ 

#### 2.6.5 <u>Extension – interior</u>

<u>No.</u>	CDE/architectural elements	Level
E1.	Stairwell and staircase – the stairwell and the staircase,	High
	including the three window openings, the adjustable glass	
	louvres with metal frame and the terrazzo finishes on the	
	staircase tread and riser, landing and dado wall.	
E2.	Timber parquet floor (in ground floor Dining Room).	High
E3.	Timber door / door opening (external).	Neutral
E4.	Quarry floor tile and glazed ceramic wall tile (in ground	Low
	floor Larder Preparation Room, and first floor bathroom).	
E5.	Vinyl floor tile (ground floor office rooms and first floor	Low
	bedroom 1 and 2).	







Drawing 2-16 – Extension, first floor plan



Photo 2-54 - (E1) Staircase and staircase well, (looking upwards from ground floor landing towards intermediate landing, (13<sup>th</sup> June, 2020)

riser



<u>Photo 2-55 – (E1) Staircase and staircase well, (looking downwards from</u> <u>first floor landing towards intermediate landing), (13<sup>th</sup> June, 2020)</u>
# Part 2 – Cultural Significance



Photo 2-56 – (E2) Teak parquet floor (in ground floor Dining Room), (7<sup>th</sup> April, 2020)



<u>Photo 2-57 – (E4) Quarry floor tile and glazed ceramic wall tile</u> (in ground floor Larder Preparation Room), (11<sup>th</sup> April, 2020)

# Part 2 – Cultural Significance



<u>Photo 2-58 – (E4) Quarry floor tile and glazed ceramic wall tile</u> (in first floor bathroom), (11<sup>th</sup> April, 2020)

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### **3.1 Project Objectives**

The revitalisation of Watervale House into "Tuen Mun Soul Oasis", is based on the interest of different stakeholders and the public, to formulate and achieve the following goals.

- (a) Explore (學) revitalise and display the architectural and history of the Former Gordon Hard Camp, and create an oasis for living
   A Heritage Impact Assessment Report is prepared for the revitalisation of Watervale House such that character defining elements are identified and will be repaired, and the interior spacing are preserved. The project will continue to investigate the history of Watervale House, and the related people and events. Open days and guided tours will be arranged to introduce to the public through an interactive form, to encourage them to explore and supplement the missing parts of the history, understand the present from past history, and get to know more about Hong Kong.
- (b) Learn (導) provide culture and history learning courses and activities for the Tuen Mun District and the community in Hong Kong Start from a "isolated point" – the Watervale House to appreciate the architecture of the building, the culture of the cuisine of the British military particularly the Gurkha and daily living of the people, the learning would extend to the "linear" history and community development of Tuen Mun District, and eventually to explore the "broader plane" of the relationship between the community and the surrounding region and the world.
- (c) Eat (食) set up an environmental friendly restaurant in the Main Block serving British military particularly the former menu of the Gurkha cuisine to the public The public will feel the historic atmosphere of the then Watervale House Officer's Club through tasting the specialties, and experience special culture through the food and beverages.
- (d) <u>Live (活) the environment of Watervale House is suitable for intensive</u> learning, and provide a venue for positive thinking for the neighbourhood areas and Hong Kong

The well-developed information technology and utilitarian social atmosphere contributed to the economic advancement of Hong Kong. At the same time, citizens unconsciously isolated from others, and alienated from nature, creating a lot of anxiety. It indirectly caused problems such as "one-sided self-cognition", "languor family functions", and "ambiguous ethical concepts". Our proposed "Life Education, Soul Oasis" project to set up a "Tuen Mun Soul Oasis" which "originates in Tuen Mun and serves the whole of Hong Kong".

There will be different activities, including programme on cultural, psychological and spiritual living, to emphasize the understanding of selfhistory and establish a positive meaning of life.

The Centre of Buddhist Studies of Chu Hai College of Higher Education and other institutions will be invited as partners.

Masters and scholars will be invited to share the experience of spiritual practice and Zen with the public, to help ones to learn to master "re-visit the thoughts (「轉念」)", detach oneself from unpleasant memories, and be master of one's own life.

### (e) <u>Benefit the community with multiplier effect</u>

The ultimate goal of the "Tuen Mun Soul Oasis" is to benefit the community and the public through the multiplier effect. Our goals are –

- Create job opportunities (part-time and full-time) for the Hong Kong aspirants,
- Provide learning opportunities outside the classroom for young people in need,
- Implement the spiritual oasis project to other organizations in Hong Kong through life education, life planning and spiritual purification projects.
- Utilize the humanity and natural environment of Watervale House with the revitalised Building, creating a center for enhancing the value of life, attracting tourists from China, Asia and other parts of the world.

### 3.2 Proposed Use

- (a) The entire Main Block will become a history interpretation area.
- (b) The original Ante Hall, Lounge and Bar in Main Block will become the Oasis Restaurant and open to the public, with the interior showcase the atmosphere of the original residence and military mess.
- (c) Two exhibition rooms Showroom 1 and 2, connected with Oasis Restaurant will become a reference room / reading room focusing on the history of the area.
- (d) The interpretation includes
  - historic values and cultural significance of the building and the process of conservation and restoration;
  - the first three owners Mr. Octavius Arthur Smith, second owner Mr. Feng Rui, and third owner Mr. Kuo-chu Hsieh;
  - different periods and levels of history in Tuen Mun District;
  - history of the British Military and the Gurkha Engineers; and
  - thematic exhibitions provided in line with guided tours.
- (e) The two main rooms of the Extension will become new activity rooms Function room 1 and 2.
- (f) "Caring (「關愛」)", "Wisdom (「智慧」)", "Perseverance (「堅毅」)" and

"Action (「行動」)" workshops will be organised for parents and children with Hong Kong Children Happiness Index expert.

### 3.3 User's Requirement

- (a) To preserve and restore the character-defining elements of the Building.
- (b) Addition of ramp to satisfy Barrier Free Access requirements.
- (c) Re-design of the toilets on ground floor.
- (d) Addition of building services installations to satisfy statutory and utility company requirements.
- (e) The whole Building to comply with the current statutory requirements.

### 3.4 Community Needs and Social Context

The "Tuen Mun Soul Oasis" project will fully utilize the revitalised Watervale House to provide a community centre for cultural, spiritual and rational life activities, emphasizing the understanding of self-history and building a positive and positive community, for the Tuen Mun residents, Hong Kong citizens and tourist. This is especially important for residents in north-west New Territories, which aim to reduce pressure in their lives through activities, cultivate positive thinking, and help students study.

- "Tuen Mun Soul Oasis" will organize guided tours with military groups (including British Gurkha Ex-servicemen Charity Organization Hong Kong Limited, British Gurkha Ex-Servicemen Association Hong Kong, and The Hong Kong Ex-Servicemen's Association (香港退伍軍人總會等), military history experts (including Professor Siu Kwok-kin, Dr. Kwong Chi Man, etc.), and Gurkha Ex-servicemen (including Mr. Dhira Gurung etc.). With Watervale House as the starting point, and expand to the greenery of Tuen Mun and the nearby historical military trails.
- "Tuen Mun Soul Oasis" will organize cultural tour along the coast of Tuen Mun with local history and culture scholars (including Professor Siu Kwok-kin, Prof. Chan Man Hung, Thomas, Centre for Hong Kong History, and Culture Studies and One Belt One Road Research Institute of Chu Hai College of Higher Education respectively.
- "Tuen Mun Soul Oasis" will organize lectures and workshops on conservation and revitalisation of historic buildings with local built heritage scholars (including Professor David Lung).
- "Tuen Mun Soul Oasis" will organize "caring (「關愛」)", "wisdom (「智慧」)",
   "perseverance (「堅毅」)" and "action (「行動」)" workshops for parents and children with Hong Kong Children Happiness Index expert Professor Ho Lok

Sang.

### 3.5 Compliance with Statutory Requirements

- 3.5.1 Planning and land requirement
- (a) The site is zoned as "Residential (Group B)" on the current approved Tuen Mun Outline Zoning Plan no. S/TM/35.
- (b) The proposed usage of Watervale House from "Tuen Mun Soul Oasis" including activity rooms for workshops and programme, restaurant and heritage interpretation area for Warervale House are regarded as "Eating Place" and "Place of Recreation, Sports or Culture" which may be permitted ("Column 2" uses) within "R(B)" zone. Type (i) application – change of use within existing building or part thereof, has to be submitted to Town Planning Board for approval, and the Notes with the relevant usage is extracted below for reference.

Notes

Residential (Group B)

<u>Column 1 Uses always permitted</u> (only the relevant use extracted below)

Eating Place (on land designated "R(B)14" and "R(B)19" only.

School (in free-standing purpose-designed building, and kindergarten on land designated "R(B)18" only).

Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board (only the relevant use extracted below)

Eating Place (not elsewhere specified).

Institutional Use (not elsewhere specified).

Place of Recreation, Sports or Culture.

School (not elsewhere specified).

### 3.5.2 Emergency vehicular access (EVA)

- (a) The Emergency Vehicular Access (EVA) is only up to the entrance gate at Castle Peak Road.
- (b) Width and gradient of the existing vehicular access within the boundary cannot comply with prevailing requirements for EVA. Fire service enhancement measures will be provided for compensatory measures for the deficiency in the EVA.

- 3.5.3 Means of escape (MOE)
- (a) Majority of the Building is single storey, new door openings will be formed to meet the MOE requirements.
- (b) Extension first floor will be used for back-of-house facilities where alteration and addition works will not be carried out, and public access is not allowed.

### 3.5.4 Fire resistance rating (FRR)

(a) Structural investigation has been conducted to identify the fire resisting construction of the Building. The requirements on FRC for the elements of construction are complied with, and up-grading works will not be required to meet the current statutory requirements.

#### 3.5.5 Barrier free access (BFA)

- (a) Accessible car parking space, ramps with gradient of 1 : 12, and accessible toilet will be provided for persons with disability visiting Watervale House following the design requirements in Design Manual Barrier Free Access (2008).
- (b) New door openings will be formed and some door openings widened to meet the BFA requirements.

#### 3.5.6 Protective barriers

- (a) For all parts of the Buildings with level difference over 600 mm, protective barriers in forms of railings or balustrades of up to 1,100 mm height will be provided to comply with statutory requirements.
- (b) Both main roof and upper roof are not accessible.

#### 3.5.7 Sanitary fitment provisions

- (a) <u>Existing toilets</u>
  - There are three toilets two big and one small on ground floor.
  - There is a bathroom with two bathroom cubicles and two toilet cubicles on Extension first floor.
- (b) <u>New toilet arrangement</u>
  - The big toilet in Main Block ground floor will be relocated to Extension ground floor, together with the existing big one, one will be for female and the other male.
  - The small toilet in Extension ground floor will be converted as the accessible toilet.
  - The Extension first floor bathroom will not be changed.

- 3.5.8 <u>Compliance with the fire services requirements, the "2012 Fire Services</u> <u>Department Code of Practice" ("COP FSD 2012")</u>
- (a) <u>Fire services water supply</u>
  - An independent water supply for the fire services system will be provided by Water Supplies Department.
- (b) <u>Fire services installation sprinkler system</u>
  - There is no sprinkler system in the Building.
  - In accordance with "COP FSD 2012", the hazard classification of occupancy of the Building is categorized as Ordinary Hazard Group I (OHI), so automatic sprinkler system have to be provided. Fast response sprinkler heads will be equipped as enhanced fire provisions.
  - One new 37 cubic meter capacity underground reinforced concrete water tank for sprinkler system, and underground sprinkler pump room will be provided to serve the sprinkler system, with direct link to the Fire Services Communication Centre.
  - One sprinkler inlet will be located near the Main Block Main Entrance Hall.
  - The repeater sprinkler pimp indication panel will be located inside the Extension ground floor Office and Reception. The sprinkler control valves will be provided at the sprinkler inlet near the Main Block main entrance.
- (c) <u>Fire services (F.S.) installation fire hydrant / hose reel (FH/HR) system</u>
  - The two existing hose reels in the Building will be replaced such that every location on each of the protected floors shall be reachable by fire hose within 30 meter length.
  - Break-glass units and fire alarm bells will be installed at all hose reel points and fire exits.
  - The manual fire alarm system will be incorporated in the hose reel system and as an integral part of the fire detection system.
  - All conduit for the manual fire alarm system will be surface mount on ceiling and wall.
  - The existing one of F.S. inlet located near the Main Block Main Entrance Hall will be replaced.
  - The existing reinforced concrete water tank on upper roof will be adopted as F.S. water tank with 2 cu.m. capacity complete with the pumping facilities located in the F.S. pump room at Extension ground floor to serve the hose reels in the Building.
  - No fire hydrant will be provided inside the Building. From site survey, the nearest street fire hydrant is within 100 m. from the building that comply with

"COP FSD 2012". Additional street fire hydrant extended from the existing network is proposed as enhanced fire protection.

- (d) <u>Fire services installation automatic fire alarm system</u>
  - There is no fire detector system in the Building.
  - Addressable Fire Alarm (AFA) system will be installed, with the main AFA panels located inside Office and Reception for master control and monitoring as per the statutory requirements,
  - Smoke / heat detectors will be installed at bedroom, switch room, pump rooms, all other plant rooms, and other areas as required by Fire Services Department
  - One main fire annunciator panel will be installed at the Extension ground floor Office and Reception to receive all fire alarm signals and linked to the Fire Services Communication Centre via a direct telephone use. The existing fire panel at Main Block Main Entrance Hall will be removed.
  - All conduit for the automatic fire alarm system will be surface mount on ceiling and wall.
- (e) <u>Fire services installation manual fire alarm system</u>
  - There is an existing manual fire alarm system in the Building.
  - Break-glass units and fire alarm bells will be installed at all hose reel points and fire exits.
  - The manual fire alarm system will be incorporated in the hose reel system and as an integral part of the fire detection system.
  - All conduit for the manual fire alarm system will be surface mount on ceiling and wall.
- (f) <u>Fire services installation portable fire extinguisher</u>
  - There is no portable fire extinguisher in the Building.
  - Portable fire extinguishers will be installed in the Building in accordance with Fire Services Department requirements.
- (g) <u>Fire services installation exit sign and emergency lights</u>
  - There is no exit sign and emergency light in the Building.
  - New exit sign and emergency lights system will be installed in the Building.
  - At least two sets of emergency lights will be provided for all areas greater than 16 sq.m.
  - The self-contained emergency lights will be capable of maintaining illumination level for a period of at least two hours of not less than 2 Lux for fire safety and security purposes in case of power failure. For the sleeping accommodation areas, operating hours will be extended to three hours.

- 3.5.9 <u>Compliance with Occupational Safety and Health Ordinance (Cap. 509)</u>
- (a) Addition of fall arrest system on all roofs for workers to clean and maintain the roofs.

#### 3.5.10 Compliance with licensing requirements

 (a) Obtaining General Restaurant License from Food and Environmental Hygiene Department (FEHD) is required for prepare and selling of any kind of food products for consumption on the premises (Oasis Restaurant at Main Block).

#### **3.6** The Structure of the Building

#### 3.6.1 Structural layout and system

Watervale House consists of two independent structures, the Main Block and Extension block.

The Main Block is a single storey pre-war residential house constructed in 1933, approximately 4.35 meter high with reinforced concrete beam and column frame structure. However, no original record plan of the building can be found.



the original brickwall with two archways were removed and replaced by a steel portal frame to support the roof structure. The installation of existing steel portal frame changed the support system for the roof structure of Main Block. From observations during site inspections, the structural condition of the existing steel portal frame is satisfactory in general. There is no deformation or corrosion observed on the existing steel portal frame structure, so neither repair nor up-grading work is not required.



Drawing 3-02 – Main Block, section showing the later added steel portal frame structure after removal of the two original brickwork archways

The Main Block roof structure is in form of double slab-rib beam-slab with a layer of reinforced concrete ceiling slab at the bottom of rib beams, which form a void with the top slab for thermal insulation. This type of roof structure is quite common at the time of the building being constructed.



Drawing 3-03 – Typical cross-section of the Main Block the top and bottom double slab-rib beam roof, (not to scale)

For the Extension, according to the record plans retrieved from Architectural Services Department, it was designed and constructed in 1984. The building is a 2-storey reinforced concrete beam and column frame structure. The structural framing record plan as shown on drawing 3-04. From observations during site inspections, the structural condition of the extension block is satisfactory in general.



Drawing 3-04 - Main Block and Extension, existing first floor framing plan

### 3.6.2 <u>Structural scheme of the existing Building</u>

Structural frame of the existing building is a typical slab, beam-column with wall system, the load paths are presented below –

Vertical load	Wind load
Vertical load	Wind load
Slab	Floor system (diaphragm action)
-	-
Secondary and main beam	Column
-	-
Column / wall	Foundation
-	
Wall	
-	
Foundation	

### 3.6.3 Existing design load

In accordance with the "London Country Council London Building Acts, 1930-

1939", the design load for the existing structure are summarized as follows -

- (a) <u>Services and building finishes</u>
  - Roof 50 lb. per sq.ft. (2.06 kPa)
- (b) <u>Live load</u> -
  - Roof (where access may be necessary 30 lb. per sq.ft. (1.44 kPa) for repair and cleaning work
- (c) <u>Wind load</u>
  - Since the projected area will not be increased in the revitalization scheme, therefore the design wind load is same with original design and remain unchanged.

### 3.6.4 <u>New design load for the new usage of the Building</u>

In accordance with the "Code of Practice for Dead and Imposed Loads 2011", the design loads are summarized as follows –

(a) <u>Services and building finishes</u> –
Roof 2.4 kPa
Ground floor 2.4 kPa
(b) <u>Live load</u> –
Roof (flat roof slope less than 5 degrees) 2.0 kPa
Ground floor – restaurant 5.0 kPa

Note: Existing ground floor slab is on-grade slab, according to the previous record the bearing capacity is 75kPa, it is satisfactory for the changes of use of ground floor. The design loading for the roof is changed to current standard, the roofs have been checked, and the result is satisfactory for structural stability. No additional strengthening works is required for both ground and roof.

#### 3.6.5 <u>Material of the existing structure</u>

- (a) Concrete
  - According to the record plan of Extension retrieved from Architectural Services Department – concrete design strength = 20 MPa.
  - According to the re-bound hammer test carried out for the investigation, the equivalent in-situ concrete strength as found varies from 33 MPa to 60 MPa which is greater than the above design strength.
- (b) Reinforcement (mild steel)
  - According to London Country Council London Building Acts, 1930-1939
     Pst = 124 MPa
     Psv = 124 MPa

### 3.6.6 <u>Property of the existing structural members</u> Based on the result of structural investigation –

- (a) <u>Reinforced concrete beam and slab, and structural reinforced concrete column</u> <u>and wall</u> –
  - Hammer tapping survey total 184 defects with de-bonding were found, repair works is required for the defects.
  - Carbonation depth measurement depth of carbonation for existing concrete slabs and beams varies from 54 mm to over 60 mm, which represent the degree of degrading of concrete due to reaction with atmospheric carbon dioxide (and sulphur dioxide) to cause gradual neutralization of the alkalinity from the surface inwards.
    - Cement content determination chemical content of concrete chloride content (as CI<sup>-</sup>) by weight of cement content varies from 0.04% to 0.05%; cement content varies from 8.4% to 13.7%; aggregate / cement ratio varies from 10.7% to 6.1%; CaO content varies from 5.4% to 8.9% and pH value of concrete (at 20<sup>o</sup>C) varies from 8.6 to

#### 9.1.

•	Re-bound hammer test	the equivalent in-situ concrete strength -
		varies from 33 MPa to 60 MPa.
٠	Half-cell potential test	millivolt equivalents of copper / copper
		sulphate electrode - varies from -521 to -11,
		which is relatively high and can be evaluated
		together with carbonation depth measure to
		represent the representative the potential
		vulnerability of element surface to corrosion
		is high.
•	Radar Scanning	Thickness of roof slab was found as 100 $\sim$
		125mm thick, thickness of roof floor
		finishing was found as ~100mm thick,
		reinforcement bar of roof slab was found as
		R9 with 150 ~ 30 0mm spacing.
(b)	Foundation –	
•	Main Block	strip footing, size 200 to 300 mm thick, and
		average 700 mm deep, as shown on drawing
		3-05 (on peyt page)
		5 05 (on next page).

#### 3.6.7 <u>Structural appraisal</u>

- (a) According to the recommendation of the "Practice Guidebook for Adaptive Reuse of and Alteration and Addition Works to Heritage Buildings 2019", for any change in the use of a building, all structural elements shall be checked in accordance with the current structural loading requirements.
- (b) The proposed revitalisation scheme will not increase the building height and wind projected area subject to wind load in both directions, and the existing wind resisting frames stiffness will not be reduced, the structural capacity of the building in resisting the wind load after the proposed revitalisation work is considered to be adequate.
- (c) The existing ground slab is on-grade slab.
  - For the Main Block, based on the design parameter from the results the site investigation, the result shows the structural members are found satisfactory and no structural strengthening work is required.
  - According to the record plans of the Extension retrieved from Architectural Services Department, the design soil bearing capacity to be 75 kPa, so the ongrade slab and soil bearing capacity is structurally capable to resist the increase

in imposed load according to current Code of Practice. The proposed load is lower than the original design, and there is no major defect found, so no structural strengthening work is required.

- (d) Spalling was identified on some existing members of the double slab-rib beam roof structure, and will be repaired in accordance with be requirements for repair of spalling concrete.
- (e) The existing slabs, beams, columns, walls and footings are structurally capable to resist the increase in loading according to the current Code of Practice.



Drawing 3-05 - Main Block and Extension, existing foundation layout plan

- 3.6.8 Alteration and addition works associated with the structure of the Building
- (a) Restore the load bearing brickwall with two archways in Main Block previously removed
  - Restore the load bearing brickwall with two archways.
  - The restoration work would involve statutory submission to Buildings Department, which may involve the investigation of the foundation for the load bearing brickwall. Adequate propping with stringent monitoring and precautionary measures need to be imposed before removal of the existing supporting steel portal frame and replaced with brick load bearing wall.
  - If there is difficulties encountered in investigation or requirements from Buildings Department, such as the original foundation may not be able to satisfy the current statutory requirements or excessive deformation of existing roof slab may occur, it may be necessary to keep the existing steel portal frame structure, and construct the new brickwall with two archways as an in-fill partition and with the existing steel portal frame structure concealed.
- (b) Reinstate the reinforced concrete bottom ceiling of the double slab-rib beamslab roof system of Main Block previously opened up –
  - Install pre-fabricated glass-fibre reinforced concrete ("GRC") panel suspended by hanger post system, at the opened up positions as shown in drawing 3-06.
  - In order to maintain the FRR of the existing top slab and rib beams according to existing statutory requirements, the GRC panel should be the same thickness as the existing bottom ceiling slab.
- (c) Remove the steel staircase at the open corridor between Main Block and Extension, and addition of sky light to cover the entire open corridor, as shown on drawing 3-06 –
  - The skylight would not be fixed to the Main Block, it would only be fixed to the existing column of Extension, as shown on drawing 3-07.



Drawing 3-06 – Proposed skylight to cover the open corridor between Main Block and Extension, and steel frame support for three break water tanks

- (d) Addition of steel frame support for the three break water tank on roof of Extension, as shown on drawing 3-06
  - The steel frame support sits on concrete plinths on the roof.



Drawing 3-07 – Section of proposed skylight to cover the open corridor Between Main Block and Extension

- 3.6.9 Geotechnical works
- (a) Proposed under-ground sprinkler water tank and pump room
  - Design checking and proposed elevation scheme has already been carried out. Open-cut excavation will be adopted and no pile wall installation will be required.
- (b) The existing masonry retaining wall in front of Terrace
  - Concrete mass retaining wall is proposed behind the existing masonry wall in segments, temporary support to existing masonry wall will be installed during the construction. With the consideration that there is enough clearance between the open-cut excavation and the existing building, there will be no impact to the Building. Adequate monitoring and precautionary measures will be imposed to protect the existing masonry wall during construction of the concrete mass.
- (c) Other slope features
  - For the existing adjoining registered slope and retaining features, research and study on the previous design record from Civil Engineering Development Department and Buildings Department, up-grading works had already been carried out by others and the design factor of safety after the upgrading work is larger than 1.5, which is higher than the required factor of safety 1.4 according to current standard and statutory requirements. Since there is no new works due the revitalisation will affect the existing registered features, up-grading work to the existing registered features will not be required.

### 3.7 Building Services Installation

- 3.7.1 <u>Air-conditioning installation and mechanical ventilation system</u>
- (a) The existing air-conditioning provision is by window type air-conditioning.
- (b) The new air-conditioning system will be a Variable Refrigerant System (VRV) (cooling only) consisting of in-door units.
- (c) Two out-door units will be placed at ground level external outside the north– east elevation, and two on the roof of Main Block.



Drawing 3-08 – Location of the 2 nos. of air-conditioning out-door units located at ground level outside north (rear) elevation



Drawing 3-09 – Location of the 2 nos. of air-conditioning out-door units, located on roof of Main Block

- (d) Window type air-conditioning unit with Energy Label Grade 1 of the Energy Efficiency Office (EEO) of Electrical and Mechanical Services Department will be provided to the Extension ground Office and Reception, and first floor rooms, and installed in the existing original high level window opening with reinforced concrete slab air-conditioning hood.
- (e) Spilt-type air-conditioning system will be provided for the Kitchen and Server Rooms.
- (f) Mechanical exhaust system will be provided for all rooms for general ventilation and the removal of contaminant / odour / moist air, thus some of the glass panes of the steel window in Main Block will need to be modified to incorporate the exhaust fan, and several wall openings for the ductworks of exhaust air fans need to be provided, (character defining element nos. B5 and C2).

- (g) Extension ground floor plant rooms such as pump room, switch room, etc. will provided with localised ventilation fans.
- (h) All exhausted indoor air from those rooms is designed directly discharging to outdoor.
- (i) Ceiling / wall-mounted fans will be provided to increase air circulation for toilets and bathrooms.
- (j) Mechanical ventilation for kitchen will be provided by hydro-vent system incorporated with exhaust fan system.



<u>Photo 3-01 – West elevation, the existing high level window opening with</u> <u>reinforced concrete slab air-conditioning hood at ground floor and</u> <u>first floor of Extension, (7<sup>th</sup> April, 2020)</u>

- 3.7.2 Electrical installation
- (a) The electricity demand for the whole site is estimated to be about 160 kVA which includes a 5% spare capacity for future load growth. The total current is estimated to be about 242 Amp., 3-phase.
- (b) The electricity supply will be by a CLP low voltage cable terminated with 250 amp. TPN fused cut-out and electric meter installed at the Extension ground floor new Switch Room.
- (c) All existing electric wiring will be taken down, and new conduits installed for the new electric wiring.
- (d) The new conduits and junction boxed will be surface mount on ceiling and wall.
- (e) No emergency generator will be provided as the building is classified "Low Rise

Building" in accordance with FS COP 2012.

- (f) No transformer will be required in accordance with the electrical load estimation.
- 3.7.3 <u>Lighting design</u>
- (a) Light fittings for different rooms and various areas will be selected to suit the architectural layout and usage functionally and aesthetically.
- (b) The lighting inside rooms and other small partition areas shall be controlled by local lighting switches with automatic control.
- (c) All light fitting inside Main Block Showroom 1 and 2, and Extension ground floor Function Room 1 and 2 shall be dimmable to facilitate different operations / event requirements.
- (k) In consideration of energy efficiency, the row of lighting fittings next to the windows receiving daylight shall be controlled by a photo sensor according to the amount of daylight available (complete with manual on / off by-pass switch), (character defining element nos. C6 and C7).
- (d) External light fittings will be controlled by photo-cells and timer switches, (character defining element nos. A2, A3 and A4).
- 3.7.4 Earthing and lightning protection system
- (a) The system will comprise lightning conductor belt (on roof), lightning conductor tap (on external wall), main earth terminal and earth electrodes. The lightning conductor belt shall be of 25 x 3 mm tinned copper tape, (character defining element nos. B9 and D3). The lightning conductor tap shall be of dedicated copper tape, (character defining element nos. B1 and D1).
- (b) The whole electrical installation will be effectively earthed.
- (c) All extraneous conductive parts such as metallic gas pipes, water pipes, window frame, etc. shall be provided with equipotential bonding to ensure safety.



Drawing 3-10 – Location of the lightning conductor taps fixed on external wall

Note: **1** lightning conductor tap fixed on external wall in position with existing lightning tap, and

lightning conductor tap fixed on external wall in new position.

- 3.7.5 <u>Security system</u>
- (a) A security system comprising door contact system, motion detection system, central security control and monitoring system will be installed. Local door lock alarm system with smart card door access control which is centrally monitored will be provided for certain rooms, (character defining element no. B7).
- (b) CCTV system will be provided for external areas next to the building and the locations after consultation with the end-users, (character defining element nos. A2, A3 and A4).
- 3.7.6 <u>Tele-communication system, public address system and cable facilities for</u> <u>miscellaneous services</u>
- (a) Telephone trunking and conduits will be provided to serve the telecommunication system provided by the services provider. One server room at Extension ground level is assigned for the connection of utility lead-in services and also for accommodate the telecom equipment provided by the licensed fixed carrier services provider.
- Public address system will be provided for entrances, Main Block Oasis Restaurant and Bar, Showroom 1 and 2, Extension ground floor Function Room 1 and 2, covered corridor, and landscape areas.
- (c) Cable facilities / containment will be provided for computer and network equipment system.
- 3.7.7 <u>Plumbing installation</u>
- (a) All existing plumbing installation including water supply pipes, sanitary fitments and roof water tank will be removed because they are in poor condition and beyond repair.
- (b) The water main will be supplied from city water mains. Direct feed supply will be adopted for fresh water and irrigation supplies system. Break water tanks will be provided for kitchen use and flushing systems to comply with statutory requirements.
- (c) A 3 kW capacity electric storage type multi-point water heater will be installed at the Extension first floor Bathroom serving the bathroom cubicles.
- (d) Manual water points will be adopted for the landscape areas, (character defining element no. A2).



Drawing 3-11 – Location of the 3 nos. of break water tank located on roof of Extension

- 3.7.8 Soil and waste water disposal
- (a) From the utilities mapping result, the sewerage inside the building was discharged to the existing site storm water manholes and government storm water manhole outside the site through underground pipe works, which does not comply with statutory requirements.
- (b) Soil and waste water disposal for the entire building will be a new modified one-pipe system under gravity wherever possible.
- (c) One underground grease trap will be added for the kitchen to comply with Environmental Protection Department requirements.

- 3.7.9 <u>Rainwater disposal</u>
- (a) The rainwater collected from the main roof and upper roof will be discharged via vertical stack by gravity to the building surround U-channels, then to the underground storm water drainage system.
- (b) The two concrete rectangular cross-section rainwater downpipes with hopper will be preserved in-situ and repaired as necessary to retain the appearance. Some of them will be blocked or restored its function if feasible to suit the new rainwater disposal system, (character defining element no. B11).
- (c) New cast iron rainwater downpipes will be added, (character defining element nos. B1 and D1).



Drawing 3-12 – Location of the rainwater downpipe fixed at external wall of ground floor



of first floor (Extension)

- 3.7.10 Town gas system
- (a) Town gas supply will be provided for the kitchen equipment.

### 3.8 Major Alteration and Addition Works

- 3.8.1 Major alteration and addition works at the site -
- (a) Modification of the access road due to set back of the entrance because of the widening of Castle Peak Road, (character defining element no. A3).
- (b) Construct a 3 meter long by 1 meter high new water in-let cabinet at site entrance, (character defining element no. A4).
- (c) Addition of a new 37 cubic meter capacity under-ground reinforced concrete water tank for sprinkler system, and an underground sprinkler pump room at the external open space on west side of Main Block including slope up-grading, as shown on the drawing 3-14, (character defining element nos. A2 and A4). Open-cut excavation would be adopted and no pile wall installation would be installed.



Drawing 3-14 – Location of the proposed under-ground fire services water tank and pump room at the external open space on the west side of Main Block, and the addition of mass concrete strengthening wall at underside of Terrace outside south part of Main Block and behind the existing granite block retaining wall

(d) Addition of mass concrete strengthening wall at underside of Terrace outside south part of Main Block and behind the existing granite block retaining wall, as shown on drawings 3-15 and 3-17, (character defining element nos. A5 and A7). Concrete mass is proposed behind the existing masonry retaining wall, temporary support to existing masonry retaining wall to be installed during the construction. There is enough clearance between the open-cut excavation and Main Block, so there is not impact to the Main Block.



<u>Drawing 3-15 – Section of the mass concrete strengthening wall at</u> <u>underside of Terrace outside south part of Main Block and</u> <u>behind the existing granite block retaining wall</u>

- (e) Adopt management approach to restrict public access to the edge of the terrace and is subjected to Building Authority's approval. Otherwise, add protective barrier railing to the terrace (where level difference is over 600mm), (character defining element nos. A5 and A7).
- (f) Replace the existing concrete floor tile in terrace with granite tile (character defining element nos. A5 and A7).
- (g) Addition of barrier free access ramp at the landscape area on west side, as shown on drawings 3-18 and 3-19, (character defining element nos. A1, A2 and A4).



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Drawing 3-16 – Site plan showing the barrier free access ramp at the landscape area on west side



Drawing 3-17 – Section of the barrier free access ramp at the landscape area on west side

- (h) Soft Landscaping improvement works, as shown on drawing 3-20 including
  - improve the landscape area at west side as "Reflective wood garden";
  - convert the landscape area at south side into "English style healing garden",
  - add a new "Zen garden" at east side (adjoining the verandah of Extension) with wooden pattern ceramic floor tile,
  - add "Flowering entrance square" (on-grade planters) at west side of Main Block,
  - add "Fragrance zone" outside north-west corner of Extension,
  - (character defining element no. A2), and
  - the design drawings are shown in :"Appendix 2 –Soft landscape design of revitalisation of Watervale House into Tuen Mun Soul Oasis.
- (i) Add outdoor lighting and irrigation system at landscape area.
- (j) Replace the existing chain link fence at boundary of site by new fence, the new fencing design is on drawing 3-21.
- (k) Replace the entrance gate.
- (1) Add "Tuen Mun Soul Oasis" signage at entrance.



Drawing 3-18 – Proposed soft landscape master plan



Drawing 3-19 - Proposed site boundary fence and entrance gate design

- 3.8.2 <u>Major alteration and addition works at the external of Main Block and Extension</u>
- (a) Addition of ramp at entrance at west elevation of Extension, and widen of the entrance door opening including replacement of the steel grille, (character defining element no. D1 and D7).
- (b) Relocate the fire services water inlet cabinet outside entrance at west elevation if Extension to the north-west corner, (character defining element no. D1).
- (c) The existing roof water-proofing of all roofs will be removed, and new roof water-proofing applied, (character defining element nos. B9 and D3).
- (d) Take down railing on all roofs, and addition of fall arrest system all roofs, (character defining element nos. B9 and D3).
- (e) Remove the steel staircase at the open corridor between Main Block and Extension, and addition of sky light to cover the corridor, (character defining element nos. D4 and D6).
- (f) Replace existing PVC rainwater downpipe with cast iron rainwater downpipe.
- (g) Addition of cat ladder
  - Main Block at north-east corner of the roof, (character defining element no. B9), and
  - .Extension at north-east of the façade at ground floor, (character defining element no. D11).
- (h) Works to the roof of Extension including
  - install three breakwater tanks with plinth on the main roof,
  - connect exhaust duct to two roof vents on main flat roof, and
  - repair the water tank on upper roof.
- (i) Enlarge window openings to form door openings at east and west elevations of Extension.
- 3.8.3 Major alteration and addition works at the internal of Main Block and Extension
- (a) Re-construction of the brickwall with two archways previously removed in Main Block ground floor (original Ante Hall), (character defining element nos. C1 and C3), and removal of the existing steel portal frame
- (b) Repair the opened up part of the existing reinforced concrete bottom ceiling slab of the roof slab-rib beam system of Main Block by GRC panel suspended by hanger post system, (character defining element nos. C1, C2 and C5).



Drawing 3-20 – Ground floor plan showing the barrier free access route

- (c) Alteration and addition works to fulfill barrier free access requirement
  - covered corridor between Main Block and Extension raise part of the floor at west end and form ramp, (character defining element no. D2),
  - Main Building break up one door opening at covered corridor Main Block side (access to Bar), (character defining element no. D2).
  - Main Building widen three existing door openings in Main Block, (character defining element no. C11),
  - Extension break up one door opening at open corridor Extension side (access to Function Room 1, (character defining element no. D4),
  - Extension door opening at south elevation for double door for access to

Terrace, (character defining element no. D1).and

- Terrace add ramp outside the new formed double door opening on south elevation of Extension for access to the terrace from Extension, (character defining element no. A5).
- (d) Remove of partitions to suit the new internal layout, (character defining element no. C1).
- (e) Form / relocate door open to suit the new use.
- (f) Relocation and design of the toilets,
- (g) Covert the existing small toilet in Extension into accessible toilet,
- (h) Building services installations.
- (i) Addition of false ceiling with recess perimeter in Main Block to accommodate the conduits, pipes and duct, (character defining element nos. C5 and C6).
- (j) Addition of kitchen on Extension ground floor, and
- (k) Interior decoration, (character defining element nos. C4 to C8).



Drawing 3-21 – Main Block reflected ceiling plan showing the dropped false ceiling


Drawing 3-22 - Main Block section of the dropped false ceiling

### **3.9** The Existing Building Component, Fabric and Interior Decoration

- 3.9.1 <u>Site</u> –
- (a) The architectural features to be preserved include
  - the Terrace on the south side of Main Block and Extension, (character defining element no. A5),
  - Terrace the steps from the driveway to the Terrace, (character defining element no. A6), and
  - Terrace the low rubble curb, (character defining element no. A7),
- (b) The existing concrete floor tile of Terrace will be replaced by granite tile.
- 3.9.2 <u>Main Block external wall including architectural features on the elevations</u>
- (a) The architectural features on the elevations to be preserved include
  - granite wall base at south elevation (west part) and west elevation (south part), (character defining element no. B1),
  - rendered surfaces (both smooth and rough-cast rendering), (character defining element no. B1),
  - brick heads and cills for doors and windows, (character defining element no. B1),
  - the entrance door surrounds in Shanghai plaster finish, (character defining element no. B1),
  - external pilasters all pilasters on external facades, along with their bases,

shafts, caps, and the vertical groove on their shafts, (character defining element no. B2),

- external frieze all friezes on external facades, along with the cornice and sculpted geometric decoration, (character defining element no. B3),
- eaves soffit decoration all sculpted geometric decoration at the projecting eaves soffit, (character defining element no. B4),
- the entrance stair the whole entrance stair, including the steps, landings, parapet wall and capping, (character defining element no. B8), and
- the chimney on roof, (character defining element no. B10).
- (b) The granite wall base will be clean, and the defective granite work joints repointed,
- (c) All defective rendering will be repaired and the external wall re-painted.
- (d) Replacement of the two missing white colour ball-shaped glass light fitting at the capping of the staircase parapet wall.
- 3.9.3 <u>Main Block door</u>
- (a) The doors to be preserved include
  - the timber double leaf entrance doors with fanlights, (character defining element no. B7),
  - timber double leaf terrace doors with sidelights, (character defining element no. B6), and
  - all existing timber paneled doors and frames, (character defining element no. B7).
- (b) The above doors and frames will be repaired, and to be replaced if beyond repair.
- (c) From the termite survey, the frame of the timber double leaf terrace doors with sidelights, and one panel door have been infested, and to be replaced.
- 3.9.4 <u>Main Block window</u>
- (a) The windows to be preserved include
  - all existing steel windows and their ironmongery, (character defining element no. B5).
- (b) From site inspection, all steel windows are double casement (2 nos. in south elevation and 2 nos. in west elevation), and quad casement windows (2 nos. in south elevation and 3 nos. in west elevation). However, it is found that there single casement windows blocked up on both sides, (2 nos. in south elevation and 2 nos. in west elevation), the single casement windows are to be opened up.
- (c) The above steel windows will be repaired including replacement of the damaged and missing ironmongery, and to be replaced if beyond repair.

- (d) The three high level aluminium windows at existing toilet to be replaced by steel windows matching existing.
- 3.9.5 Main Block interior and finishes
- (a) The architectural features in the interior to be preserved include
  - all original archways, (character defining element no. C3).
  - ceiling all ceiling cornice including the crown moulding, (character defining element no. C6).
  - all internal pilasters, (character defining element no. C4).
  - fireplace and chimney breast, (character defining element no. C10),
  - window all timber pelmet, (character defining element no. C7).
  - floor timber parquet flooring in herringbone pattern, (character defining element no. C8).and
  - floor timber skirting, (character defining element no. C9).
- (b) The ceiling and wall are plastered and painted. Since there are lots of spalling concrete, all plaster will be hack off and re-plaster with plaster (cement lime sand mix) matching existing. The wall surface will be painted.
- (c) The teak parquet floor will be preserved and repaired.
- (d) The timber pelmet and timber skirting will be repaired, and to be replaced if beyond repair.
- (e) The floor finishes of Showroom 1 and 2 will also be changed to teak parquet floor.

#### 3.9.6 <u>Extension – external wall including door and window</u>

- (a) The architectural features on the elevations to be preserved include
  - east elevation exposed structure and ceiling in the verandah, and projecting eaves of the verandah, (character defining element no. D1),
  - south elevation pilasters and projecting eaves, (character defining element no. D1),
  - west elevation projecting eaves, projecting fins over door openings, (character defining element no. D1),
  - north elevation projecting fins over door openings, (character defining element no. D1), (character defining element no. D1),
  - all elevations window and window opening, (character defining element nos. D1 and D8),
  - all elevations door and door opening, (character defining element nos. D1 and D9), and
  - Stairwell the window openings including the three glass louvres in metal

frame, (character defining element nos. D1 and E1).

- (b) All defective rendering will be repaired and the external wall re-painted.
- (c) The three glass louvres in metal frame at Stairwell will be repaired, and to be replaced if beyond repair.
- (d) All existing timber doors and frames will be replaced.
- (e) All existing aluminium French windows (ground floor Function Room 1 and 2 open to verandah) will be replaced.
- (f) All existing aluminium windows will be replaced.
- (g) The four blocked up windows at south elevation to be opened up and the windows replaced with aluminium windows
- (h) Repair the ornamental light fitting fixed on external wall, and replacement of the missing and broken lamp shed
- 3.9.7 <u>Extension internal finishes</u>
- (a) The architectural features in the interior to be preserved include
  - Stairwell and staircase the terrazzo finishes on the landing, tread and riser, and dado wall, (character defining element no. E1), and
  - Extension ground floor Function room teak parquet floor, (character defining element no. E2).
- (b) The ceiling and wall are plastered and painted. Since there are lots of spalling concrete, all plaster will be hack off and re-plaster with plaster. The wall surface will be re-painted.
- (c) The terrazzo finishes on the stairwell and staircase landing, tread and riser, and dado wall will be repaired.
- (d) The teak parquet floor finishes of Extension ground floor will be preserved and repaired.
- (e) The existing floor finishes of Extension ground floor covered verandah at east side is 100 x 100 mm quarry tile, to be replaced by timber texture ceramic tile.
- (f) The existing floor finishes of Extension ground floor Function room 2 is 200 x
   200 mm quarry tile, (character defining element no. E4), to be replaced by homogeneous floor tile.
- (g) The existing floor finishes of Extension ground floor other rooms are 300 x 300 vinyl floor tile or cement sand screed, (character defining element no. E5). They will be replaced by homogeneous floor tile.
- (h) The existing floor and wall finishes of the toilets and bathroom are quarry floor tile and glazed ceramic wall tile, (character defining element no. E4). Both floor and wall tiles will be hack removed and replace by new tiles.



# 3.9.8 Architectural drawing of the revitalised design

Drawing 3-23 – Proposed location plan, (showing the site boundary and entrance after widening of Castle Peal Road)



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Drawing 3-24 – Proposed master layout plan, (showing all the landscape design)



Drawing 3-25 - Proposed ground floor plan



Drawing 3-26 - Proposed first floor and main roof plan



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Drawing 3-27 - Proposed upper roof plan



Drawing 3-28 - Proposed east and south elevation



Drawing 3-29 - Proposed west and north elevation



Drawing 3-30 - Proposed section A-A and B-B

### 4.1 Conservation Principle

The conservation process of making a possible compatible use for Watervale House adopted the following guiding conservation principles in developing the appropriate treatments and level of intervention for character defining elements and other historic building fabrics with reference to international charters and other relevant conservation standards –

- Burra Charter (2013) The Australia ICOMOS Charter for Places of Cultural Significance, and
- China Principles (2015) Principles for the Conservation of Heritage Sites in China.

#### (a) <u>Conserve heritage value</u> –

Restore any deformed, collapsed or misplaced components, and removal of the later additions including steel frames and components of no significance or intrusive value.

- (b) <u>Retain authenticity and integrity</u>
  - Respect the original character or architectural style of the building fabric and retain its traditional building materials or construction system as much as possible.
  - Recognize each historic place as a physical record of its time, place and use.
  - Do not create a false sense of historical development by adding elements from other historic places or by combining features of the same property that never co-exist.
- (c) <u>Minimum intervention</u>
  - Keep any treatment or intervention to building fabric to the minimum and respect the heritage value when undertaking and intervention.
  - Use the gentlest means possible for any intervention.
  - Make any intervention physically and visually compatible and identifiable upon close inspection, and document any intervention for future reference.
- (d) <u>Repair rather than replace</u>
  - Repair rather than replace the character defining elements.
  - Only when such elements are too severely deteriorated to repair, and with sufficient physical evidence, replace them with new elements that match the forms, materials and detailing of the same elements.
  - Where there is no sufficient evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

- (e) <u>Reversibility</u>
  - Make any intervention or adaptation to the building fabric reversible, without causing any damage to the existing structure when such intervention is to be removed in future.
  - Any new addition should be reversible and should not affect the essential form and integrity of the historic place, or that the fabric should not be impaired if the new work is to be removed in the future.
- (f) <u>Integrating old and new</u>
  - When adding new construction to heritage buildings, the proposed new works and developments should be sympathetic to the heritage place in terms of its compatible proportion, form, design and materials. The new works should be physically and visually compatible with and distinguishable from the original fabric of the historic place

### 4.2 Conservation Policies and Guidelines

- 4.2.1 <u>New use of Watervale House</u>
- (a) <u>Policy 01</u>
  - The new use of Watervale House should be compatible to its original use.
  - <u>Conservation guidelines</u> –

The proposed use should not extensively alter the structural capacity of the existing foundation to suit the new use.

#### 4.2.2 <u>Preservation of the building fabric</u>

- (a) <u>Policy 02</u>
  - All conservation works should be carried out with the principle of repair rather than replacement. Where replacement is necessary, it should be carried out on a like-for-like basis as far as practicable in terms of design and material.
  - <u>Conservation guidelines</u> –
     The repair works to be carried out should match the original materials, colour and texture. In case the architectural elements are beyond repair where replacement is necessary, the replacement should follow the original construction method, material, colour and texture as much as possible.
- (b) <u>Policy 03</u>
  - The exterior of the Main Block and Extension should be preserved as much as possible.
  - <u>Conservation guidelines</u> Every effort should be made to preserve the external façades of Main Block and

Extension, and should generally be left un-touched and must not be disturbed. External re-decoration should be restricted to colour that is compatible with the age and character of the building/structure, with a paint system that is reversible. Refer to "List of character defining elements (CDEs), section 2.5.2 - MainBlock – exterior" for building components and architectural features on the external facades to be preserved in-situ as far as practicable

- (c) <u>Policy 04</u>
  - The structure and original finishes of the Main Block as listed under "List of character defining elements (CDEs), section 2.5.3 Main Block interior" for building components architectural features at the interior to be preserved in-situ as far as practicable.

#### 4.2.3 Alteration and addition works

- (a) <u>Policy 05</u>
  - A full photographic and cartographic survey should be carried out prior to any works to the building.
  - <u>Conservation guidelines</u>-

The photographic and cartographic survey should be carried out by experienced surveyor/conservationists by making reference to the requirements from Antiquities and Monuments Office. A set of record should be kept by the operator, Commissioner for Heritage's Office and Antiquities and Monuments Office.

- (b) <u>Policy 06</u>
  - Any addition and alteration works necessarily to be carried out on the exterior shall be carried out at the rear elevation.
  - <u>Conservation guidelines</u>-

Addition and alteration are allowed at less visually prominent locations, which should be carried out in a manner that the original design of the building façade is still generally readable.

- (c) <u>Policy 07</u>
  - Any addition and alteration works necessarily to be carried out at the interior of the building should be kept to a minimum.
  - <u>Conservation guidelines</u>-

In order to suit the new use, addition and alteration works as well as up-grading work for meeting current statutory requirements will be necessary. Those

works to the interior shall be kept to a minimum subject to the approval of AMO.

- 4.2.4 Interpretation
- (a) <u>Policy 08</u>
  - Interpretation should be provided for the education and promotion of the cultural significance of the building to the public.
  - <u>Conservation guidelines</u>— Interpretation should be provided on different topics (but not limited to), namely the history, architecture style and social value of the building. The topics should demonstrate the cultural significances of the building as established in Section 2.3. Interpretation could be through the display of interpretative panels.

#### 4.2.5 Management and maintenance

- (a) <u>Policy 09</u>
  - A management and maintenance plan should be prepared to ensure that the building is maintained in with proper services.
  - <u>Conservation guidelines</u>-

The management and maintenance plan should provide details on maintenance tasks to be undertaken, together with an indication of those responsible, maintenance schedule and tracking methods. The plan should be made ready before the operation of the new use and should be reviewed by building management professionals, conservationists and professionals as necessary in order to ensure the execution of a proper maintenance programme.

- (b) <u>Policy 10</u>
  - A maintenance manual should be prepared to facilitate the Operator to maintain the building in sound condition.
  - <u>Conservation guidelines</u>-

The maintenance manual should provide guidance in appropriate techniques and materials to be used in the maintenance of specific features of the Building. The manual should be made ready before the operation of the new use and should be reviewed by building management professionals, conservationists and professionals as necessary in order to ensure the building fabrics receives the correct cleaning and repair treatment.

#### 4.3 **Potential Impact and Mitigation Measures**

4.3.1 <u>Definition of terms</u><sup>17</sup>

•

- (a) <u>Level of significance of building elements</u>
  - Level of significance Meaning
    - HighElements which makes a beneficial contribution to the<br/>cultural significance of the Building, and the removal or<br/>substantial alteration of such element would be<br/>detrimental to the cultural significance of the Building.<br/>These elements normally are the original elements of the<br/>Building.
  - Moderate Elements which makes a contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone minor or extensive alteration or degradation.
  - Low Elements which makes little contribution to the significance of the building, and whose alteration or removal would not be detrimental to the heritage value of the place.
  - Neutral Elements which are of little consequence in terms of understanding or appreciating the Building, and are not intrusive.
  - Intrusive Elements which are visually intrusive or which obscure the understanding of significant elements of the site. The removal of such elements would be beneficial to the understanding of the cultural significance of the Building.

#### (b) <u>Mitigation measures</u>

Mitigation measure is the practical advice given to mitigation adverse impact affects. Impact level –The evaluation of heritage impact assessment in the proposal is classified into five levels of impact based on the type and extent of the effects concluded in the Heritage Impact Assessment, (Antiquities and Monuments Office, Guidelines for Built Heritage Impact Assessment, June 2010).<sup>18</sup>

<sup>&</sup>lt;sup>17</sup> The definition of terms is developed based on James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, National Trust, 2004.

<sup>&</sup>lt;sup>18</sup> Antiquities and Monuments Office. Guidelines for Built Heritage Impact Assessment. June, 2010.

Impact

Meaning

- Beneficial the impact is beneficial if the proposal will enhance the preservation of the heritage site.
- Acceptable impact the assessment indicates that there will be no significant effects on the heritage site.
- Acceptable impact there will be some adverse effects, but these can be eliminated, reduced or offset to a larger extent by specific measures
- Unacceptable impact the adverse effects are considered to be too excessive and are unable to mitigate practically.
- Undetermined impact the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined from the study. Further detailed study will be required for the specific effects in question.

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### 4.3.2 Impact assessment – use of Watervale House

No.	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
1.	Adaptive re-use of Watervale	not applicable	not	acceptable	• Photographic record and
	House as Tuen Mun Soul Oasis.		applicable	impact with	measured drawings to be
				mitigation	completed before
				measures	commencement of work.
					• The cultural significance of
					Watervale House shall be
					presented in the
					"interpretation" for
					appreciation of Watervale
					House.

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<u>No.</u>	Work items	Affected CDEs/architectural	<u>Significance</u>	Impact level	Mitigation measures
		elements			
2.	Means of escape (MOE) -				
	• form one door opening at	no. C1 – (Main Block)	high	acceptable	• The opening should be
	covered corridor to connect	spatial design – the general		impact with	opened at position of the
	covered corridor to Main	ambiance of openness to		mitigation	existing opening a window
	Block (Bar).	nature with generous size of		measures	type air-conditioning is
		door and window openings,			installed.
		warm interior finishes such			• The material of the wall
		as timber flooring, skirting			should be recorded during
		and pelmet, and touch of			the forming of the door
		classical décor such as			opening.
		ceiling moulding, archway			• The width of the door
		and pilasters.			opening should be kept to
					the minimum.
					• The lintel for structural
					strengthening the opening
					should be concealed and not
					exposed.

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
3.	Barrier free access –				
(a)	• addition of accessible car	no. A4 – external open space	high	acceptable	• The surface material of the
	parking space at the external	on west side of Main Block.		impact with	existing access road should
	open space on west side of			mitigation	not be changed.
	Main Block.			measures	
(b)	• addition of ramps at	no. A1 – the general	high	acceptable	• The location of the ramps
	landscape are at west side.	topography.		impact with	should cause minimal
		no. A2 – the existing soft	high	mitigation	disturbance to the existing
		landscape.		measures	topography.
					• The design, material and
					style of the railing should be
					simple, compatible with the
					architectural style of the
					Building, but distinguish-
					able from the historic
					Building.

No.	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(c)	• addition of ramps with	no. D1 – (Extension)	high	acceptable	• The design, material and
	gradient of 1 : 12 at entrance	External building facades –		impact with	style of the railing should be
	to covered corridor.	the south and west facades		mitigation	simple, compatible with the
		adjoining the Main Block,		measures	architectural style of the
		the facades around the			Building, but distinguish-
		Stairwell and the verandah			able from the historic
		portion in the east façade			Building.
		("facades") including all			
		parapet walls, projecting			
		eaves, projecting fins over			
		door openings, and window			
		and door openings, and			
		pilasters.			

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(d)	• widen existing door opening	no. D1 – (Extension)	high	acceptable	• The material of the wall
	on ground floor of Extension	External building facades –		impact with	should be recorded during
	west elevation, and	the south and west facades		mitigation	the widening of the door
	replacement of the extension	adjoining the Main Block,		measures	opening.
	steel grille gate.	the facades around the			• The width of the door
		Stairwell and the verandah			opening should be kept to
		portion in the east façade			the minimum.
		("facades") including all			• The lintel for structural
		parapet walls, projecting			strengthening the opening
		eaves, projecting fins over			should be concealed and not
		door openings, and window			exposed.
		and door openings, and			• The design, material and
		pilasters.			style of the new gate should
		no. D7 – (Extension) steel	neutral		be simple, compatible with
		grille gate (access to covered			the architectural style of the
		corridor from external open			Building, but distinguish-
		space).			able from the historic
					Building.

÷	Work items	Affected CDEs/architectural	<u>Significance</u>	Impact level	Mitigation measures
		elements			
(e)	• raise the floor level at west end of covered corridor, and form ramp to connect to existing floor level.	no. D5 – (Extension) covered corridor adjoining Main Block.	moderate	acceptable impact with mitigation measures	• The existing floor finishes and detail of the skirting should be replicated on the ramp.
(f)	<ul> <li>form one door opening at covered corridor to connect covered corridor to Main Block (Bar).</li> </ul>	no. C1 – (Main Block) spatial design – the general ambiance of openness to nature with generous size of door and window openings, warm interior finishes such as timber flooring, skirting and pelmet, and touch of classical décor such as ceiling moulding, archway and pilasters.	high	acceptable impact with mitigation measures	<ul> <li>The material of the wall should be recorded during the forming of the door opening.</li> <li>The door opening should be formed at the position of the existing high level window where a window type air- conditioning unit is installed.</li> <li>The width of the door opening should be kept to the minimum.</li> <li>The lintel for structural strengthening the opening should be concealed and not exposed.</li> </ul>

<u>.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(g)	• widen two existing door	no. C1 – (Main Block)	high	acceptable	• The material of the wall
	openings with timber	spatial design – the general		impact with	should be recorded during
	paneled door, one from Bar	ambiance of openness to		mitigation	the forming of the door
	to Showroom 1 (existing	nature with generous size of		measures	opening.
	Ante Room), and the other	door and window openings,			• The width of the door
	from Bar to Showroom 2	warm interior finishes such			opening should be kept to
	(existing Room 1).	as timber flooring, skirting			the minimum.
		and pelmet, and touch of			• The lintel for structural
		classical décor such as			strengthening the opening
		ceiling moulding, archway			should be concealed and not
		and pilasters.			exposed.
		no. C11 – (Main Block)	high		• The existing timber paneled
		interior doors – all existing			door and frame should be
		timber paneled doors and			taken down, repair and
		door frames.			installed to replace the
					defective door in Main
					Block.
					• The new door should follow
					the design of the existing
					timber paneled door.

÷	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(h)	• widen one existing door	no. C1 – (Main Block)	high	acceptable	• The material of the wall
	opening from Lounge to	spatial design – the general		impact with	should be recorded during
	internal small Restaurant	ambiance of openness to		mitigation	the forming of the door
	room (existing toilet).	nature with generous size of		measures	opening.
		door and window openings,			• The width of the door
		warm interior finishes such			opening should be kept to
		as timber flooring, skirting			the minimum.
		and pelmet, and touch of			• The lintel for structural
		classical décor such as			strengthening the opening
		ceiling moulding, archway			should be concealed and not
		and pilasters.			exposed.
					• The new door should follow
					the design of the existing
					timber paneled door.

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(i)	• form one door opening at	no. D4 – (Extension) open	moderate	acceptable	• The material of the wall
	open corridor to connect	corridor adjoining Main		impact with	should be recorded during
	open corridor to Extension	Block.		mitigation	the forming of the door
	Function Room 1.			measures	opening.
					• The door opening should be
					formed at the position where
					there is a window opening.
					• The width of the door
					opening should be kept to
					the minimum.
					• The lintel for structural
					strengthening the opening
					should be concealed and not
					exposed.

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(j)	• form one double door	no. D1 – (Extension)	high	acceptable	• The material of the wall
	opening on north elevation	External building facades –		impact with	should be recorded during
	to connect Extension to	the south and west facades		mitigation	the forming of the door
	Terrace.	adjoining the Main Block,		measures	opening.
		the facades around the			• The door opening should be
		Stairwell and the verandah			formed at the position of the
		portion in the east façade			existing high level window
		("facades") including all			where a window type air-
		parapet walls, projecting eav-			conditioning unit is installed.
		es, projecting fins over door			• The width of the door
		openings, and window and			opening should be kept to
		door openings, and pilasters.			the minimum.
					• The lintel for structural
					strengthening the opening
					should be concealed and not
					exposed.

<u>.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(k)	• addition of ramps with	no. $A5 - the terrace on the$	high	acceptable	• The surface material of the
	gradient of 1 : 12 at the	south side of Main Block and		impact with	ramp should be similar to the
	Terrace.	Extension.		mitigation	surface material of Terrace.
		no. A7 – Terrace – the low	high	measures	• The low rubble curb should
		rubble curb.			not be distributed.
					• The design, material and
					style of the railing should be
					simple, compatible with the
					architectural style of the
					Building, but distinguishable
					with the historic Building.
					distinguishable with the
					historic Building.
					• The surface water channel
					should not the low rubble
					curb.
(1)	• convert the small toilet at	nil.		acceptable	The siding door should not
	Extension ground floor to				block the width of the barrier
	accessible toilet.				free access route.

<u>No.</u>	Work items	Affected CDEs/architectural	<b>Significance</b>	Impact level	Mitigation measures
		elements			
4.	Protective barrier –				
4. (a)	<ul> <li><u>Protective barrier</u> –</li> <li>addition of balustrade along the edge of the Terrace.</li> </ul>	no. A5 – the terrace on the south side of Main Block and Extension. no. A7 – Terrace – the low rubble curb.	high	acceptable impact with mitigation measures	<ul> <li>First, try to adopt "management approach".</li> <li>The design, material and style of the balustrade should be "light-weighted" to minimize the visual impact to the Building, and compatible with the architectural style of the Building, but distinguish- able from the historic Building.</li> <li>The length of the balustrade should be kept to the minimum.</li> <li>The fixing of the balustrade</li> </ul>
					• The fixing of the balustrad to the ground should not distributed the low rubble curb.

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(b)	• addition of balustrade at the	no. A6 – Terrace – the steps	high	acceptable	The balustrade should not
	south side (outer side) of the	from the driveway to the		impact with	affected the low rubble ciub.
	staircase to Terrace.	terrace.		mitigation	
				measures	
5.	Sanitary fitment –				
	• the big toilet in Main Block	no. D2 – (Extension) open	moderate	acceptable	• The window openings not to
	ground floor relocated to	corridor adjoining Main		impact with	be blocked up, and the
	Extension ground floor,	Block.		mitigation	glazing to be changed to
	together with the existing			measures	opaque glass.
	big one, one will be for				• Disturbance to the existing
	female and the other male.				building components and
					fabric shall be kept to a
					minimum.

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
6.	Compliance with the fire				
	services requirements, the				
	<u>"2012 Fire Services Department</u>				
	Code of Practice" ("COP FSD				
	<u>2012'')</u> –				
(a)	• addition of a new 37 cu.m.	no. A1 – the general	high	acceptable	• The profile and topography
	capacity underground	topography.		impact with	of the slope at west side
	reinforced concrete water	no. A4 – external open space	high	mitigation	should be maintained as far
	tank for sprinkler system,	on west side of Main Block.		measures	as possible.
	and underground sprinkler				• The underground water tank
	pump room will be provided				and underground sprinkler
	to serve the sprinkler system				pump room should be
	at the external open space on				screened off by landscape
	west side of Main Block.				features.

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(b)	• install sprinkler pipes and	no. C1 – (Main Block)	high	acceptable	• The pipes to be grouped
	sprinkler heads.	spatial design – the general		impact with	together with other conduits
		ambiance of openness to		mitigation	to minimize coring to walls
		nature with generous size of		measures	and visual impact to the
		door and window openings,			interior.
		warm interior finishes such			• The sprinkler system
		as timber flooring, skirting			including the pipework and
		and pelmet, and touch of			sprinkler head should not
		classical décor such as			distribute the roof slab-rib
		ceiling moulding, archway			beam system of Main Block.
		and pilasters			• All sprinkler pipes should be
		no. C2 – (Main Block)	high		fixed inside the dropped
		building structure – all			false ceiling.
		structural elements including			
		columns, beams, structural			
		walls, roof slab, etc.			

No.	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(c)	• install the sprinkler inlet	no. D1 – (Extension)	high	acceptable	• The cabinet for these
	located near the entrance	external building facades -		impact with	installations to be as small as
	between Main Block and	the south and west facades		mitigation	possible, and the external
	Extension.	adjoining the Main Block,		measures	appearance shall match the
		the facades around the			architectural style of the
		Stairwell and the verandah			Building.
		portion in the east façade			• The existing fire service
		("facades") including all			cabinet should be enlarged
		parapet walls, projecting			and re-used, if possible.
		eaves, projecting fins over			
		door openings, window and			
		door openings, and pilasters,			
		exposed structure and ceiling			
		in the verandah.			

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
7.	Re-construct the two brickwork	no. C1 – (Main Block)	high	beneficial	• The dimensions of the re-
	archways removed previously	spatial design – the general		impact	constructed archway should
	in Main Block ground floor.	ambiance of openness to			follow the existing.
		nature with generous size of			• The finishes of the re-
		door and window openings,			constructed archway should
		warm interior finishes such			follow the existing.
		as timber flooring, skirting			• The steel frame structure
		and pelmet, and touch of			which replaced the three
		classical décor such as			brickwork archway for the
		ceiling moulding, archway			support of the roof structure
		and pilasters.			should be removed.
		no. C3 – (Main Block)	high		• The timber parquet floor
		archways – all original			affected during the work to
		archways.			be careful lifted, salvaged
					and re-laid upon completion
					of the work.

4.3.4 Impact assessment – alteration and addition works associated with the structure of Main Block and Extension

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
8.	Repair the opened up part of the	no. C1 – (Main Block)	high	acceptable	• The dimensions of the slab-
	existing reinforced concrete	spatial design – the general		impact	rib beam should be recorded.
	bottom ceiling slab of the roof	ambiance of openness to			• The height and profile of the
	slab-rib beam system of Main	nature with generous size of			ceiling should not be
	Block by pre-fabricated GRC	door and window openings,			changed.
	panel suspended by hanger post	warm interior finishes such			• The pre-fabricated GRC
	system.	as timber flooring, skirting			material should be
		and pelmet, and touch of			compatible with the existing
		classical décor such as			but distinguishable from the
		ceiling moulding, archway			historic building fabric.
		and pilasters.			
		no. C2 – (Main Block)	high		
		building structure – all			
		structural elements including			
		columns, beams, structural			
		walls, roof slab, etc.			
		no. C5 – (Main Block)	high		
		ceiling – all ceilings.			
		no. D6 – (Extension) steel	neutral		
		staircase to roof in open			
		corridor.			
No.	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
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		elements			
9.	Removal of the steel staircase at	no. D2 – (Extension) open	moderate	acceptable	• The skylight should not be
	the corridor between Main	corridor adjoining Main		impact	visible from the south side of
	Block and Extension, and	Block.			Main Block and Extension.
	addition of sky light to cover	no. D6 – (Extension) steel	neutral		• The structure of the skylight
	the entire corridor.	staircase to roof in open			should be fixed to the
		corridor.			structure of Extension only,
					and not to any part of the
					Main Block, and should not
					affect the historic building
					fabric;

#### 4.3.5 Impact assessment – building services installation

<u>No.</u>	Work items	Affected CDEs/architectural	<u>Significance</u>	Impact level	Mitigation measures
		elements			
10.	Air-conditioning and				
	mechanical ventilation				
	<u>installation</u> –				
(a)	• install wall mount in-door	no. C6 – (Main Block)	high	acceptable	• The in-door unit should not
	units of the air-conditioning	ceiling cornice – all ceiling		impact with	disturb the ceiling cornice.
	Variable Refrigerant System	cornice including the crown		mitigation	• The in-door unit should not
	(VRV) at high level inside	moulding.		measures	disturb and obstruct the
	the room.	no. C7 – (Main Block)	high		window pelmet.
		timber pelmet – terrace door			
		opening timber pelmet and			
		all timber window pelmet.			
(b)	• install the out-door units of	nil.		neutral	The number and height of the
	the air-conditioning Variable				out-door units shall be kept to
	Refrigerant System (VRV)				the minimum height.
	at ground level external				
	outside the north-east				
	elevation.				

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(c)	• install the out-door units of	no. B9 – (Main Block) flat	high	acceptable	• The out-door air-condition-
	the air-conditioning Variable	roof – the flat roof with		impact with	ing units should be set back
	Refrigerant System (VRV)	projecting eaves.		mitigation	from the elevation.
	on north edge of the roof of			measures	• The out-door air-condition-
	Main Block, (adjoining the				ing units should not be
	external wall of Extension				visible from the south and
	first floor (south side)).				west side of site.
					• The height of the out-door
					units shall be kept to the
					minimum height.
(d)	• the window type air-	no. D1 – (Extension)	high	acceptable	• The existing air-conditioning
	conditioning unit for	external building facades –		impact with	hood should not be modified.
	Extension ground Office	the south and west facades		mitigation	• The front and both sides of
	and Reception, and first	adjoining the Main Block,		measures	the hood to be screened off
	floor rooms, to be installed	the facades around the Stair-			by aluminium louvre.
	at existing air-conditioning	well and the verandah port-			• The colour of the aluminium
	hood.	ion in the east façade includ-			louvre should follow
		ing all parapet walls, project-			external wall.
		ing eaves, projecting fins			
		over door openings, window			
		and door openings, and			
		pilasters, exposed structure			
		and ceiling in the verandah			

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(e)	• the top glass pane of the 4 single casement steel window in Main Block to be modified for installation of the exhaust fan.	no. B5 – (Main Block) steel windows – all existing steel windows and their ironmongery, (4 single casements, 2 big double casements, 2 small casements, and 5 quad casements).	high	acceptable impact with mitigation measures	<ul> <li>Members of the casement window should not be removed.</li> <li>The exhaust fan to be installed in the positions of the glass pane.</li> </ul>
(f)	<ul> <li>connect exhaust air duct to the 3 roof vents of Extension, and install weather-proof louvre to the opening.</li> </ul>	no. D3 – (Extension) Flat roof – all flat roofs, roof vents and railing.	high	acceptable impact with mitigation measures	• Existing opening of the roof vent should be used, the opening should not be altered (enlarged).

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
11.	Electrical installation –				
	• re-wiring of the whole	no. C2 – (Main Block)	high	acceptable	No chasing into the existing
	Building.	building structure – all		impact	wall for "conceal installation"
		structural elements including			of the electric conduit is
		columns, beams, structural			allowed.
		walls, roof slab, etc.			
12.	Lighting design –				
	• install light fitting in all	no. C1 – (Main Block)	high	acceptable	• The design of the light fitting
	rooms.	spatial design – the general		impact	should be compatible with
		ambiance of openness to			the ambience of the interior
		nature with generous size of			of the room in the Building.
		door and window openings,			• No chasing into the existing
		warm interior finishes such			wall for "conceal
		as timber flooring, skirting			installation" of the light
		and pelmet, and touch of			fitting is allowed.
		classical décor such as			
		ceiling moulding, archway			
		and pilasters.			

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
13.	<ul> <li><u>Security system, tele-communication system, public address</u></li> <li><u>system and cable facilities for</u></li> <li><u>miscellaneous services</u> –</li> <li>install junction box for</li> <li>CCTV connection, security</li> <li>point and data point.</li> </ul>	no. C2 – (Main Block) building structure – all structural elements including columns, beams, structural walls, roof slab, etc.	high	acceptable impact	<ul> <li>The junction box to be surface mount on wall.</li> <li>No chasing into the existing wall for "conceal installation" of the electric</li> </ul>
					conduit is allowed.
14.	Earthing and lightning protection system –				
(a)	install lightning conductor belt on the surface of the roof.	no. B9 – (Main Block) flat roof – the flat roof with projecting eaves.	high	acceptable impact with mitigation	<ul> <li>The lightning conductor belt should not be visible from the ground.</li> <li>The lightning conductor</li> </ul>
		chimney – the chimney on roof.	nign	measures	belt should not disturb the chimney on Main Block.
		no. D3 – (Extension) flat roofs – all flat roofs, with roof vents and railing.	moderate		

No.	Work items	Affected CDEs/architectural	<b>Significance</b>	Impact level	Mitigation measures
		elements			
(b)	install lightning conductor tap	no. B1 – (Main Block) all	high	acceptable	• The lightning conductor tap
	on external wall.	external building facades,		impact with	should be installed on the
		including the granite base,		mitigation	less predominant position of
		rendered surfaces (both		measures	the external wall.
		smooth and rough-cast			• The lightning conductor tap
		rendering), brick heads and			should not be fixed to any
		cills for doors and windows,			part of the outer pilaster.
		bands of brickworks and the			• The lightning conductor tap
		entrance door surround in			should be painted with the
		Shanghai plaster finish.			same colour of external wall.
		no. D1 – (Extension)	high		
		external building facades –			
		the south and west facades			
		adjoining the Main Block,			
		the facades around the Stair-			
		well and the verandah port-			
		ion in the east façade includ-			
		ing all parapet walls, project-			
		ing eaves, projecting fins			
		over door openings, window			
		and door openings, and			
		pilasters, exposed structure			
		and ceiling in the verandah.			

<u>No.</u>	Work items	Affected CDEs/architectural	<u>Significance</u>	Impact level	Mitigation measures
		elements			
15.	Plumbing installation –				
(a)	• install 3,000 mm long x 800	no. A3 – the existing soft	high	acceptable	• The water meter cabinet to
	mm wide x 1,.500 mm high	landscape.		impact with	be as small as possible, and
	water meter cabinet near	no. A4 – the driveway from	high	mitigation	the external appearance
	entrance gate.	the entrance at Castle Peak		measures	should match the
		Road leading to the main			architectural style of the
		entrance of Main Block.			Building.
					• The water meter cabinet
					should be located at a less
					predominant location near
					the entrance.
(b)	• provide 3 nos. of break water	no. D4 – (Extension) flat	moderate	acceptable	• The break water tanks should
	tank for the kitchen in	roofs – all flat roofs.		impact with	be set back from the
	Extension on roof of			mitigation	elevation.
	Extension.			measures	• The break water tanks should
					not be visible from the south
					and west side of site.

<u>No.</u>	Work items	Affected CDEs/architectural	<b>Significance</b>	Impact level	Mitigation measures
		<u>elements</u>			
16.	<u>Rainwater disposal</u> –				
	• repair existing concrete	no. B11 – (Main Block)	high	acceptable	• The two concrete
	rectangular cross section	rainwater downpipe –		impact with	rectangular cross-section
	rainwater downpipe, and	concrete rectangular cross		mitigation	rainwater downpipes should
	replace existing PVC	section rainwater downpipe,		measures	be repaired and re-used.
	rainwater downpipe by cast	(one near main entrance, and			• If they are beyond repair,
	iron rainwater downpipe.	the other one at open			they should be replaced
		corridor adjoining			with a downpipe of the
		Extension).			same rectangular cross-
					section and material.
					• No new rainwater downpipe
					should be installed on the
					south and west elevation of
					Main Block and Extension.
					• The PVC rainwater
					downpipe on the west
					elevation of Main Block
					should be removed.
					Cast iron rainwater
					downpipe and fittings
					should be used to replace
					the existing PVC rainwater
					downpipe.

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
17.	Town gas installation –	no. B1 – (Main Block) all	high	acceptable	The town gas supply pipe
	• Install new town gas supply	external building facades,		impact with	should not fix be fixed on the
	pipe to kitchen at Extension.	including the granite base,		mitigation	external wall of Main Block and
		rendered surfaces (both		measures	Extension.
		smooth and rough-cast			
		rendering), brick heads and			
		cills for doors and windows,			
		bands of brickworks and the			
		entrance door surround in			
		Shanghai plaster finish.			
		no. D1 – (Extension)	high		
		external building facades -			
		the south and west facades			
		adjoining the Main Block,			
		the facades around the Stair-			
		well and the verandah port-			
		ion in the east façade includ-			
		ing all parapet walls, project-			
		ing eaves, projecting fins			
		over door openings, window			
		and door openings, and			
		pilasters, exposed structure			
		and ceiling in the verandah.			

<u>No.</u>	Work items	Affected CDEs/architectural	<u>Significance</u>	Impact level	Mitigation measures
		elements			
18.	Site – access road –	no. A3 – the driveway from	high	acceptable	• The routing of the existing
	• modification of the access	the entrance at Castle Peak		impact	access road should be
	road due to set back of the	Road leading to the main			followed as much as
	entrance because of the	entrance of Main Block.			possible.
	widening of Castle Peak				• The surface material of the
	Road.				existing access road should
					not be changed.
19.	Site – site boundary fencing –	nil.		acceptable	• The design of both new
	• replacement of the existing			impact	fencing and entrance fate
	site boundary chain link				should be compatible with
	fence by new fencing and				the architectural style of the
	entrance gate.				Building, but distinguish-
					able from the historic
					Building.
20.	<u>Site – Terrace</u> –	nil.		acceptable	• The existing floor tile
	• replace the existing concrete			impact	including material and size
	floor tile.				to be recorded.
					• The new floor tile should
					match the architectural style
					of the Building.

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
21.	<u>Site – landscape</u> –				
(a)	• improvement to the existing	no. A1 – the general	high	acceptable	• The existing topography
	trees and vegetation at west	topography.		impact with	should be preserved as
	side,	no. A2 – the existing soft	high	mitigation	much as possible.
		landscape.		measures	• The existing trees should be
					retained as much as
					possible.
(b)	• convert the existing trees	no. A1 – the general	high	acceptable	• The existing topography
	and vegetation at east side	topography.		impact with	should be preserved as
	into English style garden	no. A2 – the existing soft	high	mitigation	much as possible.
		landscape.		measures	• The existing trees should be
					retained as much as
					possible.
(c)	• new Zen garden at east side	nil.		acceptable	• The Zen garden should
	(adjoining the verandah of			impact with	integrate with the space of
	Extension),			mitigation	the verandah of Extension
				measures	found floor (outside
					Function Room 1).

No.	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
22.	Main Block and Extension –				
	<u>roof</u> –				
(a)	• all roofs re-roofing work.	no. B9 – (Main Block) flat roof – the flat roof with projecting eaves. no. B10 – (Main Block) chimney – the chimney on the roof	high high	acceptable impact	<ul> <li>The new roof water-proofing should not change the profile of the roof surface.</li> <li>The surface water drainage pattern of Extension should not be changed.</li> </ul>
		no. D3 – (Extension) flat roofs – all flat roofs, roof vents and railing.	moderate		
(b)	• install fall arrest system	nil.		acceptable impact	<ul> <li>The fall arrest system should be fixed to the existing structural grid.</li> <li>The fall arrest system should not be visible from south and west side of the site</li> </ul>

No.	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
23.	Main Block - steel windows				
(a)	• repair the existing steel	no. B5 – (Main Block) steel	high	beneficial	• All modification in the steel
	windows at south and west	windows – all existing steel		impact	window for the installation
	elevation, (2 big double	windows and their			of window type air-
	casements, 2 small double	ironmongery, (4 single			conditioning unit should be
	casements, and 5 quad	casements, 2 big double			reinstated.
	casements).	casements, 2 small double			• If the steel window is
		casements, and 5 quad			beyond repair, it should be
		casements).			replaced with one of same
					window configuration and
					design, member with same
					section, and material.
					• The missing and defective
					ironmongeries to be
					replaced with ones matching
					the origin.

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(b)	• remove the boarding on	no. B5 – (Main Block) steel	high	beneficial	• If the steel window is
	both external and internal	windows – all existing steel		impact	beyond repair, it should be
	side of the 4 existing single	windows and their			replaced with one of same
	casements at south and west	ironmongery, (4 single			widow configuration and
	elevation, and repair the	casements, 2 big double			design, and member with
	steel windows.	casements, 2 small double			same section.
		casements, and 5 quad			• The missing and defective
		casements).			ironmongeries to be
					replaced with ones matching
					the origin.
(c)	• replace the 3 high level	nil.		beneficial	• The design and material of
	aluminium windows at east			impact	the new steel window
	elevation (existing toilet) by				should match the existing
	steel window.				steel window.
24.	Extension – exterior –				
	• Addition of cat ladder added	nil.		acceptable	The new cat ladder added on the
	on the north-east corner of			impact	north-east corner of Extension at
	ground floor.				ground floor should be set back
					from the façade, and should not
					be visible from the south and
					west side of Main Block; and

No.	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
25.	Extension – interior –				
(a)	<ul> <li>addition of kitchen on ground floor for the food and beverages facilities.</li> </ul>	no. D5 – (Extension) vinyl floor tile (other rooms).	low	neutral	<ul> <li>Disturbance to the existing building components and fabric should be kept to a minimum.</li> <li>The grease trap should be placed inside the kitchen</li> </ul>
(b)	convert window opening to door opening.	nil.		acceptable impact	<ul> <li>The material of the wall should be recorded during the forming of the door opening.</li> <li>The width of the door opening should be kept to the minimum.</li> <li>The lintel for structural strengthening the opening should be concealed and not exposed.</li> </ul>

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level		Mitigation measures
		elements				
26.	Main Block - granite wall base	no. B1 – (Main Block) all	high	beneficial	•	No chemical should be used
	at south elevation (west part)	external building facades,				for cleaning of the granite
	and west elevation (south part) -	including the granite base,				blocks.
	• clean the surface of the	rendered surfaces (both			•	The mortar for the re-
	granite blocks, and re-point	smooth and rough-cast				pointing of the masonry
	the masonry work joints.	rendering), brick heads and				work joints should follow
		cills for doors and windows,				the mix of the existing.
		bands of brickworks and the				
		entrance door surround in				
		Shanghai plaster finish.				

#### 4.3.7 Impact assessment – the existing building component, fabric and interior decoration

<u>No.</u>	Work items	Affected CDEs/architectural	<b>Significance</b>	Impact level		Mitigation measures
		elements				
27.	Main Block – external wall –	no. B1 – (Main Block) all	high	acceptable	•	Paint survey to be
	• repair defective rendering	external building facades,		impact		conducted on existing
	and re-paint with colour	including the granite base,				external wall to record
	similar to the tone of the	rendered surfaces (both				different layers of colour
	existing colour to external	smooth and rough-cast				before commencement of
	wall, and features on	rendering), brick heads and				work.
	external wall.	cills for doors and windows,			•	The repair mortar should
		bands of brickworks and the				follow the texture and mix
		entrance door surround in				of the existing rendering.
		Shanghai plaster finish.			•	An analysis of the
		no. B2 – (Main Block)	high			composition and mix of the
		external pilasters – all				existing rendering to be
		pilasters on external facades,				carried out by an HOKLAS
		along with their bases, shafts,				laboratory.
		caps, and the vertical groove			•	The painted English letter
		on their shafts				"E" at the door head of the
		no. B3 –(Main Block)	high			timber terrace door with
		external frieze – all friezes				sidelights should be
		on external facades, along				recorded before the work,
		with the cornice and sculpted				protected during the work,
		geometric decoration.				and re-painted upon
						completion of the work if
						necessary.

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
28.	Main Block – roof eaves soffit	no. B4 – (Main Block) eaves	high	acceptable	• Paint suvery to be
	_	soffit decoration – all		impact	conducted on existing
	• repair defective rendering	sculpted geometric			external wall to record
	and re-paint with colour	decoration at the projecting			different layers of colour
	similar to the tone of the	eaves soffit.			before commencement of
	existing colour to roof eaves				work.
	soffit.				• The repair mortar should
					follow the texture and mix
					of the existing rendering
					• An analysis of the
					composition and mix of the
					existing rendering to be
					carried out by an HOKLAS
					laboratory.
29.	Main Block – main entrance –				
(a)	• re-pave defective landing	no. B8 – (Main Block) main	high	beneficial	• The level of the landing and
	and tread and riser with	entrance – the whole			the profile of the tread and
	cement and screed.	entrance stair, including the			riser should not be changed.
		steps, landings, parapet wall			
		and capping.			

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level		Mitigation measures
		elements				
(b)	• repair defective rendering	no. B8 – (Main Block) main	high	beneficial	•	The repair mortar should
	and re-paint with colour	entrance – the whole				follow the mix of the
	similar to the tone of the	entrance stair, including the				existing rendering.
	existing colour to side of	steps, landings, parapet wall				
	parapet wall and coping.	and capping.				
(c)	• clean and repair the	no. B1 – (Main Block) all	high	beneficial	•	All repair work to the
	Shanghai plaster door	external building facades,				Shanghai plaster should
	surround of main entrance.	including the granite base,				match existing including
		rendered surfaces (both				colour, texture, and size of
		smooth and rough-cast				the marble chips.
		rendering), brick heads and				
		cills for doors and windows,				
		bands of brickworks and the				
		entrance door surround in				
		Shanghai plaster finish.				
30.	Main Block – main entrance	no. B7 – (Main Block)	high	beneficial	•	Replace both the two door
	<u>door</u> –	timber entrance doors with				panels and frame if any part
	• repair and re-varnish the	fanlights - existing door				had been infested by
	timber double leaf entrance	frame and fanlights above.				termite.
	doors with fanlights.				•	The missing and defective
						ironmongeries to be
						replaced with ones matching
						the origin.

<u>No.</u>	Work items	Affected CDEs/architectural	<u>Significance</u>	Impact level	Mitigation measures
		elements			
31.	Main Block – door to Terrace –	no. B6 – (Main Block)	high	beneficial	• Replace both the two door
	• repair and re-varnish the	timber terrace doors with			panels, sidelights and frame
	timber double leaf terrace	sidelights – the pair of			if any part had been infested
	doors with side-lights and	French windows with			by termite.
	frame.	sidelights that open to the			• The missing and defective
		terrace and their			ironmongeries to be
		ironmongery.			replaced with ones matching
					the origin.
					•
32.	Main Block – internal door –	no. C11 – (Main Block)	high	beneficial	• Replace both the door panel
	• repair and re-varnish the	interior doors – all existing			and frame if any part had
	timber paneled doors and	timber paneled doors and			been infested by termite.
	frame, (5 sets).	door frames.			• The missing and defective
					ironmongeries to be
					replaced with ones matching
					the origin.

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
33.	Main Block – interior – wall –	no. C4 – (Main Block)	high	beneficial	The pilasters after repaired
	• open up and repair all	iinterior pilasters – all			should be exposed.
	internal pilasters in Oasis	pilasters.			
	Restaurant.				
34.	<u>Main Block – interior – ceiling</u>	no. C6 –(Main Block) ceiling	high	beneficial	The new formed cornice
	_	cornice – all ceiling cornice			including the crown moulding
	• repair all ceiling moulding,	including the crown			(make up the missing parts)
	including the missing parts.	moulding.			should match the existing.
35.	<u>Main Block – interior – fittings</u>	no. C7 – (Main Block)	high	beneficial	• The replaced missing timber
	_	timber pelmet – terrace door			pelmet should match the
	• repair all timber pelmet, and	opening timber pelmet and			existing.
	replace the missing timber	all timber window pelmet.			• No timber pelmet should be
	pelmet.				removed for the installation
					of other fittings and
					equipment.
36.	Main Block – interior – floor –				
(a)	• repair all timber parquet	no. C8 – (Main Block)	high	beneficial	• The herringbone pattern
	flooring, and replace the	timber parquet flooring in			should not be changed.
	missing parts.	herringbone pattern – all			• The replaced missing timber
		timber parquet flooring.			parquet flooring should
					match the existing.

No.	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
(b)	• repair all timber skirting,	no. 9 – (Main Block) timber	high	beneficial	• The replaced missing timber
	and replace the missing	skirting – all timber skirting.			skirting should match the
	parts.				existing.
37.	Main Block – interior – fittings	no. C10 – (Main Block)	high	acceptable	• No chemical should be used
	_	fireplace and chimney breast		impact	for cleaning of the granite
	• clean the fireplace, and	– the fireplace and chimney			blocks.
	repair the chimney breast in	breast.			• The repair mortar for the
	Oasis Restaurant.				chimney should follow the
					mix of the existing plaster.

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level		Mitigation measures
		elements				
38.	Extension – external wall –	no. D1 – (Extension)	high	acceptable	•	Paint survey to be
	• repair defective rendering	external building facades –		impact		conducted on existing
	and re-paint with colour	the south and west facades				external wall to record
	similar to the tone of the	adjoining the Main Block,				different layers of colour
	existing colour to external	the facades around the				before commencement of
	wall, and features on	Stairwell and the verandah				work.
	external wall including east	portion in the east façade			•	The repair mortar should
	elevation – exposed	("facades") including all				follow the mix of the
	structure and ceiling in the	parapet walls, projecting				existing rendering.
	verandah, and projecting	eaves, projecting fins over			٠	An analysis of the
	eaves of the verandah, south	door openings, window and				composition and mix of the
	elevation – pilasters and	door openings, and pilasters,				existing rendering to be
	projecting eaves, west	exposed structure and ceiling				carried out by an HOKLAS
	elevation – projecting eaves,	in the verandah.				laboratory.
	projecting fins over door					
	openings, and north					
	elevation – projecting fins					
	over door openings.					

<u>No.</u>	Work items	Affected CDEs/architectural	<b>Significance</b>	Impact level	Mitigation measures
		elements			
39.	Extension Stairwell – window –	no. D1 – (Extension)	high	beneficial	For replacement, the replaced
	• repair the 3 sets of	external building facades -			adjustable glass louvres with
	adjustable glass louvres	the south and west facades			metal frame should follow the
	with metal frame, and	adjoining the Main Block,			size, detail and colour of the
	replace if beyond repair.	the facades around the			existing.
		Stairwell and the verandah			
		portion in the east façade			
		("façades") including all			
		parapet walls, projecting			
		eaves, projecting fins over			
		door openings, window and			
		door openings, and pilasters,			
		exposed structure and ceiling			
		in the verandah.			
		no. E1 – (Extension)			
		stairwell and staircase – the			
		stairwell and the staircase,			
		including the three window			
		openings, the adjustable			
		glass louvres with metal			
		frame and the terrazzo finish-			
		es on the staircase tread and			
		riser, landing and dado wall.			

<u>No.</u>	Work items	Affected CDEs/architectural	Significance	Impact level	Mitigation measures
		elements			
40.	Extension Stairwell interior -	no. E1 – (Extension)	high	acceptable	• All repair work to the
	• repair the terrazzo of the	stairwell and staircase – the		impact	terrazzo should match
	wall dado, landing floor,	stairwell and the staircase,			existing including colour,
	tread and risers.	including the three window			texture, and size of the
		openings, the adjustable			marble chips.
		glass louvres with metal			• The level of the landing and
		frame and the terrazzo			the profile of the tread and
		finishes on the staircase tread			riser should not be changed.
		and riser, landing and dado			
		wall.			

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#### 5.1 Interpretation

The Main Block is the key element to be preserved. The original Ante Hall, Lounge and Bar will become a restaurant and open to the public, with the interior showcase the atmosphere of the original residence and military mess. The public can appreciate the architectural and interior design features in the visit.

The Main Block will be restored as much as possible back to the original residence appearance, while retaining the traces of the British military when it was used as an officers' mess. The old toilet will be relocated to the Extension. The two exhibition rooms – Showroom 1 and 2, connected with the restaurant will become a reference room / reading room focusing on the history of the area, making the entire Main Block a history interpretation area. The interpretation includes –

- Characteristics of the building and the process of conservation and restoration,
- The first owner Mr. Octavius Arthur Smith,
- The second owner Mr. Feng Rui's (馮銳) life and contributions,
- The third owner Mr. Kuo-chu Hsieh (謝國柱),
- Different periods and levels of history in Tuen Mun District,
- History of the British Military and the Gurhka Engineers, and
- Thematic exhibitions provided in line with guided tours.

The restaurant will present the food and beverages culture of the old British military officers in a new way. With the display of historic information, the food connoisseur itself becomes a part of the interpretation of history. Unlike the popular restaurant for consumer entertainment, it is a venue for triggering thinking and exploring history.

The Bar will serve drink and display the history of the British troops stationed in Hong Kong and the Gurkha servicemen, providing a relaxing environment for the public to understand the history of this part. The space next to the Bar will also use to display history information. The Main Block will be connected to the Extension by the covered corridor, which will also display the architectural features of the Main Block and Extension.

On the south elevation of Main Block, the door to the external terrace will be re-opened, as well as the windows of the Extension, re-create the original close spatial relationship between the indoor and the outdoor landscape.

The two main rooms of the Extension – the Dining Room and Larder Preparation Room (kitchen) will become new activity rooms. The exhaust roof vents on the roof of the Larder Preparation Room (kitchen) will be preserved as small skylight for natural lighting.

#### 5.2 **Opening Hours**

- (a) The gardens, outdoor areas, and Main Block will be open to the public from 10:30 a.m. to 7:30 p.m. on six days a week (closed on Tuesdays, Lunar New Year, the second and third day of Lunar New Year).
- (b) The Function Room 1 and 2 will also open to the public as above, except when there are activities being held in the room.
- (c) The Oasis Restaurant will be open from 12.00 p.m. to 9.00 p.m.

#### 5.3 Guided Tours and Open Day Arrangement

- (a) Guided tours for the public will be held everyday at 3.00 p.m.
- (b) Guided tours for individual groups are available upon prior appointment.
- (c) The planned guided tour route will cover 90% of the outdoor garden and 70% of the indoor space. The Main Block is 100% accessible. The exterior and major elevations of the Main Block and Extension can be visited.
- (d) There will be different activities in Function Room 1 and 2, and the time arrangement of the guided tour will be as compatible as possible so that visitors can reach each part.
- (e) The north part and first floor of Extension are the back of house facilities for internal use (such as offices, kitchens and plant rooms, etc.), so they will not be included in the guided tour route.
- (f) The guided tour will be conducted by
  - full time and part-time staff of Tuen Mun Soul Oasis, and
  - Ambassador or Youth Worker form Tuen Mun Soul Oasis / Tuen Mun Residents' Welfare Association.
- (g) The guided tour will last about 30 minutes
  - Cantonese session on the regular sessions during the week.
  - English session upon request.
  - Putonghua session upon request.

#### 5.4 Route of the Guided Tour

The design of the route has taken into account the arrangement of barrier-free passages, such that all the tour spots can be reached.



Drawing 5-01 – Plan of Tuen Mun Soul Oasis showing the route of the guided tour

Proposed route -

- (1) Enter Tuen Mun Soul Oasis from the main entrance.
- (2) The revitalized landscape garden on the west side.
- (3) The English style garden on the east slope.
- (4) Appreciate the west elevation of Main Block from the open space in front of the Building.
- (5) Enter the entrance hall of the Main Block through the original main entrance, the restaurant (Oasis Restaurant), experience the authentic part of the building, and the related historic information are also displayed here.
- (6) The revitalized Bar which displays with the information of the former British

troops stationed in Hong Kong.

- (7) Showroom 1, showcasing the history of Watervale House and Tuen Mun in different eras and levels, as well as other interesting historic spots in the area.
- (8) Showroom 2, with similar content as Showroom 1.
- (9) Reading room which offers are related history books and materials for reading.
- (10) Through the entrance of the Main Block at south elevation into the out-door terrace, and appreciate the exterior of Main Block and Extension.
- (11) Through the restored entrance into Extension.
- (12) Function Room 1 which is converted from the original Dining Room.
- (13) Visit the Zen garden, which is outside Function Room 1, and appreciate the exterior of Extension and the verandah.
- (14) Through the Zen garden, enter Function room 2 converted from the larder preparation room (kitchen).
- (15) Through the covered corridor to the new Office and Reception front desk to collect more information about activities related to "Tuen Mun Soul Oasis".

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#### **Part 6 – Management and Implementation**

#### 6.1 Maintenance

All building materials decay eventually due to sunlight, rain and wind, and therefore they require continued attention if a building's condition is to be maintained. Regular maintenance can reduce the need for costly repairs; protect the fabric of the building and save money in longer term. "Maintenance" is defined by the *Burra Charter* as the continuous protective care of the fabric, content and setting of a place.

Maintenance can be categorized into three types –

- <u>Corrective maintenance</u> work necessary to bring a building to an acceptable level, such as treatment for moisture.
- <u>Emergency maintenance</u> work that must be done immediately for health, safety or security reasons or that may result in the rapid deterioration of the structure or fabric if not done, such as roof repairs after a storm or repairing broken glass.
- <u>Planned Maintenance</u> work to prevent problems which can happen predictably within the life of a building, such as cleaning gutters or painting.

Building maintenance can also be categorised according to who carries out the maintenance work –

- <u>Housekeeping maintenance</u> carried out by property managers.
- <u>Second line maintenance</u> carried out by specialist building trades people.

Equipment and plant installed within a building also need routine servicing and the replenishment of consumables to keep then in working order. They usually have specific servicing and maintenance requirements which are provided through a service contract with the supplier. Details of the equipment and plant systems were listed in the property management manual.

#### 6.2 The Need for a Maintenance Manual

The main reason for a maintenance manual – it is the most cost-effective way to maintain the value of the building. The advantages are –

- The Building is organised and maintained in a systematic rather than ad-hoc manner,
- The standard and presentation or the Building can be maintained,
- The building services can be monitored to assist their efficient use, and
- Subjective decision making and emergency corrective maintenance are minimised.

#### **Part 6 – Management and Implementation**

#### 6.3 The Maintenance Manual

The maintenance manual (hereinafter refer to as the "manual") will set out the guidelines for the building management and future maintenance of the Building including the historic building fabric of the building (i.e. the character-defining elements). The "manual" covers the standards and the frequency of inspection for up-keeping the historic fabric of the building. The "manual" will also subject to be annual review in the first three years by the building management and the conservation consultant.

The "manual" shall set out the time frame for periodic checking of the "character-defining elements" (CDEs). Both the time frame of the periodic checking and the content of the "manual" shall be prepared by a conservation consultant. The building manager and key members of the maintenance team shall be fully aware of the "manual" and conservation report.

The "manual" for the Building will be prepared by the Conservation Consultant for the part on the "character-defining elements" and the building structure, whereas the building services equipment and installation part by the Building Services Engineer.

#### 6.4 Management Plan and Operation Manual

A "heritage building operation manual" will be prepared by the Conservation Consultant for the operator. Since this manual is prepared for the front line staff of the operator, the "character-defining elements" will be described with photos and locations to make the users fully aware of these features. The "heritage building operation manual" will also refer the users to the "maintenance manual" when these features are in need of repair.

#### 6.5 Long Term Operation

A conservation report shall be prepared upon completion. The conservation report and "manual" shall be submitted to the Antiquities and Monuments Office (AMO) for record purpose before the official opening and operation of the Tuen Mun Soul Oasis.

The conservation report describes the project from the planning stage to completion and records all the interventions to the buildings. The photo record of the completion of the project and progress photo shall be part of the report.

#### 6.6 Documentation of the Project

Photo record and measured drawings shall be prepared in accordance with the "Antiquities and Monuments Office, Requirements for Photographic Survey of Historic

#### **Part 6 – Management and Implementation**

Buildings (as at March, 2010)" and "Antiquities and Monuments Office, Requirements for Cartographic Survey of Historic Buildings (as at March, 2010)" respectively and submitted to AMO before commencement of any construction work.

Photo record and measured drawings of the building fabric and component to be disturbed as stated in "Part 4 –Assessment" of this report shall be prepared before the commencement of any construction work.

Photo record and all record drawings shall be prepared in accordance with the Antiquities and Monuments Office (AMO) requirements stated above, after completion of the construction work and submitted to AMO.

All study reports, e.g. *Resource Kit*, HIA report, design and layout of the Tuen Mun Soul Oasis, record drawings, conservation report, and maintenance manual shall be properly filed and made available for inspection for personnel for maintaining the Building.

#### 6.7 Interpretation of the Heritage Impact Assessment Report

This Heritage Impact Assessment Report after endorsement by Antiquities and Monuments Office should be the guiding document for the revitalisation project. It should be referred to by all project team and management team members from planning and design, construction and during operation of the Tuen Mun Soul Oasis.

<u>Stage</u>	Guidance for	Project team/
		management team
		members involve
Planning and	• Managing all changes to the	All consultants.
design stage	buildings,	
	• Preparation of the specifications	
	for the protection and repair of the	
	CDEs, and	
	• Documentation of the project.	
Construction stage	• Monitoring the protection and	All consultants
	repair of the CDEs,	• Consultants' site
	Guidelines for design changes	representative.
	required to suit site situations, and	Contractor's
	• Documentation of the project.	project team
Operation stage	Maintenance of the building,	Operation manager
	especially the CDEs.	

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#### <u>Appendix 1 – Plan and perspective drawing of revitalisation of</u> <u>Watervale House into Tuen Mun Soul Oasis</u>



#### Drawing App1-01 – Master layout plan



#### Drawing App1-02 – Proposed ground floor plan

#### <u>Appendix 1 – Plan and perspective drawing of revitalisation of</u> <u>Watervale House into Tuen Mun Soul Oasis</u>



Drawing App1-03 – Proposed first floor plan



Drawing App1-04 – Proposed main roof and upper roof plan

#### <u>Appendix 1 – Plan and perspective drawing of revitalisation of</u> <u>Watervale House into Tuen Mun Soul Oasis</u>



Drawing App1-05 – Proposed south elevation (Main Block and Extension)



Drawing App1-06 – Proposed west elevation (Main Block and Extension)


Drawing App1-07 – Proposed east elevation (Extension)



Drawing App1-08 – Proposed north elevation (Main Block and Extension)



Drawing App1-09 – Aerial view from south-east corner



Drawing App1-10 – Main Block, perspective view from south-west corner



Drawing App1-11 – Main Block and Extension, perspective view from <u>north-west corner</u>



Drawing App1-12 – Extension, perspective view from north-east corner towards east elevation



Drawing App1-13 – Perspective view of Oasis Restaurant in Main Block



Drawing App1-14 – Perspective view of Lounge in Main Block



Drawing App1-15 – Perspective view of Function Room 1 in Extension



Drawing App1-16 - Perspective view of Function Room 2 in Extension

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Drawing App2-01 - Proposed soft landscape master plan



Zone 6 – Fragrance Zone, planting palette



Drawing App2-03 - Zone 2 - Reflective Wood Garden





planting palette



showing the sprinkler water tank and pump room



Drawing App2-06 – Zone 3 – English Style Healing Garden,



Drawing App2-07 – Zone 3 – English Style Healing Garden, planting plan (trees)



Drawing App2-08 – Zone 3 – English Style Healing Garden, planting plan shrubs, grass and ground cover)



Drawing App2-09 – English Style Healing Garden, planting plan – Spring



Drawing App2-10 – English Style Healing Garden, planting plan – Summer



Drawing App2-11 – English Style Healing Garden, planting plan – Autumn



Drawing App2-12 – English Style Healing Garden, planting plan – Winter



planting plan (trees and bamboo)







Drawing App2-14 – Zone 5 – Zen Garden, planting palette

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Drawing App3-01 (drawing no. 01) - Location plan and drawing list



Drawing App3-02 (drawing no. 02) – Existing site plan



Drawing App3-03 (drawing no. 03) - Ground floor plan



Drawing App3-04 (drawing no. 04) - First floor and main roof plan



Drawing App3-05 (drawing no. 05) – Upper roof plan

# <u>Appendix 3 – Measured drawing of Watervale House</u>



Drawing App3-06 (drawing no. 06) - East and south elevation

# Appendix 3 – Measured drawing of Watervale House



Drawing App3-07 (drawing no. 07) - West and north elevation



Drawing App2-08 (drawing no. 08) - Section A-A and B-B



Site formation plan



Foundation plan (New Mess)



<u>Drawing App4-03 – Public Works Department drawing no. 3739/3(A) –</u> First floor framing plan (New Mess)



<u>Appendix 4 – Record drawing (structure drawing)</u>

Roof framing plan (New Mess)



<sup>&</sup>lt;u>Drawing App4-05 – Public Works Department drawing no. 3759/7(A) –</u> Details for alteration of existing building



Drawing App4-06 – Public Works Department drawing no. 3759/9 – Foundation details (New Mess)



Drawing App4-07 – Public Works Department drawing no. 3759/10 – Ground floor beam details (New Mess)



<u>Drawing App4-08 – Public Works Department drawing no. 3739/11(A) –</u> First floor slab details (New Mess)



Drawing App4-09 – Public Works Department drawing no. 3739/12 – First floor beam details (1) (New Mess)



Drawing App4-10 – Public Works Department drawing no. 3739/13 – First floor beam details (2) (New Mess)


Drawing App4-11 – Public Works Department drawing no. 3739/14 – R.C. details of roof and beam (New Mess)



Drawing App4-12 – Public Works Department drawing no. 3739/15 – R.C. wall details (3) and column details (New Mess)



Drawing App4-13 – Public Works Department drawing no. 3739/16(A) – R.C. wall details (1) (New Mess)



Drawing App4-14 – Public Works Department drawing no. 3739/17(A) – R.C. wall details (2) (New Mess)



<sup>&</sup>lt;u>Drawing App4-15 – Public Works Department drawing no. 3739/18 –</u> <u>R.C. details of staircase and water tank (New Mess)</u>



Drawing App4-16 – Public Works Department drawing no. 3739/26 – R.C. details of retaining wall

# <u>Appendix 5 – Old aerial photo</u>



Photo App5-01 – Aerial photo ns. 81A-125 taken on 8th May, 1949 showing mainly So Kwun Wat (掃管笏) and Castle Peak Bay (青山灣)



Photo App5-02 – Aerial photo sortie V81A-RAF-552 photo no. 0088 taken on 18<sup>th</sup> November, 1954 showing mainly So Kwun Wat (掃管笏) and Castle Peak Bay (青山灣)

## Appendix 5 – Old aerial photo



Photo App5-03 – Aerial photo sortie 81A-RAF-625 photo no. 0141 taken on 26<sup>th</sup> October, 1961 showing mainly So Kwu Fat (掃管笏)

## Appendix 5 – Old aerial photo



<u>Photo App5-04 – Part of aerial photo sortie 81A-RAF-625 photo no. 0141</u> <u>taken on 26<sup>th</sup> October, 1951 (above) enlarged,</u> <u>showing Watervale House</u>

## Appendix 5 – Old aerial photo



hoto App5-05 – Part of aerial photo sortie 81A-RAF-625 photo no. 014 taken on 26<sup>th</sup> October, 1951 (above) enlarged, showing So Kwun Wat (掃管笏) Beach

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<sup>&</sup>lt;sup>1</sup> The year of publication is not stated in the book, but should be 1937 because Feng Rui was executed in July 1936 and his wide Chen Chiu-yu passed away in June 1937.