Revitalising Historic Buildings
Through Partnership Scheme

The Blue House Cluster

Resource Kit

(Second Edition updated on 30 Sep 2009)

Table of Contents

I. Introduction

1.1 The Stone Nullah Lane / Hing Wan Street / King Sing Street Development Scheme is an Urban Renewal Authority (URA) project. The historic buildings and a piece of vacant land involved in the project are collectively known as the Blue House cluster. It is intended to preserve historical buildings at 72 -74A Stone Nullah Lane (the Blue House) and 2-8 Hing Wan Street (the Yellow House) for cultural, community and commercial uses, with the provision of outdoor open-air public space for recreational uses serving the need of the local residents as well as the general public.

1.2 The Government agreed with the URA to act as its partner to implement the Blue House cluster project under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme). The project will adopt a new approach which emphasizes preservation of the historic buildings as well as the local community network. The tenants have been offered a choice to stay behind and they will become a key element in the future preservation cum revitalisation plan for the project. Furthermore, the Government and the selected non-profit making organisation (NPO) under the Revitalisation Scheme should fulfil the preservation and planning objective of the Blue House cluster project as specified under the approved Development Scheme Plan. In addition, 8 King Sing Street (the Orange House) should also be retained.

1.3 The purpose of the resource kit is to provide applicants with information to prepare proposals for the Blue House cluster under the Revitalisation Scheme. Information provided includes:

Section II	Historical Background and Architectural Merits;
Section III	Site Information;
Section IV	Building Information;
Section V	Vicinity and Access;
Section VI	Conservation Guidelines;
Section VII	Town Planning Issues;
Section VIII	Land and Tree Preservation Issues;
Section IX	Slope Maintenance;
Section X	Technical Compliance for Possible Uses; and
Section XI	Special Requirements of the Project

1.4 In drawing up proposals, applicants should in particular endeavour to:

(a) bring out the historical significance of the buildings;

(b) follow the conservation guidelines;

(c) strike a balance between maintaining the architectural authenticity of the buildings and complying with current statutory building control requirements; and

(d) preserve the local community network.

We appreciate that (c) will be a complex task. We have the following suggestions for the applicants' special consideration:

(a) when undergoing major alteration and addition works and material change of use, the historic buildings should be properly upgraded for compliance with the current building safety and health standards under the Buildings Ordinance. The need for preserving the significant architectural features (**Appendix XI** refers), site constraints or prohibitive upgrading cost may limit the type of use that may be chosen for the buildings; and

(b) every effort should be made to preserve the facade of the historic buildings except the unauthorized building structures, if any. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent location of the buildings concerned.

1.5 For the Blue House cluster, we have suggested a number of uses which appear to be pursuable based on information on hand. However, the technical feasibility of such case will need to be further examined.

1.6 At the time of preparation of this resource kit, inspection was only permitted to the common areas and accessible units at the Blue House cluster. In particular, 74A Stone Nullah Lane and 4 Hing Wan Street were privately owned properties at that time and inspection to those units was not permitted. The accessible units during preparation of the resource kit are marked with '*' in the tables below.

(a) 72-74A Stone Nullah Lane

Street No. / Floor Level	72	72A	74	74A (privately-owned property when resource kit was prepared)
Roof	*	*	*	
3/F	*	*		
2/F			*	
1/F			*	
G/F			*	

(b) 2-8 Hing Wan Street

Street No. / Floor Level	2	4 (privately-owned property when resource kit was prepared)	6	8
Roof				
2/F	*		*	*
1/F				*
G/F			*	*

(c) 8 King Sing Street

Street No. / Floor Level	8
Roof	
3/F	
2/F	
1/F	
G/F	*

Therefore, the information in the resource kit is prepared without making reference to the inaccessible units. In particular, **Appendix XI** has only included those architectural features at units where inspection has been carried out. Other significant architectural features requiring preservation might also be present at areas where inspection has not been carried out. AMO may issue further guidelines for their preservation when more information is available.

1.7 The preliminary structural appraisal given in Section 4.7 is prepared based on visual inspection and the results of in-situ field tests and laboratory tests conducted in 2004 and 2008. The information in this resource kit such as dimensions and setting-outs of buildings are based on the previous structural appraisal reports prepared in 2004 and the available records retrieved from the Buildings Department. Inspection and material tests were not carried out on the parts of the structures that are covered, unexposed or inaccessible.

1.8 The dimensions, areas and levels presented in this resource kit including the architectural drawings are for reference only. A thorough cartographic survey for the buildings and topographic survey for the site should be carried out by authorized specialists to verify the dimensions, areas and datum levels before detailed design is to be carried out.

1.9 While we have provided various information to be helpful, applicants are advised to verify it before finalizing their proposals. In particular, information given in Section 4.7 - "Preliminary Structural Appraisal" is based on reasonable assumptions, professional judgement and limited site tests only.

1.10 The Scheme Secretariat will provide a one-stop service to assist applicants and where necessary, refer them to concerned departments. Applicants may contact the Scheme Secretariat at:-

Address: Revitalising Historic Buildings Through Partnership Scheme Secretariat
Room 2150, 21/F, Murray Building, Garden Road, Central
Hong Kong
Email: rhb_enquiry@devb.gov.hk
Phone. 2848 6230
Fax: 2127 4090

II. Historical Background and Architectural Merits

2.1 Historical Background

Wan Chai, also known as Ha Wan, was one of the earliest developed districts on Hong Kong Island.

Named after a stone nullah which formed by a stream running below Morrison Hill and Hospital Hill, Stone Nullah Lane was laid out in 1855. The lane was one of the places in which brothels could be licensed in a Government ordinance of this date. The influx of refugees due to the Taiping Rebellion in the Mainland China led to a sharp increase in the population of the area in the 1850s and 1860s. The Government then put up the west side of the stone nullah beside the hill for sale in 1862. The two Chinese families, the Pangs and the Chans, became the chief landowners who acquired the lots in the areas over the years and redeveloped them into Chinese-styled houses for sub-division for the Chinese tenants. King Sing Street and Hing Wan Street were then laid parallel to Queen's Road. In the 1950s, the nullah was covered up and became an underground channel.

The group of buildings at 72-74A Stone Nullah Lane, 2-8 Hing Wan Street and 8 King Sing Street showcase the typical configuration of shops on the ground floor and residential quarters on the upper floors of the early 20th century tenement houses in Hong Kong. It provides evidence of continuous involvement with the original life style of a very traditional part of Wan Chai and its connection with the medical and community history from its earliest foundation in Hong Kong. They become a key landmark in Wan Chai, and have remained a well-known landmark from the time of their original construction.

2.1.1 72 –74A Stone Nullah Lane (Blue House) (Grade 1 Historic Buildings)

The site of Blue House was originally occupied by "Wah To Hospital", also known as "Wan Chai Kai Fong Hospital", which was listed in the 1872 Rate Book. It was possibly the first hospital in Wan Chai to provide Chinese medical services to local Chinese. It was then used as a temple for the God of Medicine, Wah To (or "Hua Tuo") after the hospital closed in 1886.

The existing four four-storey tenement buildings at 72-74A Stone Nullah Lane were built in the early 1920s. The ground floor of 72 Stone Nullah Lane housed "Wah To Temple", which was subsequently replaced by a martial arts school in the 1950s and later by the existing osteopathy clinic in the 1960s.

Apart from providing living accommodation for the lower class Chinese community, 1/F of 72 Stone Nullah Lane also accommodated Kang Ham Free School, which offered free education for children throughout the territory. Yat Chong College, the only English School in the area before the Second World War, has been located on 2/F to 3/F of the same block. The Chamber of Commerce for Fishmongers also had a meeting place on 3/F of 74 Stone Nullah Lane.

The ownership of 72, 72A and 74 Stone Nullah Lane was surrendered to the Government in 1978 and the external elevations were painted blue then.

2.1.2 2-8 Hing Wan Street (Yellow House) (Grade 2 Historic Buildings)

The four three-storey tenements of shop and dwelling at 2-8 Hing Wan Street were built in the 1920s. The street first appeared on the Rate lists in 1876. The lots with Chinese dwellings along this street were owned by the Pangs in the early years, and later by the Chans, who also owned the lots at King Sing Street in approximately the same period of time. The ownership of the buildings at the street had been transferred several times over the years. All the units are now owned by the Government. No major alteration has been made to the buildings and the external walls are currently painted yellow.

2.1.3 King Sing Street (Orange House) (Not yet graded)

Once used as a timber yard, the existing four-storey tenement building at 8 King Sing Street was built between 1950s and 1960s. The building is constructed of reinforced concrete and painted orange. It is now owned by

Government. The open space situated next to the building was originally occupied by three shophouses built in the early 1930s, but they were later demolished and left vacant.

2.2 Architectural Merits

2.2.1 72 –74A Stone Nullah Lane (Blue House) (Grade 1 Historic Buildings)

The four-storey shophouses are supported on brick walls with plaster rendering and the shallow gable end at each flank wall is of classical design. There is a timber stair in-between every two blocks to serve the flats of the upper floors. The layout of the flats is in rectangular shape with cantilevered balconies on the front elevations. The balconies, which overhang the street, are built of reinforced concrete with corbels built into the brick walls and have ornamental ironwork railings. Pairs of panelled and glazed doors open onto the verandahs. The side elevations are plain rendered walls with rows of casement windows at each floor level, each storey delineated by plain projecting band courses. The windows are protected from weather by stone or concrete window ledges.

2.2.2 2-8 Hing Wan Street (Yellow House) (Grade 2 Historic Buildings)

The shophouses are three storeys high with small rectangular plans and kitchen annexes at the rear. The shophouses are paired, with Nos. 2 and 4 as one pair and Nos. 6 and 8 as another. They have shared timber stairs and pitched roofs. The two front facades are similar in design with Neo-Classical features such as pediments, ornamental balustrading to the parapet, and stylised motifs applied as decorations. The original pitched roofs with Chinese tiles still survive although they have been covered by corrugated steel sheeting recently. The external decorations of the shophouses vary slightly but elements such as the open balusters along the roof parapet at the front elevation are very similar.

2.2.3 8 King Sing Street (Orange House) (Not yet graded)

The building at 8 King Sing Street displays the typical appearance of a functional 1960's tenement house. The façade at King Sing Street is very narrow while a large side wall is exposed but featureless, apart from the evidence of an older shophouse structure. The building has undergone alterations at various times of its history. No important distinguishing architectural feature remains but some unauthorised projections are found on the facade at King Sing Street.

III. Site Information

3.1 Location

The Blue House cluster, which consists of three groups of buildings and a piece of vacant Government land, is located in Wan Chai, Hong Kong. Addresses of these three groups of buildings in the cluster are 72-74A Stone Nullah Lane, 2-8 Hing Wan Street and 8 King Sing Street. The vacant land is at 2-6 King Sing Street. The Location Plan is at **Appendix I**.

3.2 Site Boundary

The site of the Blue House cluster rests on Government land. The Site Boundary Plan of the cluster is shown at **Appendix II**.

3.3 Site Area

The site area of the Blue House cluster is approximately 930 sq. metres, among which the vacant land at 2-6 King Sing Street occupies approximately 196 sq. metres.

3.4 Major Datum Levels

The major datum level of the site is around +8.7mPD to +11.9mPD as shown at **Appendix III**.

A summary on the information of the site is given at **Appendix IV**.

IV. Building Information

4.1 Building Description

The Blue House cluster comprises three groups of buildings and a piece of vacant land. The first group of building is located at 72-74A Stone Nullah Lane which consists of four blocks of four-storey buildings; the second group is located at 2-8 Hing Wan Street which consists of four blocks of three-storey buildings; the third group is a four-storey building at 8 King Sing Street. The piece of vacant land is located at 2-6 King Sing Street. It was originally occupied by shophouses, but they were later demolished and left vacant.

72-74A Stone Nullah Lane are named the 'Blue House' because of their blue facades. For the same reason, 2-8 Hing Wan Street and 8 King Sing Street are named the 'Yellow House' and 'Orange House' respectively. The three groups of buildings are few surviving examples of Chinese tenements in Hong Kong. 72-74A Stone Nullah Lane and 2-8 Hing Wan Street were constructed before the Second World War while 8 King Sing Street was a post-war building. Nowadays, the Blue House cluster serves mainly commercial and residential purposes. A clinic and an exhibition area can be found at 72-74A Stone Nullah Lane.

The architectural and structural drawings of the Blue House cluster, which consist of site plan, floor plans, major elevations, sections, foundation plans and floor framing plans, are attached at **Appendix V**. These drawings are produced based on rough measurement of the existing buildings on site and require further verification. Softcopy of the drawings in AutoCAD format are stored in a CD-ROM enclosed in the application materials.

In addition, the approved building plans, structural plans and drainage plans for the Orange House at 8 King Sing Street are available for inspection at the Building Information Centre of the Buildings Department.

The photos showing the exterior and interior of the Blue House cluster are shown at **Appendix VI**.

4.2 Historic Grading

72-74A Stone Nullah Lane and 2-8 Hing Wan Street were designated as Grade 1 and Grade 2 historic buildings respectively by the Antiquities Advisory Board (AAB) in December 2000. 8 King Sing Street has not yet been graded.

"Grade 1 historic building" is defined as "building of outstanding merit, which every effort should be made to preserve if possible" and "Grade 2 historic building" is defined as "building of special merit; efforts should be made to selectively preserve".

The Grading Boundary Plan is shown at **Appendix VII**.

4.3 Schedule of Accommodation

(a) 72-74A Stone Nullah Lane

Floor Level	Accommodation	Approximate Gross Floor Area* (sq. m)
G/F	Lam Chun Hin Clinic (No. 72), residential unit (partial vacant) (No. 72A), Wan Chai Livelihood Museum (No. 74) and residential unit (No. 74A)	246
	Rear yard	44
1/F to 3/F	Residential units with some vacant units	789 (263 for each floor)

(b) 2-8 Hing Wan Street

Floor Level	Accommodation	Approximate Gross Floor Area* (sq. m)
G/F	Residential unit (partial vacant) (No. 2) and Si Fun Tin Tei (Nos. 6-8)	152
	Rear yard	35
1/F & 2/F	Residential units with some vacant units	304 (152 for each floor)

(c) 8 King Sing Street

Floor Level	Accommodation	Approximate Gross Floor Area* (sq. m)
G/F	Vacant shop unit	48
	Rear yard	30
1/F to 3/F	Residential units	150 (50 sq. m for each floor, unauthorized floor area of approximate 1 sq. m on each floor excluded)

Remark:

* Gross floor area of a floor includes the area occupied by the external walls and the area enclosed by the external walls.

4.4 Materials of Construction

(a) 72-74A Stone Nullah Lane

Materials	Roof	Concrete roof structure
	Wall	Brick walls
	Floor	All upper floors except those of No. 72 are timber floors. The balconies and kitchen areas of all units, and all floors of No. 72 are in reinforced concrete beam/slab construction. Ground floor slabs are built in concrete
	Stairs	Timber stairs
Finishes	Exterior	Plaster rendered with blue and white paint
	Interior	Wall finishes: Plaster rendered with paint Floor finishes: Encaustic tiles or bare floor

(b) 2-8 Hing Wan Street

Materials	Roof	Timber purlins with roof tiles; metal sheeting has been added above the timber roof of 2, 6 and 8 Hing Wan Street
	Wall	Brick walls
	Floor	Reinforced concrete beam/slab construction
	Stairs	Timber stairs
Finishes	Exterior	Plaster rendered with yellow paint
	Interior	Wall finishes: Plaster rendered with paint Floor finishes: Encaustic tiles or bare floor

(c) 8 King Sing Street

Materials	Roof	Reinforced concrete roof	
	Wall	Reinforced concrete walls; part of the walls on 3/F are brick walls	
	Floor	Reinforced concrete beam/slab construction	
	Stairs	Reinforced concrete staircase	
Finishes	Exterior	Plaster rendered with orange paint	
	Interior	G/F	Wall finishes: Plaster rendered, partly with paint and partly unfinished; Floor finishes: Clay tiles or bare floor
		1/F to 3/F	Unknown as the residential units are all inaccessible

4.5 Internal Circulation

4.5.1 General Description

(a) 72 – 74A Stone Nullah Lane

Two timber stairs, one located between 72 and 72A Stone Nullah Lane and another located between 74 and 74A Stone Nullah Lane, connect the G/F to 3/F respectively. There are also ladders connecting each unit from 3/F to the roof floor.

(b) 2-8 Hing Wan Street

Two timber stairs, one located between 2 and 4 Hing Wan Street and another located between 6 and 8 Hing Wan Street, connect the G/F to 2/F respectively. There are also ladders connecting 2/F of 2 and 6 Hing Wan Street to the roof floor.

(c) 8 King Sing Street

Each floor is connected by a concrete staircase.

4.5.2 Barrier Free Access

There is no barrier free access to all areas of the buildings. The steps and thresholds at the entrances on the ground floor of the buildings also cannot meet the requirement for provision of barrier free access.

4.6 Major Alterations and Additions

(a) 72-74A Stone Nullah Lane

A record plan under Alteration and Addition Works approved in August 1953 was retrieved from the Buildings Department (B.O.O. Ref. 2369/S3). The record plan shows the repair works of concrete slabs and railing at the cantilevered reinforced concrete balconies at 72A and 74 Stone Nullah Lane. The record plan is shown at **Appendix V**.

(b) 2-8 Hing Wan Street

No major alteration has been carried out since 1945.

(c) 2-8 King Sing Street

2-8 King Sing Street were probably typical two-storey Chinese shophouses since 1886. 2-6 King Sing Street were reconstructed in the early 1930s but the buildings were later demolished, leaving the site vacant up to present. 8 King Sing Street was demolished and rebuilt in 1956.

8 King Sing Street has undergone alterations at various times of its history. There are unauthorised glass windows and wall enclosures at the balconies of 1/F, 2/F and 3/F over the pavement of King Sing Street which are not shown on the record building plans. All the unauthorised building works should be demolished when renovation works are carried out.

4.7 Preliminary Structural Appraisal

4.7.1 Description

(a) 72-74A Stone Nullah Lane

Existing footing of approximately 1300 mm wide and 250 mm thick was founded at about 1 m below the existing ground level. The existing ground surface was formed by 100 mm thick on-grade concrete slab. The foundation information was based on a trial pit at the rear courtyard adjacent to 74 Stone Nullah Lane.

Apart from the record plan under Alteration and Addition Works mentioned in paragraph 4.6(a), no other approved record of the original buildings could be retrieved from the Buildings Department. Another drawing of the original buildings was found at the Public Records Office. It includes the structural plans from ground floor to the third floor and two elevations fronting Stone Nullah Lane and King Sing Street. As the approval from the Building Authority and the date of submission are absent on the drawing, that drawing cannot be construed as the as-built drawing of the buildings.

The internal red brick load bearing walls divide 72-74A Stone Nullah Lane into four units on each floor. The red bricks were jointed by cement mortar and rendered with plaster. Two timber stairs are the only access to the building

group – one is shared between 72 and 72A Stone Nullah Lane and the other is shared between 74 and 74A Stone Nullah Lane. The red brick external load bearing walls are 580mm thick at G/F and they reduce to 250mm thick at roof floor.

The roof is constructed of a reinforced concrete slab and beam system, supported by brick walls. Roof of 72, 72A and 74 Stone Nullah Lane were recently refinished and properly maintained. Roof of 74A Stone Nullah Lane was not satisfactorily maintained. Visible spalling finishes was found on brick parapet wall. Part of the roof was accumulated with debris. Access to the roof is provided by individual steel ladder at the kitchen of each of the flats on 3/F.

Kitchen areas of all floors and the upper floors of 72 Stone Nullah Lane are of reinforced concrete slabs and beams construction. The upper floors of 72A and 74 are timber flooring laid on rectangular timber joists sized approximately 200 mm x 80 mm at 450 mm centre-to-centre supported on brick walls. Two metal tie rods of approximately 30 mm diameter with metal anchor end plates at both ends are fixed to the brick walls. All slabs at the ground level are made of on-grade concrete.

Reinforced concrete slabs form the balconies on façade fronting Stone Nullah Lane. These balconies are supported by reinforced concrete corbels of about 1 m span.

(b) 2-8 Hing Wan Street

No relevant record was found in the Buildings Department.

Existing footing of approximately 1200 mm wide and 400 mm thick was founded at about 880 mm below the existing ground level. The existing ground surface was formed by 320 mm thick on-grade concrete slab. The foundation information was based on a trial pit at the rear courtyard adjacent to 6 Hing Wan Street.

The internal red brick load bearing walls divide 2-8 Hing Wan Street into four units on each floor. The red bricks were jointed with cement-lime mortar and rendered with plaster. Two timber stairs are the only access to the building group – one is shared between 2 and 4 Hing Wan Street and the other is shared between 6 and 8 Hing Wan Street. The red brick external load bearing walls are 400 mm thick at G/F and they reduce to 360 mm thick at roof floor.

The pitched roof is framed with sloping timber rafters and battens overlaid by Chinese tiles. The original roof is currently covered by corrugated metal sheeting to prevent it from weather damage. Individual steel ladder connects 2 Hing Wan Street and kitchen area of 6 Hing Wan Street at 2/F to the roof. The roof opening, i.e. the access hatch, is normally locked with metal cover. Steel I-beams of size approximately 55 mm wide by 100 mm deep are found installed parallel to the timber joists to strengthen the timber roof. Damage from termite infestation was not recorded at the inspection in 2004. Only visible stains caused by rainwater leakage from the Chinese tiles are recorded.

The upper floors are of reinforced concrete slab and beam construction based on inspection at the accessible units. All slabs at ground level are made of on-grade concrete.

(c) 8 King Sing Street

Record plans and design calculations are obtainable from the Buildings Department. The plans were approved in mid-1957. The building is four-storey high and constructed with conventional reinforced concrete slabs, beams and columns. There are total 10 columns located at the perimeter of the building.

The foundation system consists of driven timber piles of approximately 150 mm diameter. There are 101 numbers of timber piles driven into permanently saturated soil at a depth of about 1.8 m from the existing ground level. Individual reinforced concrete pile caps of about 450 mm to 600 mm thick spread the loadings of the superstructure to the timber piles.

The columns are supported by the piled foundation, where every two of the columns are connected with reinforced concrete strap beams to resist wind load.

The superstructures, including slabs, beams and columns, were constructed using concrete of 1:2:4 mix, which should have a nominal strength of 15 MPa. The main steel reinforcement is mild steel with characteristic tensile strength of 250 MPa. Yield strengths recorded by laboratory tests are presented in the following section.

4.7.2 Preliminary Appraisal

This part of the report is based on the survey and findings carried out previously in 2004 and the tests carried out in 2008. A table summarizing the in-situ field tests and laboratory tests of structural materials is as follow:

In-Situ Field Tests		
Index	Type	Purpose
F1	Rebound hammer test	To make a comparative assessment of the quality of concrete by testing its surface hardness
F2	Concrete cover measurement	To identify the concrete cover thickness to assess the cause of rebar corrosion
F3	Concrete open-up inspection	To inspect the arrangement and condition of reinforcement
F4	Carbonation depth measurement	To identify the carbonation depth of the structural element and evaluate the corrosion condition (see note 1)
F5	Half-cell potential measurement	To assess the severity of corrosion of steel reinforcement
F6	Steel section loss test	To expose the embedded reinforcement and observe the percentage steel section loss

F7	Load test of timber floor joists	To carry out load test under serviceability deflection condition on selected timber joists to assess their loading capacity
F8	Trial pit with GCO probe	To excavate the ground to study the soil composition, bearing capacity and foundation of the subsurface (see note 2)
Laboratory Tests		
Index	Type	Purpose
L1	Compression strength test of concrete core	To identify the compressive strength of in-situ concrete core samples (see note 3)
L2	Cement content test	To determine the cement content of in-situ concrete core samples
L3	Chloride content test	To determine the chloride ion content of in-situ concrete core samples (see note 4)
L4	Tensile strength test of steel reinforcement	To determine the tensile strength of embedded steel reinforcement in concrete
L5	Compression strength test of brick	To determine the compressive strength of in-situ brick samples

Notes:-

1. The degree of carbonation in concrete reflects the degree of corrosion of steel reinforcement. The test provides information on the depth of carbonation in concrete using a chemical reaction between phenolphthalein solution and carbonated concrete. Open-up of concrete has been taken at the soffit of slabs and beams to avoid destruction of existing floor tiles.
2. GCO probe was carried out to identify the in-situ density and relative compaction of soil. It measures the number of blows to cause a specific penetration by a weight falling from a height of 1 m on the standard probe. The bearing capacity of the ground, measured in kPa, can be assumed as 10 times the blow count.
3. Non-destructive rebound hammer tests and destructive concrete core drilling were carried out. Both tests were used to determine the existing concrete strength.

4. The chloride content test indicates the presence of free chloride ions in the existing concrete, which causes corrosion of steel reinforcement.

(a) 72-74A Stone Nullah Lane

A summary of tests carried out in 2004 and 2008 is as follow:

No. of samples / Type of tests		Tests in 2004		Tests in 2008	
		In-situ	Laboratory	In-situ	Laboratory
F1	Rebound hammer test	5	-	-	-
F2	Concrete cover measurement	5	-	2	-
F3	Concrete open-up inspection	-	-	-	-
F4	Carbonation depth measurement	10	-	-	-
F5	Half-cell potential measurement	-	-	2	-
F6	Steel section loss test	7	-	-	-
F7	Load test of timber floor joists	4	-	-	-
F8	Trial pit with GCO probe	-	-	1	-
L1	Compression strength test of concrete core	-	3	-	-
L2	Cement content test	-	10	-	-
L3	Chloride content test	-	10	-	-
L4	Tensile strength test of steel reinforcement	-	-	-	1
L5	Compression strength test of clay brick	-	-	-	1

(i) General Observation

No noticeable undue deflection/displacement of structural elements was observed and therefore, the loading capacity of the structure seems not to

be significantly affected by the defects. Some small size voids or hollow sounding areas were found at selected beam and balcony soffits. Further investigation is recommended at detailed design stage when required.

(ii) Existing Foundation

Trial pit of 1.3 m deep was excavated from the existing ground level. The excavation of trial pit is to investigate the foundation system as well as the soil condition and its bearing capacity.

Existing footing of approximately 1300 mm wide and 250 mm thick was founded at about 1 m below the existing ground level. The existing ground surface was formed by 100 mm thick on-grade concrete slab. The foundation information was based on a trial pit at the rear courtyard adjacent to 74 Stone Nullah Lane.

The GCO probe result shows the bearing capacity of soil just underneath the existing footing is 24 blows, which is assumed to have an allowable bearing capacity of 240 kPa. However, GCO probe only allows a localized checking of bearing capacity and may be subject to local effects such as clashing with boulder or concrete blinding. It is advised that further tests to be carried out for a thorough assessment.

(iii) Strength of Concrete

The concrete strength obtained from the rebound hammer tests are between 24 ~ 46 MPa. The concrete strength evaluated from the compressive test ranges from 18.5 ~ 32.5 MPa. The results from the hammer tests are consistently higher than that obtained from the core test. Nevertheless, the higher concrete strength obtained from the rebound hammer test may be due to the effect of carbonation which normally causes hardening of the concrete surface. This kind of surface hardening of concrete does not contribute to the actual concrete strength. The significant variations observed in both sets of results reflected inconsistency in the concrete quality.

(iv) Strength of Steel Reinforcement

One sample of 335 mm long steel reinforcement at slab soffit was tested for tensile strength under axial stretch loading. The yield stress and tensile strength was 303 MPa and 360 MPa respectively.

(v) Carbonation Depth

The results of the carbonation test show the depth of carbonation of the existing beams generally exceeded 80 mm. It means the outer zone of concrete reaching the depth of the reinforcement is carbonated. Thus the reinforcement is likely to be corroded. Comparatively, the carbonation depth recorded for the existing slabs had in general less than 10 mm, which implies only the depth to concrete cover was carbonated. Therefore concrete protection to steel reinforcement was found to be unsatisfactory for the reinforced concrete beams.

(vi) Concrete Cement Content

The results of the cement content tests indicate relatively low cement content in beams and slabs (12.5% for beams and 12.8% for slabs) which is slightly lower than the minimum cement content for the lowest mix 1:2:4 as stated in L.C.C. By-law 1915.

(vii) Corrosion of Reinforcement and Spalling Concrete

The test results show a high chloride content of maximum 1.43 % by mass of cement measured in the slab sample. The location of high chloride samples exceeding the limit in the Buildings Ordinance is highlighted on the Material Test Location Plans at **Appendix V**. Further tests are required to thoroughly assess the conditions of the concrete.

The reinforced concrete elements were opened up to extract reinforcement sample for the steel section loss test. The test results show a moderate-to-severe corrosion of reinforcement in the existing

slabs and balcony. The loss of section ranges from 10 % to 30 % in various test locations.

(viii) Concrete Covers

Concrete covers recorded ranges from 30 mm to 60 mm at different locations. The test indicates that the cover to structural members generally satisfies the design requirements in place at the time of construction, which specified cover of about 0.5 inches (12.7 mm).

(ix) Termite Inspection

The results of termite inspection show that there was no sign of living termite infestation at the time of inspection in 2004, although old termite tubes were found in two flats in Blue House.

(b) 2-8 Hing Wan Street

A summary of tests carried out in 2004 and 2008 is as follow:

No. of samples / Type of tests		Tests in 2004		Tests in 2008	
		In-situ	Laboratory	In-situ	Laboratory
F1	Rebound hammer test	4	-	-	-
F2	Concrete cover measurement	3	-	-	-
F3	Concrete open-up inspection	-	-	-	-
F4	Carbonation depth measurement	11	-	-	-
F5	Half-cell potential measurement	-	-	1	-
F6	Steel section loss test	7	-	-	-
F7	Load test of timber floor joists	-	-	-	-
F8	Trial pit with GCO probe	-	-	1	-

L1	Compression strength test of concrete core	-	3	-	-
L2	Cement content test	-	11	-	-
L3	Chloride content test	-	11	-	-
L4	Tensile strength test of steel reinforcement	-	-	-	1
L5	Compression strength test of clay brick	-	-	-	1

(i) General Observation

No noticeable undue deflection/ displacement of structural elements was observed and therefore, the loading capacity of the structure seems not to be significantly affected by the defects. Some small sized void or hollow sounding areas were found at selected beam. Further investigation is recommended at detailed design stage when required.

(ii) Existing Foundation

Trial pit of 1.5 m deep was excavated from the existing ground level. The footing of 1200 mm wide and 400 mm thick was founded at 880 mm below the existing ground level. The existing ground surface was formed by 320 mm thick on-grade concrete slab. The foundation information was based on a trial pit at the rear courtyard adjacent to 6 Hing Wan Street.

GCO probe was carried out at the bottom of the trial pit. Fill material recorded for one blow assumed to take a bearing capacity of 10 kPa. The result shows the bearing capacity of soil just underneath the existing footing is 3 blows, which is assumed to have a bearing capacity of 30 kPa. The inconsistency found in the GCO probe results at Blue House and Yellow House suggests that the test might be subject to systematic errors such as local effects and workmanship. It is advised that further tests should be carried out for a thorough assessment.

(iii) Strength of Concrete

The concrete strength obtained from the rebound hammer tests are between 30 ~ 42 MPa. The concrete strength evaluated from the compressive test ranges from 29 ~ 32 MPa. The results from the hammer tests are consistently higher than that obtained from the core test. Nevertheless, the higher concrete strength obtained from the rebound hammer test may be due to the effect of carbonation which normally causes hardening of the concrete surface. This kind of surface hardening of concrete does not contribute to the actual concrete strength. The significant variations observed in both sets of results highlighted inconsistency in the concrete quality.

(iv) Strength of Steel Reinforcement

3 samples of 335 mm long steel reinforcement at slab soffit were tested for tensile strength under axial stretch loading. The localized tensile strength ranges from 212 MPa to 355 MPa. The yield strength of steel reinforcement ranges from 175 MPa to 295 MPa. For design use, yield strength (Ys) can be obtained by dividing ultimate tensile stress by 1.2.

(v) Carbonation Depth

The results of the carbonation test show the depth of carbonation of the existing beams and slabs generally exceeded 70 mm. It means the outer zone of concrete reaching the depth of the reinforcement is carbonated, and the reinforcement is likely to be corroded. Therefore, concrete protection to steel reinforcement was found to be unsatisfactory for the reinforced concrete beams and slabs.

(vi) Concrete Cement Content

The results of the cement content tests indicate relatively low cement content in beams and slabs, 10.3% for beams and 11.5% for slabs, which is slightly lower than the minimum cement content for the lowest mix 1:2:4 as stated in L.C.C. By-law 1915.

(vii) Corrosion of Reinforcement and Spalling Concrete

The test results show a high chloride content of maximum 1.71 % in beam sample and 0.37 % in slab sample. The location of high chloride samples exceeding the limit in the Buildings Ordinance is shown on the Material Test Location Plans at **Appendix V**. Comparatively, the existing beams have a higher potential of corrosion than slabs. It is advised to carry out further tests to thoroughly assess the situation.

The steel section loss test results show a mild-to-severe corrosion of reinforcement in the existing slabs. The loss of section ranges from less than 10 % to 30 % in various test locations.

(viii) Concrete Covers

Concrete covers recorded ranges from 15 mm to 43 mm at different locations. It indicates that the cover to structural members generally satisfies the design requirements in place at the time of construction, which specified cover of about 0.5 inches (12.7 mm).

(ix) Termite Inspection

The results of termite inspection shows that there was no sign of living termite infestation at the time of inspection in 2004, although some wings and dead bodies of termites were found in one of the flats.

(c) 8 King Sing Street

A summary of tests carried out in 2004 and 2008 is as follow:

No. of samples / Type of tests		Tests in 2004		Tests in 2008	
		In-situ	Laboratory	In-situ	Laboratory
F1	Rebound hammer test	-	-	4	-
F2	Concrete cover measurement	-	-	2	-
F3	Concrete open-up	-	-	2	-

	inspection				
F4	Carbonation depth measurement	-	-	4	-
F5	Half-cell potential measurement	-	-	4	-
F6	Steel section loss test	-	-	-	-
F7	Load test of timber floor joists	-	-	-	-
F8	Trial pit with GCO probe	-	-	-	-
L1	Compression strength test of concrete core	-	-	-	2
L2	Cement content test	-	-	-	-
L3	Chloride content test	-	-	-	-
L4	Tensile strength test of steel reinforcement	-	-	-	1
L5	Compression strength test of clay brick	-	-	-	1

(i) General Observation

No noticeable undue deflection/ displacement of structural elements was observed and therefore, the loading capacity of the structure seems not to be significantly affected by the defects. Some small sized void or hollow sounding areas were found at selected beam and canopy soffits.

As approved record plans and design calculations of Orange House are available from the Buildings Department, extensive in-situ material test has not been carried out to minimize disturbance to the existing building.

(ii) Existing Foundation

Trial pit with GCO probe has not been carried out for Orange House because record plans of foundation and superstructures are available from Buildings Department. Approved plans show that the foundation is a

piled foundation. Further tests may be considered in detailed design stage if necessary.

(iii) Strength of Concrete

As revealed from the compressive tests, the existing compressive strength of concrete ranges from 15.5 ~ 17.5 MPa for beams. The laboratory test results are in agreement with the record plan of Orange House kept in the Building Department which indicates that it is 1:2:4 mix concrete having nominal strength of 15 MPa .

(iv) Strength of Steel Reinforcement

Only one sample of 380 mm long steel reinforcement at slab soffit was tested for tensile properties under axial stretch loading. The localized tensile strength was 414 MPa. Further testing is recommended to verify the strength of steel reinforcement at more locations.

(v) Strength of Bricks

One sample of brick was extracted from the brick wall at ground floor for compressive strength test. The measured compressive strength was 25 MPa.

(vi) Carbonation Depth

Generally, the carbonation depth exceeds 110 mm i.e. the outer zone including the reinforcement of the test location is carbonated and corroded. Chloride content test was not carried out at this stage. It is recommended that the above test shall be carried out at detailed design stage.

(vii) Concrete Cement Content

Cement content test was not carried out at this stage. It is recommended that the above test shall be carried out at detailed design stage.

(viii) Corrosion of Reinforcement and Spalling Concrete

As revealed from the tests, the corrosion of the embedded steel reinforcement causing spalling of concrete at some structural elements is one of the major defects of the three buildings. The observation of spalling and corroded steel is common for old buildings, especially when the subject buildings are over 50 years.

The corrosion of reinforcement is generally high as revealed from the half-cell test. Detailed investigation in the residual cross-sectional area with structural strength analysis is recommended to be carried out at later stage to identify the extent and appropriate method of rectification.

(ix) Concrete Covers

Concrete covers to the steel reinforcement vary significantly and are summarized as follows: concrete covers at slab soffit range 20-45 mm; that at beam soffit range 10-50 mm; and that at canopy soffit range 45-60 mm. The inconsistency of concrete covers might be a result of poor workmanship. Inadequate covers as minimal as 10 mm were observed at localized location of beam soffit. It is one of the common causes of serious corrosion of embedded reinforcement. The extent of corrosion has also been reflected in the carbonation depth measurement.

(x) Termite Inspection

G/F is the only accessible area at Orange House. During site inspection, no timber elements were discovered. As termite attack is more susceptible to timber structures only, termite inspection has not been carried out for the Orange House.

4.7.3 Loading Assessment

(a) 72-74A Stone Nullah Lane

The load capacity verification test on the timber joists was carried out at 1/F and 2/F of 74 Stone Nullah Lane in 2004. The deflections of timber joists at mid-span and quarter-span were tested for a design imposed load of 5 kPa.

The maximum deflection ranged from 3.15 mm to 7.10 mm, which are considerably less than the allowable deflection at 11.4 mm (span of 4100/360). Therefore the test results suggest the timer flooring system is capable of taking up to a design imposed load of 5 kPa. However, tests were only carried out in selected vacant flats, which do not necessarily reflect the loading capacities of other inaccessible areas. It is therefore advised to carry out further load test to assess the conditions of the inaccessible units.

Several assumptions were made in the loading capacity assessment of the existing footing. According to L.C.C. By-law 1915, the design imposed load for residential use was 70 lb/sq. ft (3.35 kPa). It is also assumed that the dead load of the existing finishes is 0.6 kPa. As the existing floor tiles are to be preserved, no reduction of dead load of finishes shall be allowed. With reference to the trial pit and GCO probe results, the existing footing is founded on soil with fairly low bearing capacity. As revealed by a preliminary loading check, maximum imposed load of 3.0 kPa is recommended for all upper floors, while on ground floor, an imposed load of 5.0 kPa can be accommodated. The floor usages and minimum imposed load ranged between 2.0 kPa and 5.0 kPa as stipulated in Building (Construction) Regulations 1990 are extracted below for reference.

Class no.	Usage	Minimum Imposed Load (kPa)
1	Floors for – Dormitories; Hospital wards, bedrooms, toilet rooms; Hotel and motel private sitting rooms, bedrooms, toilet rooms	2.0
2	Floors for – Domestic buildings; Hospital consulting rooms; Hospital operating theatres and X-ray rooms (equipment to be determined, but not less than);	2.5

	Childcare centres and kindergartens	
3	Floors for – College and school classroom, lecture rooms; College and school laboratories (equipment to be determined, but not less than); Offices for general use; Reading rooms without book storage; Recreational areas that cannot be used for assembly purposes, billiard rooms, bowling alleys; Light workrooms, without central power-driven machines and storage	3.0
4	Floors for – Assembly areas with fixed seating; Banking halls; Chapels, churches and places of worship (with fixed seating); Kitchen and laundries other than in domestic buildings (equipment to be determined, but not less than) *fixed seating means that the removal of the seating and the use of the space for other purposes is unlikely to occur.	4.0
5	Floors for – Art galleries; Assembly areas without fixed seating; Dance halls; Department stores, supermarkets and shops for display and sale of merchandise; Footbridges between buildings, footpaths, terraces, plazas and areas used for pedestrian traffic; Grandstands;	5.0

	Gymnasiums; hotel and motel bars, vestibules, lounges, public rooms, dining rooms; Library rooms with book storage (excluding library stack rooms) Office for storage and normal filing purposes; Public halls and lounges; Restaurants night-clubs, dinning rooms subject to crowd loading, canteens and fast food shops; theatres and cinemas	

(b) 2-8 Hing Wan Street

Similar to 72-74A Stone Nullah Lane, assumptions were made in the assessment of the loading capacity of the existing footing. The design imposed load and dead load of the existing finishes are assumed to be 3.35 kPa and 0.6 kPa respectively. No reduction of dead load of finishes shall be allowed due to preservation of the existing floor tiles. Based on ground investigation information and a preliminary loading check, maximum imposed load of 3.0 kPa for upper floors and 5.0 kPa for ground floor is recommended.

(c) 8 King Sing Street

Owing to accessibility problem, no loading capacity verification test was carried out for Orange House. The design imposed load is based on the design information retrieved from the Buildings Department. The design imposed load in accordance with L.C.C. By-law 1938 is summarized below:

Floor	**Usage**	**Imposed Load (kPa)**	**Finishes (kPa)**
G/F	Shop	-	-
1/F – 3/F	Domestic	2.39 (50 lb/sq. ft)	0.57 (12 lb/sq. ft)
Roof	Accessible roof	2.39 (50 lb/sq. ft)	0.96 (20 lb/sq. ft)
Canopies* at 1/F – 3/F	-	2.39 (50 lb/sq. ft)	0.57 (12 lb/sq. ft)

* The canopies shown on record drawings have been converted into balconies currently.

As revealed from the record drawings, the loading capacity of a single timber pile is of 5 tonnes (50 kN). Based on the life span of the building, the original design load is slightly reduced. Maximum imposed load of 2.0 kPa respectively for upper floors and roof floor and 5.0 kPa for ground floor is recommended. It is advised that further investigation shall be carried out to ascertain the structural capacity of the building including superstructure and foundation. It may be required to assess the building structures in accordance with the current codified requirements if the proposals involve change of use, additions or alterations.

4.7.4 Recommendations

More comprehensive and holistic site investigation to structural members and appropriate laboratory tests shall be carried out to confirm the as-built and current conditions of the structural elements and performance of the building. Since a number of units in the Blue House cluster were not accessible when the preliminary structural appraisal was conducted, further structural survey should be carried out.

4.7.5 Conclusion

This preliminary structural appraisal report was prepared based on the field and laboratory tests carried out in 2004 and 2008. Tests carried out in 2008 shall be supplemented to that of the previous reports. No tests were carried out at any areas that were inaccessible at the time this structural appraisal report was prepared.

At the time of site inspection, spalling concrete and brick works were found, which were subject to substantial deterioration. Improvement works to enhance the durability of the existing structural elements are recommended. From preliminary loading assessment, it was found that the foundations of the three buildings were merely capable of taking their original design loadings. Increase of floor imposed load is not recommended due to limitation of the existing foundation. It is advised that further structural assessment shall be

carried out subject to more thorough condition survey and comprehensive laboratory tests when access to all units and areas are available.

4.8 Outstanding Works Required under Buildings Ordinance

A repair order under Section 26 of the Buildings Ordinance was issued by Buildings Department to the owner of 4 Hing Wan Street on 27 December 2007 to require repair works to defective plasters and structures of the building. The order was complied with on 22 January 2009.

A repair order under Section 26 of the Buildings Ordinance requiring repair works to defective plasters and structures of the building and another order under Section 28 of the Buildings Ordinance requiring the investigation and repair of the drainage system have been served on the owner of 74A Stone Nullah Lane on 19 December 2008. These orders have not been complied with.

4.9 Building Services and Utilities

A list of existing provisions of building services and utilities for the Blue House cluster is as follows:

(a) 72-74A Stone Nullah Lane

Building Services	Existing Provisions
MVAC Installation	▪ No air-conditioning system is found in the building. ▪ No ventilation fans / wall fans are found.
Fire Services Installation	▪ No wet Fire Protection System (i.e. fire hose (F.H.) / hose reel (H.R.) & sprinkler system) is found in the building. ▪ No manual fire alarm (MFA), visual fire alarm and automatic fire alarm system (AFA) are found in the building. ▪ No exit sign / emergency lights are found.

Electricity Supply	▪ Two numbers of 100A three phase fused cutout are installed for the existing building. The fused cutouts are installed at G/F stair entrance, one at Nos. 72 -72A and one at Nos. 74-74A. ▪ Hong Kong Electric Company Limited (HEC) meters for the residential units and shops are also located at high level of G/F stair. ▪ Eight numbers of HEC meters exist at Nos. 72-72A, two for G/F shops and six for residential units at 1/F to 3/F. The rating of the main switch for shops and residential units is 60A DP. ▪ Similar meter arrangement is found for Nos. 74-74A. ▪ No genset or essential power supply is provided. ▪ Only the electric meter for 3/F, No. 72 has been disconnected and removed. Power supply for other vacant units is still connected. ▪ Although there are still some sub-circuits inside the vacant units, the condition of the wiring are dilapidated and not recommended to be reused.
Lift	▪ The building is not served by any lift or escalator.
Plumbing & Drainage Installation	▪ Individual 22mm diameter potable water supply to each residential unit and shop are provided. ▪ No flush water supply is found in the building. ▪ The surface water at roof is gathered by stormwater down pipe and discharged to open channel at ground level. No proper stormwater drain connection to Government drain is found. ▪ It is noted that vertical grating with associated pipe connecting to the stormwater down pipe is installed at the kitchens of each floor. The said arrangement

	is considered against the current Buildings Ordinance. ▪ No sewage connection is found within the lot. No sewage terminal manhole is found on site. However, it is feasible to construct new terminal manhole at the G/F backyards of both Nos. 72 and 74A and connect it to Government main drain.
Gas Installation	▪ No gas connection is found in the existing building.

(b) 2-8 Hing Wan Street

Building Services	Existing Provisions
MVAC Installation	▪ No air-conditioning system is found in the building. ▪ No ventilation fans / wall fans are found.
Fire Services Installation	▪ No wet Fire Protection System (i.e. F.H. / H.R. & sprinkler system) is found in the building. ▪ No manual fire alarm (MFA), visual fire alarm and automatic fire alarm system (AFA) are found in the building. ▪ No exit sign / emergency lights are found.
Electricity Supply	▪ An overhead cable feeds the electricity supply to the building group from Nos. 74-74A Stone Nullah Lane's fuse cutout. The cables are terminated at G/F stair entrance of Nos. 2-4 and Nos. 6-8. ▪ HEC meters for the residential units and shops are also located at high level of G/F stair. ▪ There exist six numbers of HEC meters at Nos. 2-4, two for G/F shops and four for residential units at 1/F and 2/F. The rating of the main switch for shops and residential units is 60A DP. ▪ Similar meter arrangement is found for Nos. 6-8.

	▪ No genset or essential power supply is provided. ▪ Power supply for the vacant units is in connected position. ▪ Although there are still some sub-circuits inside the vacant units, the condition of the wiring are dilapidated and not recommended to be reused.
Lift	▪ The building is not served with any lift or escalator.
Plumbing & Drainage Installation	▪ Individual 22mm diameter potable water supply to each residential unit and shop are provided. ▪ No flush water supply is found in the building. ▪ The surface water at roof is gathered by stormwater down pipe and discharged to open channel at ground level. No proper stormwater drain connection to Government drains is found. ▪ No sewage connection is found within the lot. No sewage terminal manhole is found on site. However, it is feasible to construct new terminal manhole at the G/F backyard of No. 8 and connect it to Government main drain.
Gas Installation	▪ No gas connection is found in the existing building.

(c) 8 King Sing Street

Building Services	Existing Provisions
MVAC Installation	▪ Since the building is under occupation, individual window air-conditioning units and exhaust fans are found installed within the residential units.
Fire Services Installation	▪ No wet Fire Protection System (i.e. F.H. / H.R. & sprinkler system) is found in the building. ▪ No manual fire alarm (MFA), visual fire alarm and

	automatic fire alarm system (AFA) are found in the building. ▪ No exit sign / emergency lights are found.
Electricity Supply	▪ 60A three phase fused cutout is installed for the existing building. The fused cutout is installed at G/F staircase entrance. ▪ HEC meters for the residential units and shop are also located at high level of G/F staircase. ▪ There are existing four numbers of HEC meters installed, one for G/F shop and three for residential units at 1/F to 3/F. The rating of the main switch for shops and flats is 60A DP. ▪ No genset or essential power supply is provided.
Lift	▪ The building is not served with any lift or escalator.
Plumbing & Drainage Installation	▪ Individual 22mm diameter potable water supply to each residential unit and shop are provided. The water meters are located at G/F backyard. ▪ No flush water supply is found in the building. ▪ The surface water at roof is gathered by stormwater down pipe and discharged to open channel at backyard. Terminal stormwater manhole is located at G/F backyard. ▪ An existing 100mm diameter UPVC sewage down pipe with 50mm diameter anti-syphonage vent pipe are installed. The said pipe is finally discharged to the terminal manhole at G/F backyard. There are existing manholes found within the lot. However, no sewage connection records can be found from Buildings Department or Drainage Services Department.

Gas Installation	▪ No gas connection is found in the existing building.

4.10 Recurrent Expenditure

To facilitate the applicants in forecasting their operating expenses and filling in the required information in Section (2) of Part D under Chapter III of the application form, we have estimated the respective expenditures on some common recurrent items including electricity fee, water and sewage charge, and rates and rent regarding the historic buildings at **Appendix VIII**. Please note that the estimated expenditures have been made on the basis of some possible uses with assumptions, and are for reference only. Applicants are advised to make necessary adjustments with regard to their own proposals and specific operational requirements.

A summary on the information of the building is given at **Appendix IV**.

V. Vicinity and Access

5.1 Immediate Surrounding

Located on the southern-most part of Wan Chai, the Blue House cluster is surrounded not only by commercial and residential buildings, but also a number of built heritages.

On the north of the Blue House cluster locates the Wan Chai Market (a Grade 3 historic building). Pak Tai Temple (or Yuk Hui Temple, a Grade 1 historic building) is located on the south of the Blue House cluster at the end of Stone Nullah Lane. The Old Wan Chai Post Office (now the Wan Chai Environmental Resource Centre, a declared monument) is found west of the Blue House cluster, while Hung Shing Temple (a Grade 1 historic building) is situated further west.

In addition, Wan Chai MTR Station is within a 10-minute walk from the Blue House cluster. The Plan Showing Immediate Surrounding is at **Appendix IX**.

5.2 Access

Access to the site is shown in the Access Plan at **Appendix X**.

5.2.1 Vehicular Access

Vehicular accesses to Stone Nullah Lane, Hing Wan Street and King Sing Street are available and the above-mentioned streets are all one-way drives. Stone Nullah Lane is accessible from Kennedy Street and Kat On Street. Hing Wan Street can be accessed from Stone Nullah Lane. King Sing Street is a drive leading from Kennedy Street. In view of the narrowness of the road, goods vehicles are prohibited to enter King Sing Street but can use Kat On Street to access Stone Nullah Lane.

In view of the narrowness of the roads and busy on-street activities in the vicinity of the Blue House cluster, visits to the site by tourists should be well planned and vehicular access by coaches or long vehicles should be avoided.

5.2.2 Emergency Vehicular Access (EVA)

Stone Nullah Lane, Hing Wan Street and King Sing Street can all serve as EVA for the Blue House cluster.

5.2.3 Loading and Unloading Area

Loading and unloading area is not provided within the site. If traffic conditions permit, on-street loading and unloading can still be carried out at Stone Nullah Lane, Hing Wan Street and King Sing Street. However, it should be noted that even number side of King Sing Street is designated with 7am-midnight "No Stopping Restriction" zone.

5.2.4 Parking

Car park is not available within the site, but metered parking spaces are provided along Stone Nullah Lane and Hing Wan Street.

5.2.5 Pedestrian Access

Pedestrian access is available for the three groups of buildings at Stone Nullah Lane, Hing Wan Street and King Sing Street respectively.

5.2.6 Barrier Free Access (Site)

Vehicular access to the building front are available for all the three groups of buildings. New ramps are required at G/F to provide initial access to the buildings. Blue House is located on a sloping street and providing initial access may require more extensive building alteration works.

5.2.7 Refuse Collection Point

There is no refuse collection point within the site. The nearest one is Spring Garden Lane Refuse Collection Point located at the junction of Spring Garden Lane and Cross Street.

VI. Conservation Guidelines

6.1 General Conservation Approach

6.1.1 All applicants are advised to give due regard to the Charter of Venice (ICOMOS), the Burra Charter (ICOMOS Australia) and the Principles for the Conservation of Heritage Sites in China (China ICOMOS), which give the established international principles in heritage conservation in preparing their proposals for the restoration works.

6.1.2 We understand it will be a complex issue to strike a balance between maintaining the architectural authenticity of historic buildings and complying with the current statutory requirements under the Buildings Ordinance and the allied regulations. On this issue, we would advise:

(a) when undergoing major alteration and addition works and material change of use, the historic buildings should be properly upgraded for compliance with the current building safety and health standards under the Buildings Ordinance. The need for preserving the significant architectural features (**Appendix XI** refers), site constraints or prohibitive upgrading cost may limit the type of use that may be chosen for the buildings; and

(b) every effort should be made to preserve the façade of the historic buildings. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent location of the buildings concerned. The original external façades of the buildings should generally be left unaltered and must not be disturbed, i.e. no major external additions or alterations to the premises will be allowed, unless permitted under these Conservation Guidelines. External redecoration is restricted to colours that are compatible with the age and

character of the buildings and the paint system is to be reversible[1]. Any fixed signage should match the age and character of the external of the building(s) and is to be approved by the Antiquities and Monuments Office (AMO) prior to installation. However, there is no restriction on the type or design of temporary signage, e.g. banners, displays, etc., provided that the number of such signs is not excessive.

6.1.3 For the renovation works to comply with statutory building control requirements, the following general guidelines are given to the applicants for reference. However, they should not be treated as exhaustive and it is essential for the successful applicant to refer to the full requirements imposed by the relevant authorities in respect of their proposals, including Buildings Department, Fire Services Department, Drainage Services Department, etc.

Possible Building Works	**Conservation Guidelines**
a) Means of Escape	Any improvement works involving alteration or addition to doorway openings, steps, etc. must require the prior approval of AMO.
b) Emergency Vehicular Access (EVA)	EVA should blend in with the surroundings to preserve the historical character of the building(s).
c) Natural Lighting and Ventilation	Alteration or enlargement of any original windows or provision of any new window openings will not be permitted, unless approved by AMO.

[1] *"Reversibility" is an act or process which can be undone or removed at a later date without causing material injury, loss, damage or change to the historic site or the historic building as the case may be.*

d) Barrier Free Access	Any proposed access improvement for persons with a disability must respect historical integrity of the building(s) and its/ their surrounding, in particular the external elevation(s) of the building(s).
e) Fire Resisting Construction to Floors, Doors, Walls and Staircase	Any necessary upgrading works proposed to meet current requirements must respect the historical integrity and materials of the element concerned, which will probably be required to be retained in-situ.
f) Floor Loadings	Any proposed upgrading works necessary to meet "change of use" requirements must respect the historical integrity and materials of the floor concerned. Advice of Registered Structural Engineer should be sought on the proposed upgrading works.
g) Building Services	Any proposed upgrading of electrical supply, air conditioning and fire services installations should ensure that no "non-reversible" works are carried out to the historic building(s).
h) Plumbing and Sanitary Fitments	If "historic fitment(s)" is/ are identified, it/ they should be preserved, while modern fittings may be re-used, replaced or increased in number as required.
i) Sewage, Drainage System and Waste Disposal Facilities	All drainage services that are to be retained should be checked and overhauled as necessary; capacity of the existing system and adequacy of authorized waste disposal methods should also be confirmed and upgraded as necessary.

6.1.4 The conditions of each historic building are unique. As such, the problems encountered in the renovation works of each historic building should be tackled on a case-by-case basis. If compliance with the conservation requirements as listed in these Conservation Guidelines cannot be achieved

because of statutory requirements arising from the proposed adaptive re-uses, AMO's approval should be sought.

6.1.5 As the renovation works will inevitably cause impact to the historic buildings, the successful applicant should submit a Heritage Impact Assessment (HIA) to AMO for endorsement and further consultation with the Antiquities Advisory Board.

6.1.6 A specialist contractor from the Development Bureau's "List of Approved Suppliers of Materials and Specialist Contractors for Public Works" in the "Repair and Restoration of Historic Buildings" category (RRHB specialist contractor) should be engaged to carry out the renovation works, either as a main contractor or a domestic sub-contractor. This RRHB specialist contractor should be responsible for the repair and restoration of the "Architectural Features to be Preserved" as listed in **Appendix XI**. If the RRHB specialist contractor is only engaged as a domestic sub-contractor for carrying out works confined to heritage conservation, the successful applicant should separately engage a main contractor for the remaining works from the Development Bureau's "List of Approved Contractors for Public Works" from the appropriate group according to the estimated value of the works (please see http://www.devb-wb.gov.hk/ for the list). The main contractor for all building works should also be registered in the relevant Contractor's Register kept by the Building Authority in accordance with the Buildings Ordinance (Cap 123). All other domestic sub-contractors for the renovation works should also be engaged from the relevant categories in Development Bureau's "List of Approved Suppliers of Materials and Specialist Contractors for Public Works". The renovation works should be carried out to the satisfaction of AMO.

6.2 Specific Conservation Requirements

6.2.1 The Blue House cluster is composed of three groups of Chinese tenements, namely 72 - 74A Stone Nullah Lane, 2 - 8 Hing Wan Street and 8 King Sing Street, together with a vacant land which is mainly an open space.

6.2.2 72-74A Stone Nullah Lane comprise four shophouses each four-storey high, designed with a shop on the ground floor and living accommodation on the upper floors. Access to the upper floors is by common stairs. The residential units each comprise one large un-demarcated room at the front, with a kitchen and a sky well at the rear. Each floor has a verandah overlooking Stone Nullah Lane, formed by cantilevered concrete slabs which mark the typical architectural style of pre-war Chinese tenements of Hong Kong. The external walls of the Government-owned units have been painted in bright blue, hence it is commonly known as the "Blue House" which has subsequently become a landmark building in that area of Wan Chai.

6.2.3 2-8 Hing Wan Street comprise four tenement houses, each three-storey high with shops on the ground floor and living accommodation on the upper floors (i.e. an archetype shophouse layout) and this remains the present occupancy pattern. The whole block was in fact constructed of two separate pairs of houses, as can be seen from small differences in the design of the front elevations, although they were constructed within a few years of each other. The internal layout of the four houses is fundamentally the same, i.e. one large front room, with a kitchen and a sky well at the rear. Unlike 72-74A Stone Nullah Lane, the houses at Hing Wan Street do not have balconies overlooking the street. Instead, large windows are built on the street façade to maximise light to go into the interiors. One of the existing characteristics of these houses is their Chinese pitched roofs with side gables.

6.2.4 8 King Sing Street displays the typical appearance of a functional 1960's tenement house. It has few distinguishing architectural features, apart from a set-back section which provides contrast in the otherwise flat façade. The side elevation still has the evidence of an older shophouse structure.

6.2.5 The three groups of tenement houses were constructed mainly for residential purpose with basic and simple features. However, they still comprise a number of character defining elements which must be preserved in-situ and maintained as necessary. They are listed at **Appendix XI**.

6.2.6 Some alterations or additions, which are inappropriate from heritage conservation angle, have been carried out to the original buildings over the years. It is recommended that these alterations or additions should be removed where possible and the building fabric restored and reinstated to reveal the full cultural significance of the three groups of tenement houses. Please refer to **Appendices XII** and **XIII** for the required and recommended conservation treatment respectively.

6.2.7 Every effort should be made to carry out all "required treatment" set out at **Appendix XII** of the Conservation Guidelines. If compliance with the "required treatment" cannot be achieved, justifications should be given to AMO for their consideration. **Appendix XIII** of the Conservation Guidelines set out some "recommended treatment" to the historic building, which should be carried out as far as practicable.

VII. Town Planning Issues

The Blue House cluster falls within the Approved Urban Renewal Authority Stone Nullah Lane/ Hing Wan Street/ King Sing Street Development Scheme Plan (DSP) No. S/H5/URA2/2. The full set of the DSP including the Plan, Notes and Explanatory Statement is available at the Town Planning Board's (TPB's) website (http://www.info.gov.hk/tpb/). Relevant extract of the Plan and Notes for the subject DSP are at **Appendix XIV**.

The DSP illustrates that the Development Scheme Area (the Area, or the Blue House cluster) is designated as 'Other Specified Uses' ('OU') annotated 'Open Space and Historical Buildings preserved for Cultural, Community, and Commercial Uses'. It is planned to be developed by means of the Development Scheme prepared under Section 25 of the Urban Renewal Authority Ordinance. The planning intention of the subject 'OU' zone is to preserve the historical buildings at 72-74A Stone Nullah Lane and 2-8 Hing Wan Street for cultural, community and commercial uses, with the provision of outdoor open-air public space for recreational uses serving the need of the local residents as well as the general public. Any demolition of, or addition, alteration and/or modification to (except demolition of 8 King Sing Street and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of an existing building requires permission from the TPB under Section 16 of the Town Planning Ordinance. In addition, a public open space of a minimum of 220 sq. metres shall be provided in the Area.

The Notes for the 'OU' zone (**Appendix XIV**) set out the uses or developments that are always permitted (the 'Column 1' uses) within the Area and those requiring permission from the TPB (the 'Column 2' uses). The application for Column 2 uses should be made to the TPB under Section 16 of the Town Planning Ordinance. If the use proposed by an applicant is not in Column 1 or Column 2, an application for amendment of the zoning on the DSP under Section 12A of the Town Planning Ordinance will be required to be submitted to the TPB for consideration.

Prior to the submission of an application, advice could be sought from the Hong Kong District Planning Office of the Planning Department at 14/F, North Point Government Offices, 333 Java Road, Hong Kong (Tel: 2231 4957).

All applications for permission under Section 16 of the Town Planning Ordinance will be considered by the TPB within two months of their receipt. The TPB may reject or approve an application, with or without conditions. The applicant will be notified in writing of the TPB's decision after confirmation of the minutes of the meeting at which the decision is made (normally two weeks after the meeting).

VIII. Land and Tree Preservation Issues

8.1 Land Issues

The site rests on Government land. The Site Boundary Plan is shown at **Appendix II**.

The tenants, both non-domestic and domestic, currently residing in the Blue House cluster have been offered a choice to stay behind on the premises and hence they will become a key element of the future preservation cum revitalisation plan. The list of tenants who have opted to/may stay behind is at **Appendix XV**.

8.2 Tree Issues

Old and Valuable Tree (OVT) in the OVT Register maintained by the Leisure and Cultural Services Department is not present at the site. Nevertheless, four trees are found at the vacant land at 2-6 King Sing Street and the diameters of the tree trunks vary from around 160mm to over 550mm.

In general, no tree growing on the site or adjacent thereto shall be interfered with without the prior written consent of the District Lands Officer or the appropriate authority who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate. The successful applicant should be responsible for the horticultural maintenance of vegetation and maintenance of trees within the site boundary of this revitalisation project.

The Location Plan of the four trees at 2-6 King Sing Street is shown at **Appendix XVI**.

IX. Slope Maintenance

No slope feature is present at the Blue House cluster and slope maintenance is therefore not required.

X. Technical Compliance for Possible Uses

10.1 Uses That Can Possibly be Considered

Possible adaptive re-use of the Blue House cluster includes:

(a) Chinese medicine shop / shop and services

(b) Social service / community centre

(c) Education / visitor centre

(d) Exhibition space

(e) Art studio

(f) Residential flats for sitting occupants

(g) Hostel

(h) Open space

The uses suggested above appear to be pursuable based on information on hand. However, the technical feasibility of such case will need to be further examined. Applicants are welcome to come up with suggestions on possible uses that they consider are most suitable for the building.

10.2 Technical Considerations

Technical considerations to be given due regard include:

(a) Compliance with the requirements under the Buildings Ordinance. These requirements include but are not limited to:

Requirements	Remarks
Means of Escape	In view of the conservation requirements limiting the extent of upgrading works, fire engineering study may be adopted as an alternative approach to comply with the current safety requirements.
Fire Resisting Construction	In view of the conservation requirements that the existing timber roof, floors and stairs have to be preserved, fire engineering study may be required to

	demonstrate fire safety despite the use of timber structures which are combustible.
Means of Access for Firefighting and Rescue	Depending on the proposed building design and use, fireman's lift(s) may be required.
Barrier Free Access and Facilities	Various provisions for barrier free access, such as ramps, passenger lift, lifting platform, accessible toilets etc. may be required.
Protection against Falling from Height	Existing balustrades or parapets of the preserved balconies and roof will need to be upgraded unless access is restricted for maintenance purpose only. Alternative solutions may be applied, subject to the approval by the Building Authority.
Structural Adequacy	Structural appraisal for the building is required to ensure stability of all the building elements. Strengthening works may be required depending on the finding of structural appraisal and the proposed use.
Fire Services Installation requirements	The requirements of fire services installation should follows Part IV of the Code of Practice for Minimum Fire Installations and Equipment which include, inter alia, a fire hydrant/hose reel system, an automatic sprinkler system, a fire detection system etc.
Natural lighting and ventilation	Compensatory measures may be required for the deficiency.
Provision of Sanitary Fitments	Additional toilet facilities may be required to comply with current requirements.

Existing unauthorised building works at 8 King Sing Street should be removed and the affected parts should be reinstated in accordance with the approved plans or as required by the Building Authority.

(b) Compliance with licensing requirements (for uses requiring issue of licence for their operation);

(c) Compliance with Conservation Guidelines (see Section VI); and

(d) Compliance with planning requirements (see Section VII).

The technical aspects listed above might not be exhaustive. Applicants should pay attention that they may need to address other technical considerations in preparing their proposals.

10.3 Further Information on Possible Uses

For illustration purpose, preliminary study has been carried out for uses listed in paragraph 10.1 above. Some information that can be useful to the applicants is listed below:

(a) Heritage Conservation

AMO has no objection in principle to all the examples of uses listed in paragraph 10.1.

(b) Planning

With reference to the examples of uses in paragraph 10.1, uses as Chinese medicine shop/ shop and services, social service/ community centre (Social Welfare Facility), education/ visitor centre and exhibition space (Exhibition or Convention Hall) are under Column 1 of the Notes to the Urban Renewal Authority Development Scheme Plan in which uses are always permitted. Uses such as art studio (i.e. regarded as 'Office') and residential flats are under

Column 2 in which case approval from the TPB is required. However, if accommodation is provided to the staff of, for example, art studio, educational institutional or religious institution, such hostel is permissible if planning approval for the above uses is obtained under Section 16 of the Town Planning Ordinance. For all uses, it is required to provide a public open space of a minimum of 220 sq. metres within the site.

Other than the Column 2 uses which require permission from the TPB, any addition, alteration, demolition or modification works (except demolition of 8 King Sing Street and those minor alteration or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of an existing building also requires permission from the TPB.

(c) Emergency Vehicular Access

Fire Services Department has no objection to the current provision of EVA.

(d) Licensing

(i) If the Blue House cluster is to be used as an education centre, the successful applicant is required to check whether the proposed mode of operation falls within the definition of a 'school' under the Education Ordinance. If affirmative, the successful applicant shall make an application for registration of a school to the Permanent Secretary for Education under the Education Bureau (EDB). Relevant information on registration procedures and forms can be downloaded from the website of EDB (http://www.edb.gov.hk).

(ii) If the Blue House cluster is to be used as an exhibition space, the successful applicant should obtain a licence from Food and Environmental Hygiene Department (FEHD) if he intends to carry out:

- any exhibition of any one or more of the followings, namely pictures, photographs, books, manuscripts or other documents or other things;
- a sporting exhibition;
- a cinematograph or laser projection display; or

- a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment.

For details on the application of places of public entertainment licence for places other than cinemas and theatres and related matters, the applicant can visit the website of FEHD (http://www.fehd.gov.hk/licensing/index.html) for details.

(iii) If the Blue House cluster is to be used as a hostel, the successful applicant is required to check whether the proposed mode of operation falls within the definition of a 'hotel' or 'guesthouse' under the Hotel and Guesthouse Accommodation Ordinance. If affirmative, the successful applicant shall be required to obtain a licence from the Office of the Licensing Authority under the Home Affairs Department (HAD).

Relevant information can be obtained from the website of HAD (http://www.had.gov.hk/en/public_services/licensing/office.htm).

(e) Structural Limitation

The required loading capacities for the possible uses are listed in the table below. For required loading capacities for other specific uses of possible adaptive re-use not mentioned in this table, reference should be made to the Building (Construction) Regulations (B(C)R).

Possible Adaptive re-use of the Blue House cluster	Required Loading Capacities (kPa)	(B (C) R) Class No.	Usage stated in (B (C) R)
(i) Chinese medicine shop / shop and services	5.0	5	Department stores
(ii) Social service / community centre	3.0	3	Recreational area

(iii) Education / visitor centre	3.0	3	Classrooms/lecture rooms/offices for general use
(iv) Exhibition space	5.0	5	Art galleries
(v) Art studio	5.0	5	Art galleries
(vi) Residential flats for sitting occupants	2.5	2	Domestic buildings
(vii) Hostel	2.0	1	Hotel and motel
(viii) Open space	5.0	5	Public halls and lounges or assembly areas without fixed seating

In the case of 72-74A Stone Nullah Lane and 2-8 Hing Wan Street, it may be structurally feasible for the upper floors to accommodate adaptive re-uses with required loading capacities equal to or less than 3.0 kPa. However, further structural assessment is required to verify the structural capacity. For adaptive re-uses with loading capacities exceeding 3.0 kPa on the upper floors, it is advised to carry out further structural assessment to investigate the possibility of increasing the floor imposed load, and its subsequent effect on the structural stability of the buildings in accordance with current codified requirements.

In the case of 8 King Sing Street, it may be structurally feasible for the upper floors to accommodate adaptive re-uses with required loading capacities equal to or less than 2.0 kPa. However, further structural assessment is required to verify the structural capacity. For adaptive re-uses with loading capacities exceeding 2.0 kPa on the upper floors, it is advised to carry out further structural assessment to investigate the possibility of increasing the floor imposed load, and its subsequent effect on the structural stability of the buildings in accordance with current codified requirements.

In addition, it may be structurally feasible for the ground floors of the buildings to accommodate adaptive re-uses with required loading capacities equal to or

less than 5.0 kPa. However, further structural assessment is needed to verify the structural capacity. For adaptive re-uses with loading capacities exceeding 5.0 kPa on ground floors, it is advised to carry out further structural assessment to investigate the possibility of increasing the floor imposed load, and its subsequent effect on the structural stability of the buildings in accordance with current codified requirements.

XI. Special Requirements of the Project

11.1 The Blue House cluster will be preserved and revitalised under a people-based approach. Under this approach, tenants who opt to move out of the Blue House Cluster will be offered rehousing or compensation. Those who opt to stay behind (i.e. staying tenants) will form an integral part of the social network preservation in the revitalisation plan. This is also known as retention of both the premises and the tenants (留屋留人).

11.2 Given the uniqueness of this project, the revitalisation proposal for the Blue House cluster must:

(a) accommodate the staying tenants;
(b) bring about improvement to the living conditions, including providing basic sanitary facilities, to the staying tenants;
(c) arrange interim housing within the vicinity of Wan Chai district for the staying residential tenants during renovation of the buildings;
(d) preserve and strengthen the social network of the staying tenants; and
(e) landscape, manage, and utilise the existing vacant government land as public open space in accordance with the preservation theme.

The applicants should meet the above requirements by filling in the relevant sections of the Application Form, i.e.

	Special Requirements	**Application Form**
(a)	Accommodate the staying tenants(1)	Sections (1), (2) and (6) of Part C, and Section (8) of Part D under Chapter III
(b)	Bring about improvement to the living conditions, including providing basic sanitary facilities, to the staying tenants(2)	Sections (1) and (2) of Part B, and Sections (1) and (2) of Part C under Chapter III

	Special Requirements	Application Form
(c)	Arrange interim housing within the vicinity of Wan Chai district for the staying residential tenants during renovation of the buildings	Section (7) of Part C, and Section (8) of Part D under Chapter III
(d)	Preserve and strengthen the social network of the staying tenants	Sections (1), (2) and (5) of Part C under Chapter III
(e)	Landscape, manage, and utilise the existing vacant government land as public open space in accordance with the preservation theme	Sections (1) and (2) of Part B under Chapter III

Notes:

(1) Staying tenants have expressed their wish to stay in their original units after renovation. Development Bureau has agreed to the request on the condition that legitimate tenants will stay at the same location and occupy the same area. Any proposals/requests for changing the location and/or the area of occupancy should be agreed by both the staying tenants and the successful applicant.

(2) The applicants should refer to the requirements laid down under the Buildings Ordinance for the provision of basic sanitary facilities. If communal toilet facilities cannot be built in the existing blocks of the Blue House cluster, the successful applicant can consider constructing additional structures in the open space subject to the required open space provision as stipulated in the statutory town plan is complied with.

11.3 To accommodate the staying tenants, the successful applicant would be expected to play the role of a "landlord" and under such special circumstances, the social enterprise (SE) would be allowed to sub-let the units and exercise all reasonable duties as required. Apart from sub-letting, the successful applicant has to conduct innovative SE activities that will enrich the project as an essential part of revitalisation of Wan Chai district and heritage promotion.

11.4 The tenancy of the staying tenants will also be safeguarded during the operational period (about 5 years) of the revitalisation project to ensure that no legitimate tenants will be evicted unreasonably.

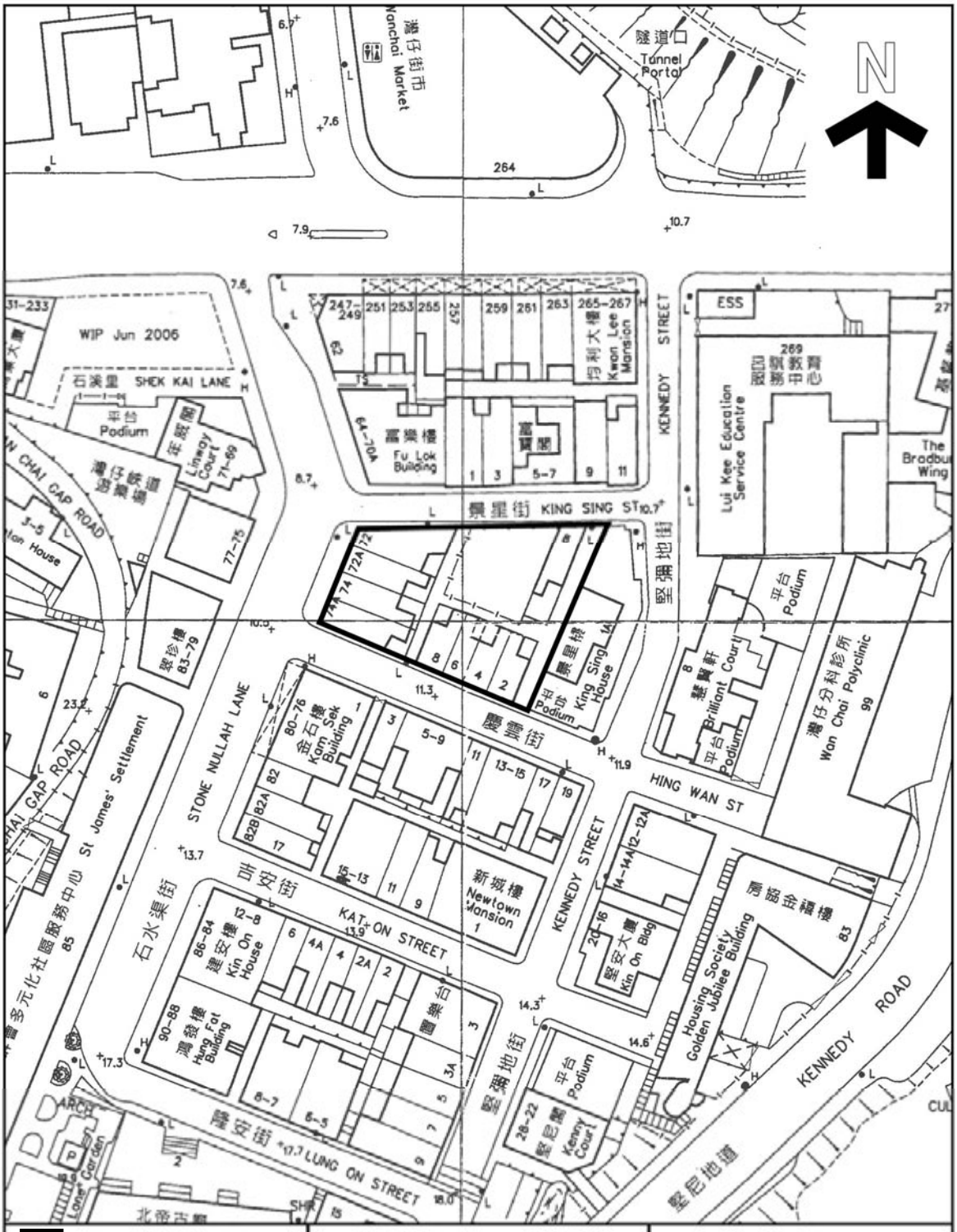
11.5 Under the revitalisation project, the selected NPO is required to ensure that the rent charged to the staying tenants will be maintained at an affordable level. When the NPO enters into tenancy agreements with the staying tenants who continue to lease their original units, the rent should not be higher than the one paid under the previous tenancy agreement before the project is handed over to the NPO. If the staying tenants are accommodated not in their original units but to other units after the renovation of the buildings under mutual agreement between the tenants and the NPO, the rent charged per square foot should not be higher than that of a comparable unit in the Blue House cluster before the project is handed over to the NPO.

11.6 Information on the size of the units and rents currently paid by the tenants who have opted to stay / may stay at the Blue House Cluster is tabulated at **Appendix XV**. The rent for domestic and non-domestic units can be reviewed every two and three years respectively after the selected NPO enters into tenancy agreements with the staying tenants. The outcome of the rent review should be capped by the changes of the Consumer Price Index in the respective two and three year period.

11.7 Development Bureau may update the information at **Appendix XV** on the heritage conservation website (http://www.heritage.gov.hk) by the end of each month before closing of application if necessary.

Appendix I

Location Plan



THE SITE

EXTRACT PLAN BASED ON SURVEY SHEET Nos. 11-SW-14B, 11-SW-14D, 11-SW-15A AND 11-SW-15C

DATE: 06/06/2008

BLUE HOUSE CLUSTER

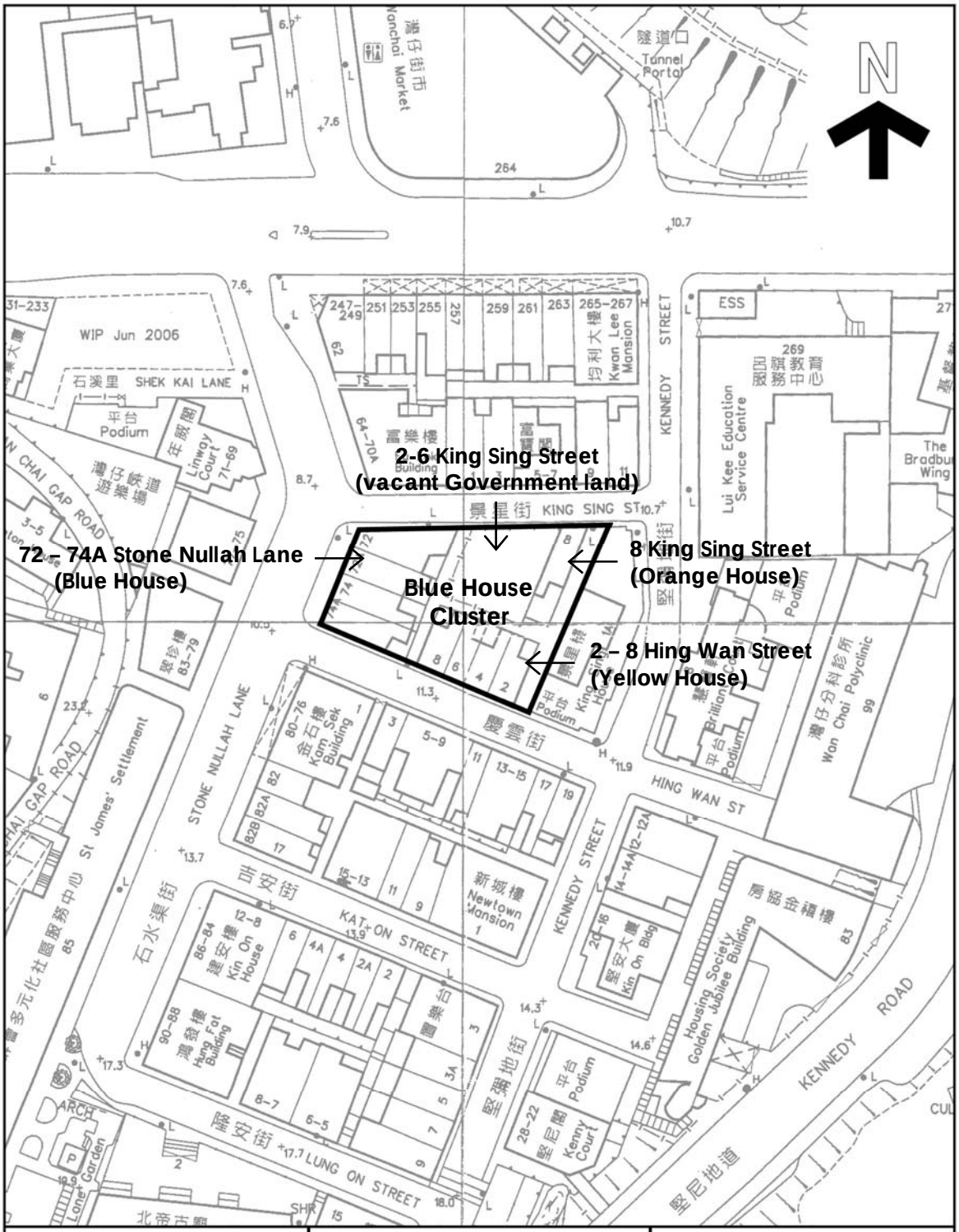
72-74A STONE NULLAH LANE
2-8 HING WAN STREET
2-8 KING SING STREET

DRAWING NO.:

APPENDIX I
LOCATION PLAN
1:1000

Appendix II

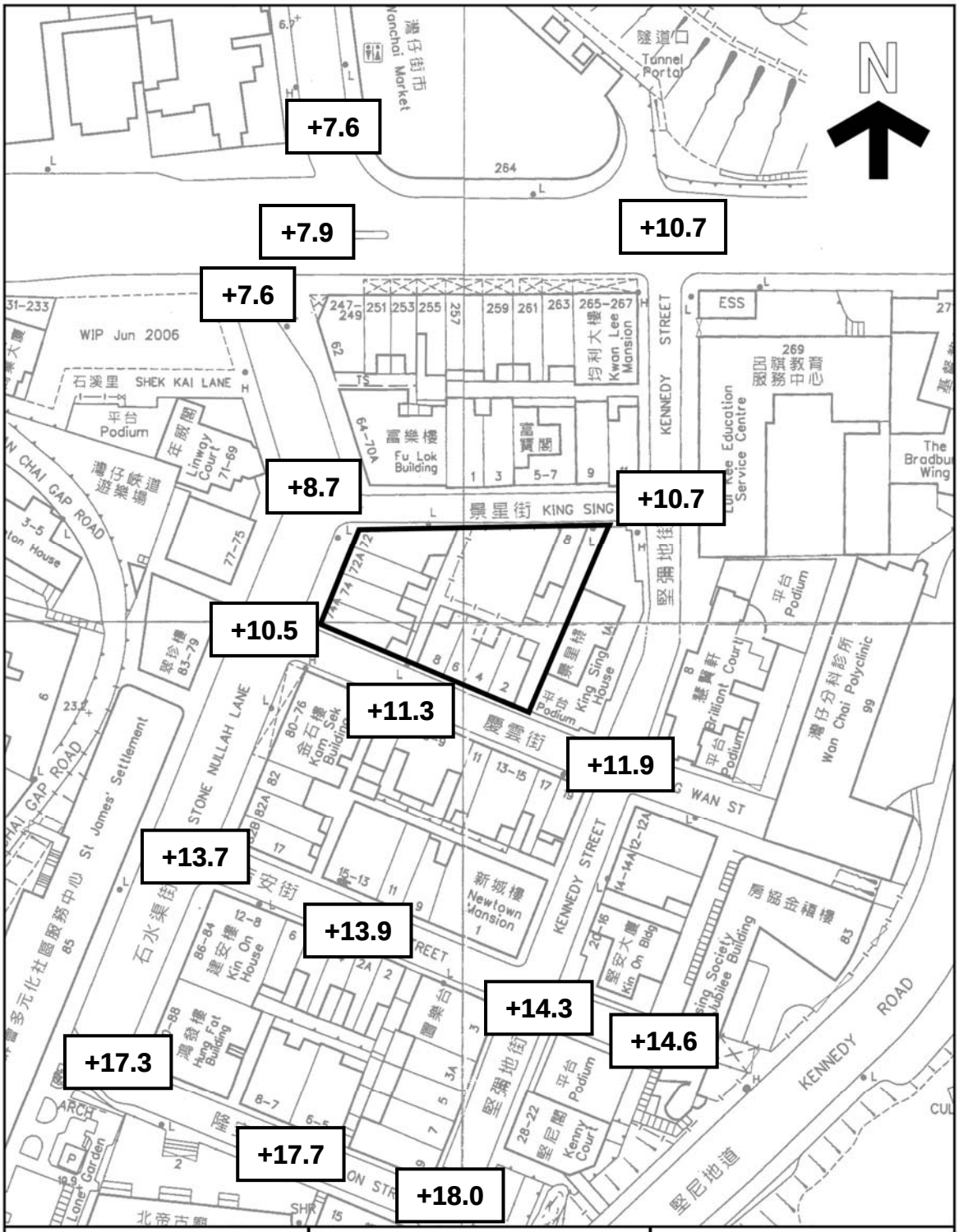
Site Boundary Plan



SITE BOUNDARY EXTRACT PLAN BASED ON SURVEY SHEET Nos. 11-SW-14B, 11-SW-14D, 11-SW-15A AND 11-SW-15C DATE: 06/06/2008	BLUE HOUSE CLUSTER 72-74A STONE NULLAH LANE 2-8 HING WAN STREET 2-8 KING SING STREET	DRAWING NO.: APPENDIX II SITE BOUNDARY PLAN 1:1000

Appendix III

Datum Levels Plan



THE SITE

EXTRACT PLAN BASED ON SURVEY SHEET Nos. 11-SW-14B, 11-SW-14D, 11-SW-15A AND 11-SW-15C

DATE: 06/06/2008

BLUE HOUSE CLUSTER

72-74A STONE NULLAH LANE
2-8 HING WAN STREET
2-8 KING SING STREET

DRAWING NO.:

APPENDIX III
DATUM LEVELS PLAN
1:1000

Appendix IV

Summary of Site and Building Information

Summary of site information is listed below:

Building Name	The Blue House cluster
Address	Blue House - 72-74A Stone Nullah Lane Yellow House - 2-8 Hing Wan Street Orange House - 8 King Sing Street Vacant Government land – 2-6 King Sing Street
Site Area	Approximately 930 sq. metres
Major Datum Level	From around +8.7 mPD to +11.9mPD
Zoning	Other Specified Uses ("OU") annotated "Open Space and Historical Buildings preserved for Cultural, Community, and Commercial Uses"

Summary of building information is listed below:

Number of Blocks	Consists of three groups of buildings: (i) 72-74A Stone Nullah Lane which are four blocks of four-storey buildings; (ii) 2-8 Hing Wan Street which are four blocks of three-storey buildings; and (iii) 8 King Sing Street which is a four-storey building.
Year of Completion	(i) 72-74A Stone Nullah Lane were constructed in 1923 and completed in 1925; (ii) 2-8 Hing Wan Street were constructed between 1922-1925; and (iii) 8 King Sing Street was constructed in 1956 and completed in 1957.
Gross Floor Area	Approximately 1689 sq. metres including (i) 1035 sq. metres for 72-74A Stone Nullah Lane; (ii) 456 sq. metres for 2-8 Hing Wan Street; (iii) 198 sq. metres for 8 King Sing Street
Historic Grading	(i) 72-74A Stone Nullah Lane are designated as Grade 1 historic buildings in December 2000; (ii) 2-8 Hing Wan Street are designated as Grade 2 historic buildings in December 2000;

	(iii) 8 King Sing Street has not yet been graded.
Original Use	72-74A Stone Nullah Lane: Worshipping (Wah To Temple on G/F), medical (Lin Chun Hin Clinic on G/F), educational (Kang Ham Free School on 1/F and Yat Chong College on 2/F & 3/F), commercial (Kwong Wo Ho and Len Hing Chinese Wine Shop on G/F, Chamber of Commerce for Fishmongers on 3/F) and residential uses; 2-8 Hing Wan Street: Commercial (Sunny Link Trading Ltd. on G/F) and residential uses; 8 King Sing Street: Shop (G/F) and residential uses
Recent Use	72-74A Stone Nullah Lane: Medical (Lin Chun Hin Clinic on G/F), exhibition (Wan Chai Livelihood Museum on G/F) and residential uses. Some units are now vacant; 2-8 Hing Wan Street: Social enterprise (Si Fun Tin Tei on G/F) and residential uses. Some units are also vacant; 8 King Sing Street: Residential use only, with a number of partly vacant units now.
Schedule of Accommodation	72-74A Stone Nullah Lane: G/F – Lam Chun Hin Clinic (No. 72), residential unit (vacant) (No. 72A), Wan Chai Livelihood Museum (No. 74) and residential unit (No. 74A) 1/F to 3/F – residential units with some vacant units 2-8 Hing Wan Street: G/F – residential unit (partial vacant) (No. 2) and Si Fun Tin Tei (Nos. 6-8) 1/F & 2/F – residential units with some vacant units

	8 King Sing Street: G/F – vacant shop unit 1/F to 3/F – residential units
Materials of Construction	72-74A Stone Nullah Lane: Brick walls, timber floor slabs (except those in upper floors of No. 72, all balconies, kitchen areas and ground floor where the slabs are made of concrete), timber stairs and concrete roof structure; 2-8 Hing Wan Street: Brick walls, reinforced concrete beam/slab floors, timber stairs and timber purlins with roof tiles; metal sheeting has been added above the timber roof of 2, 6 and 8 Hing Wan Street; 8 King Sing Street: Reinforced concrete structure. Part of the walls on 3/F are constructed by brick.
Internal Circulation	72-74A Stone Nullah Lane: Two timber stairs, one located between Nos. 72 and 72A and another located between Nos. 74 and 74A, connect G/F to 3/F respectively. Ladders connect each unit from 3/F to the roof floor; 2-8 Hing Wan Street: Two timber stairs, one located between Nos. 2 and 4 and another located between Nos. 6 and 8, connect G/F to 2/F respectively. Ladders connect 2/F of No. 2 and No. 6 to the roof floor; 8 King Sing Street: Each floor is connected by a concrete staircase

Appendix V

Architectural, Structural and Other Drawings

Architectural Drawings	
Drawing No.	**Title**
BHC-P-01	Site Plan
SNL-P-01	Ground Floor Plan, 72-74A Stone Nullah Lane
SNL-P-02	First Floor Plan, 72-74A Stone Nullah Lane
SNL-P-03	Second Floor Plan, 72-74A Stone Nullah Lane
SNL-P-04	Third Floor Plan, 72-74A Stone Nullah Lane
SNL-P-05	Roof Plan, 72-74A Stone Nullah Lane
SNL-E-01	Front Elevation, 72-74A Stone Nullah Lane
SNL-S-01	Section A-A', 72-74A Stone Nullah Lane
HWS-P-01	Ground Floor Plan, 2-8 Hing Wan Street
HWS-P-02	First Floor Plan, 2-8 Hing Wan Street
HWS-P-03	Second Floor Plan, 2-8 Hing Wan Street
HWS-P-04	Roof Plan, 2-8 Hing Wan Street
HWS-E-01	Front Elevation, 2-8 Hing Wan Street
HWS-S-01	Section A-A', 2-8 Hing Wan Street
KSS-P-01	Ground Floor Plan, 8 King Sing Street
KSS-P-02	First Floor Plan, 8 King Sing Street
KSS-P-03	Second Floor Plan, 8 King Sing Street
KSS-P-04	Third Floor Plan, 8 King Sing Street
KSS-P-05	Roof Plan, 8 King Sing Street
KSS-E-01	Front Elevation, 8 King Sing Street
KSS-S-01	Section A-A', 8 King Sing Street

Structural Drawings	
Drawing No.	**Title**
SNL-FOP-01	Foundation Plan with Partial Section, 72-74A Stone Nullah Lane
SNL-FP-01	Ground Floor Framing Plan, 72-74A Stone Nullah Lane
SNL-FP-02	First Floor Framing Plan, 72-74A Stone Nullah Lane
SNL-FP-03	Second Floor Framing Plan, 72-74A Stone Nullah Lane
SNL-FP-04	Third Floor Framing Plan, 72-74A Stone Nullah Lane
SNL-FP-05	Roof Framing Plan, 72-74A Stone Nullah Lane
SNL-FP-06	Upper Roof Framing Plan, 72-74A Stone Nullah Lane
HWS-FOP-01	Foundation Plan with Partial Section, 2-8 Hing Wan Street
HWS-FP-01	Ground Floor Framing Plan, 2-8 Hing Wan Street
HWS-FP-02	First Floor Framing Plan, 2-8 Hing Wan Street
HWS-FP-03	Second Floor Framing Plan, 2-8 Hing Wan Street
HWS-FP-04	Roof Framing Plan, 2-8 Hing Wan Street
HWS-FP-05	Upper Roof Framing Plan, 2-8 Hing Wan Street
KSS-FOP-01	Foundation Plan., 8 King Sing Street
KSS-FP-01	Ground Floor Framing Plan, 8 King Sing Street
KSS-FP-02	First Floor Framing Plan, 8 King Sing Street
KSS-FP-03	Second Floor Framing Plan, 8 King Sing Street
KSS-FP-04	Third Floor Framing Plan, 8 King Sing Street
KSS-FP-05	Roof Framing Plan, 8 King Sing Street
KSS-FP-06	Part Framing Plan at Level 25.53, 8 King Sing Street

Record Plans under Alteration and Addition Works	
72-74A Stone Nullah lane	
Drawing No.	**Title**
BOO REF. 2369/S3	Proposed Repairs at Nos. 72A & 74 Stone Nullah Lane

Material Test Location Plans **Showing the Locations of High Chloride Samples** **Exceeding the Limit in the Building Ordinance**	
72-74A Stone Nullah Lane	
Drawing No.	**Title**
BH-PT-GF-01	Proposed Test Locations – Ground Floor Plan
BH-PT-1F-01	Proposed Test Locations – Firsts Floor Plan
BH-PT-2F-01	Proposed Test Locations – Second Floor Plan
BH-PT-3F-01	Proposed Test Locations – Third Floor Plan
BH-PT-RF-01	Proposed Test Locations – Roof Floor Plan
2-8 Hing Wan Street	
Drawing No.	**Title**
YH-PT-GF-01	Proposed Test Locations – Ground Floor Plan
YH-PT-1F-01	Proposed Test Locations – Firsts Floor Plan
YH-PT-2F-01	Proposed Test Locations – Second Floor Plan
YH-PT-RF-01	Proposed Test Locations – Roof Floor Plan

SITE PLAN

* ALL LEVELS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO VERIFICATION ON SITE. DO NOT TAKE LEVELS AND MEASUREMENTS DIRECTLY FROM THIS DRAWING.
* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.
* NOTIFY THE HONG KONG SAR GOVERNMENT IMMEDIATELY IN TERMS OF ANY DISCREPANCY FOUND HEREIN.

ARCHITECTURAL SERVICES DEPARTMENT

project: CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title: SITE PLAN

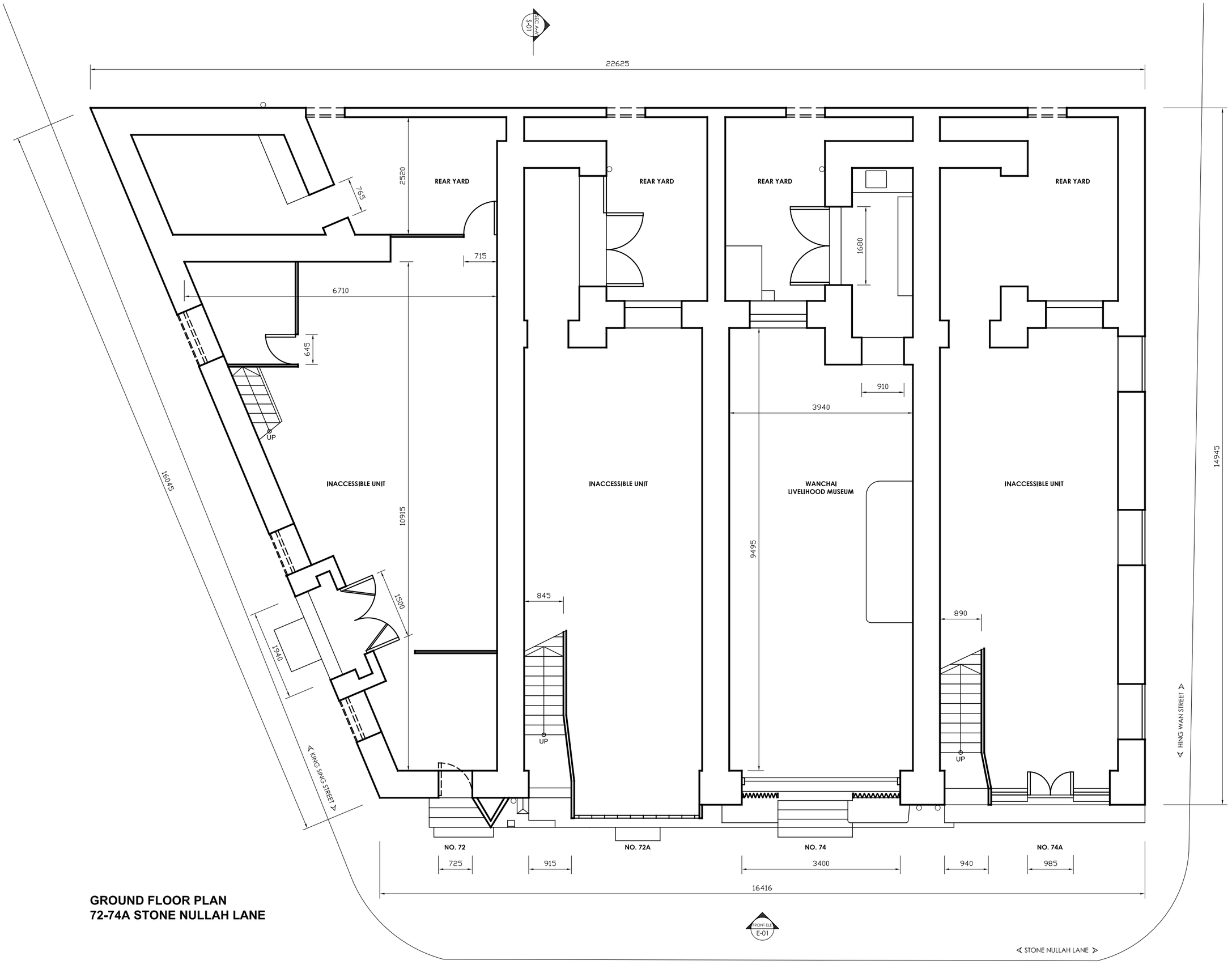
scale: 1 : 1000 (A3)

drawing no: BHC-P-01

date: 18 AUG 2009

submitted by:

建築文化遺產研究中心
CENTRE FOR ARCHITECTURAL HERITAGE RESEARCH
香 港 中 文 大 學
THE CHINESE UNIVERSITY OF HONG KONG



GROUND FLOOR PLAN
72-74A STONE NULLAH LANE

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* INTERIOR LAYOUTS OF INACCESSIBLE UNITS ARE BASED ON ACCESSIBLE NEIGHBOURING UNITS.
* ALL LEVELS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO VERIFICATION ON SITE. DO NOT TAKE LEVELS AND MEASUREMENTS DIRECTLY FROM THIS DRAWING.
* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.
* NOTIFY THE HONG KONG SAR GOVERNMENT IMMEDIATELY IN TERMS OF ANY DISCREPANCY FOUND HEREIN.

ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title
GROUND FLOOR PLAN 72-74A STONE NULLAH LANE

scale
1 : 75 (A3)

drawing no
SNL-P-01

date
18 AUG 2009

submitted by
建築文化遺產研究中心
CENTRE FOR ARCHITECTURAL HERITAGE RESEARCH
香 港 中 文 大 學
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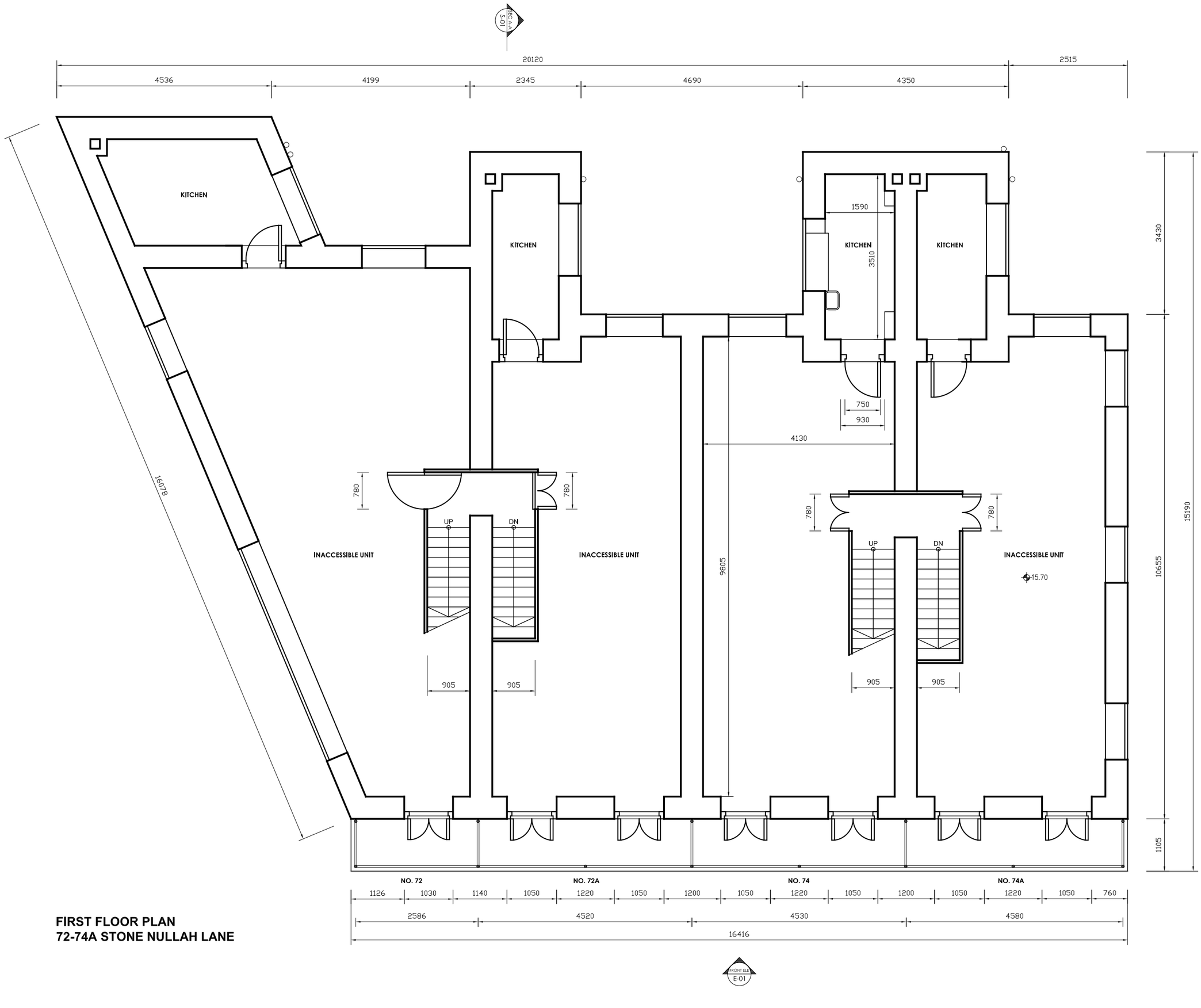

FIRST FLOOR PLAN
72-74A STONE NULLAH LANE

0 1 2 m

* INTERIOR LAYOUTS OF INACCESSIBLE UNITS ARE BASED ON ACCESSIBLE NEIGHBOURING UNITS.
* ALL LEVELS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO VERIFICATION ON SITE. DO NOT TAKE LEVELS AND MEASUREMENTS DIRECTLY FROM THIS DRAWING.
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* NOTIFY THE HONG KONG SAR GOVERNMENT IMMEDIATELY IN TERMS OF ANY DISCREPANCY FOUND HEREIN.

ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title
FIRST FLOOR PLAN 72-74A STONE NULLAH LANE

scale
1 : 75 (A3)

drawing no
SNL-P-02

date
18 AUG 2009

submitted by

建築文化遺產研究中心
CENTRE FOR ARCHITECTURAL HERITAGE RESEARCH
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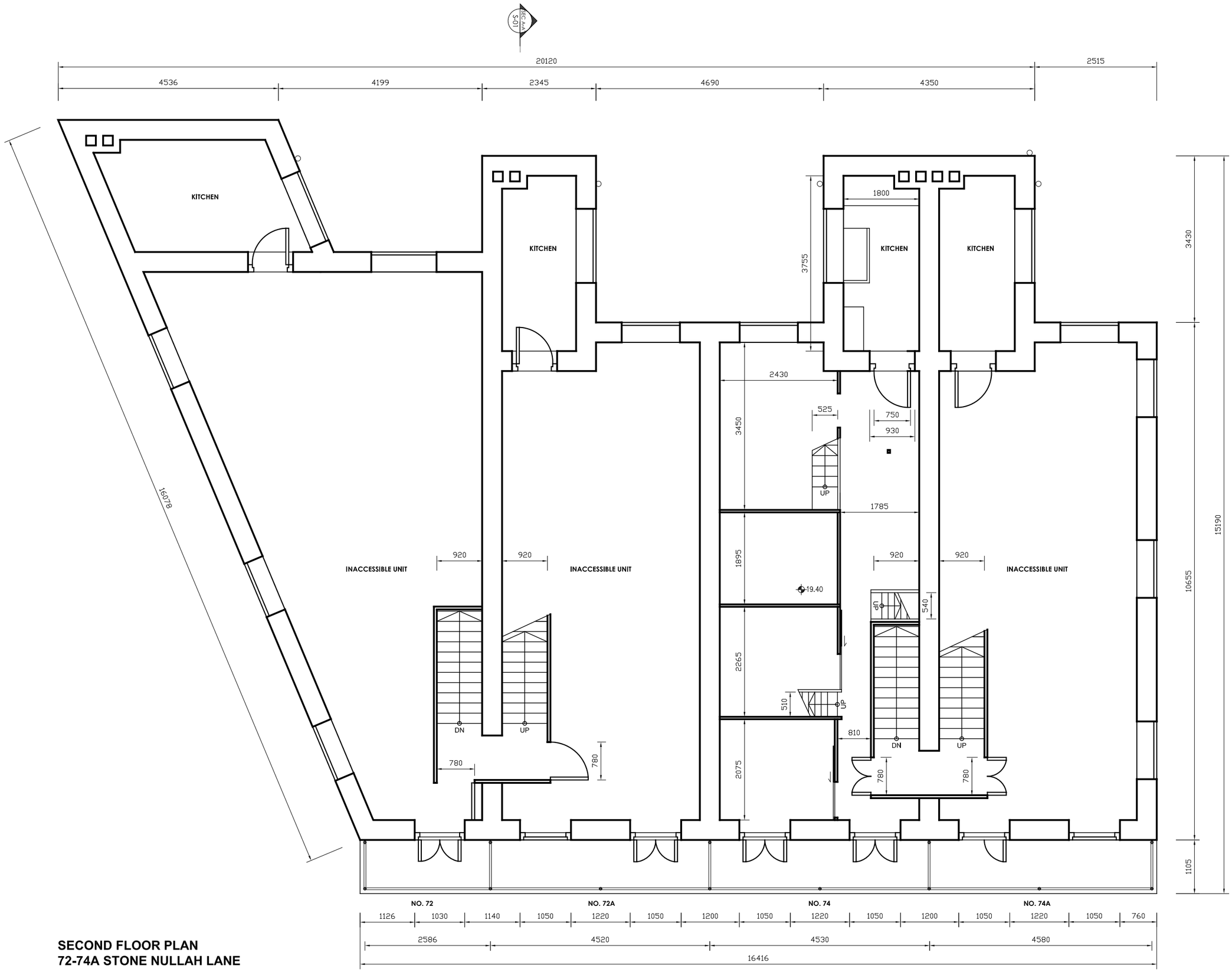
THE CHINESE UNIVERSITY OF HONG KONG



SECOND FLOOR PLAN
72-74A STONE NULLAH LANE

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title
SECOND FLOOR PLAN 72-74A STONE NULLAH LANE

scale
1 : 75 (A3)

drawing no
SNL-P-03

date
18 AUG 2009

submitted by
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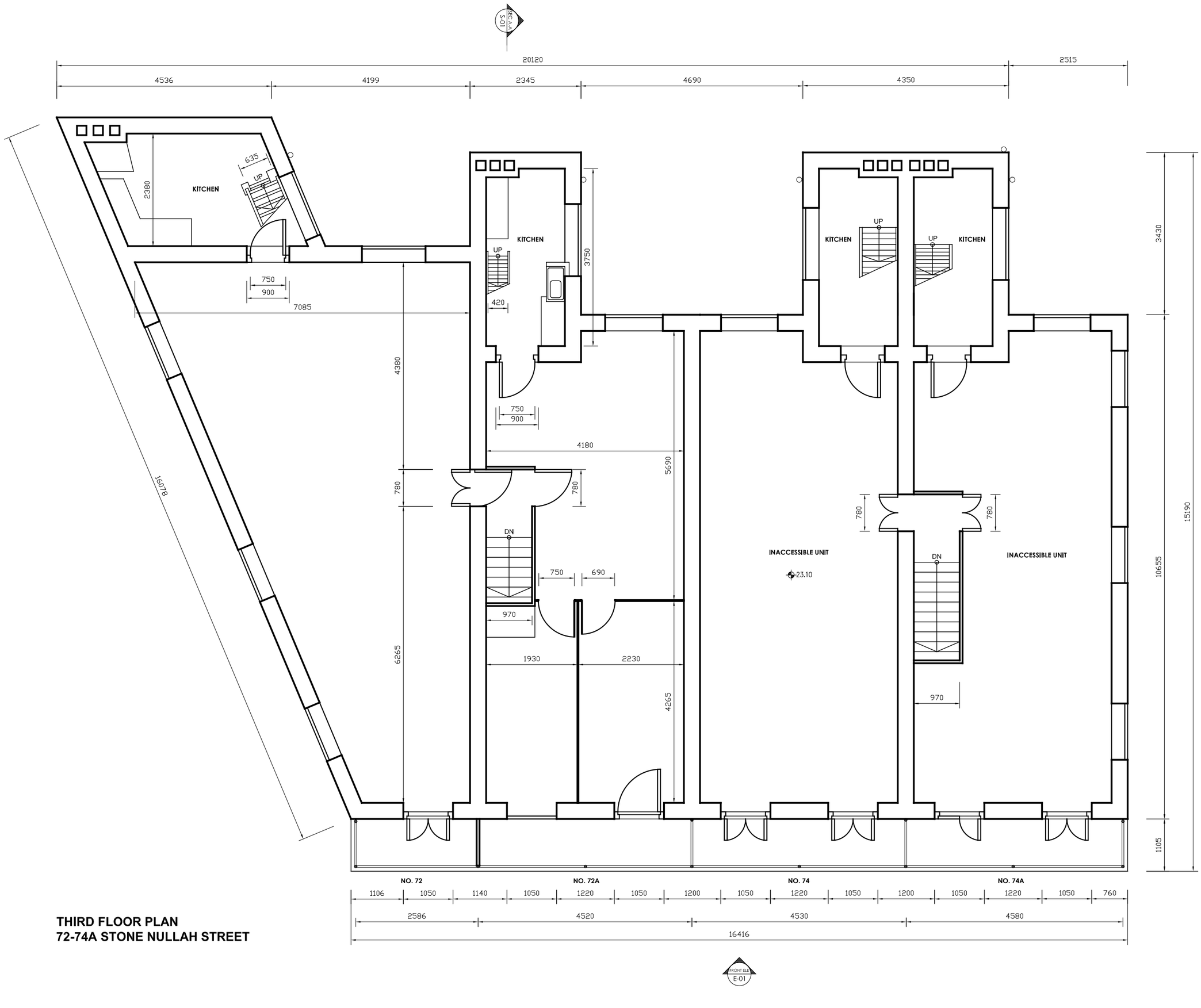

THIRD FLOOR PLAN
72-74A STONE NULLAH STREET

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project: CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title: THIRD FLOOR PLAN 72-74A STONE NULLAH LANE

scale: 1 : 75 (A3)

drawing no: SNL-P-04

date: 18 AUG 2009

submitted by

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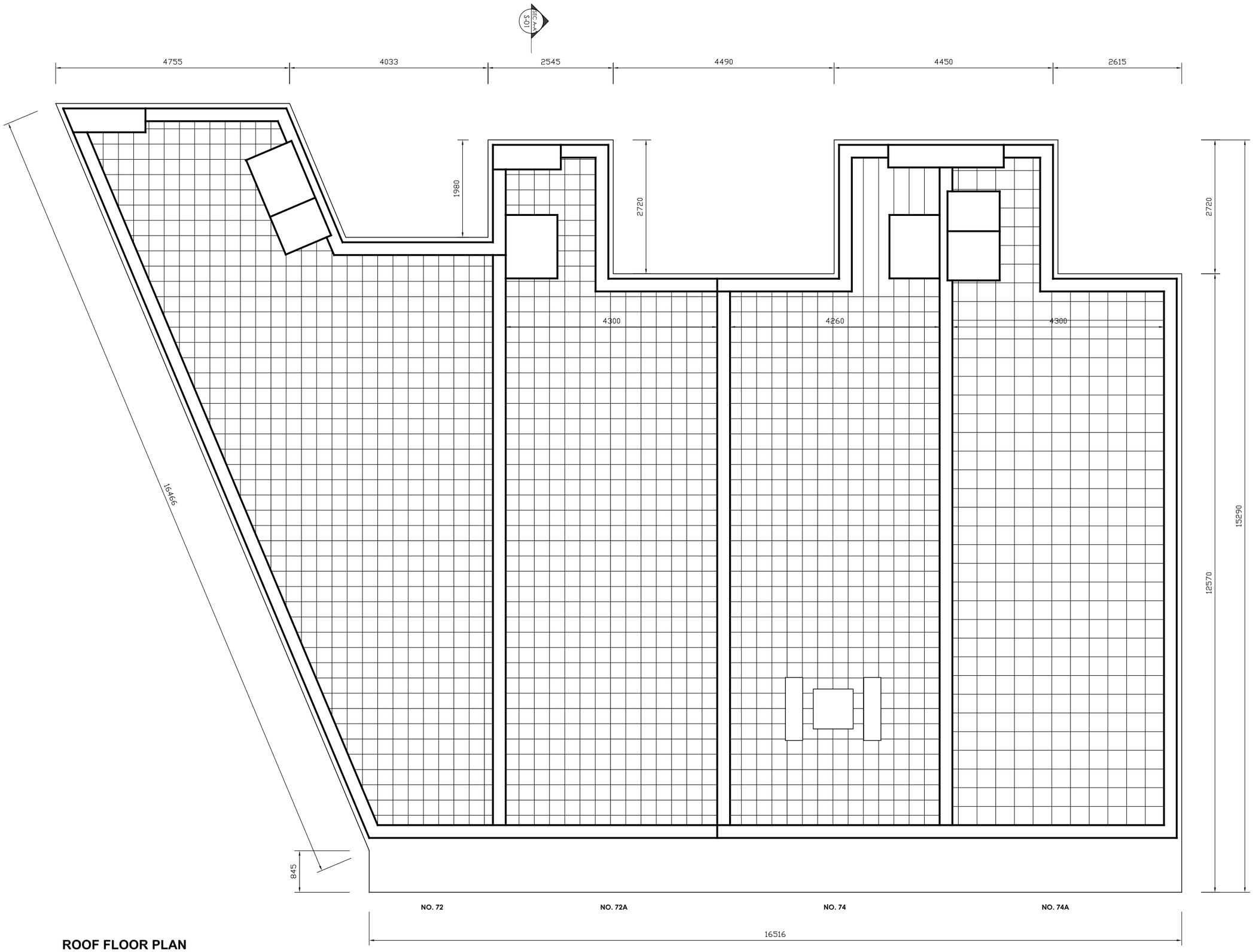

ROOF FLOOR PLAN
72-74A STONE NULLAH STREET

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title
ROOF PLAN
72-74A STONE NULLAH LANE

scale
1 : 75 (A3)

drawing no
SNL-P-05

date
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0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title
FRONT ELEVATION 72-74A STONE NULLAH LANE

scale
1 : 75 (A3)

drawing no
SNL-E-01

date
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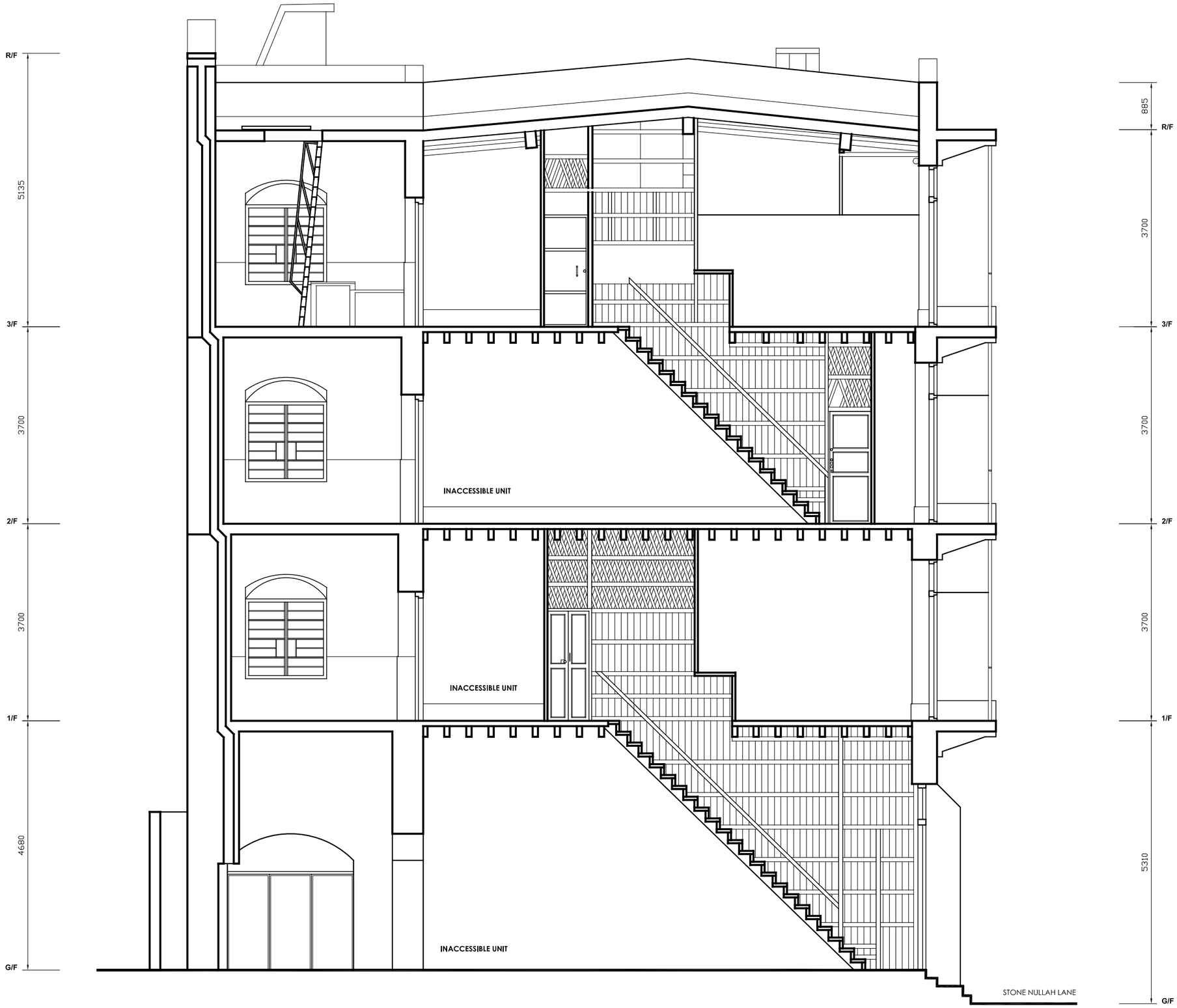
FRONT ELEVATION
72-74A STONE NULLAH STREET



SECTION A-A'
72-74A STONE NULLAH STREET

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project: CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title: SECTION A-A' 72-74A STONE NULLAH LANE

scale: 1 : 75 (A3)

drawing no: SNL-S-01

date: 18 AUG 2009

submitted by

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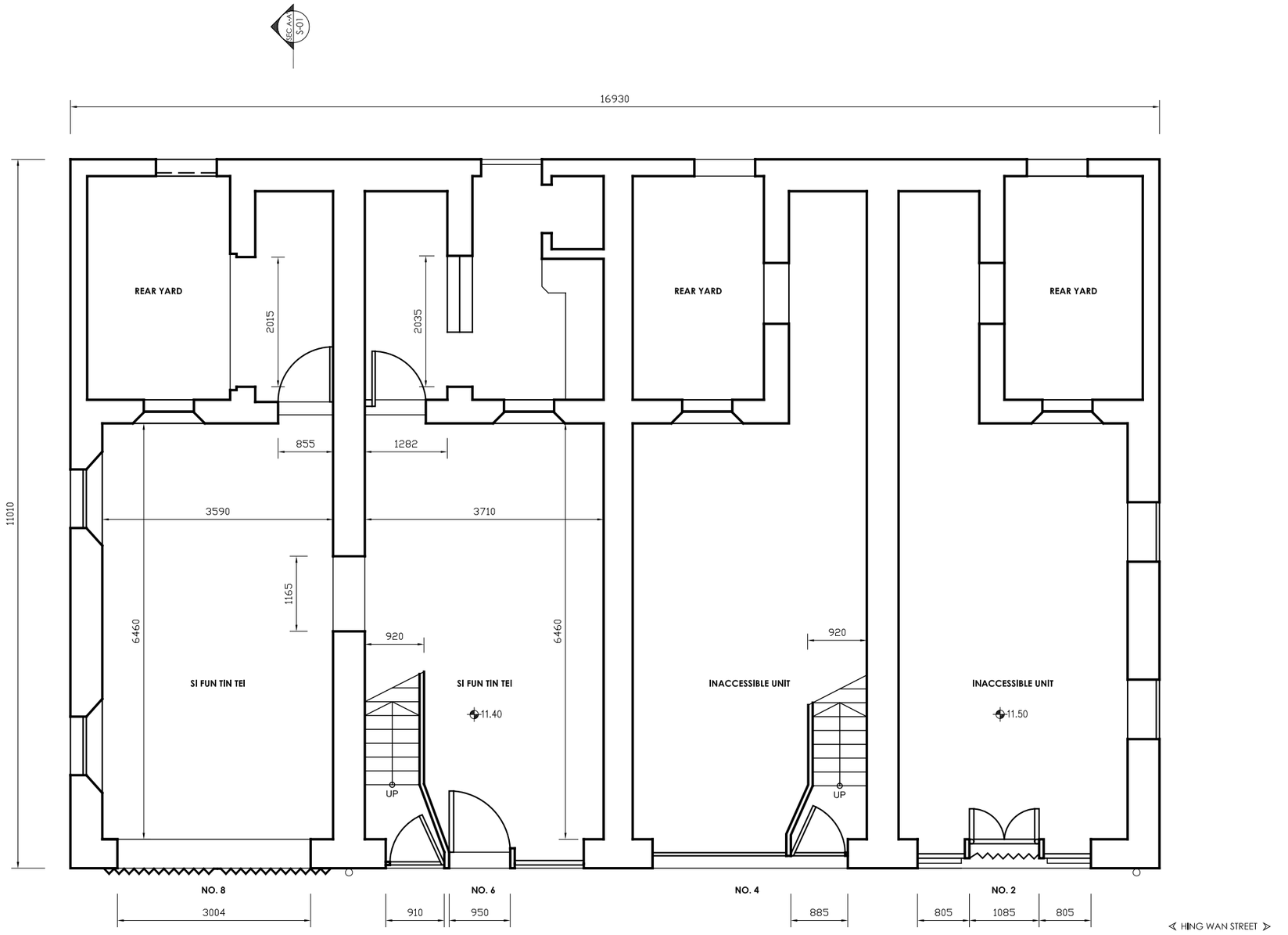

GROUND FLOOR PLAN
2-8 HING WAN STREET

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project: CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title: GROUND FLOOR PLAN 2-8 HING WAN STREET

scale: 1 : 75 (A3)

drawing no: HWS-P-01

date: 18 AUG 2009

submitted by:

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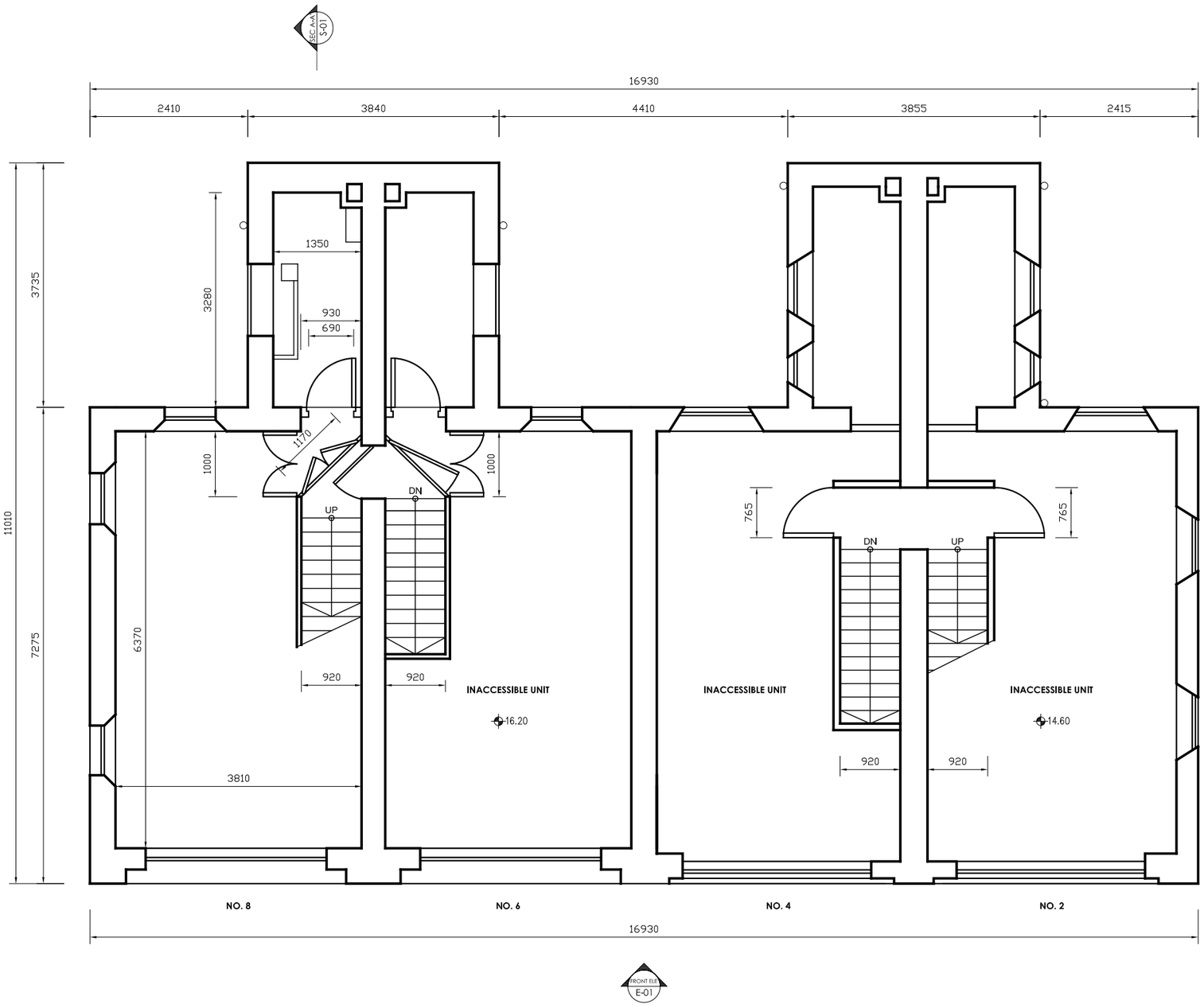

FIRST FLOOR PLAN
2-8 HING WAN STREET

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project: CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title: FIRST FLOOR PLAN 2-8 HING WAN STREET

scale: 1 : 75 (A3)

drawing no: HWS-P-02

date: 18 AUG 2009

submitted by:

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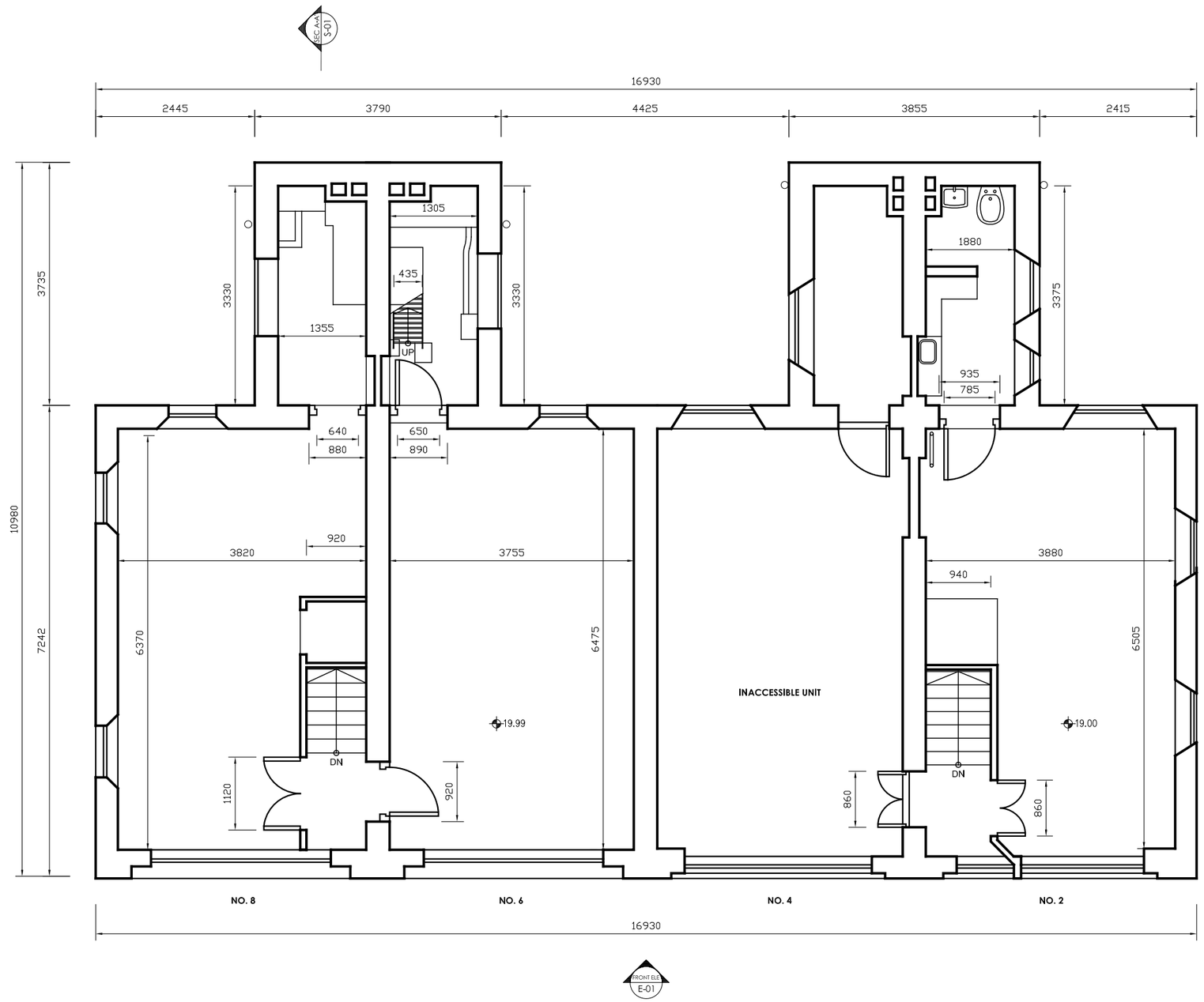

SECOND FLOOR PLAN
2-8 HING WAN STREET

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project: CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title: SECOND FLOOR PLAN 2-8 HING WAN STREET

scale: 1 : 75 (A3)

drawing no: HWS-P-03

date: 18 AUG 2009

submitted by:

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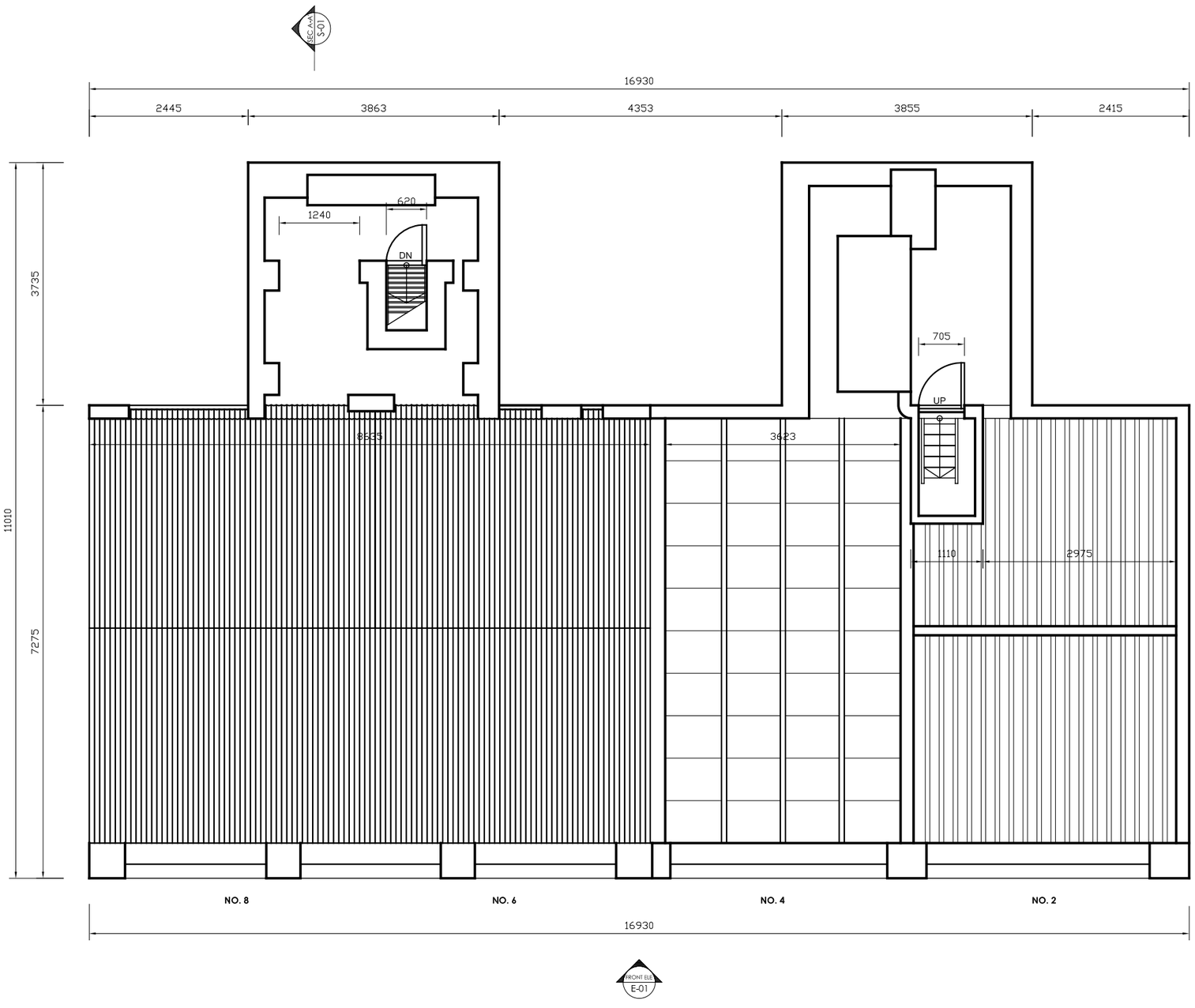

ROOF PLAN
2-8 HING WAN STREET

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title
ROOF PLAN
2-8 HING WAN STREET

scale
1 : 75 (A3)

drawing no
HWS-P-04

date
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submitted by

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FRONT ELEVATION
2-8 HING WAN STREET

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title
FRONT ELEVATION
2-8 HING WAN STREET

scale
1 : 75 (A3)

drawing no
HWS-E-01

date
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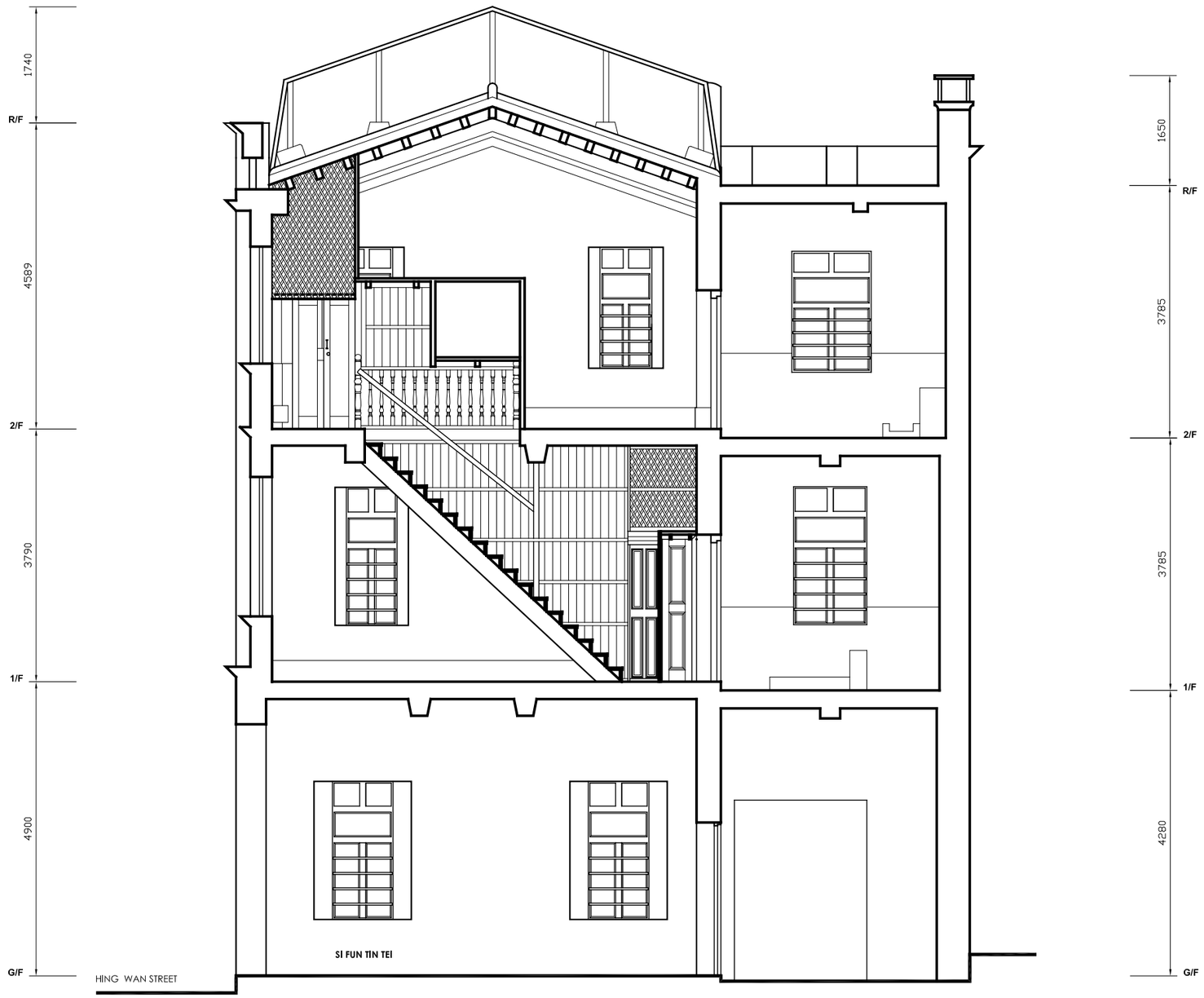

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title
SECTION A-A'
2-8 HING WAN STREET

scale
1 : 75 (A3)

drawing no
HWS-S-01

date
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submitted by

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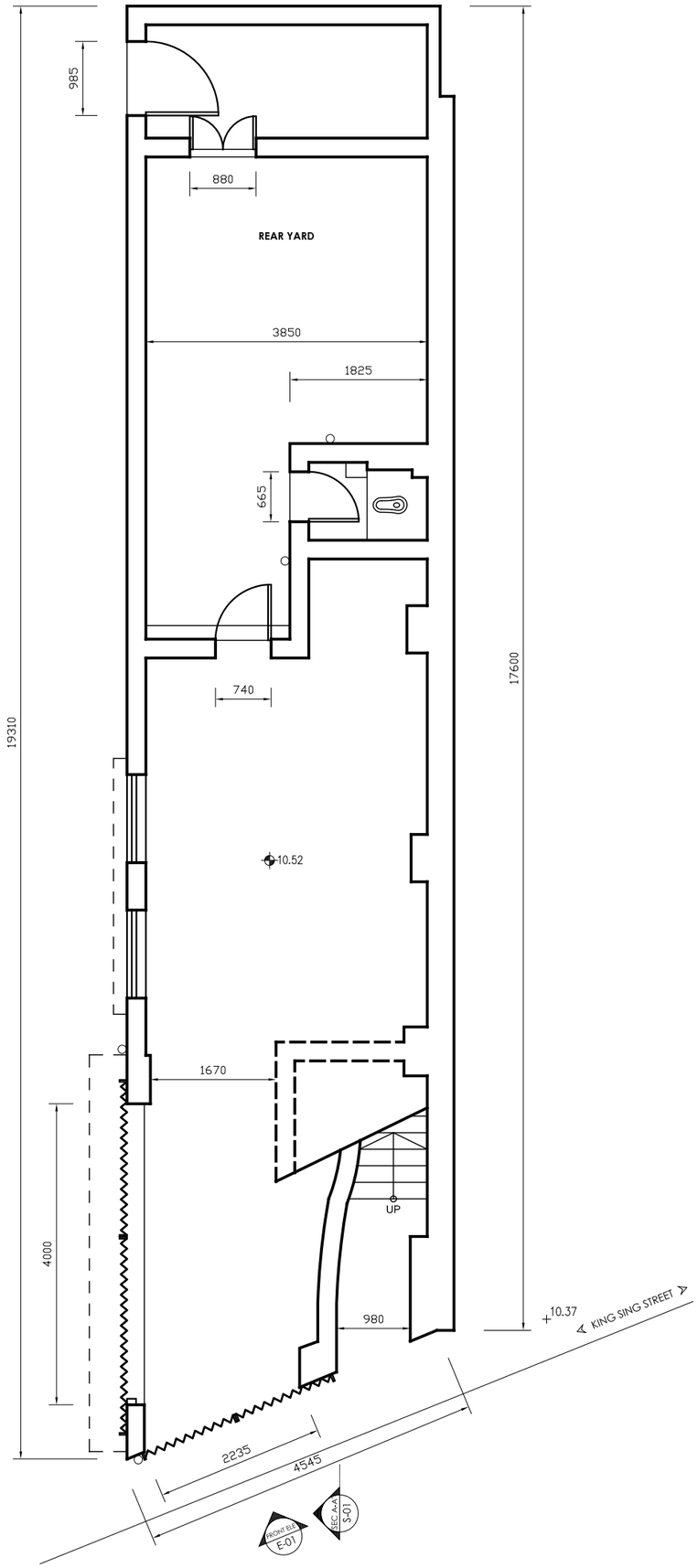
SECTION A-A'
2-8 HING WAN STREET



GROUND FLOOR PLAN
8 KING SING STREET

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title
GROUND FLOOR PLAN
8 KING SING STREET

scale
1 : 75 (A3)

drawing no
KSS-P-01

date
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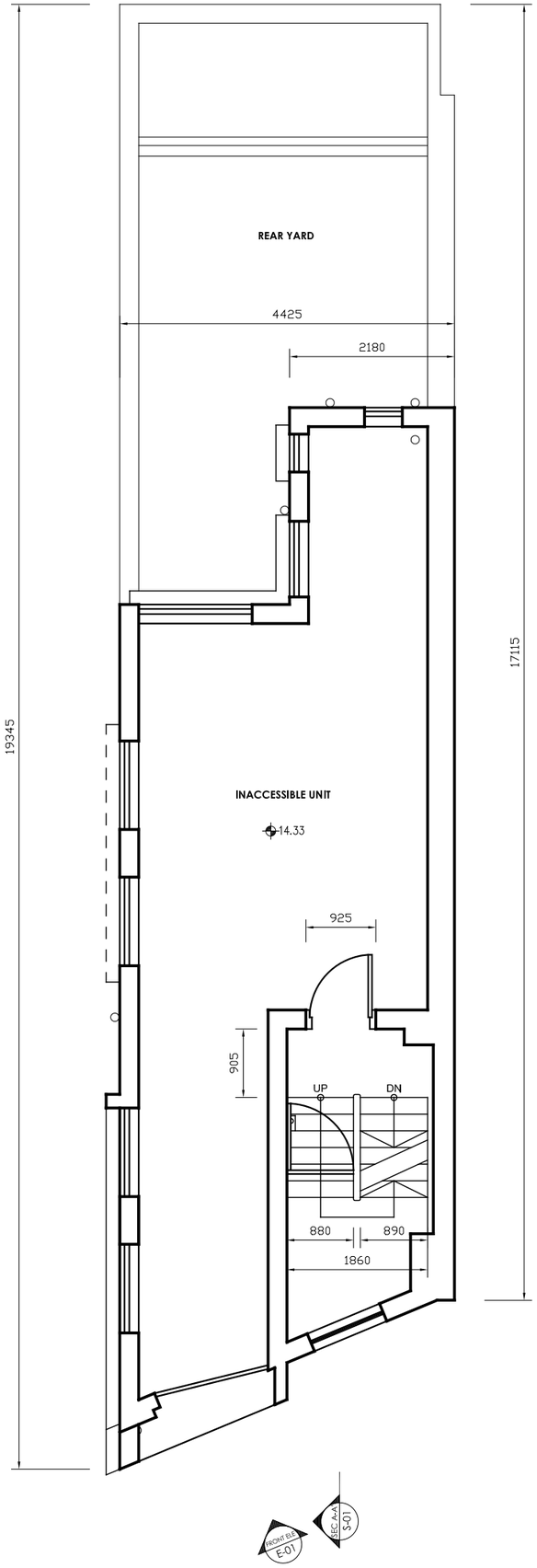

FIRST FLOOR PLAN
8 KING SING STREET

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title
FIRST FLOOR PLAN
8 KING SING STREET

scale
1 : 75 (A3)

drawing no
KSS-P-02

date
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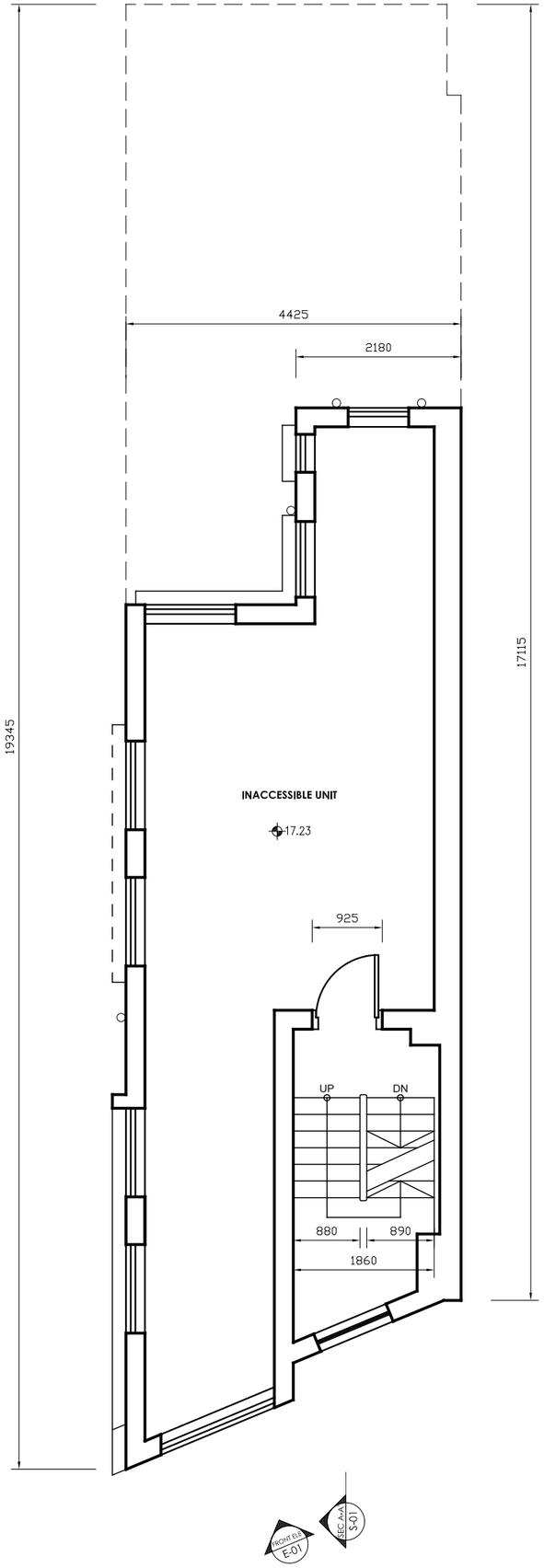

SECOND FLOOR PLAN
8 KING SING STREET

0 1 2 m

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project
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drawing title
SECOND FLOOR PLAN
8 KING SING STREET

scale
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drawing no
KSS-P-03

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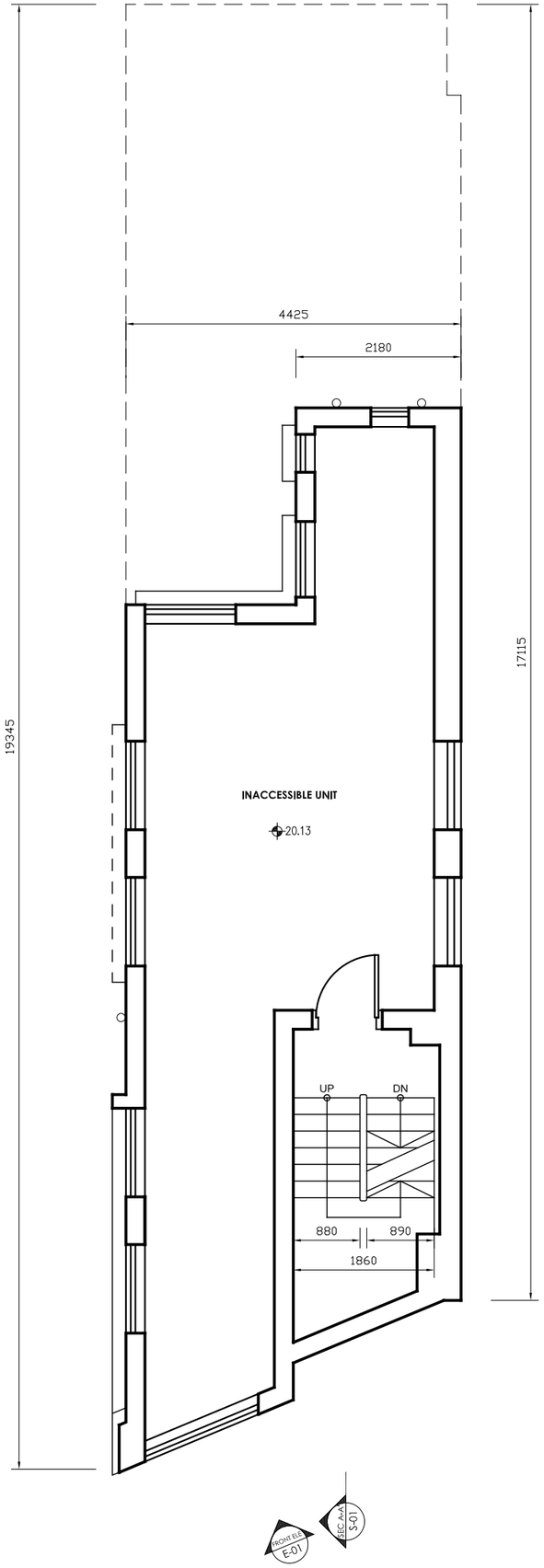

THIRD FLOOR PLAN
8 KING SING STREET

0 1 2 m

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drawing title
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scale
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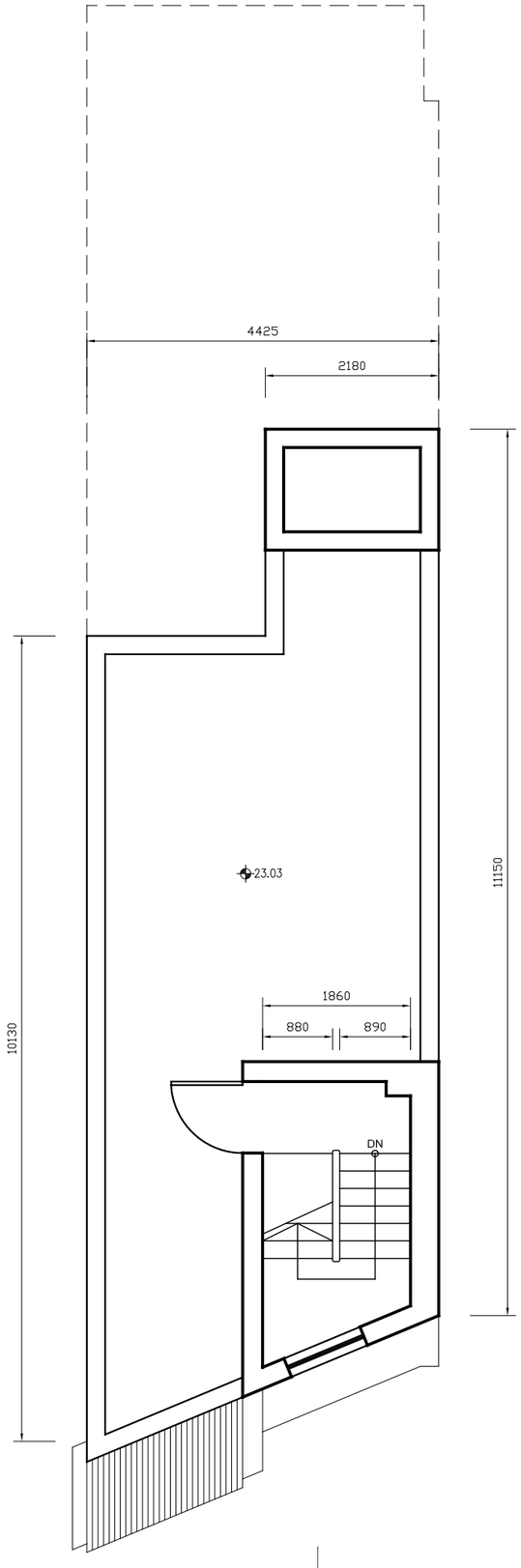

ROOF PLAN
8 KING SING STREET

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project
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drawing title
ROOF PLAN
8 KING SING STREET

scale
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drawing no
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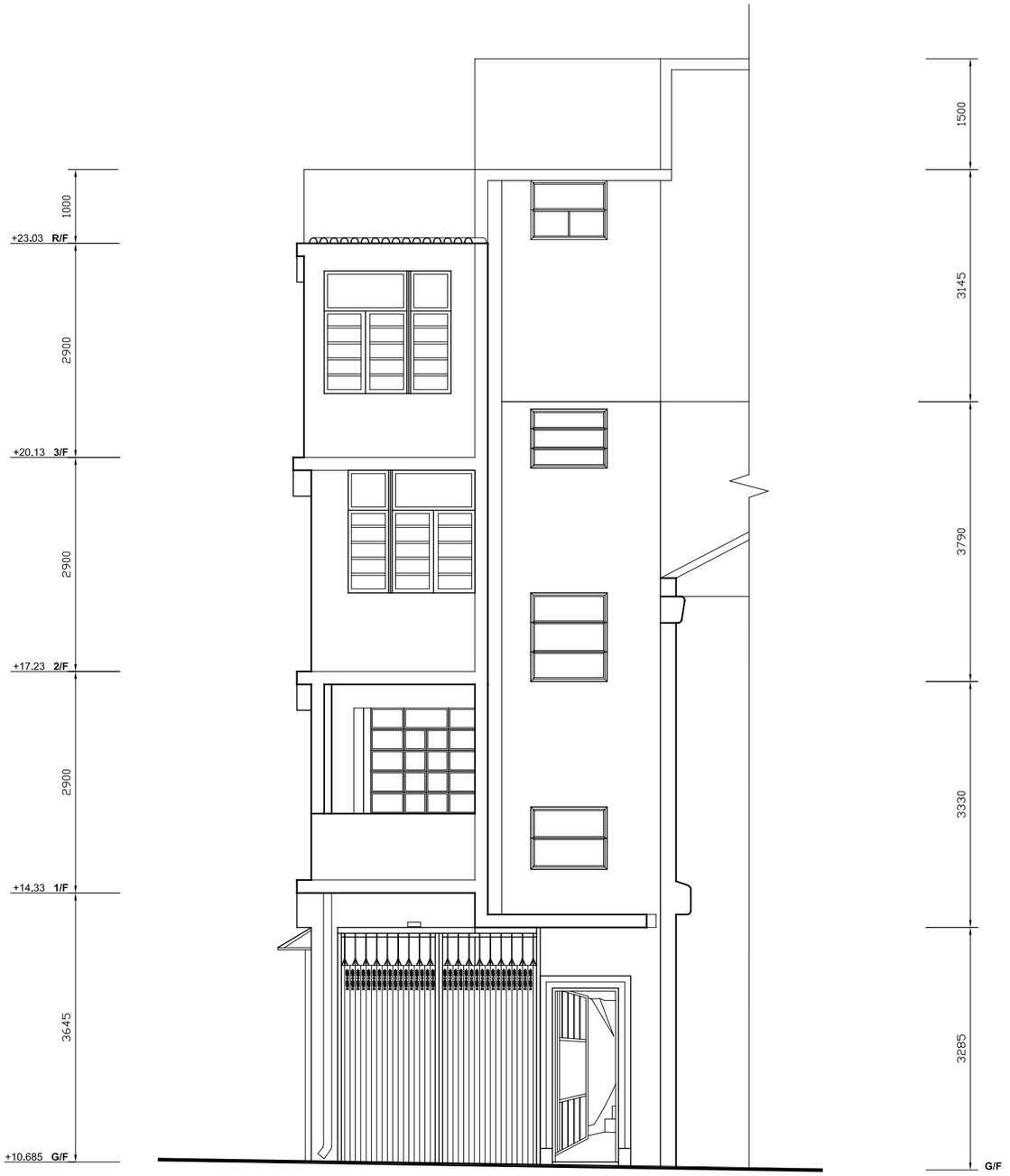

FRONT ELEVATION
8 KING SING STREET

0 1 2 m

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CARTOGRAPHIC SURVEY OF BLUE HOUSE CLUSTER WAN CHAI

drawing title
FRONT ELEVATION
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scale
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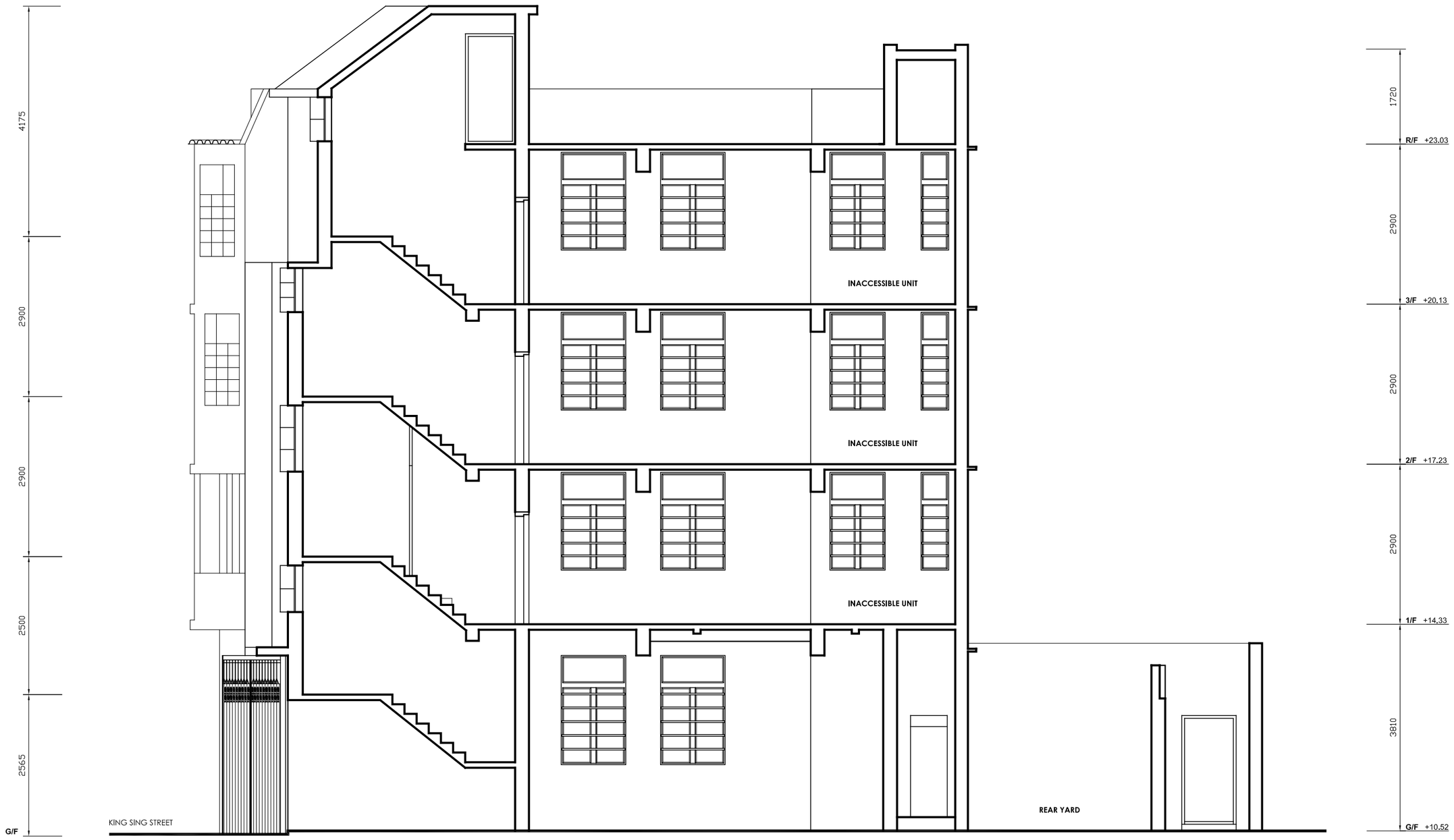

SECTION A-A'
8 KING SING STREET

0 1 2 m

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project
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drawing title
SECTION A-A'
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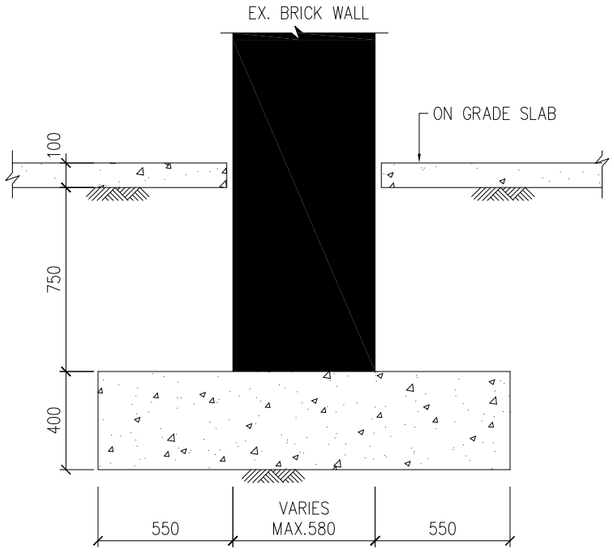
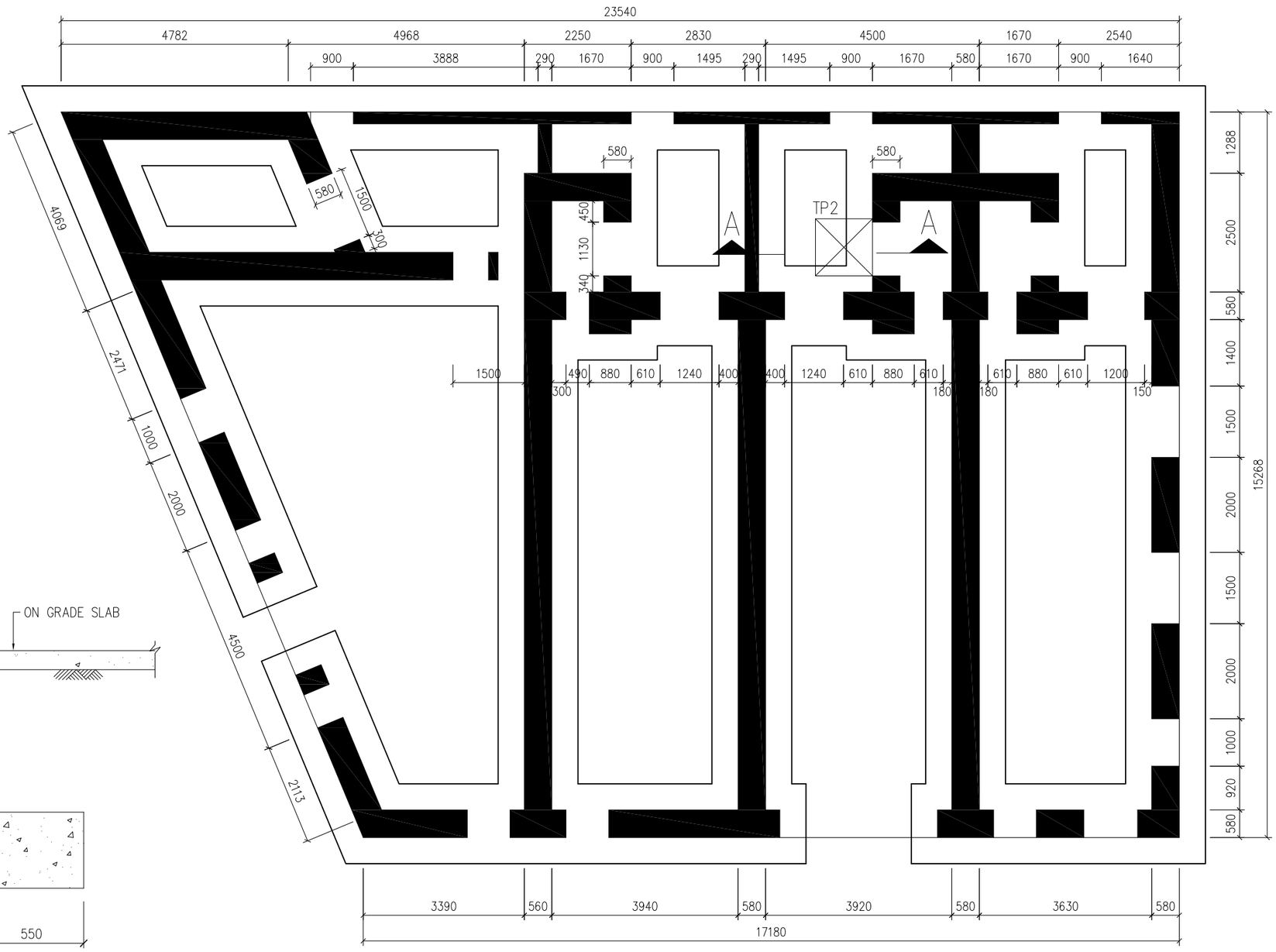
香 港 中 文 大 學
THE CHINESE UNIVERSITY OF HONG KONG



SECTION A-A (SCALE 1:25)



FOUNDATION PLAN WITH PARTIAL SECTION
72-74A STONE NULLAH LANE

B.D. REF.

Notes :
Do not scale drawings. All dimension must be verified at the work by the contractor. This drawing & design are copyright and no portion may be reproduced without the written permission of JMK Consulting Engineers Ltd.

LEGENDS:

- TIMBER JOIST (80x200)
- I BEAM (80x180)
- METAL JOIST (30mm ø)
- CONCRETE BEAM UNDERNEATH
- BRICK WALL
- BRICK WALL UNDER
- CP1 / OP1, HC1 — LOCATIONS OF TESTED SAMPLES IN 2008
- TP2 — TRIAL PIT OF 1.2mx1.2mx1.0mDP.

TESTING INDEX:

CM	CONCRETE COVER MEASUREMENT
HC	HALF-CELL POTENTIAL MEASUREMENT
TP	TRIAL PIT WITH GCO PROBE
RT	TENSILE STRENGTH TEST OF STEEL REINFORCEMENT
BK	COMPRESSION STRRNGTH TEST OF BRICK

	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1 : 100, 1:25	CAD. Ref. 0822AABL01A

Client

Architect

Project

Title

FOUNDATION PLAN
WITH PARTIAL SECTION
72-74A STONE NULLAH LANE

Drg. No. SNL-FOP-01 | Rev. A

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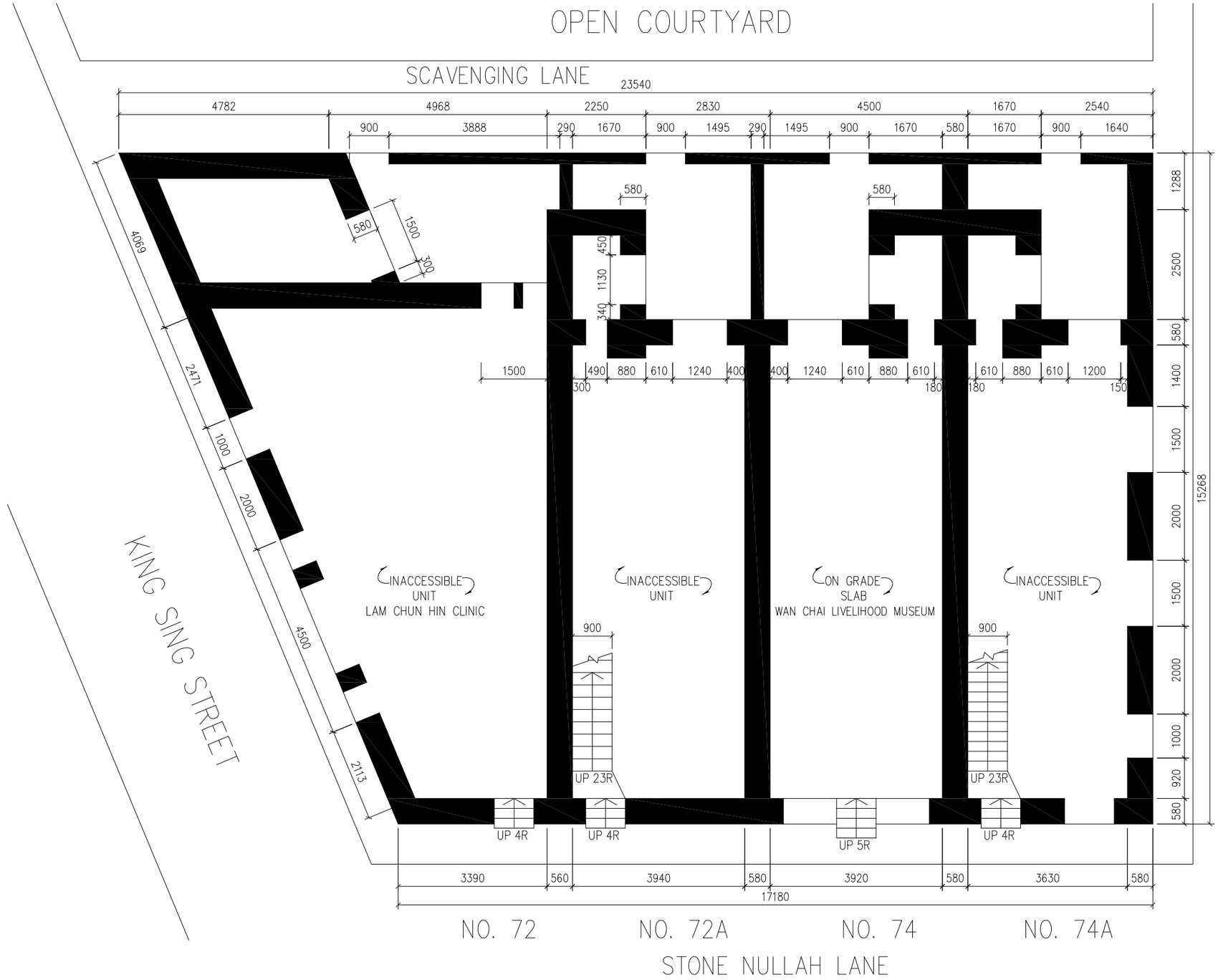

GROUND FLOOR FRAMING PLAN
72-74A STONE NULLAH LANE

B.D. REF.

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	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1 : 100	CAD. Ref. 0822AABL01A

Client

Architect

Project

Title

GROUND FLOOR FRAMING PLAN
72-74A STONE NULLAH LANE

Drg. No.	Rev.
SNL-FP-01	A

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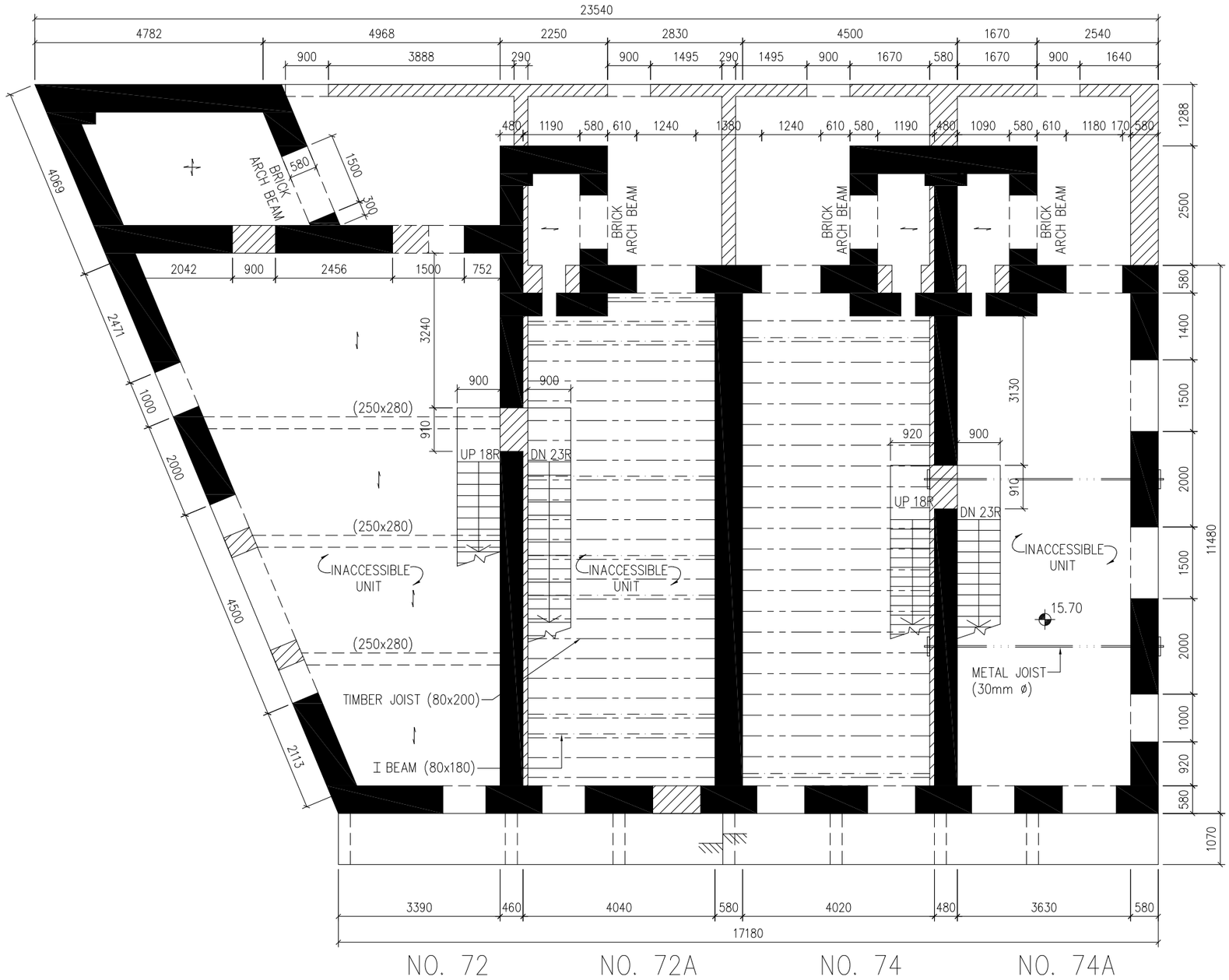

FIRST FLOOR FRAMING PLAN
72-74A STONE NULLAH LANE

B.D. REF.

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CM	CONCRETE COVER MEASUREMENT
HC	HALF-CELL POTENTIAL MEASUREMENT
TP	TRIAL PIT WITH GCO PROBE
RT	TENSILE STRENGTH TEST OF STEEL REINFORCEMENT
BK	COMPRESSION STRRNGTH TEST OF BRICK

	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1 : 100	CAD. Ref. 0822AABL01A

Client

Architect

Project

Title

FIRST FLOOR FRAMING PLAN
72-74A STONE NULLAH LANE

Drg. No. SNL-FP-02

Rev. A

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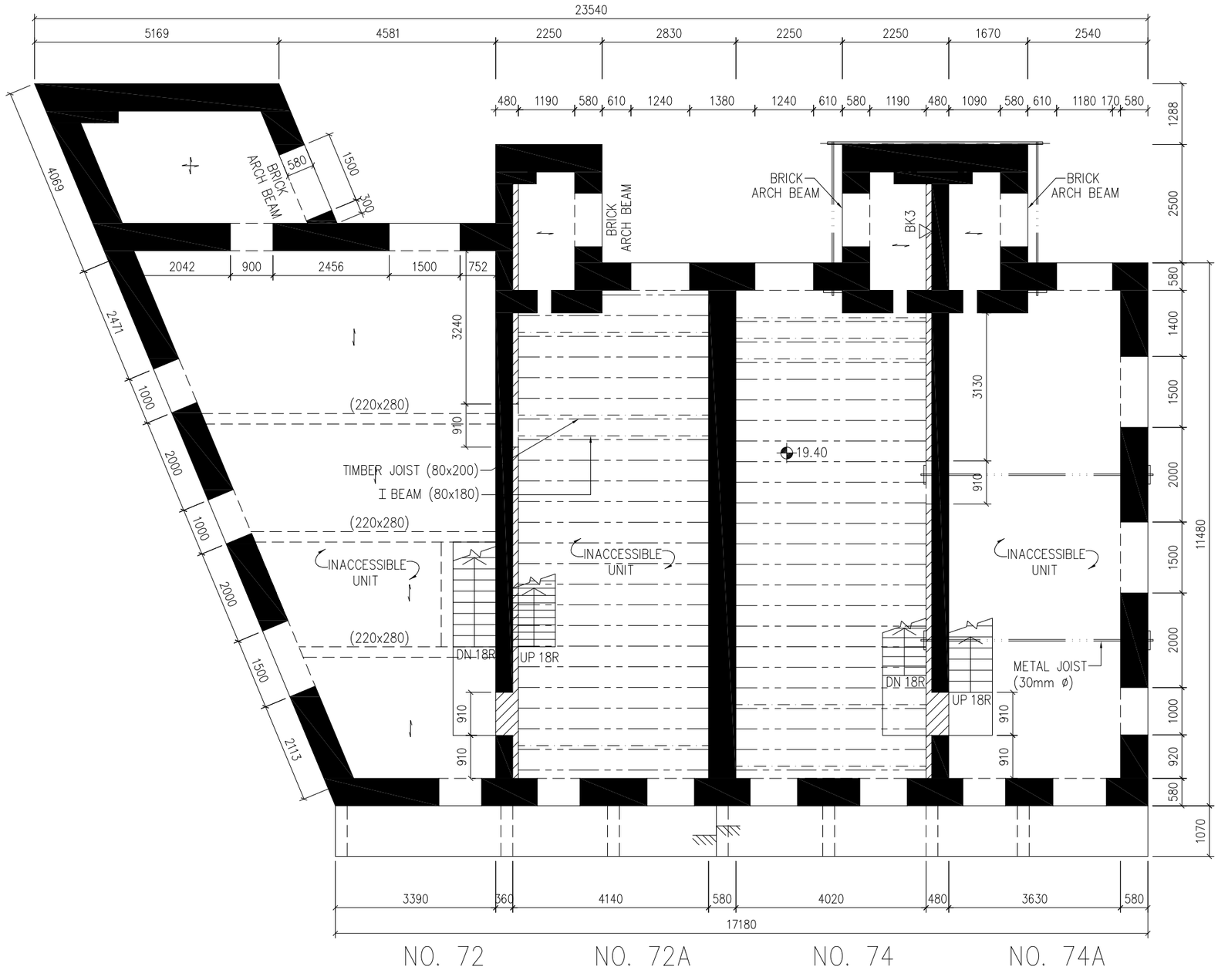

SECOND FLOOR FRAMING PLAN
72-74A STONE NULLAH LANE

B.D. REF.

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TESTING INDEX:

CM	CONCRETE COVER MEASUREMENT
HC	HALF-CELL POTENTIAL MEASUREMENT
TP	TRIAL PIT WITH GCO PROBE
RT	TENSILE STRENGTH TEST OF STEEL REINFORCEMENT
BK	COMPRESSION STRRNGTH TEST OF BRICK

	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080806	Scale 1 : 100	CAD. Ref. 0822AABL01A

Client

Architect

Project

Title

SECOND FLOOR FRAMING PLAN
72-74A STONE NULLAH LANE

Drg. No.	Rev.
SNL-FP-03	A

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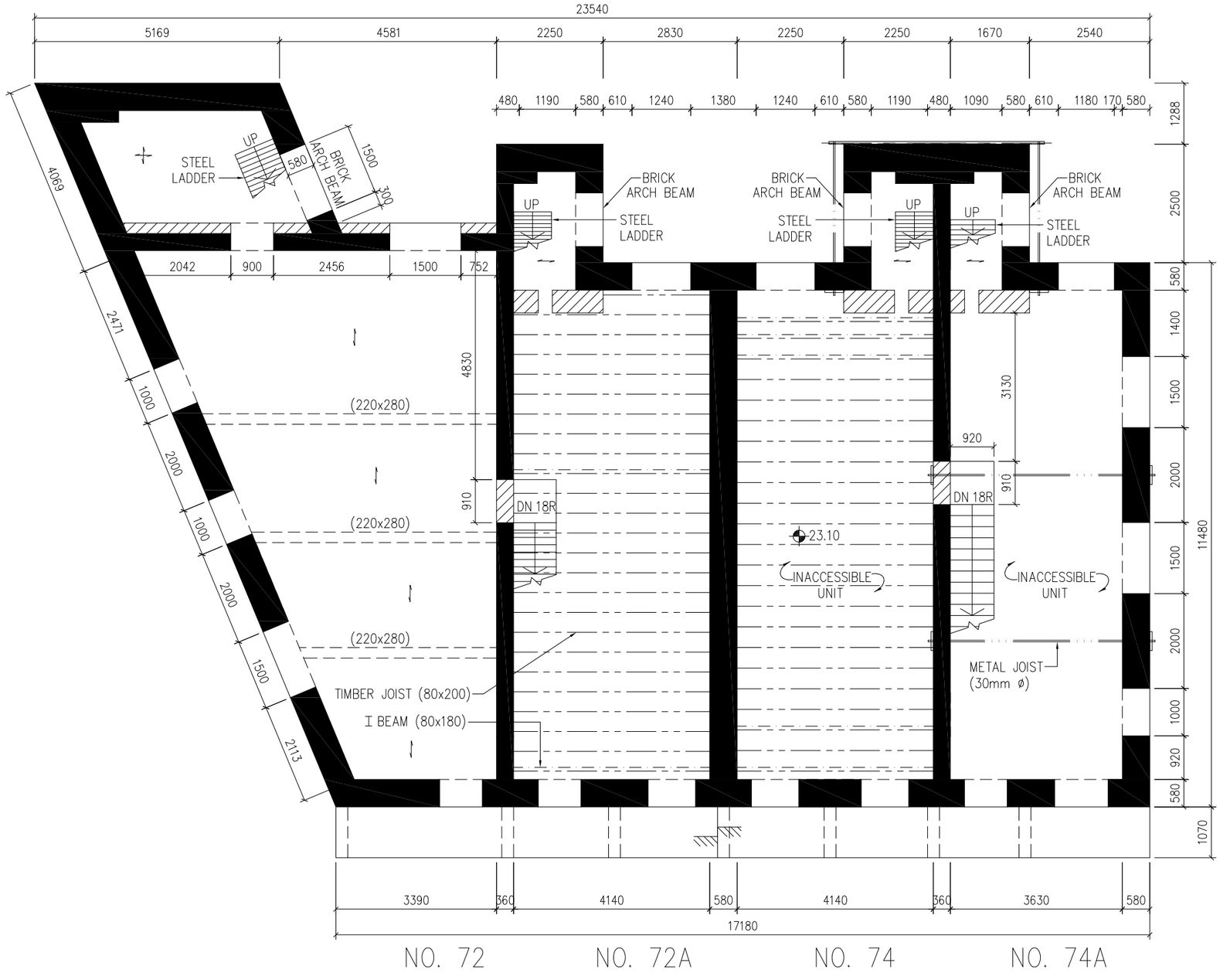

THIRD FLOOR FRAMING PLAN
72-74A STONE NULLAH LANE

B.D. REF.

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TESTING INDEX:

CM	CONCRETE COVER MEASUREMENT
HC	HALF-CELL POTENTIAL MEASUREMENT
TP	TRIAL PIT WITH GCO PROBE
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BK	COMPRESSION STRRNGTH TEST OF BRICK

	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1 : 100	CAD. Ref. 0822AABL01A

Client

Architect

Project

Title

THIRD FLOOR FRAMING PLAN
72-74A STONE NULLAH LANE

Drg. No. SNL-FP-04 | Rev. A

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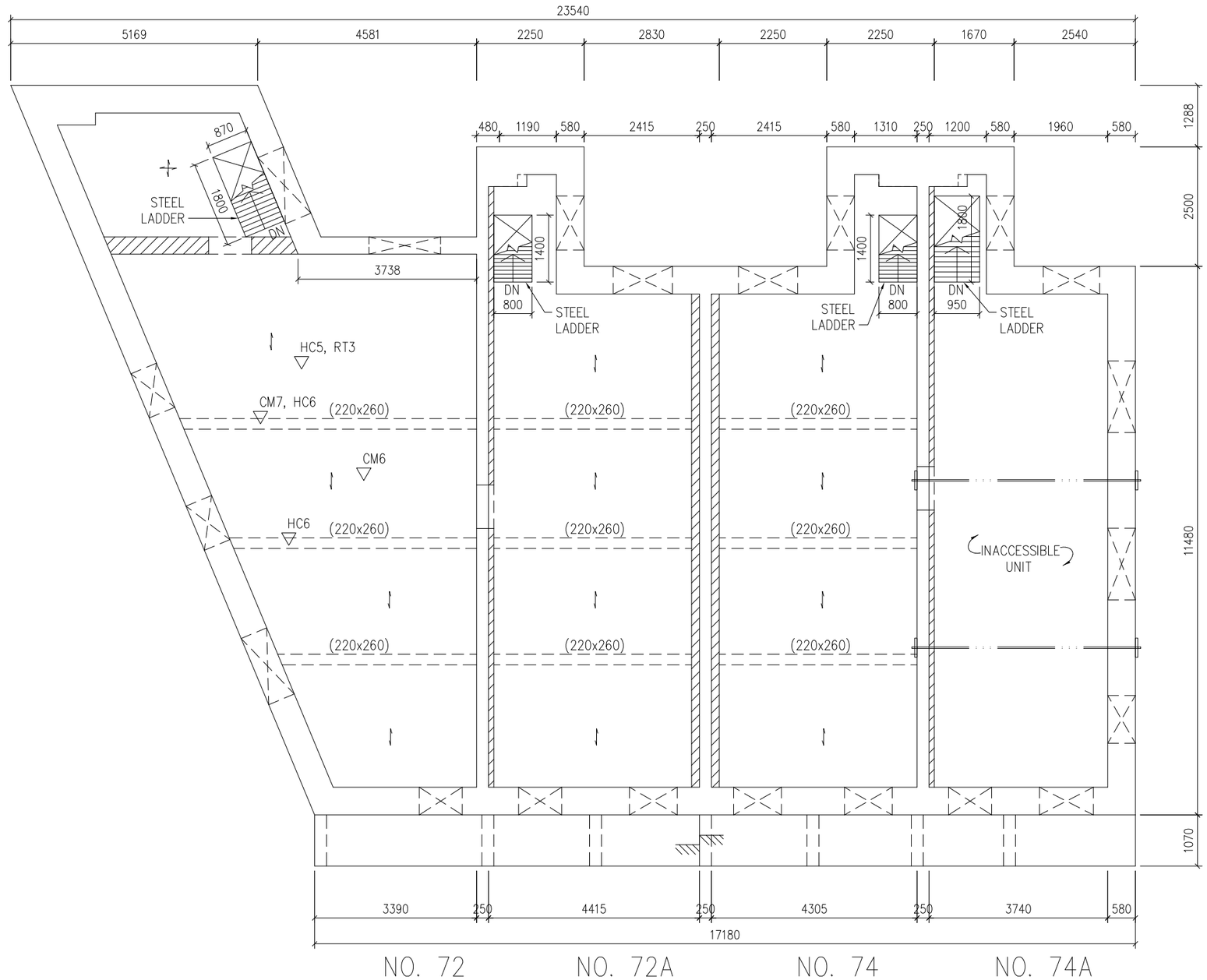

ROOF FRAMING PLAN
72-74A STONE NULLAH LANE

B.D. REF.

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CM	CONCRETE COVER MEASUREMENT
HC	HALF-CELL POTENTIAL MEASUREMENT
TP	TRIAL PIT WITH GCO PROBE
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In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1 : 100	CAD. Ref. 0822AABL01A

Client

Architect

Project

Title

ROOF FRAMING PLAN
72-74A STONE NULLAH LANE

Drg. No. SNL-FP-05 | Rev. A

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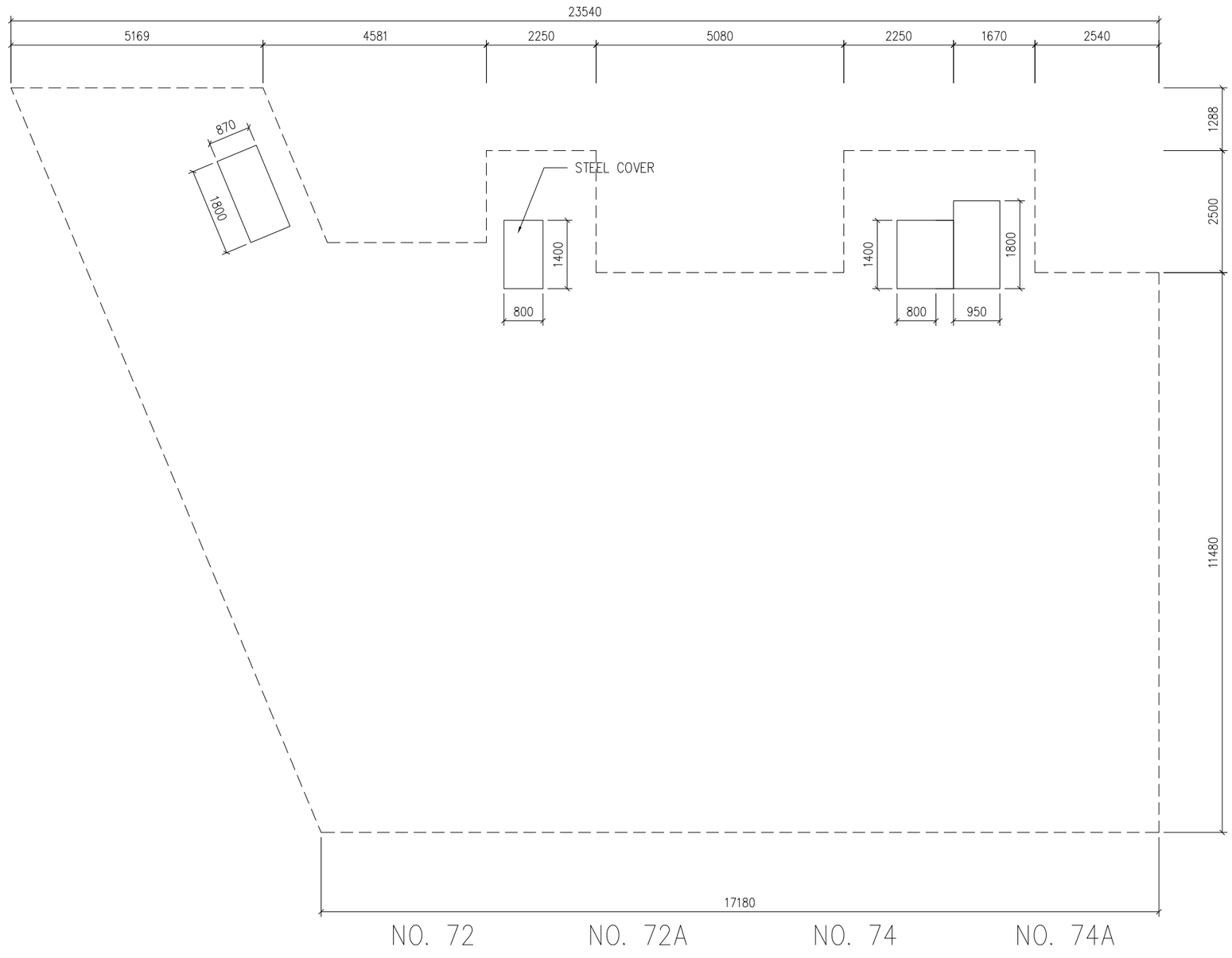

UPPER ROOF FRAMING PLAN
72-74A STONE NULLAH LANE

B.D. REF.

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HC	HALF-CELL POTENTIAL MEASUREMENT
TP	TRIAL PIT WITH GCO PROBE
RT	TENSILE STRENGTH TEST OF STEEL REINFORCEMENT
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	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080806	Scale 1 : 100	CAD. Ref. 0822AABL01A

Client

Architect

Project

Title

UPPER ROOF FRAMING PLAN
72-74A STONE NULLAH LANE

Drg. No. SNL-FP-06

Rev. A

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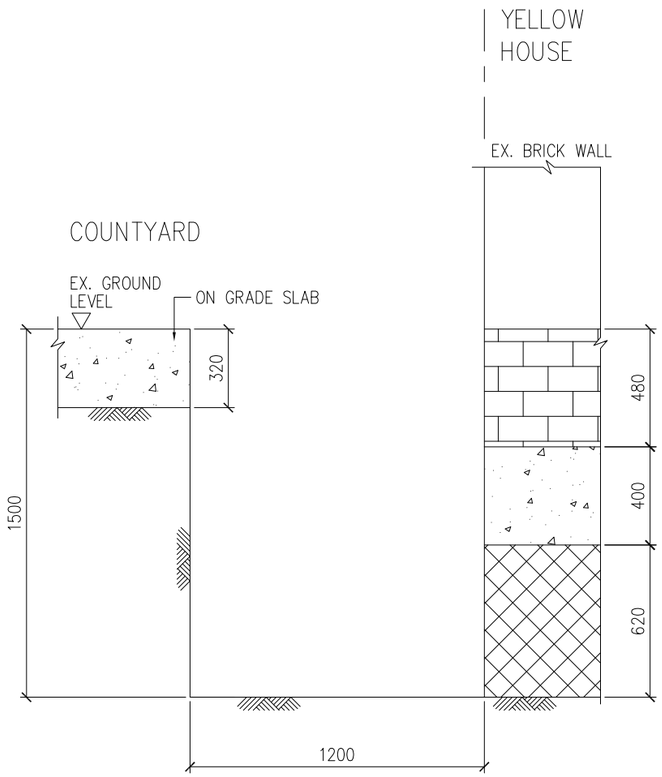

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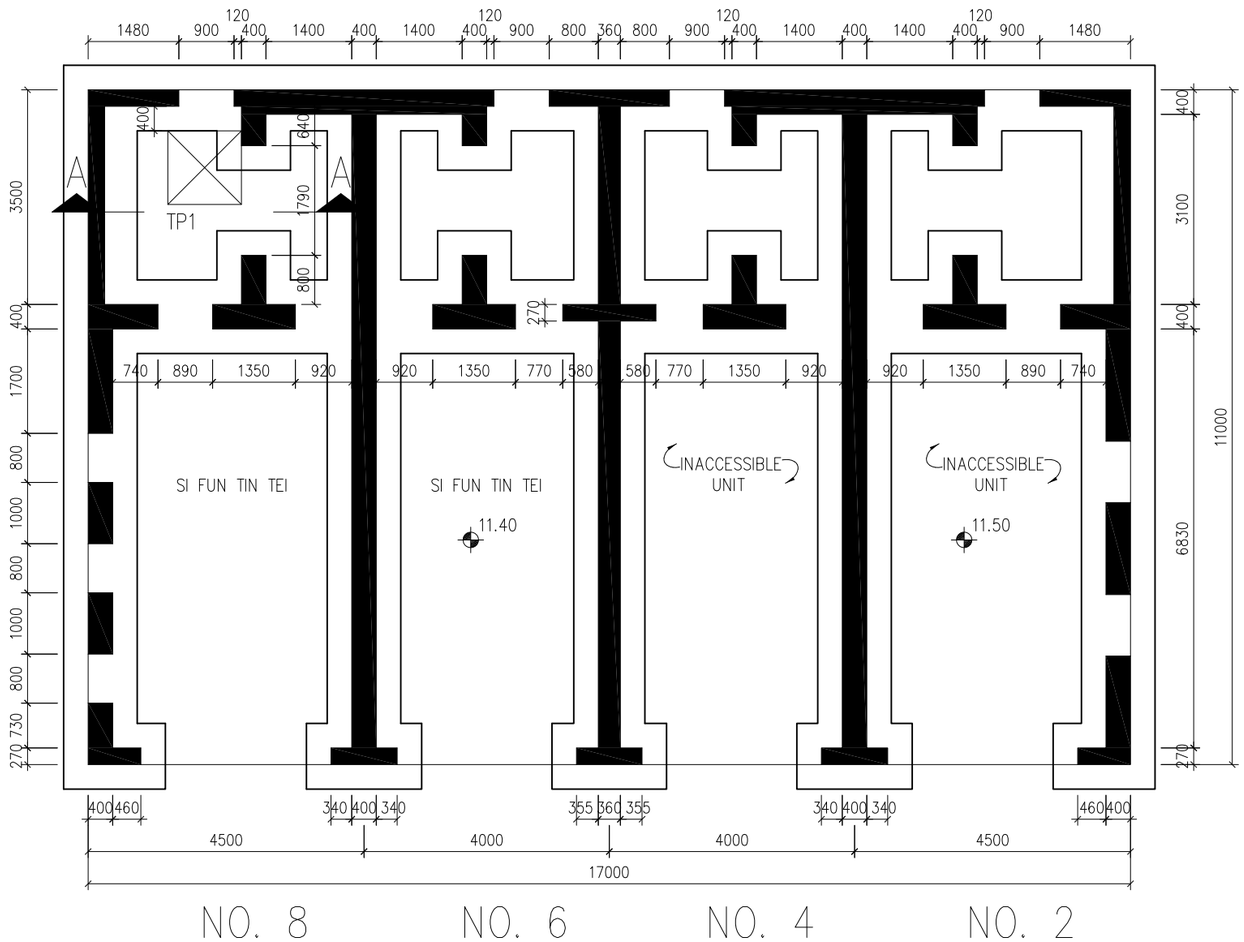

FOUNDATION PLAN WITH PARTIAL SECTION
2-8 HING WAN STREET

B.D. REF.

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- RT2 HC4 — LOCATIONS OF TESTED SAMPLES IN 2008

TESTING INDEX:

HC	HALF-CELL POTENTIAL MEASUREMENT
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	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1 : 100, 1:25	CAD. Ref. 0822AAYE01A

Client

Architect

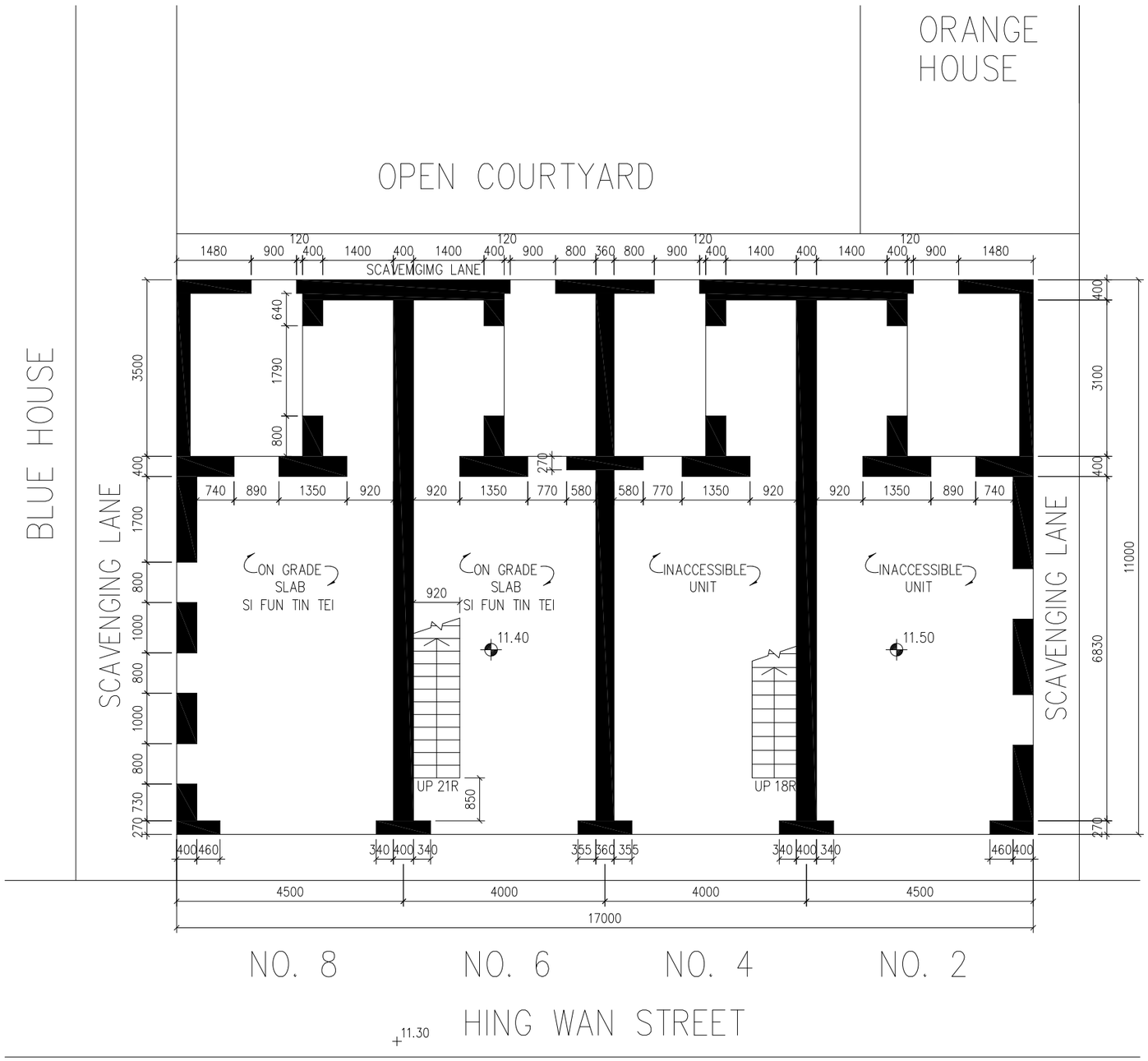
Project

Title

FOUNDATION PLAN
WITH PARTIAL SECTION
2-8 HING WAN STREET

Drg. No. HWS-FOP-01 | Rev. A

JMK CONSULTING ENGINEERS LTD.



GROUND FLOOR FRAMING PLAN
2-8 HING WAN STREET

B.D. REF.

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HC	HALF-CELL POTENTIAL MEASUREMENT
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	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1 : 100	CAD. Ref. 0822AAYE01A

Client

Architect

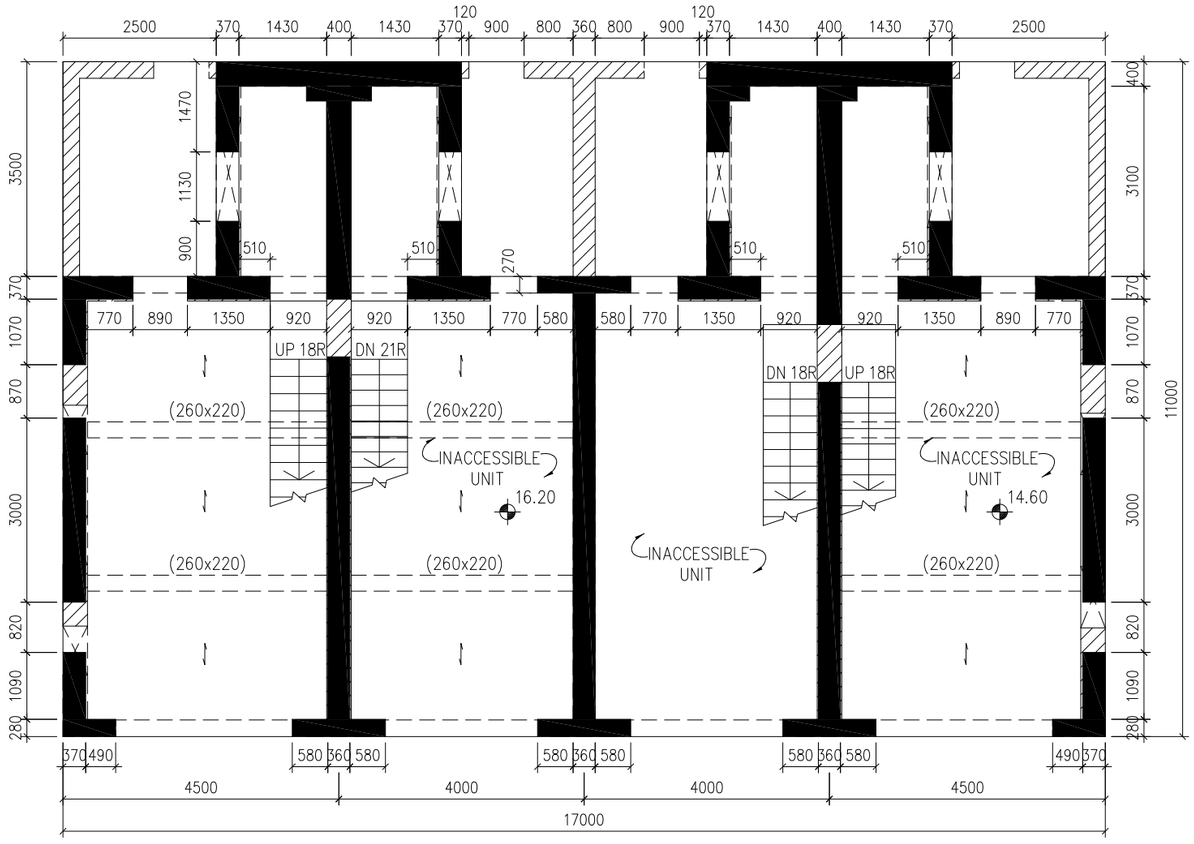
Project

Title

GROUND FLOOR FRAMING PLAN
2-8 HING WAN STREET

Drg. No.	Rev.
HWS-FP-01	A

JMK CONSULTING ENGINEERS LTD.



FIRST FLOOR FRAMING PLAN
2-8 HING WAN STREET

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In Charge	S.LEUNG	
Design Checked	-	
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Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080806	Scale 1 : 100	CAD. Ref. 0822AAYE01A

Client

Architect

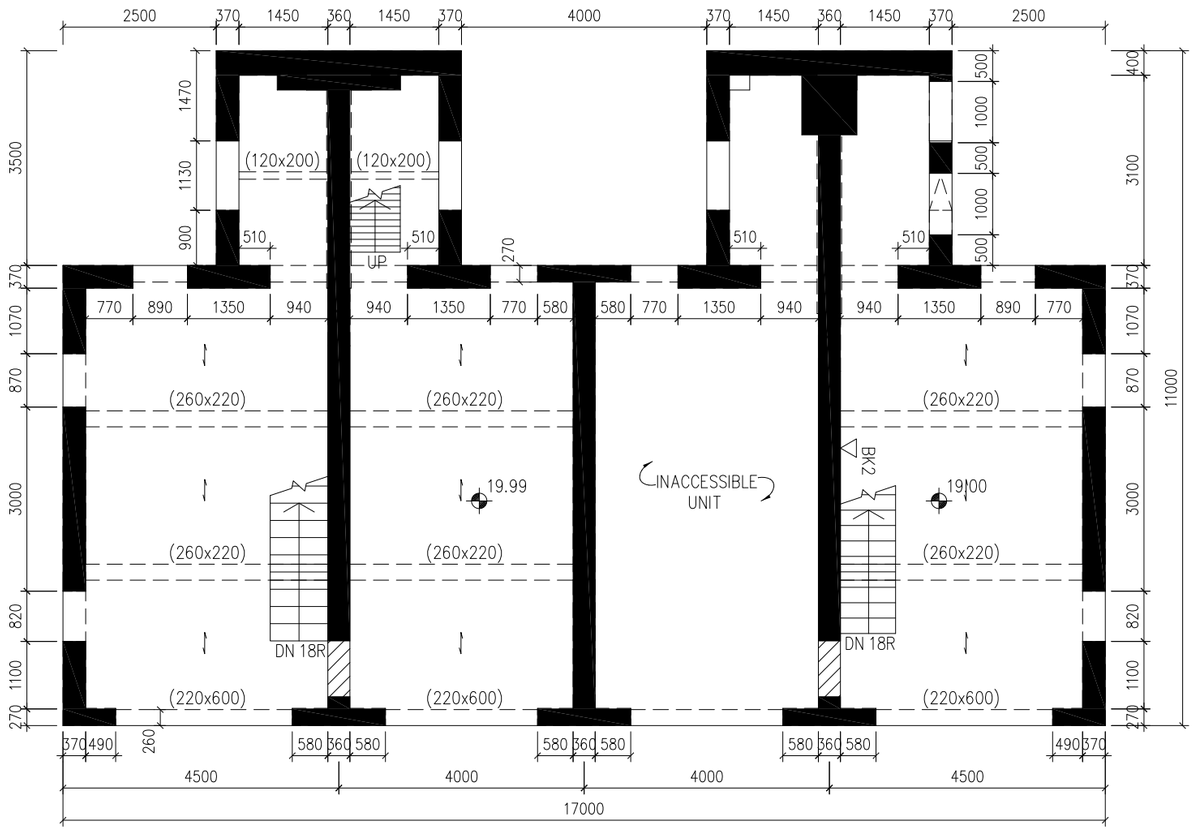
Project

Title

FIRST FLOOR FRAMING PLAN
2-8 HING WAN STREET

Drg. No.	Rev.
HWS-FP-02	A

JMK CONSULTING ENGINEERS LTD.



NO. 8 NO. 6 NO. 4 NO. 2

SECOND FLOOR FRAMING PLAN
2-8 HING WAN STREET

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Design Checked	-	
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Draw Checked	W.CHAN	
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Date 20080606	Scale 1 : 100	CAD. Ref. 0822AAYE01A

Client

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Project

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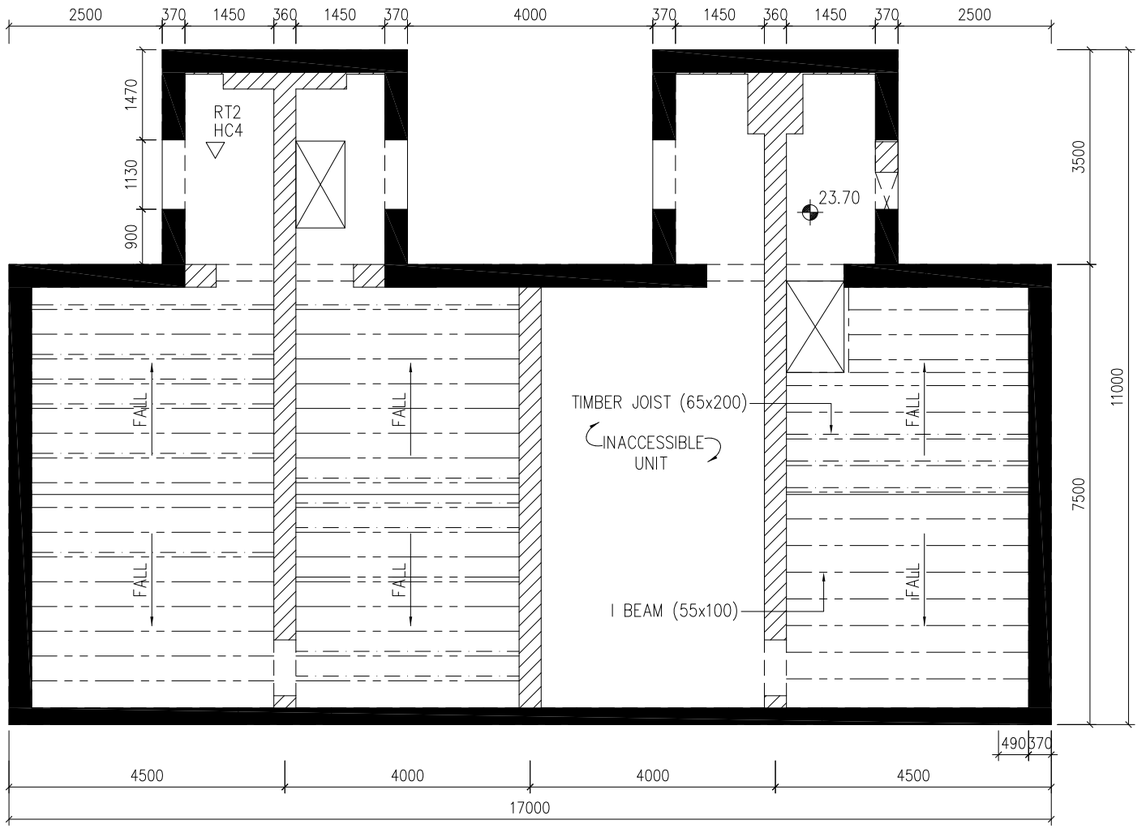
SECOND FLOOR FRAMING PLAN
2-8 HING WAN STREET

Drg. No.	Rev.
HWS-FP-03	A

JMK CONSULTING ENGINEERS LTD.



ROOF FRAMING PLAN
2-8 HING WAN STREET

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TP	TRIAL PIT WITH GCO PROBE
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In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080806	Scale 1 : 100	CAD. Ref. 0822AAYE01A

Client

Architect

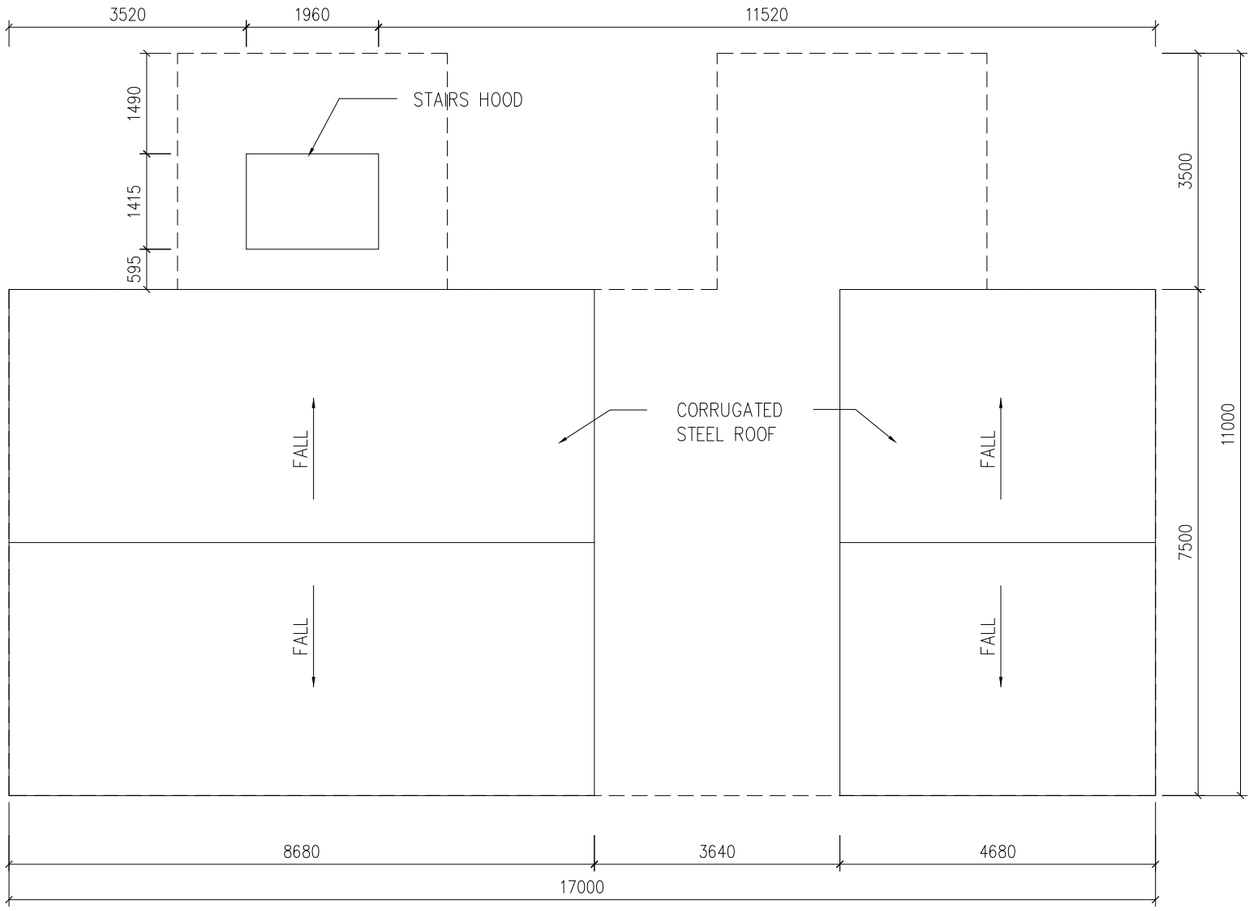
Project

Title

ROOF FRAMING PLAN
2-8 HING WAN STREET

Drg. No. HWS-FP-04 | Rev. A

JMK CONSULTING ENGINEERS LTD.



UPPER ROOF FRAMING PLAN
2-8 HING WAN STREET

B.D. REF.

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- TP1 — TRIAL PIT OF 1.2mx1.2mx1.5mDP.
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TESTING INDEX:

HC	HALF-CELL POTENTIAL MEASUREMENT
TP	TRIAL PIT WITH GCO PROBE
RT	TENSILE STRENGTH TEST OF STEEL REINFORCEMENT
BK	COMPRESSION STRENGTH TEST OF BRICK

	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1 : 100	CAD. Ref. 0822AAYE01A

Client

Architect

Project

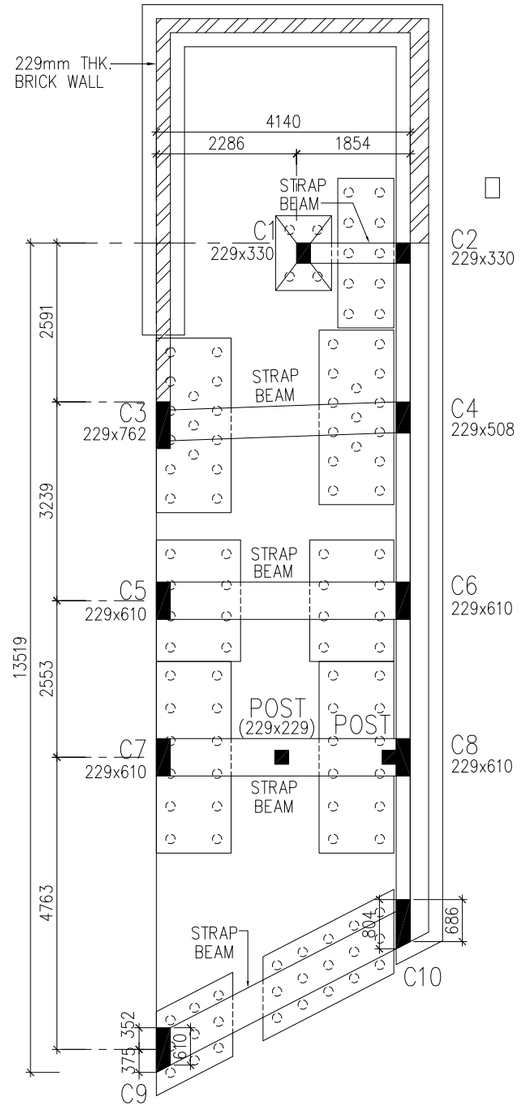
Title

UPPER ROOF FRAMING PLAN
2-8 HING WAN STREET

Drg. No. HWS-FP-05

Rev. A

JMK CONSULTING ENGINEERS LTD.



FOUNDATION PLAN
8 KING SING STREET

NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METERS WITH REFERENCE TO HONG KONG PRINCIPAL DATUM UNLESS OTHERWISE SPECIFIED.
3. DESIGN OF STRUCTURES WAS IN ACCORDANCE WITH L.C.C. BY-LAWS 1915.
4. EXISTING CONCRETE GRADE IS 1:2:4 MIX CEMENT CONCRETE
5. DESIGN COMPRESSIVE STRENGTH OF CONCRETE FOR R.C. STRUCTURES IS 4.14 MPa.
6. DESIGN TENSILE STRENGTH OF STEEL REINFORCEMENT FOR R.C. STRUCTURES IS 124 MPa.
7. ALL R.C. SLABS ARE 100 mm THICK UNLESS OTHERWISE SPECIFIED.
8. DESIGN CONCRETE COVERS FOR STRUCTURAL R.C. ELEMENTS ARE:
   SLABS - 12 mm
   BEAMS - 25 mm
   COLUMNS - 38 mm
   FOOTINGS - 76 mm

B.D. REF.

LEGENDS:

CP1 OP1, HC1 ▽	LOCATIONS OF TESTED SAMPLES IN 2008
- - - - - - - - - -	BEAM / WALL UNDER

TESTING INDEX:

HT	REBOUND HAMMER TEST
CM	CONCRETE COVER MEASUREMENT
OP	CONCRETE OPEN-UP INSPECTION
CB	CARBONATION DEPTH MEASUREMENT
HC	HALF-CELL POTENTIAL MEASUREMENT
CC	COMPRESSION STRENGTH TEST OF CONCRETE CORE

	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1:75	CAD. Ref. 0822AA0R01A

Client

Architect

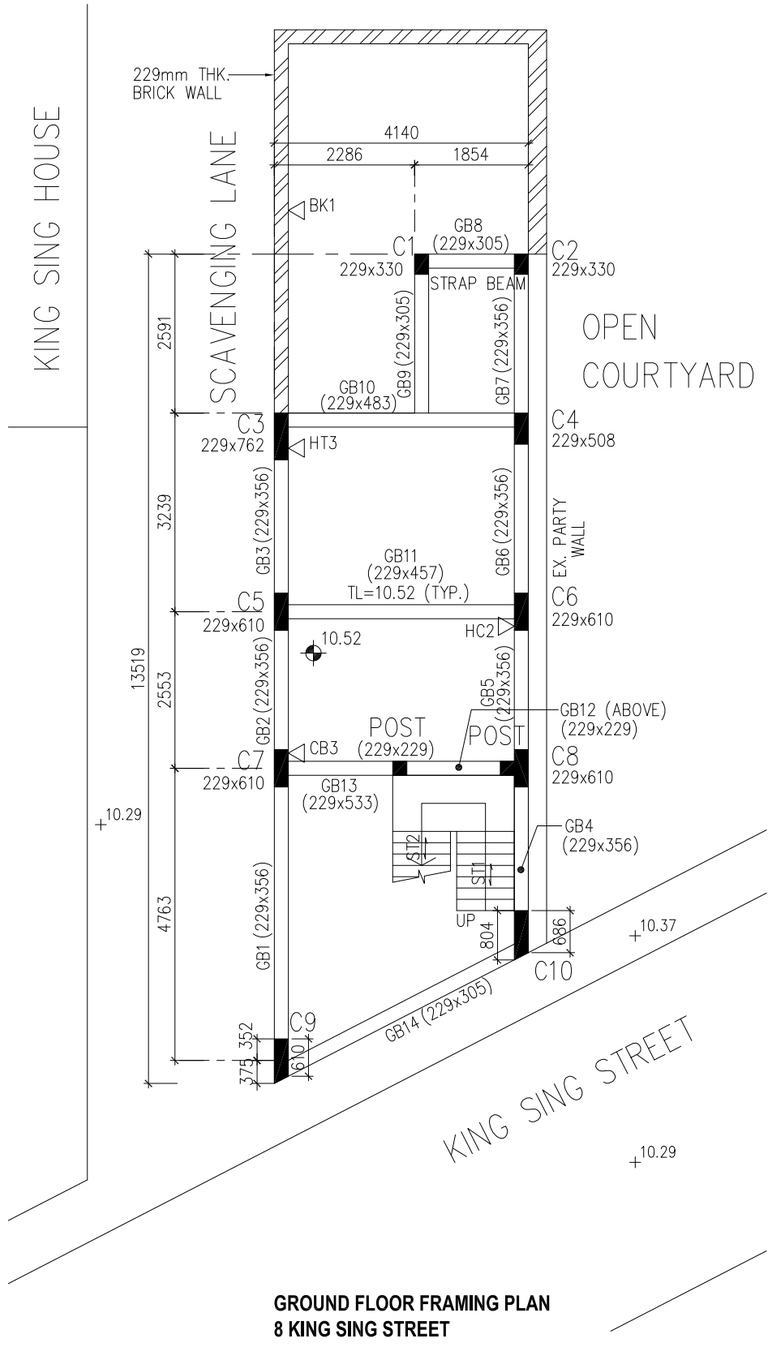
Project

Title

FOUNDATION PLAN
8 KING SING STREET

Drg. No.	Rev.
KSS-FOP-01	A

JMK CONSULTING ENGINEERS LTD.



GROUND FLOOR FRAMING PLAN
8 KING SING STREET

NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METERS WITH REFERENCE TO HONG KONG PRINCIPAL DATUM UNLESS OTHERWISE SPECIFIED.
3. DESIGN OF STRUCTURES WAS IN ACCORDANCE WITH L.C.C. BY-LAWS 1915.
4. EXISTING CONCRETE GRADE IS 1:2:4 MIX CEMENT CONCRETE
5. DESIGN COMPRESSIVE STRENGTH OF CONCRETE FOR R.C. STRUCTURES IS 4.14 MPa.
6. DESIGN TENSILE STRENGTH OF STEEL REINFORCEMENT FOR R.C. STRUCTURES IS 124 MPa.
7. ALL R.C. SLABS ARE 100 mm THICK UNLESS OTHERWISE SPECIFIED.
8. DESIGN CONCRETE COVERS FOR STRUCTURAL R.C. ELEMENTS ARE:
   SLABS - 12 mm
   BEAMS - 25 mm
   COLUMNS - 38 mm
   FOOTINGS - 76 mm

B.D. REF.

LEGENDS:

CP1 OP1, HC1 ▽	LOCATIONS OF TESTED SAMPLES IN 2008
- - - - - - - -	BEAM / WALL UNDER

TESTING INDEX:

HT	REBOUND HAMMER TEST
CM	CONCRETE COVER MEASUREMENT
OP	CONCRETE OPEN-UP INSPECTION
CB	CARBONATION DEPTH MEASUREMENT
HC	HALF-CELL POTENTIAL MEASUREMENT
CC	COMPRESSION STRENGTH TEST OF CONCRETE CORE

	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1:75	CAD. Ref. 0822AA0R01A

Client

Architect

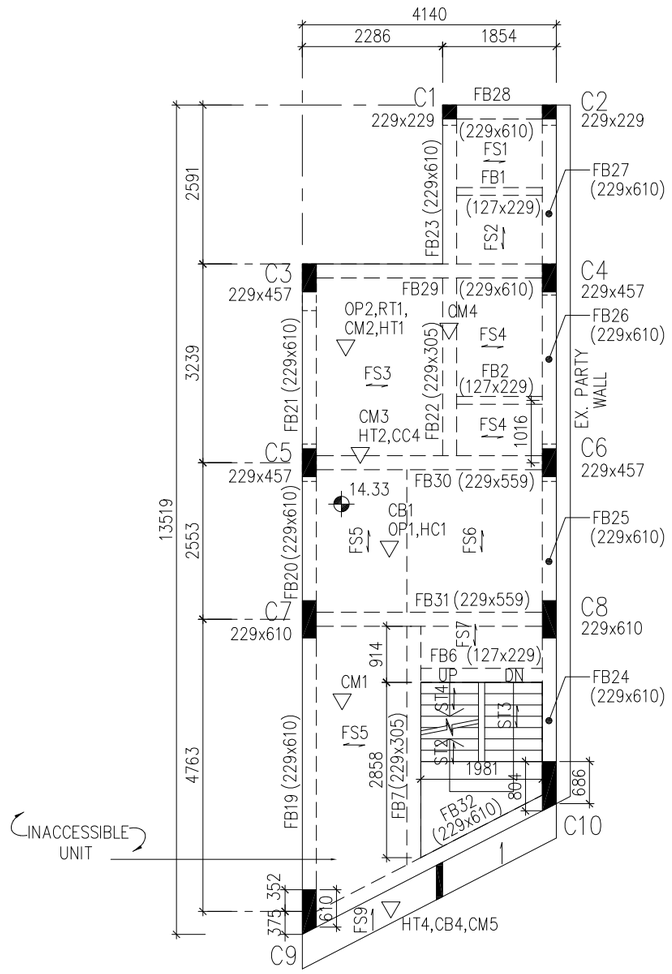
Project

Title

GROUND FLOOR FRAMING PLAN
8 KING SING STREET

Drg. No.	Rev.
KSS-FP-01	A

JMK CONSULTING ENGINEERS LTD.



FIRST FLOOR FRAMING PLAN
8 KING SING STREET

NOTE:

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   COLUMNS - 38 mm
   FOOTINGS - 76 mm

B.D. REF.

LEGENDS:

CP1 OP1, HC1 ▽	LOCATIONS OF TESTED SAMPLES IN 2008
- - - - - - - - - -	BEAM / WALL UNDER

TESTING INDEX:

HT	REBOUND HAMMER TEST
CM	CONCRETE COVER MEASUREMENT
OP	CONCRETE OPEN-UP INSPECTION
CB	CARBONATION DEPTH MEASUREMENT
HC	HALF-CELL POTENTIAL MEASUREMENT
CC	COMPRESSION STRENGTH TEST OF CONCRETE CORE

	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1:75	CAD. Ref. 0822AA0R01A

Client

Architect

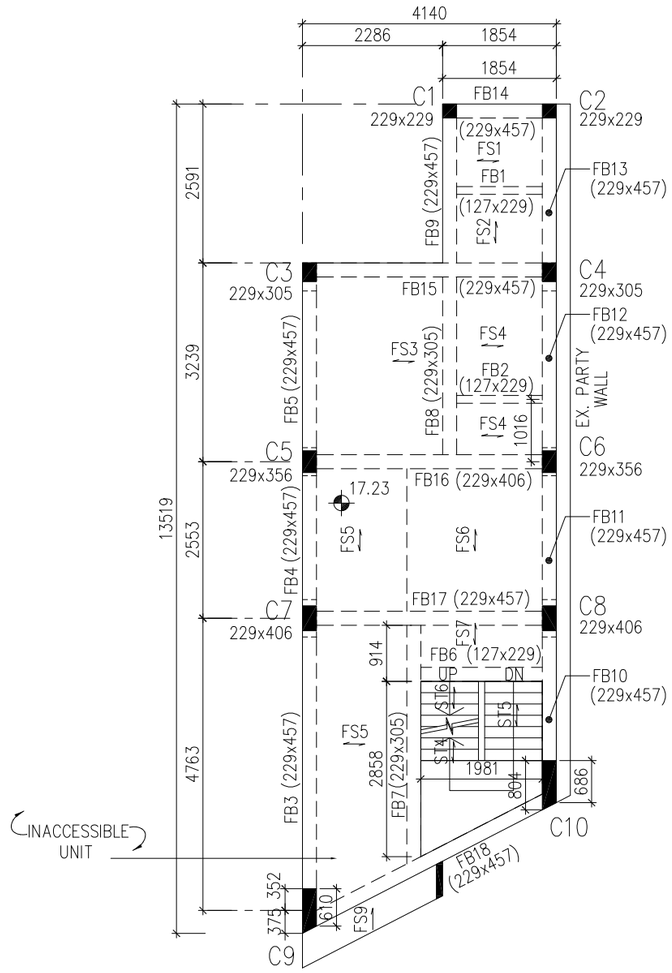
Project

Title

FIRST FLOOR FRAMING PLAN
8 KING SING STREET

Drg. No.	Rev.
KSS-FP-02	A

JMK CONSULTING ENGINEERS LTD.



SECOND FLOOR FRAMING PLAN
8 KING SING STREET

NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT OTHERWISE SPECIFIED.
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   BEAMS - 25 mm
   COLUMNS - 38 mm
   FOOTINGS - 76 mm

B.D. REF.

LEGENDS:

CP1 OP1, HC1 ▽	LOCATIONS OF TESTED SAMPLES IN 2008
- - - - - - - - - -	BEAM / WALL UNDER

TESTING INDEX:

HT	REBOUND HAMMER TEST
CM	CONCRETE COVER MEASUREMENT
OP	CONCRETE OPEN-UP INSPECTION
CB	CARBONATION DEPTH MEASUREMENT
HC	HALF-CELL POTENTIAL MEASUREMENT
CC	COMPRESSION STRENGTH TEST OF CONCRETE CORE

	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080806	Scale 1:75	CAD. Ref. 0822AA0R01A

Client

Architect

Project

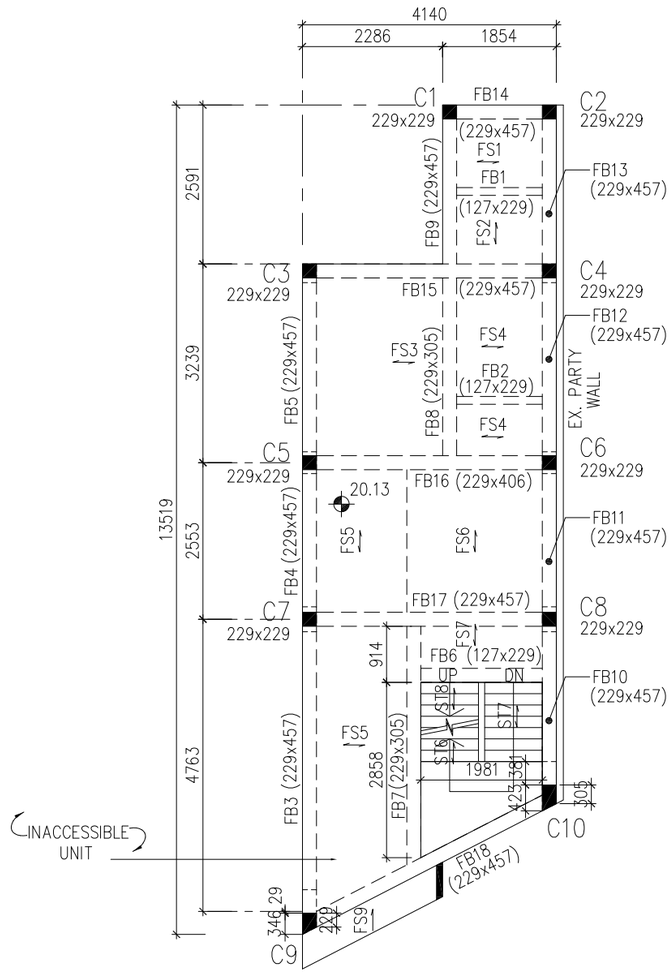
Title

SECOND FLOOR FRAMING PLAN
8 KING SING STREET

Drg. No. KSS-FP-03

Rev. A

JMK CONSULTING ENGINEERS LTD.



THIRD FLOOR FRAMING PLAN
8 KING SING STREET

NOTE:

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B.D. REF.

LEGENDS:

CP1 OP1, HC1 ▽	LOCATIONS OF TESTED SAMPLES IN 2008
- - - - - - - - - -	BEAM / WALL UNDER

TESTING INDEX:

HT	REBOUND HAMMER TEST
CM	CONCRETE COVER MEASUREMENT
OP	CONCRETE OPEN-UP INSPECTION
CB	CARBONATION DEPTH MEASUREMENT
HC	HALF-CELL POTENTIAL MEASUREMENT
CC	COMPRESSION STRENGTH TEST OF CONCRETE CORE

	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1:75	CAD. Ref. 0822AA0R01A

Client

Architect

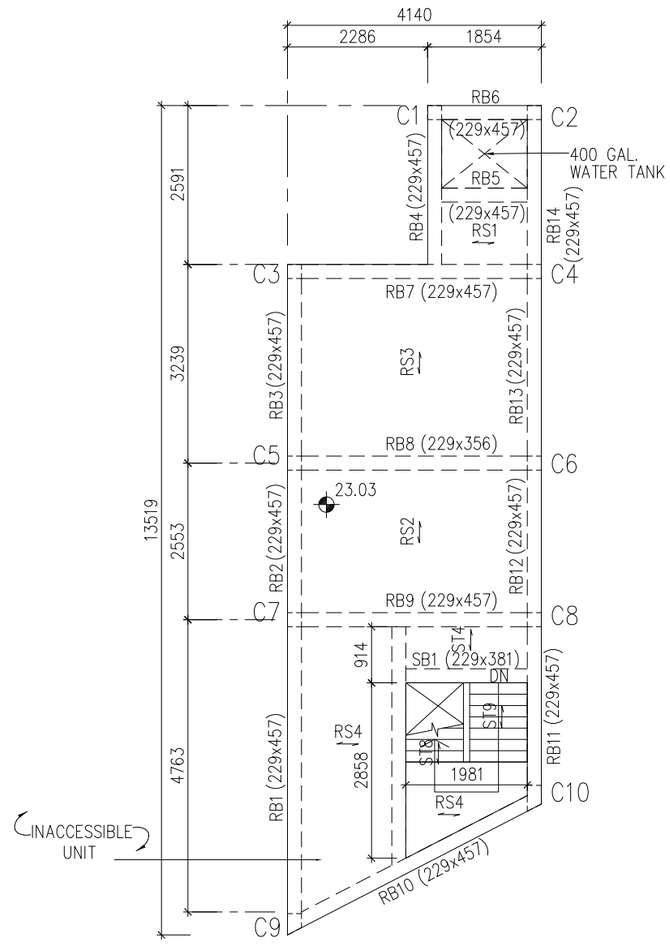
Project

Title

THIRD FLOOR FRAMING PLAN
8 KING SING STREET

Drg. No.	Rev.
KSS-FP-04	A

JMK CONSULTING ENGINEERS LTD.



ROOF FRAMING PLAN
8 KING SING STREET

NOTE:

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B.D. REF.

LEGENDS:

CP1 OP1, HC1 ▽	LOCATIONS OF TESTED SAMPLES IN 2008
- - - - - - - - - -	BEAM / WALL UNDER

TESTING INDEX:

HT	REBOUND HAMMER TEST
CM	CONCRETE COVER MEASUREMENT
OP	CONCRETE OPEN-UP INSPECTION
CB	CARBONATION DEPTH MEASUREMENT
HC	HALF-CELL POTENTIAL MEASUREMENT
CC	COMPRESSION STRENGTH TEST OF CONCRETE CORE

	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080806	Scale 1:75	CAD. Ref. 0822AA0R01A

Client

Architect

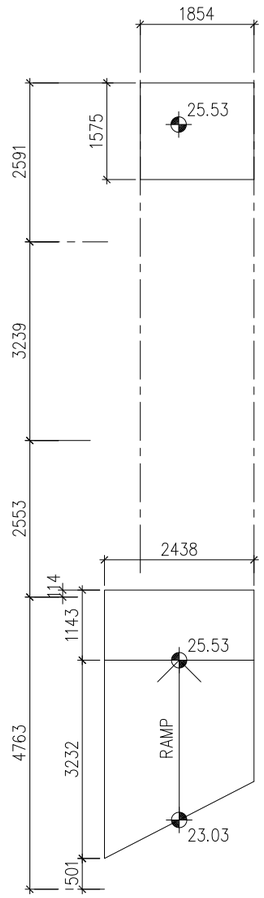
Project

Title

ROOF FRAMING PLAN
8 KING SING STREET

Drg. No.	Rev.
KSS-FP-05	A

JMK CONSULTING ENGINEERS LTD.



PART FRAMING PLAN AT LEVEL 25.53
8 KING SING STREET

NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT OTHERWISE SPECIFIED.
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B.D. REF.

LEGENDS:

CP1 OP1, HC1 ▽	LOCATIONS OF TESTED SAMPLES IN 2008
– — — — – – — — — –	BEAM / WALL UNDER

TESTING INDEX:

HT	REBOUND HAMMER TEST
CM	CONCRETE COVER MEASUREMENT
OP	CONCRETE OPEN-UP INSPECTION
CB	CARBONATION DEPTH MEASUREMENT
HC	HALF-CELL POTENTIAL MEASUREMENT
CC	COMPRESSION STRENGTH TEST OF CONCRETE CORE

	Name	Initial
In Charge	S.LEUNG	
Design Checked	-	
Designed	-	
Draw Checked	W.CHAN	
Drawn	E.KWONG	
Date 20080606	Scale 1:75	CAD. Ref. 0822AA0R01A

Client

Architect

Project

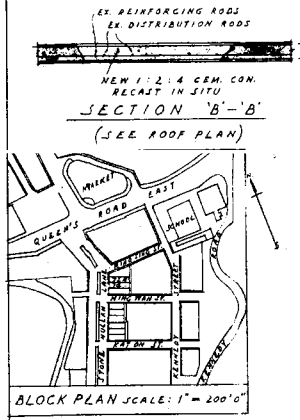
Title

PART FRAMING PLAN
AT LEVEL 25.53
8 KING SING STREET

Drg. No.	Rev.
KSS-FP-06	A

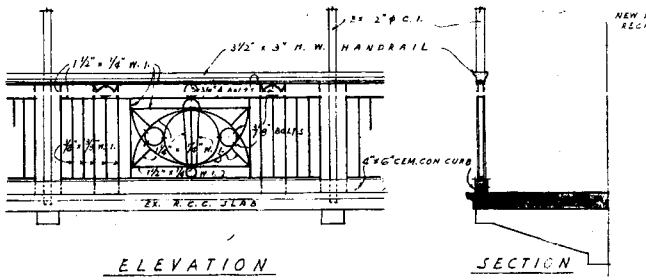
JMK CONSULTING ENGINEERS LTD.

B.O.O. REF. 2369/53.



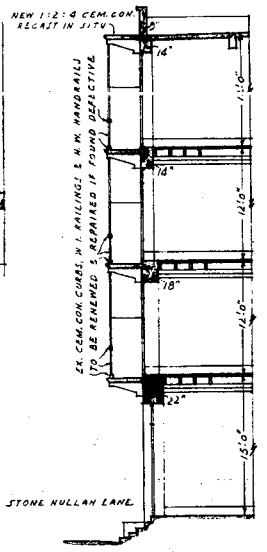
BLOCK PLAN SCALE: 1" = 200'0"

SECTION 'B'-'B'
(SEE ROOF PLAN)

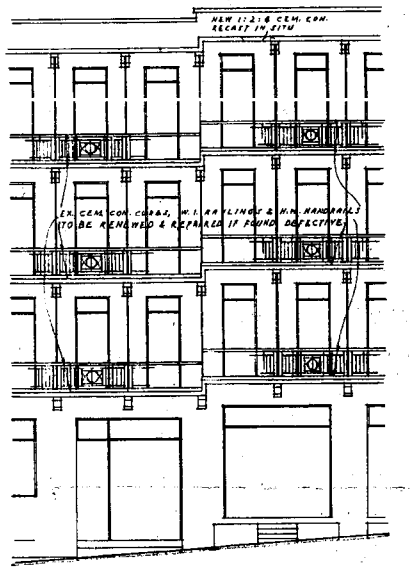


ELEVATION SECTION

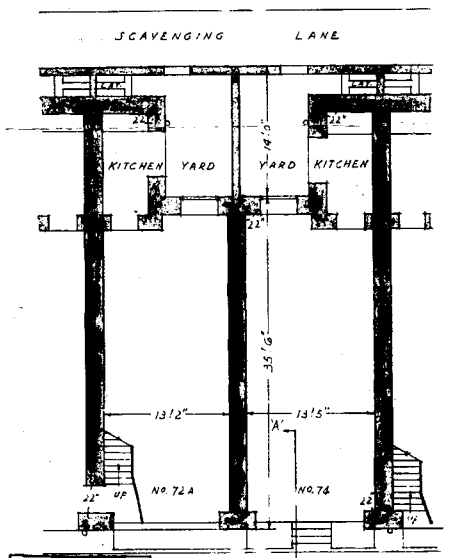
½" DETAIL OF W.I. BALCONY RAILING



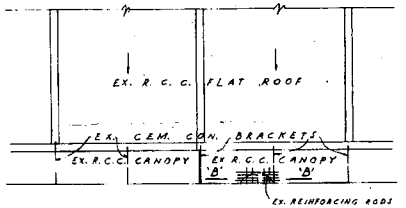
SECTION 'A'-'A'



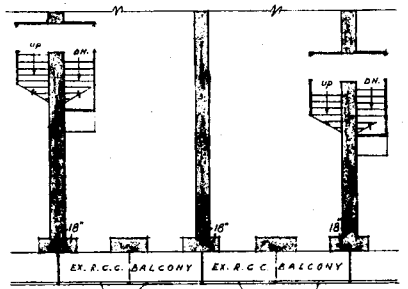
FRONT ELEVATION



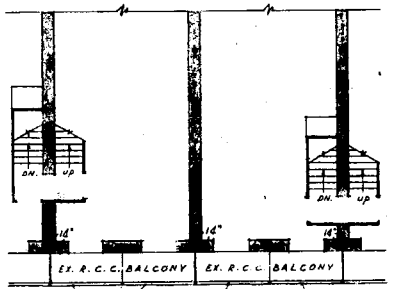
GROUND FLOORS PLAN



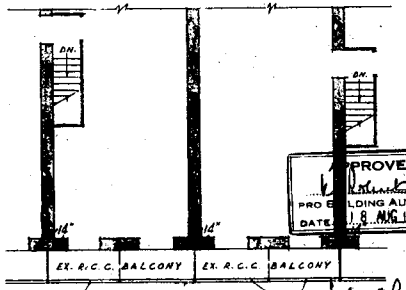
ROOFS PLAN



FIRST FLOORS PLAN



SECOND FLOORS PLAN



THIRD FLOORS PLAN

EXIST. CEM. CON. CURBS, W. I. RAILINGS & H. W. RAILINGS TO BE RENEWED & REPAIRED IF FOUND DEFECTIVE

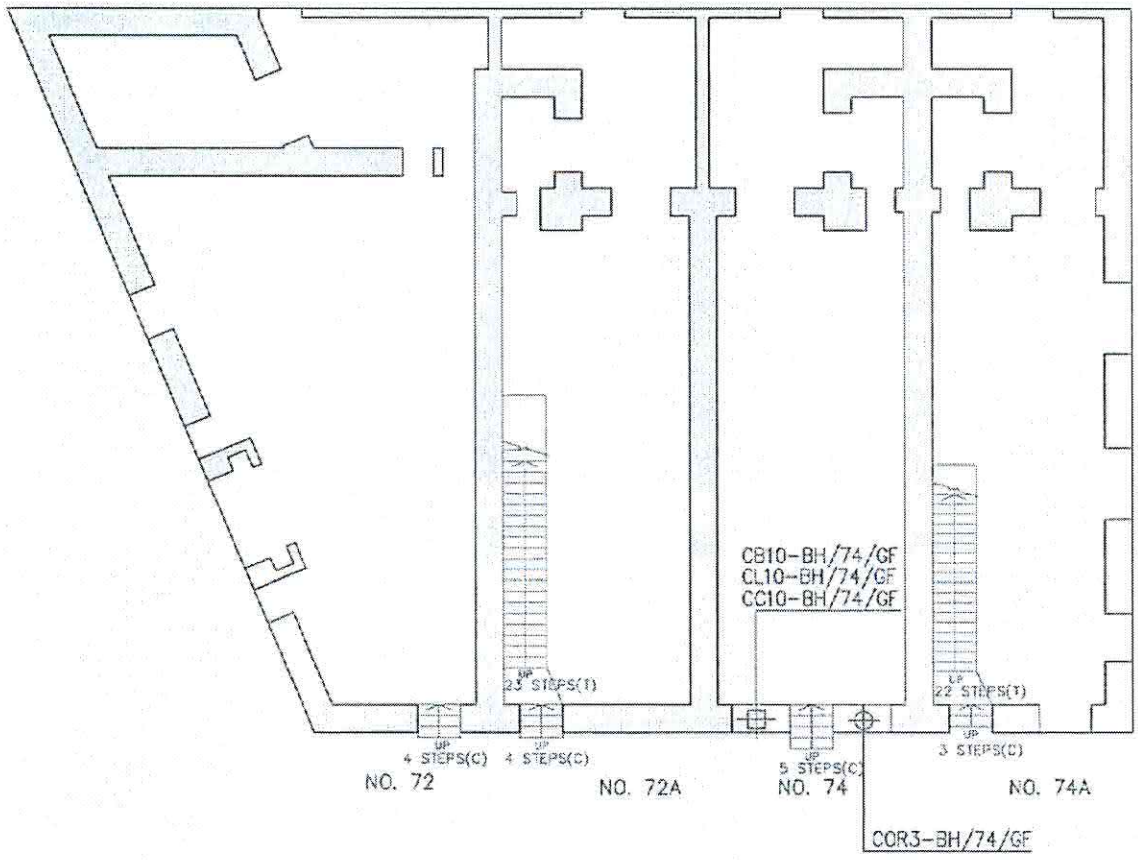
RECEIVED BY 10 AUG 1953 BUILDINGS ORDINANCE OFFICE W. D.

APPROVED. PRO BUILDING AUTHORITY DATE 18 AUG 1953

O. Lee 10 Aug 1953

PROPOSED REPAIRS AT Nos 72A & 74 STONE NULLAH LANE ON I. L. 775 SECS B & C. SCALE 1" = 8'0" & 2'0"

Material Test Location Plan at
72 – 74A Sone Nullah Lane



STONE NULLAH LANE

GROUND FLOOR PLAN

N

LEGEND:

- BRICK WALL
- BRICK WALL UNDER
- BRICK WALL ABOVE ONLY
- CONCRETE BEAM
- TIMBER JOIST
- I BEAM (55x100)

COV1-BH-/7/1F

- TEST TYPE
- TEST NUMBER
- BUILDING
- HOUSE NUMBER
- FLOOR

TEST TYPE

- COV – COVERMETER
- CB – CARBONATION DEPTH MEASUREMENT
- CL – CHLORIDE CONTENT
- CC – CEMENT CONTENT
- STL – STEEL SECTION LOSS
- UP – ULTRASONIC PULSE VELOCITY
- COR – CORE DRILLING
- RH – REBOUND HAMMER
- LD – LOAD TEST

PROJECT :
STRUCTURAL AND CONSERVATION APPRAISAL FOR PRESERVATION PROJECTS IN WAN CHAI

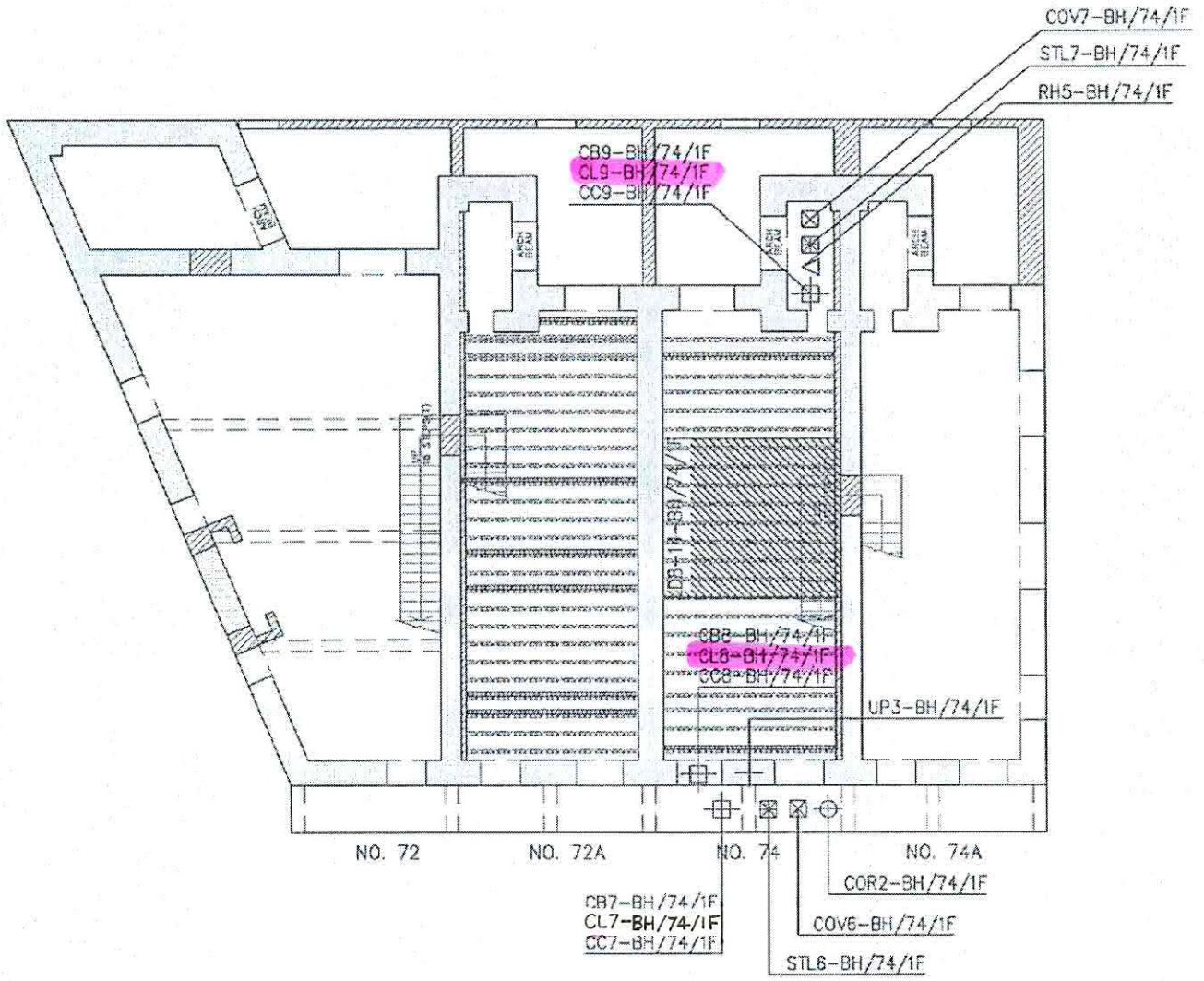
AREA / BUILDING :
BLUE HOUSE STONE NULLAH LANE

DRAWING TITLE :
PROPOSED TEST LOCATIONS – GROUND FLOOR PLAN

DRAWING NO. : BH-PT-GF-01

SCALE : 1:150

C M Wong & Associates Ltd



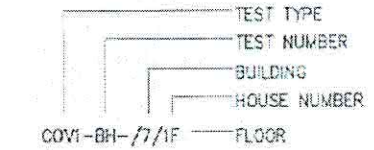
STONE NULLAH LANE

FIRST FLOOR PLAN

N

LEGEND:

- BRICK WALL
- BRICK WALL UNDER
- BRICK WALL ABOVE ONLY
- CONCRETE BEAM
- TIMBER JOIST
- I BEAM (55x100)



TEST TYPE

- COV – COVERMETER
- CB – CARBONATION DEPTH MEASUREMENT
- CL – CHLORIDE CONTENT
- CC – CEMENT CONTENT
- STL – STEEL SECTION LOSS
- UP – ULTRASONIC PULSE VELOCITY
- CCR – CORE DRILLING
- RH – REBOUND HAMMER
- LD – LOAD TEST

PROJECT:
STRUCTURAL AND CONSERVATION APPRAISAL FOR PRESERVATION PROJECTS IN WAN CHAI

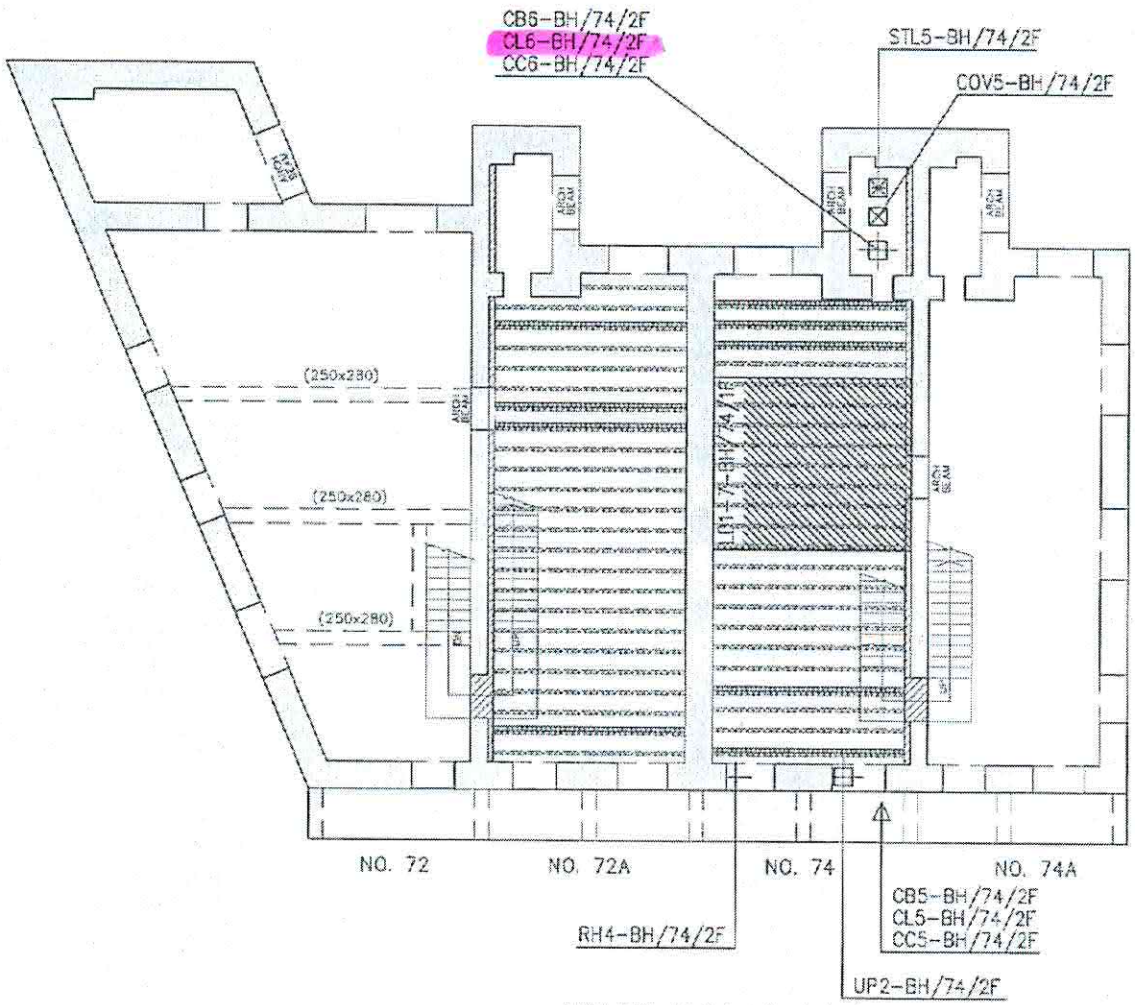
AREA / BUILDING:
BLUE HOUSE STONE NULLAH LANE

DRAWING TITLE:
PROPOSED TEST LOCATIONS – FIRST FLOOR PLAN

DRAWING NO.: BH-FT-1F-01

SCALE: 1:150

C M Wong & Associates Ltd.



STONE NULLAH LANE

SECOND FLOOR PLAN

N

LEGEND:

- BRICK WALL
- BRICK WALL UNDER
- BRICK WALL ABOVE ONLY
- CONCRETE BEAM
- TIMBER JOIST
- I BEAM (55x100)

COV1-BH-/7/1F

- TEST TYPE
- TEST NUMBER
- BUILDING
- HOUSE NUMBER
- FLOOR

TEST TYPE

- COV – COVERMETER
- CB – CARBONATION DEPTH MEASUREMENT
- CL – CHLORIDE CONTENT
- CC – CEMENT CONTENT
- STL – STEEL SECTION LOSS
- UP – ULTRASONIC PULSE VELOCITY
- COR – CORE DRILLING
- RH – REBOUND HAMMER
- LD – LOAD TEST

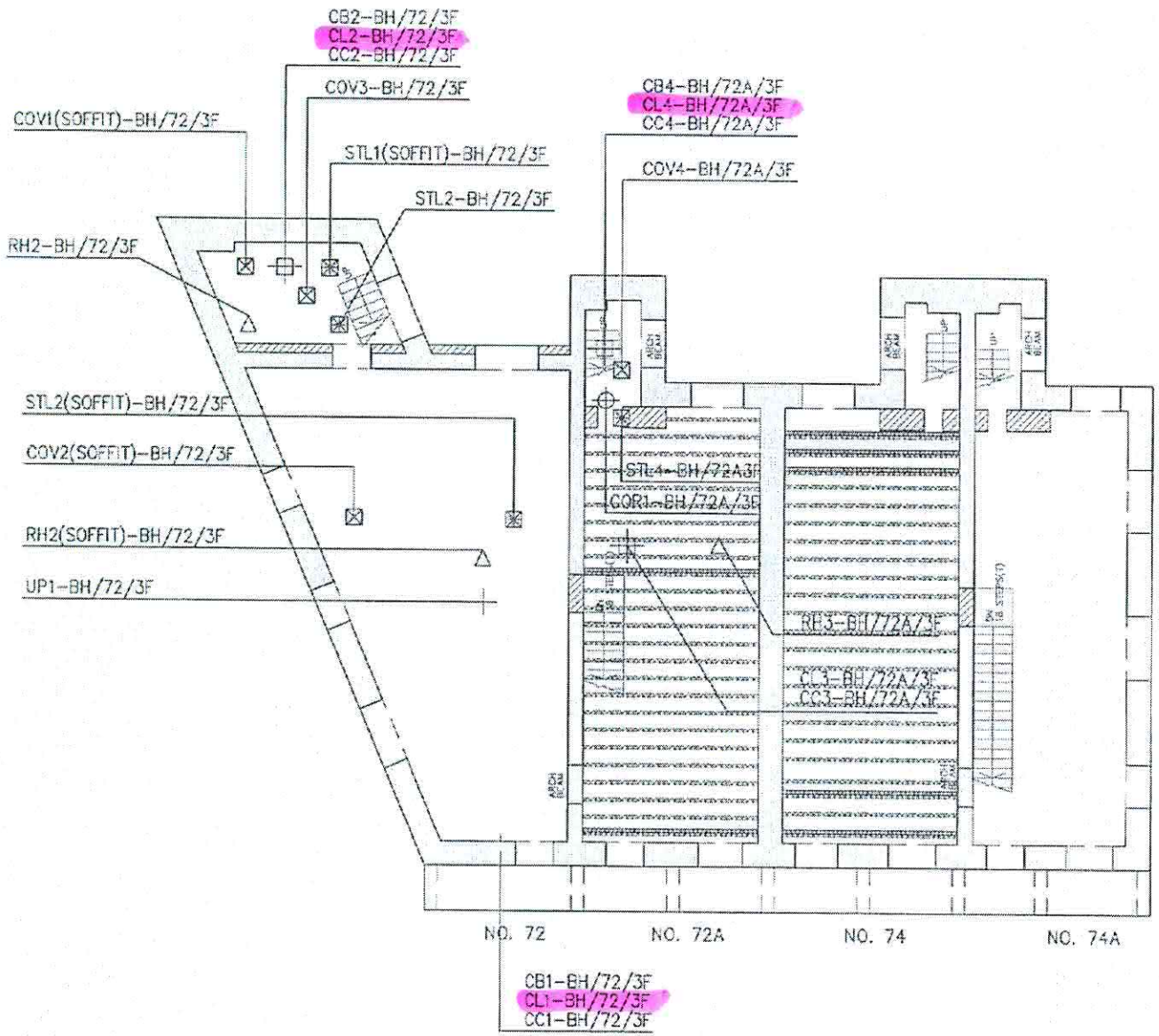
PROJECT
STRUCTURAL AND CONSERVATION APPRAISAL FOR PRESERVATION PROJECTS IN WAN CHAI

AREA / BUILDING
BLUE HOUSE STONE NULLAH LANE

DRAWING TITLE
PROPOSED TEST LOCATIONS - SECOND FLOOR PLAN

DRAWING NO.: BH-PT-2F-01
SCALE: 1:150

C M Wong & Associates Ltd.



STONE NULLAH LANE

THIRD FLOOR PLAN

N

LEGEND:

- BRICK WALL
- BRICK WALL UNDER
- BRICK WALL ABOVE ONLY
- CONCRETE BEAM
- TIMBER JOIST
- I BEAM (55x100)

COV1-BH-/7/1F

- TEST TYPE
- TEST NUMBER
- BUILDING
- HOUSE NUMBER
- FLOOR

TEST TYPE

- COV – COVERMETER
- CB – CARBONATION DEPTH MEASUREMENT
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- CC – CEMENT CONTENT
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- UP – ULTRASONIC PULSE VELOCITY
- COR – CORE DRILLING
- RH – REBOUND HAMMER
- LD – LOAD TEST

PROJECT:
STRUCTURAL AND CONSERVATION APPRAISAL FOR PRESERVATION PROJECTS IN WAN CHAI

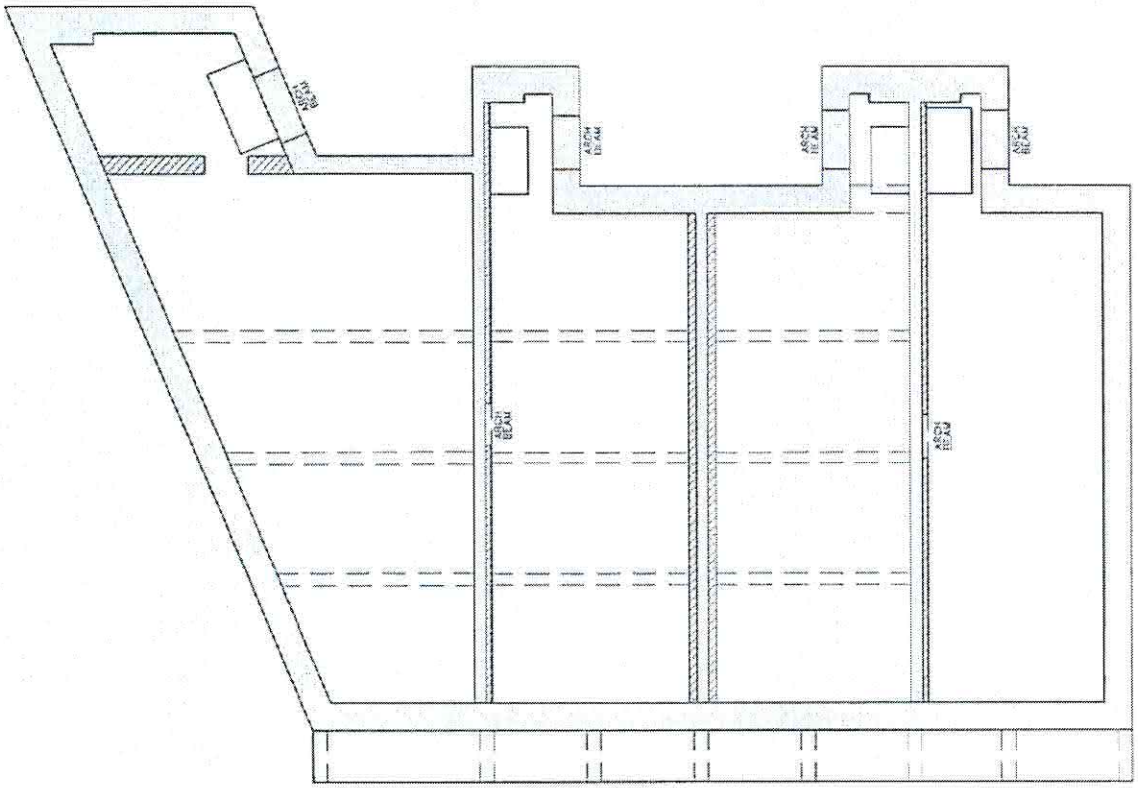
AREA / BUILDING:
BLUE HOUSE STONE NULLAH LANE

DRAWING TITLE:
PROPOSED TEST LOCATIONS – THIRD FLOOR PLAN

DRAWING NO.: BH-PT-3F-01

SCALE: 1:150

C M Wong & Associates Ltd.



N

LEGEND:

- BRICK WALL
- BRICK WALL UNDER
- BRICK WALL ABOVE ONLY
- CONCRETE BEAM
- TIMBER JOIST
- I BEAM (55x100)

TEST TYPE
TEST NUMBER
BUILDING
HOUSE NUMBER
COV1-BH-/7/1F FLOOR

TEST TYPE

- COV – COVERMETER
- CB – CARBONATION DEPTH MEASUREMENT
- CL – CHLORIDE CONTENT
- CC – CEMENT CONTENT
- STL – STEEL SECTION LOSS
- UP – ULTRASONIC PULSE VELOCITY
- COR – CORE DRILLING
- RH – REBOUND HAMMER
- LD – LOAD TEST

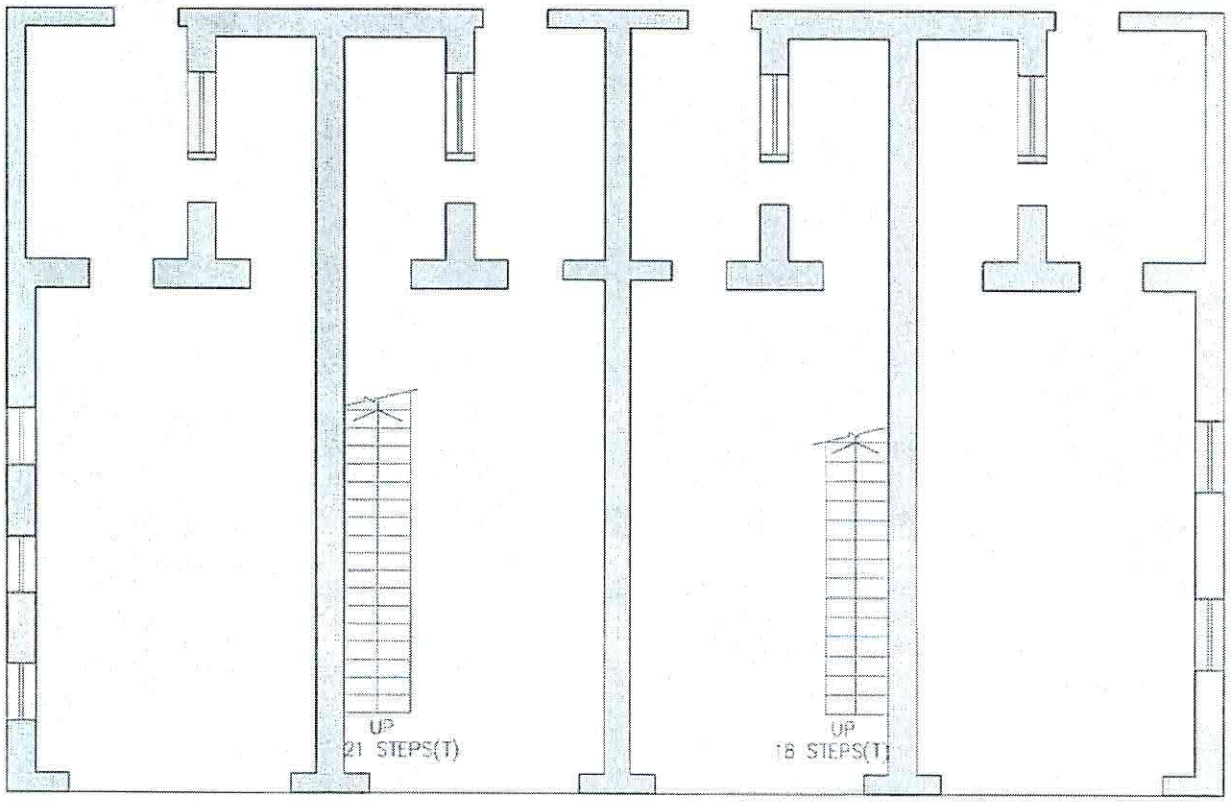
STONE NULLAH LANE

ROOF FLOOR PLAN

PROJECT : STRUCTURAL AND CONSERVATION APPRAISAL FOR PRESERVATION PROJECTS IN WAN CHAI	
AREA / BUILDING : BLUE HOUSE STONE NULLAH LANE	
DRAWING TITLE : PROPOSED TEST LOCATIONS – ROOF FLOOR PLAN	
DRAWING NO. : BH-FT-RF-01	SCALE : 1:150

C M Wong & Associates Ltd.

Material Test Location Plan at
2-8 Hing Wan Street



HING WAN STREET

GROUND FLOOR PLAN

N

LEGEND:

- BRICK WALL
- WALL UNDER
- WALL ABOVE ONLY
- CONCRETE BEAM
- TIMBER JOIST
- I BEAM (55x100)

TEST TYPE
TEST NUMBER
BUILDING
HOUSE NUMBER
COV1-MS-/7/1F FLOOR

TEST TYPE

- COV - COVERMETER
- CB - CARBONATION DEPTH MEASUREMENT
- CL - CHLORIDE CONTENT
- CC - CEMENT CONTENT
- STL - STEEL SECTION LOSS
- UP - ULTRASONIC PULSE VELOCITY
- COR - CORE DRILLING
- RH - REBOUND HAMMER
- LD - LOAD TEST

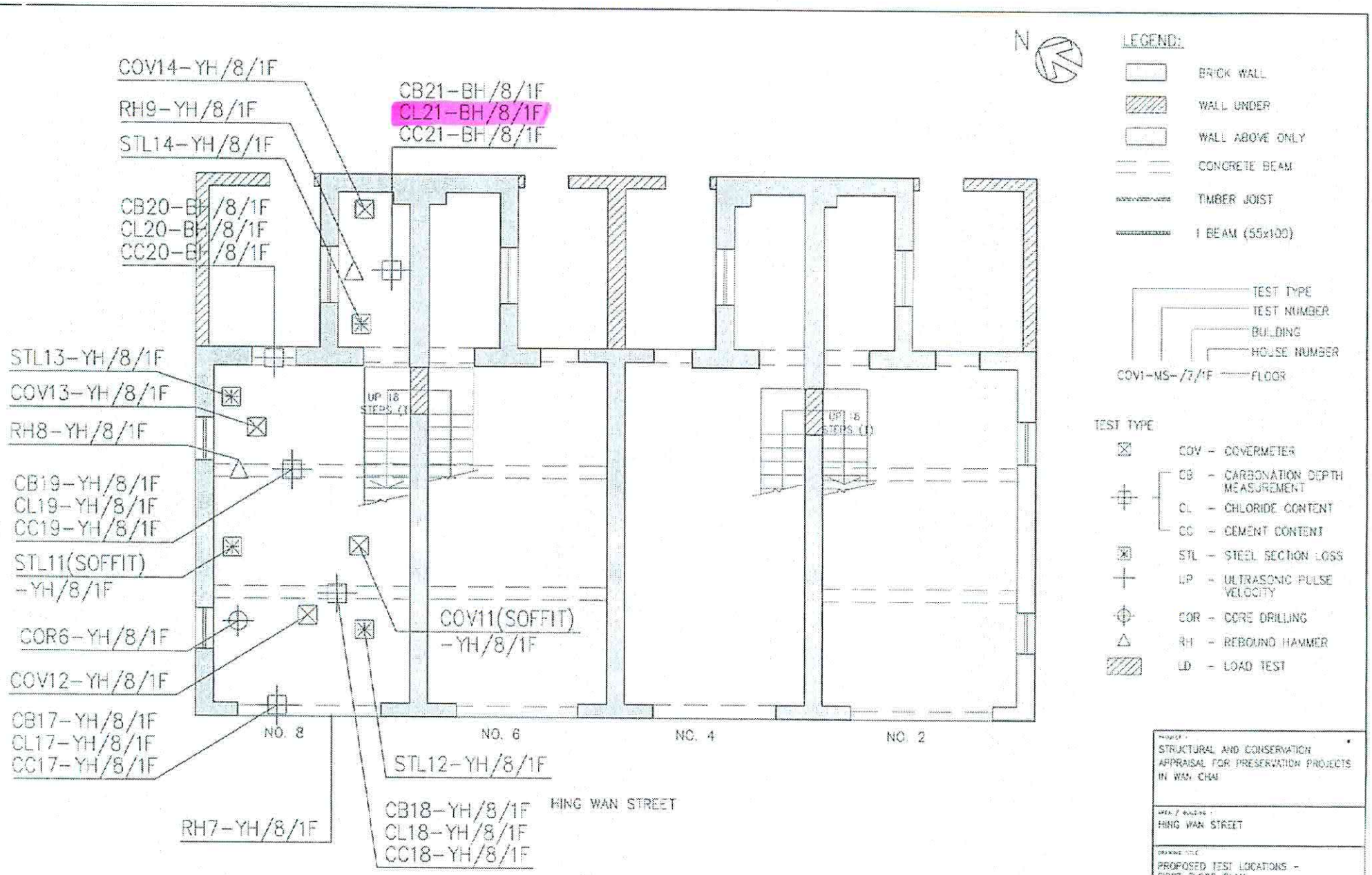
PROJECT
STRUCTURAL AND CONSERVATION APPRAISAL FOR PRESERVATION PROJECTS IN WAN CHAI

BLOCK / BUILDING
HING WAN STREET

DRAWING TITLE
PROPOSED TEST LOCATIONS - GOUND FLOOR PLAN

DRAWING NO. : YH-PT-1F-01 | SCALE : 1:100

C M Wong & Associates Ltd



FIRST FLOOR PLAN

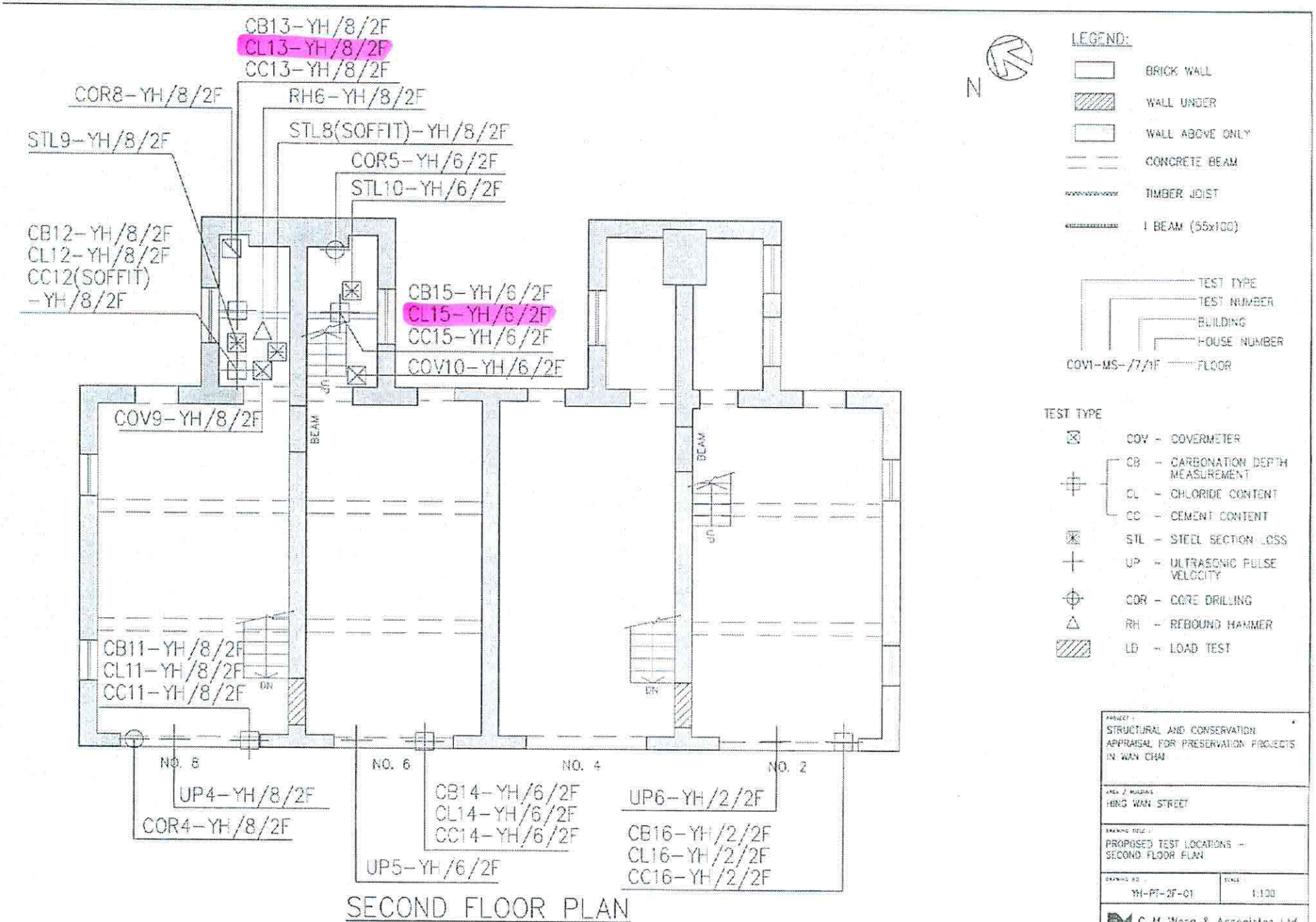
STRUCTURAL AND CONSERVATION APPRAISAL FOR PRESERVATION PROJECTS IN WAN CHAI

HING WAN STREET

PROPOSED TEST LOCATIONS - FIRST FLOOR PLAN

YH-RT-1F-01 | 1:100

C M Wong & Associates Ltd.



SECOND FLOOR PLAN

PROJECT:
STRUCTURAL AND CONSERVATION APPRAISAL FOR PRESERVATION PROJECTS IN WAN CHAI

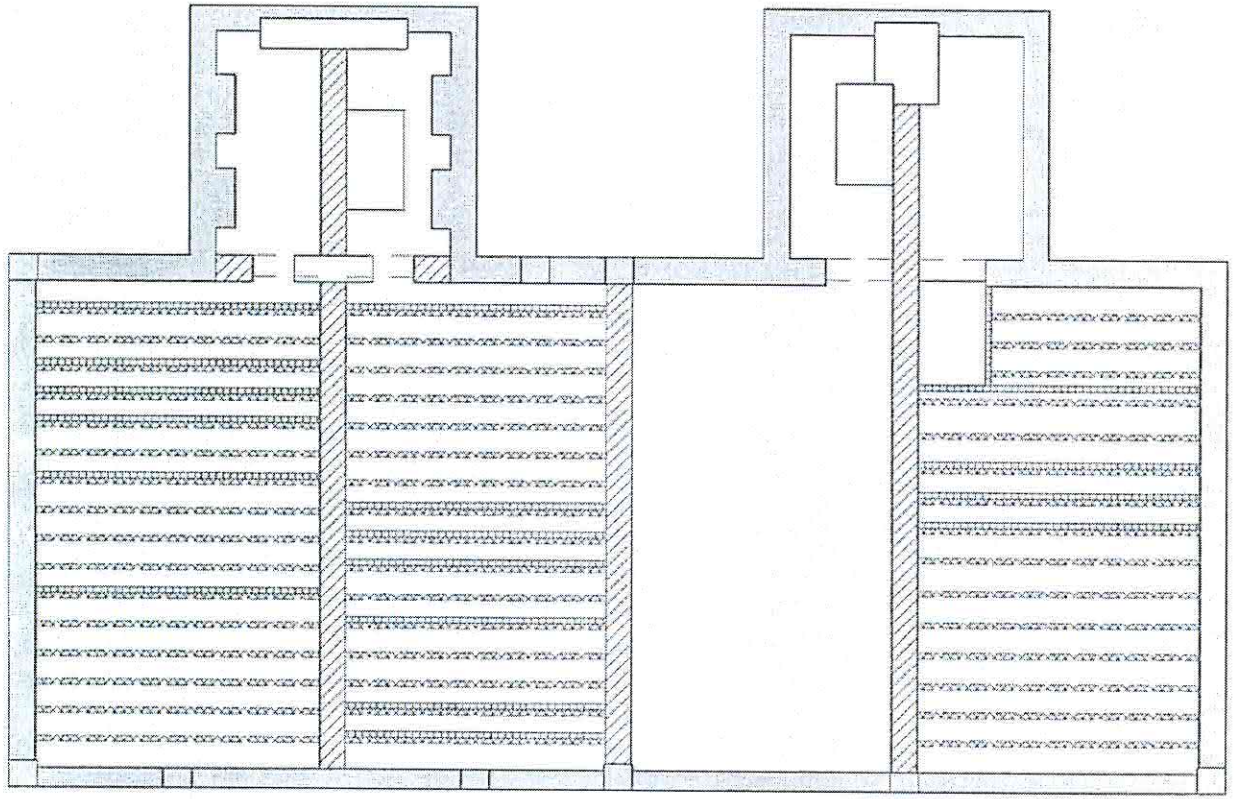
AREA / ADDRESS:
HING WAN STREET

DRAWING TITLE:
PROPOSED TEST LOCATIONS - SECOND FLOOR PLAN

DRAWING NO.: YH-PT-2F-01

SCALE: 1:100

C M Wong & Associates Ltd.



HING WAN STREET

ROOF FLOOR PLAN

N

LEGEND:

- BRICK WALL
- WALL UNDER
- WALL ABOVE ONLY
- CONCRETE BEAM
- TIMBER JOIST
- I BEAM (55x100)

COV-MS-/7/1F

- TEST TYPE
- TEST NUMBER
- BUILDING
- HOUSE NUMBER
- FLOOR

TEST TYPE

- COV – COVERMETER
- CB – CARBONATION DEPTH MEASUREMENT
- CL – CHLORIDE CONTENT
- CC – CEMENT CONTENT
- STL – STEEL SECTION LOSS
- UP – ULTRASONIC PULSE VELOCITY
- COR – CORE DRILLING
- RH – REBOUND HAMMER
- LD – LOAD TEST

PROJECT:
STRUCTURAL AND CONSERVATION APPRAISAL FOR PRESERVATION PROJECTS IN WAN CHAI

AREA / BUILDING:
HING WAN STREET

DRAWING TITLE:
PROPOSED TEST LOCATIONS – ROOF FLOOR PLAN

DRAWING NO.: 91-PT-RF-01

SCALE: 1:100

C M Wong & Associates Ltd.

Appendix VI

Photos of Buildings

1. 72-74A STONE NULLAH LANE

Front facade of 72-74A Stone Nullah Lane

Front and side facades of 72-74A Stone Nullah Lane

Roofs of 72 and 72A Stone Nullah Lane

View of one vacant residential unit (view 1)

View of one vacant residential unit (view 2)

View of one internal timber stair

2. 2-8 HING WAN STREET

Front and side facades of 2-8 Hing Wan Street

Rear facade of 2-8 Hing Wan Street

View of one vacant residential unit (view 1)

View of one vacant residential unit (view 2)

View of one internal timber stair

3. 8 KING SING STREET

Front and side facades of 8 King Sing Street

Side facade of 8 King Sing Street

Rear facade of 8 King Sing Street

View of backyard

View of the vacant shop on ground floor (view 1)

View of the vacant unit on ground floor (view 2)

View of one internal reinforced concrete staircase

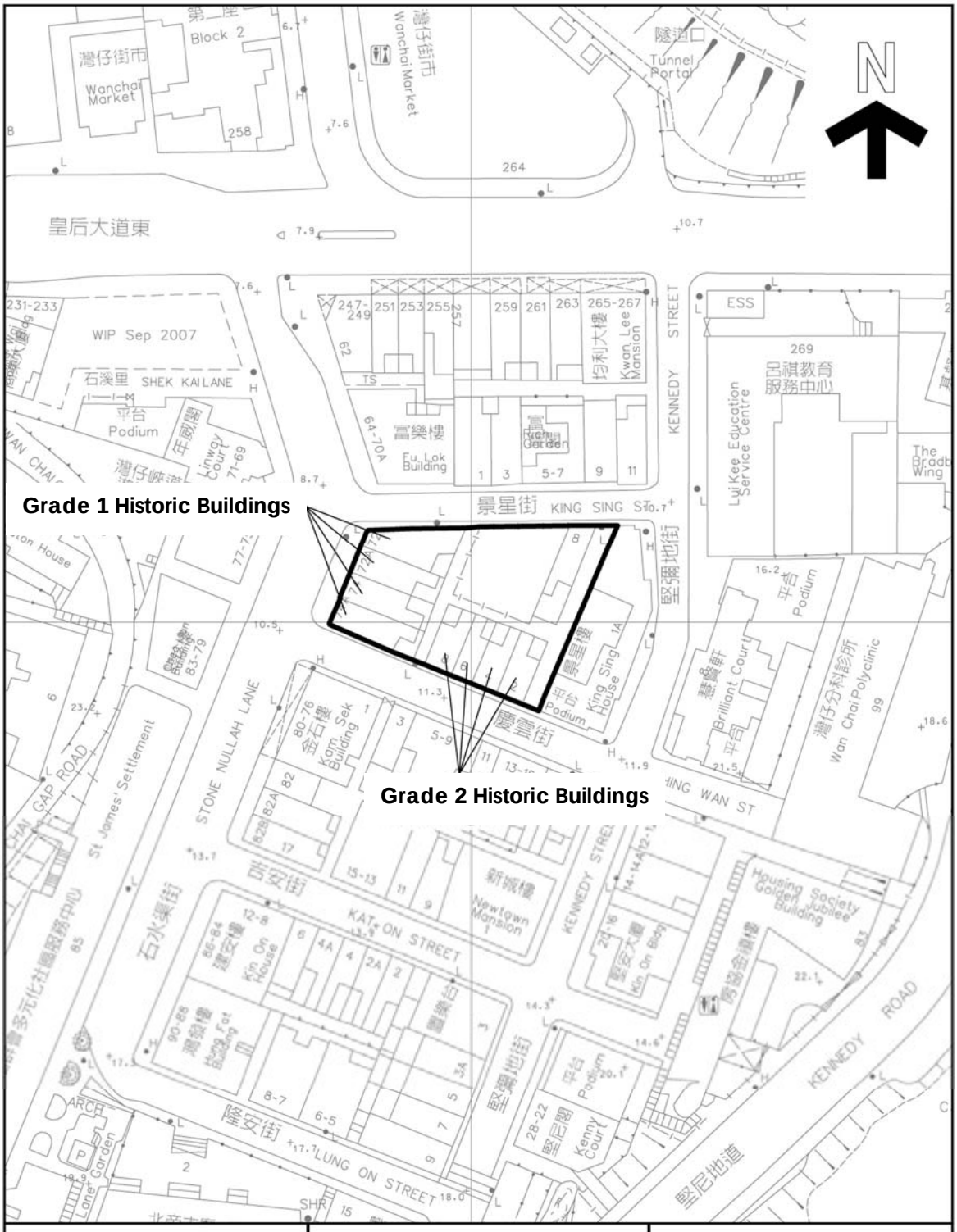
Unauthorized balconies and projecting structures on the first, second and third floor (indicated by red arrows)

4. 2-6 KING SING STREET

General view of the vacant land at 2-6 King Sing Street

Appendix VII

Grading Boundary Plan



THE SITE

DATE: 06/06/2008

BLUE HOUSE CLUSTER

72-74A STONE NULLAH LANE
2-8 HING WAN STREET
2-8 KING SING STREET

DRAWING NO.:

APPENDIX VII
GRADING BOUNDARY PLAN
1:1000

Appendix VIII

Recurrent Expenditure

(A) Electricity Fee

Possible Use(s)[1]	GFA (m^2) (a)	Net Gross Ratio (b)	IFA (m^2) (c)=(a)x(b)	Energy Consumption Indicator[2] (MJ/m^2/annum) (d)	Energy Consumption per annum (kWh/annum)[3] (e)=(c)x(d)x0.2778	Estimated Electricity Fee($)[4] per annum	Energy Consumption is based on the following Groups of Uses on EMSD's website[2]
Education or Visitor Centre	1,689	85%	1,436	254	101,326	131,259	Primary Schools and Secondary Schools with A/C in Classrooms
Recreation or Welfare Facility				1043	416,074	540,431	Offices

Notes:

(1) It is assumed the length of operating hours is in line with the normal mode of operations, e.g. 24 hours for boarding houses, 9 hours for schools and offices, 12 hours for shops and café, etc.

(2) The respective "Energy Consumption Indicators" can be found at http://www.emsd.gov.hk/emsd/eng/pee/ecib_indicators.shtml.

(3) 1MJ x 0.2778 = 1kWh

(4) Electricity fee of Kowloon side is based on the tariff charged by China Light & Power Company (CLP), and the fee of Hong Kong side by Hong Kong Electric Holdings Limited (HEH).
CLP: @$0.858 for first 5,000 units and @$0.849 thereafter. Fuel clause adjustment charge is @$0.118.
HEH: @$0.953 for first 1,500 units, @$1.046 thereafter. Fuel clause adjustment charge is @$0.254.
1 Unit = 1 kWh.
The estimated electricity fee is for cost projection in the application only. The actual fee will be subject to the then tariff and actual consumption.

(B) Water and Sewage Charge

Possible Use(s)[1]	GFA (m^2) (a)	Net Gross Ratio (b)	IFA (m^2) (c)=(a)x(b)	Estimated Water & Sewage Charge($)/month (d) = (c) x $0.3	Estimated Water & Sewage Charge($)[2]/annum (e) = (d) x 12
Education or Visitor Centre	1,689	85%	1,436	431	5,172
Recreation or Welfare Facility				862	10,344

Notes:

(1) According to the standard accommodation rate issued by the Government Property Agency, the estimated monthly water & sewage charges of Government-owned offices is $0.3 per m^2.
Based on the above estimate, it is assumed that the use of water per m^2 of :
Educational Institution, Field Study, Education or Visitor Centre, Gallery = Offices
Hostel, Holiday Camp, Arts and Cultural Village, Activity Centre = Offices x 2
Cafe = Offices x 15

(2) The estimated water and sewage charge is for cost projection in the application only. The applicants are free to make reference to other sources as appropriate.
The actual water and sewage charge will be subject to the then tariff and actual consumption.

(C) Estimated Rates and Rent

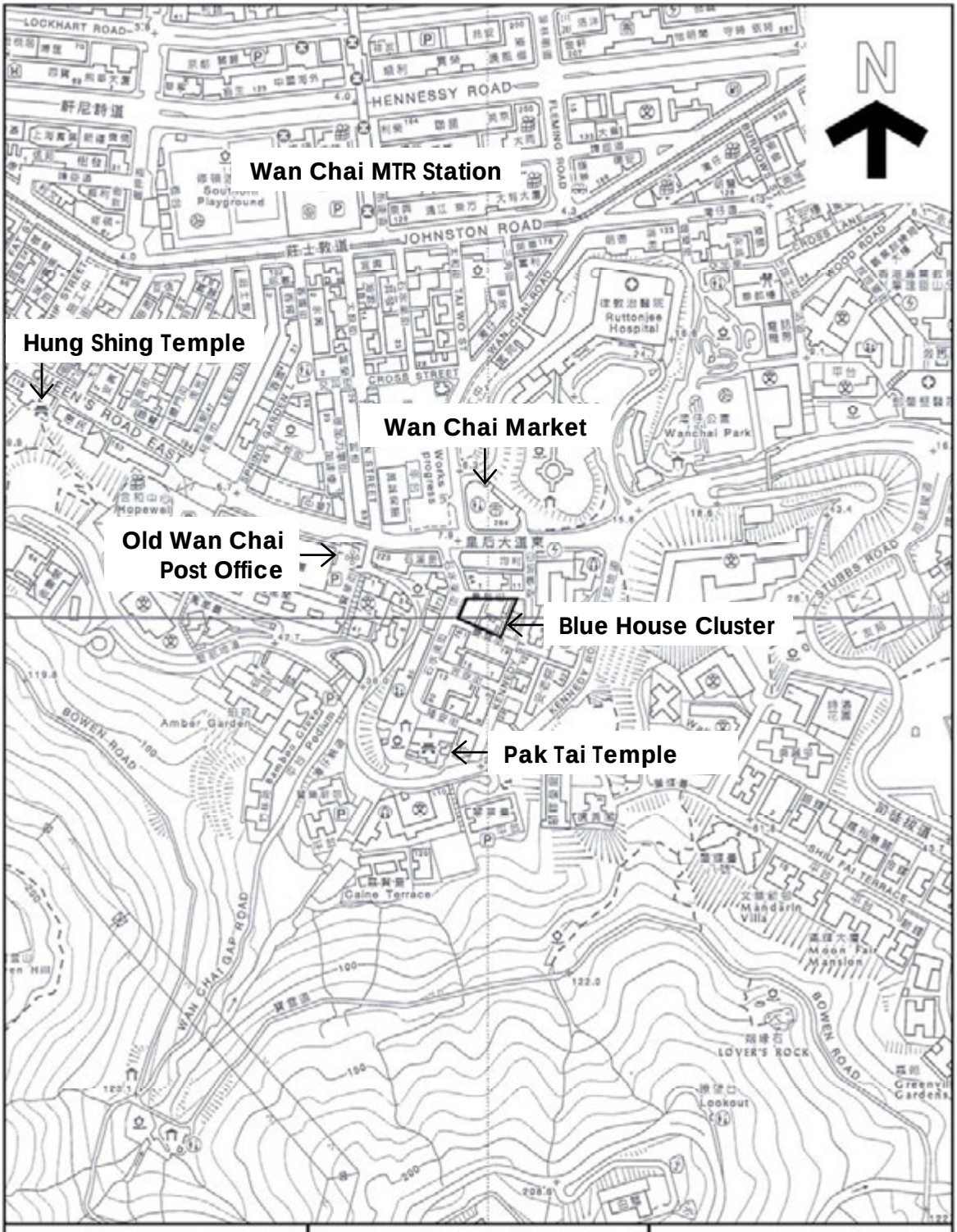
Possible Use(s)	GFA (m^2)	Site Area (m^2)	Rateable Value [(1)] ($) (a)	Rates/annum ($) (b) = (a) x 5%	Rent/annum ($) (c) = (a) x 3%	Rates & Rent/annum ($) (d) = (b) + (c)
Education or Visitor Centre	1,689	930	2,376,000	118,800	71,280	190,080
Recreation or Welfare Facility						

Notes:

(1) The rateable values are rough estimates based on the possible uses and are for cost projection in the application only. The actual assessment of rateable values will depend on the actual use, operating mode, extent of renovation, actual floor area, etc. of each historic building.
The rateable value will be subject to annual revaluation by the Rating and Valuation Department.

Appendix IX

Plan Showing Immediate Surrounding



THE SITE

DATE: 06/06/2008

BLUE HOUSE CLUSTER

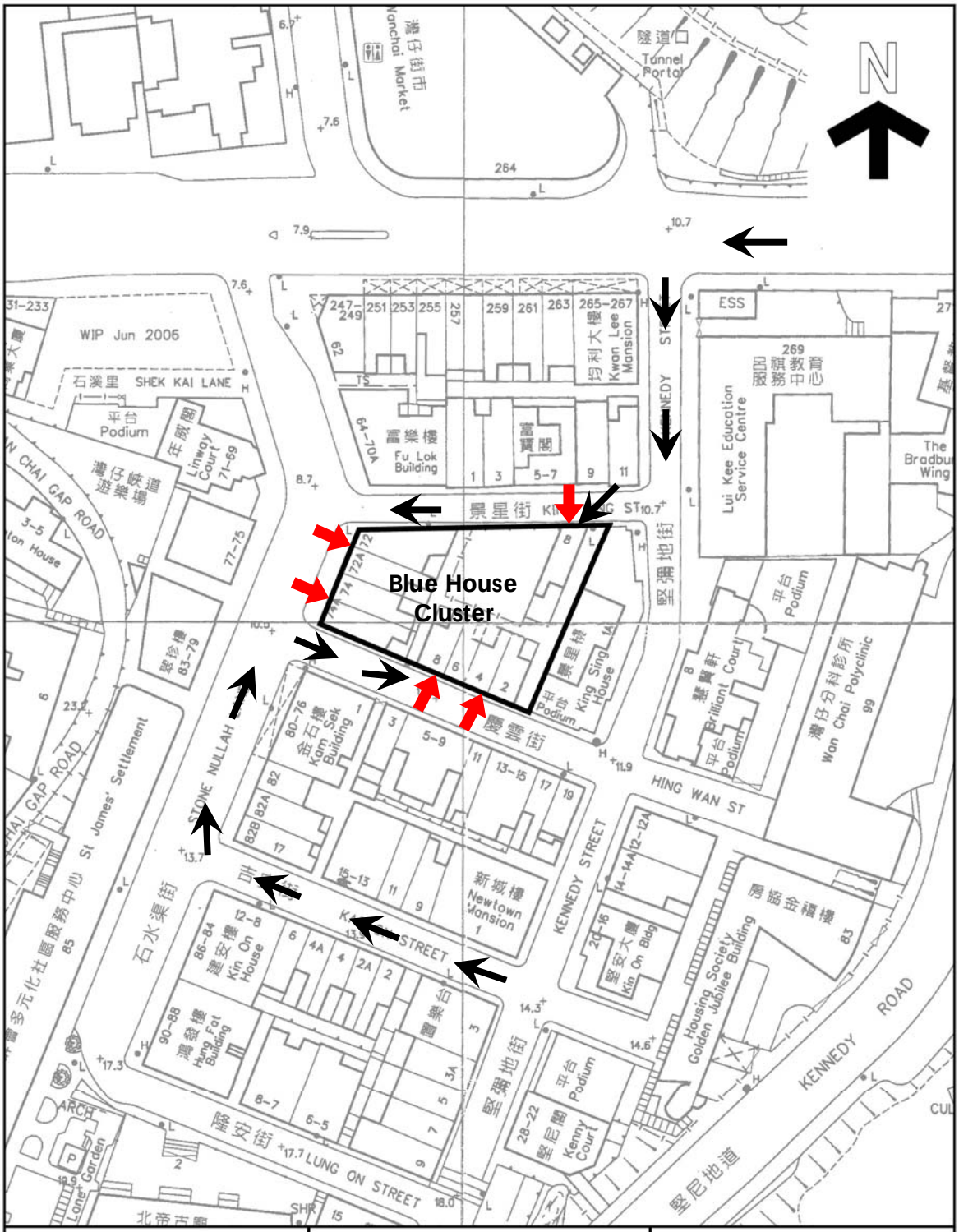
72-74A STONE NULLAH LANE
2-8 HING WAN STREET
2-8 KING SING STREET

DRAWING NO.:

APPENDIX IX
PLAN SHOWING IMMEDIATE SURROUNDING
1:5000

Appendix X

Access Plan



THE SITE VEHICULAR ACCESS AND EVA BUILDING ENTRANCE DATE: 06/06/2008	BLUE HOUSE CLUSTER 72-74A STONE NULLAH LANE 2-8 HING WAN STREET 2-8 KING SING STREET	DRAWING NO.: APPENDIX X ACCESS PLAN 1:1000

Appendix XI

List of Architectural Features to be Preserved

The Blue House Cluster, Wan Chai
Architectural Features to be Preserved

I. 72, 72A, 74 and 74A Stone Nullah Lane

a) External Area

1.1) **Stone Nullah Lane façade**, including the cantilevered concrete verandahs with the wrought-iron balustrades with geometrical patterns and concrete brackets supporting the verandahs

1.2) **King Sing Street façade**, including four horizontal plaster bands with mouldings, aligned with concrete floor slabs, all rectangular window openings (but most of the actual windows are not original and need not be retained); concrete window cills and heads, and canopies supported by moulded concrete brackets. The recessed entrance of the "Bone-setter" shop at G/F, including granite steps, glazed ceramic dragon-carp/ pearl decorations above the door and metal grilles

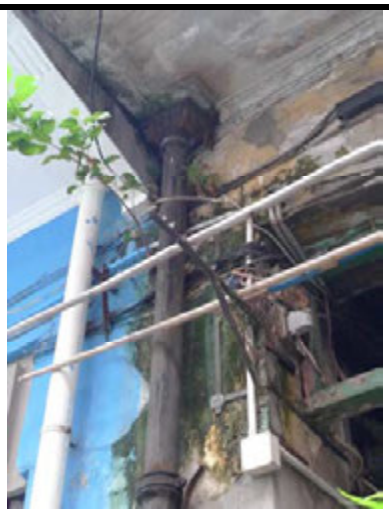
1.3) **Hing Wan Street façade**, including all rectangular window openings (but most windows are not original and need not be retained), with concrete hoods and window cills; four horizontal brick/plaster bands aligned with floor slabs

1.4) **Hing Wan Street elevation** (set back), including the original segmental window openings (but not the modern metal windows), window cills and heads, and four horizontal bands on wall

1.5) **Rear façade**, including all horizontal plaster bands, window openings (but not modern metal windows), window cills and heads, brick boundary wall with ceramic grille-tiles and backyard, together with the back scavenging lane

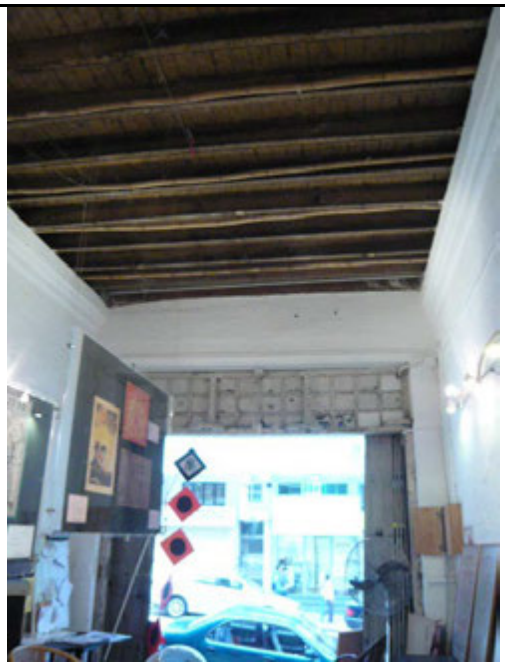
1.6) **Roof**, including parapet walls, Canton tiled covering, staircase hoods and brick chimney

1.7) Rainwater drainage system with cast iron hopper and pipes



1.8) All granite steps at the entrances to the common stairs of the tenements between 72 & 72A and 74 & 74A Stone Nullah Lane (concrete steps need not be retained)

1.9) Remains of the Old Wine Shop at G/F of 74 Stone Nullah Lane, including brick/cement bases for wine jars, glazed fan light above entrance and underground pit for wine storage in Rear Yard



1.10) Earth God Shrine at the entrance of 72A Stone Nullah Lane

b) Internal Area

1.11) **Living Rooms** - The brick/plaster corbelled moulding to the ceiling, structural beams, patterned floor tiling, the French door openings to the balconies (but some doors are new replacements which are not required to be preserved), original timber entrance door with "spy hole" and the arched recess to the entrance doorways (but not all living units have arched recess to the entrance doorway)

1.12) **Kitchens** - Brick corbelling along the edge of the ceiling and the arched segmental windows. Trap door to roof at the top floor of 72 & 72A Stone Nullah Lane



1.13) **Balconies facing Stone Nullah Lane** - Original tiled floor in floral patterns


1.14) **Common stairs** - Common stair serving 72 & 72A Stone Nullah Lane and the stair serving 74 & 74A Stone Nullah Lane, including all archways at the landing, timber panels with wooden lattices and remains of ceramic tiling

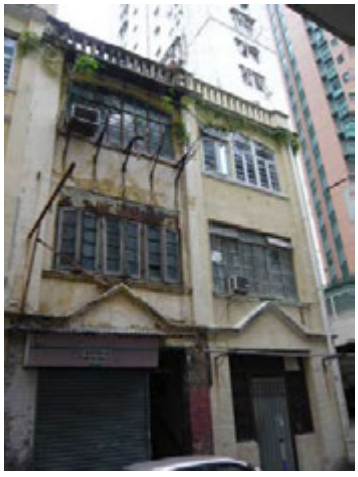


1.15) **Timber Floors** – Timber elements including timber joists and battens of the floors

II. 2, 4, 6 and 8 Hing Wan Street

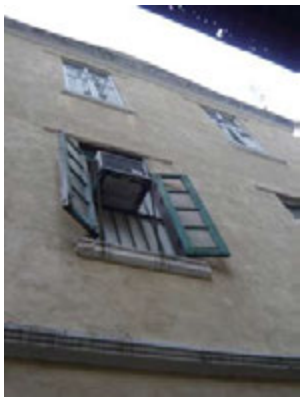
a) External Area

2.1) **Front Elevation facing Hing Wan Street** - Ornamental parapets to all four houses; horizontal decorative mouldings along parapets; decorative plaster geometric features; decorative pediments between G/F and 1/F at 2 & 4 Hing Wan Street; all window openings of the four houses, including segmental windows at 2/F of 2 & 4 Hing Wan Street; glazed timber doors at 2 Hing Wan Street; wrought-iron grilles to G/F and 1/F of 2 and 4 Hing Wan Street



2.2) **Side Elevation to Stone Nullah Lane -** Three horizontal bands with mouldings, all window openings including concrete window cills (but actual windows are not original and need not be retained), triangular-shaped mouldings at high level and over the windows

2.3) **Side Elevation to King Sing House** – All window openings (All aluminium windows are not required to be preserved except one original wooden window at 1/F which should be preserved); window cills and heads, line of moulding between the G/F and 1/F; triangular-shaped mouldings at high level



2.4) **Rear Elevation** – All window openings (but not modern metal windows) with window cills and heads; plastered brick façade; brick boundary wall and the backyard

2.5) **Roof -** Chinese tiled pitched roofs, including original China-fir timber purlins; brick chimney stacks and staircase hoods

2.6) All granite thresholds to the G/F front entrances of all units

b) Internal Area

2.7) **2 Hing Wan Street -** Timber security bars and Main Entrance door

2.8) **Living Rooms** - All structural beams, ceramic patterned floor tiling; window openings (but most actual windows are not original and may be replaced); brick/plaster corbelling to underside of roof; original panelled timber doors (but not the new replacement doors)

2.9) **Kitchens and Utility Areas** - At least one example of an existing brickwork cooking stove, together with its chimney flue should be preserved in-situ

2.10) **Stairs -** Common timber stair serving 2 & 4 Hing Wan Street and stair serving 6 & 8 Hing Wan Street, including timber balustrades, original timber-boarded partitioning (some partitioning appears to be a later addition which may be modified); and remains of ceramic tiling



III. 8 King Sing Street

a) External Area

3.1) **External Walls**- One side elevation still has the evidence of an older shop house structure remaining attached to the brick wall which should be kept. All existing window openings to the building should be preserved except those related to the unauthorised building works (but the actual modern metal windows are not original and need not be retained)

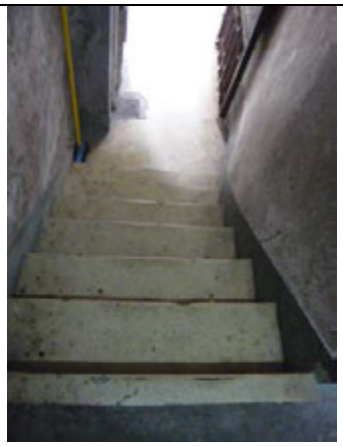

3.2) **Main Entrance -** Terrazzo 'two-tone' treatment around the frame of the entrance door

3.3) **Roof** - The parapet walls and the staircase hood

b) Internal Area

3.4) **Flooring** - Green and white ceramic tiling in the common areas

3.5) **Staircase** - Terrazzo 'two-tone' treatment to the staircase steps, skirting and balustrade, which echoes the style of the main entrance, should be preserved



IV. Vacant Government Land at King Sing Street

4.1) Grey brick retaining wall supporting the rear scavenging lane serving Hing Wan Street

Appendix XII

List of Required Treatment to Architectural Features

The Blue House Cluster, Wan Chai

Required Treatment to Architectural Features

I. 72, 72A, 74 and 74A Stone Nullah Lane

a) External Area

Architectural Feature	Required Treatment
1.1) Building structure	All structural elements should be inspected, repaired and protected. If new structural support is essential, it should be designed to be as unobtrusive as possible, in order to preserve the historic fabric of the buildings. No objection to replacement of damaged brickwork and timber members if they are beyond repair, provided all replacement items match the original material and design. Proposals for any replacement items should be submitted to AMO for comment. A termite monitoring system to protect timber structures should be installed where appropriate.
	

Architectural Feature	Required Treatment
1.2) External walls	Repair any damaged sections of brickwork and rendering using similar materials. No restriction on the proposed colour scheme, provided the paint system is reversible (i.e. permanent coating systems are not allowed).

Architectural Feature	Required Treatment
1.3) Roof	Roof should be maintained in a waterproofed condition, while preserving the architectural features, namely brick chimney, Canton tiles, staircase hood and parapet walls. The roof may be turned into a usable space (subject to Buildings Ordinance requirements), provided no permanent structures are built on the roof.

Architectural Feature	Required Treatment
1.4) Windows	No window opening is to be enlarged or modified in any way. But, most of the actual windows are recent replacements in aluminium or steel and they should be replaced by timber-framed windows in traditional style. Details of examples of original timber windows are available from AMO. Where new air-conditioning units are required, they should be provided in less obvious locations or by discrete split-unit type.

Architectural Feature	Required Treatment
1.5) Rainwater drainage system with cast iron hopper and pipes	Check condition of the existing rainwater drainage system. Preserve in-situ and repair as necessary the historic cast-iron hoppers and pipes. Some rainwater pipes has been replaced with new uPVC pipes or/ and connected to later-added sewage pipes. They should be restored with cast-iron replicas and disconnected from the sewage system. Remove any inappropriate later-added rainwater pipes (or air conditioning condensation pipes).

Architectural Feature	Required Treatment
1.6) Balconies facing Stone Nullah Lane	Balconies must not be enclosed by glazing or other materials, and should remain open as at present. Damaged metal balustrades should be repaired or replaced to tie in with the design of adjacent balustrades. If upgrading works are required to the balustrades to meet the current requirements of Buildings Ordinance, the works should be carried out to cause minimum visual and structural disturbance to the original feature, and the design of which should be subject to AMO's approval. No objection to removal of the later brick partitions between balconies.
	

Architectural Feature	Required Treatment
1.7) Rear yard	Any proposal for new built over the rear yard should be submitted to AMO for approval. They should be supplemented with sound justification to demonstrate their necessity.
	

b) Internal Area

Architectural Feature	Required Treatment
1.8 Original patterned floor tiles	All original decorative ceramic floor tiles (including simple floral pattern, geometric pattern, etc) at interiors of the building should all be retained in-situ and cleaned (using bristle or nylon brushes and clean water - corrosive cleaning chemicals must not be used). Modification works to the floor slabs in order to make them structurally capable for adaptive re-use may be permitted. But, the tiles must be retained in-situ and the proposed scale and location of the works requires the approval of AMO.
	

Architectural Feature	Required Treatment
1.9) Corbelled brick/plaster moulding to the ceilings	Some corbelled brick/plaster moulding to ceiling of the living rooms and kitchens have been damaged. They should be repaired and reinstated using the existing design and materials.
	

Architectural Feature	Required Treatment
1.10) Interior walls	Defective areas of interior plastered walls should be repaired by "patch repair" as required, using similar material. There is no restriction to proposed painting treatment, provided a reversible paint system is used. Demolition/ openings made to the non-loading bearing internal walls and floor slabs may be allowed subject to the advice of a Registered Structural Engineer.
	

Architectural Feature	Required Treatment
1.11)Entrance doors to tenements	There is no objection to replacing recent non-historic doors with doors of traditional style and materials. However, all existing original timber doors (complete with door fittings and observation openings) should be retained, repaired and repainted.
	

Architectural Feature	Required Treatment
1.12) Internal staircases	Upgrading work to the staircase to meet with the current building control standards may be permitted, provided that the proposed design and materials are approved by AMO.
	

Architectural Feature	Required Treatment
1.13) Timber Floors	All timber elements including timber joists and battens of the timber floors should be preserved in-situ. Where improvement works to the timber floors to fulfill the requirements of the Buildings Ordinance in structural and fire safety aspects are required due to change-in-use of the building, such works and their corresponding disturbance to the timber floors should be submitted to AMO for approval from conservation point of view.
	

II. 2, 4, 6 and 8 Hing Wan Street

a) External Area

Architectural Feature	Required Treatment
2.1) Building structure	All structural elements must be inspected, repaired and protected. If any structural strengthening is considered necessary under the current building control requirements (for example, for an adaptive reuse which demands a higher loading capacity), it should be designed as unobtrusive as possible, in order to preserve the historic fabric of the buildings. Damaged brickwork and structural timber members may be replaced with similar materials if beyond repair. Generally, all replacement items should match the original material and design. Proposals for any replacement items should be submitted to AMO for comment. A termite monitoring system to protect timber structures should be installed in appropriate locations.
	 

Architectural Feature	Required Treatment
2.2) External walls	Repair any damaged sections of brickwork using similar bricks, mortar and rendering. No restriction on proposed colour scheme (the existing recent yellow colour need not be retained), but the paint system must be reversible (i.e. permanent coating systems not allowed). The old metal hanging brackets, dilapidated canopies and window-type air-conditioning units must be cleared away.
	

Architectural Feature	Required Treatment
2.3) Windows	No window openings are to be enlarged or modified in any way. But, most of the windows and their frames are recent replacements in metal and they should be replaced by timber-framed windows in traditional style. Details of examples of original timber windows are available from AMO. Where new air-conditioning units are required they should be provided in less obvious locations or by discrete split-unit type.
	

Architectural Feature	Required Treatment
2.4) Roof	The majority of the round purlins have some termite damage, but the hardwood purlins seem to be in good condition. A termite system should be put in place to safeguard the timber members of the roof. The underside of the roof shows signs of rainwater leakage, and all broken and displaced tiles should be made good and roof should be maintained in a waterproof condition. The architectural features of the roof must be preserved, namely, chimneys, roof tiles, timber purlins, staircase hoods and parapet walls. All unauthorised structures and coverings to the roofs of the four houses should be removed in order to reveal the original pitched roof form.

Architectural Feature	Required Treatment
2.5) Rear yard	Any proposal for new built over the rear yard should be submitted to AMO for approval. They should be supplemented with sound justification to demonstrate their necessity.

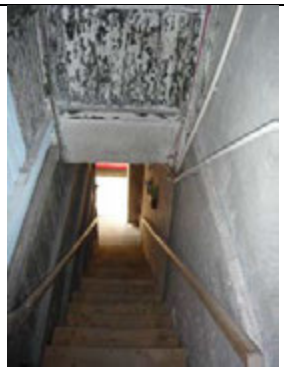
b) Internal Area

Architectural Feature	Required Treatment
2.6) Original patterned ceramic floor tiles	All original decorative ceramic floor tiles at interiors of the building should be retained in-situ, cleaned with bristle or nylon brushes and clean water (corrosive cleaning chemicals must not be used). New replacement tiles are acceptable if the damaged tiles are beyond repair and the replacements are of similar style and pattern. Strengthening of the floor slabs to make them structurally capable for new adaptive re-use may be permitted, provided the original floor tiles are retained in-situ and the proposed scale and location of the works are approved by AMO.
	

Architectural Feature	Required Treatment
2.7) Interior walls	Defective areas of plastered walls should be "patch repaired" using similar material. There is no restriction to proposed painting treatment, provided a reversible paint system is used. Demolition/openings made to the non-loading bearing internal walls and floor slabs may be allowed subject to the advice of a Registered Structural Engineer
	

Architectural Feature	Required Treatment
2.8) Entrance doors to tenements	All existing original timber doors (complete with door fittings and observation openings) should be retained, repaired and repainted. However, there is no objection to replacing the modern doors by new doors in traditional style and materials.

Architectural Feature	Required Treatment
2.9) Common stairs	The interiors require a thorough redecoration. Method statements of any upgrading work to the stairs to comply with the current building control requirements should be submitted to AMO for approval.



III. 8 King Sing Street

a) External Area

Architectural Feature	Required Treatment
3.1) Building structure	All structural elements must be inspected, repaired and protected, except the unauthorised building works. If any structural strengthening is considered essential under the current building control requirements (for example, for an adaptive reuse which demands a higher loading capacity), it should be designed as unobtrusive as possible, in order to preserve the historic fabric of the buildings. Damaged brickwork and structural timber members may be replaced with similar materials if beyond repair. Generally, all replacement items should match the original material and design. Proposals for any replacement items should be submitted to AMO for comment.

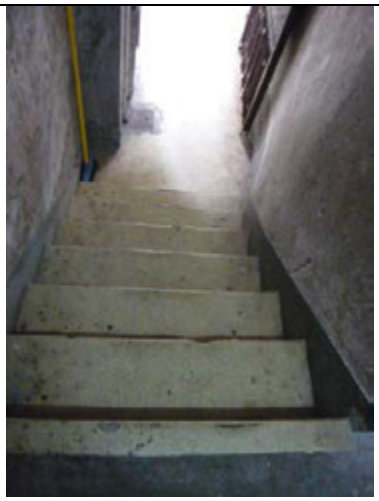
Architectural Feature	Required Treatment
3.2) External walls	Redecoration of walls and removal of greenery from walls, except the unauthorised building works. No restriction on proposed colour scheme (existing recent orange colour need not be retained), provided the paint system is reversible (i.e. permanent coating systems are not allowed).

Architectural Feature	Required Treatment
3.3) Main entrance	Thoroughly clean the coloured terrazzo rendering at the Front Entrance, in order to make an attractive contrast with the grey Shanghai plaster on the remainder of the walls at the front elevation.

Architectural Feature	Required Treatment
3.4) Roof	The roof may be turned into a usable space (subject to Buildings Ordinance requirements), provided no permanent structures are built on the roof. Removal of unauthorized structures on roof.

b) Internal Area

Architectural Feature	Required Treatment
3.5) Original ceramic floor tiles	All original floor tiles (in green and white) at the common areas of the building should be cleaned (using bristle or nylon brushes and clean water (corrosive cleaning chemicals must not be used). Modification works to the floor slabs to make them structurally capable for adaptive re-use may be permitted, provided the floor tiles are retained in-situ and prior approval from AMO is given to the scale and location of the proposed modification works.
	

Architectural Feature	Required Treatment
3.6) Staircase	Terrazzo finishes of the staircase should be preserved, cleaned and repaired where necessary (non-corrosive cleaning chemicals must not be used). Upgrading works to the staircase may be permitted, provided prior approval from AMO is obtained on the scale of the works.
 	

Architectural Feature	Required Treatment
3.7) Internal partitions	No objection to removal of all partitions inside the units if not required for the proposed new use.

Architectural Feature	Required Treatment
3.8) Services	All existing electricity services and cabling should be checked and upgraded to current standards. Redundant cabling on walls should be removed and walls made good to match with existing.

IV. Vacant Government Land at King Sing Street

4.1) Open space	New building(s)/ structure(s) can be erected in the vacant lot if required. But all proposed development must be in harmony with the existing historic buildings and their surrounding. Prior approval from AMO should be obtained for any proposals of new development.
	

Architectural Feature	Required Treatment
4.2) Brick retaining wall	There is a historic grey brick retaining wall supporting the rear scavenging lane serving Hing Wan Street. The damaged parts of the wall should be repaired. The black stains should be cleaned off and vegetation should be removed. Alterations to suit modern days' requirements may be permitted subject to AMO's approval. In any case, access to back door of Yellow House should be maintained.
	

Appendix XIII

List of Recommended Treatment to Architectural Features

The Blue House Cluster, Wan Chai

Recommended Treatment to Architectural Features

I. 72, 72A, 74 and 74A Stone Nullah Lane

Architectural Feature	Recommended Treatment
1.1) Stone Nullah Lane façade	The modern shop fronts on the ground floor of 72, 72A and 74 Stone Nullah Lane may be reinstated to their original appearance, as per existing old shop front to 74A Stone Nullah Lane.

Architectural Feature	Recommended Treatment
1.2) Shop front at King Sing Street Elevation	Recommended to take down all the recent plastic signs of the "Bone-setter" shop in order to reveal the older sign for "Wah To Hospital" behind. Make good all disturbed wall surfaces using materials matching with the existing walls.

Architectural Feature	Recommended Treatment
1.3) External paintwork	Although there is no restriction on the external colour scheme, it is recommended that the external paintwork be remained a blue colour, in order to preserve the "landmark" character of the building.

II. 2, 4, 6 and 8 Hing Wan Street

Architectural Feature	Recommended Treatment
2.1) Hing Wan Street façade	The modern shop fronts on the ground floor of 4, 6 and 8 Hing Wan Street may be reinstated to their original appearance, as per existing old shop front to 2 Hing Wan Street.

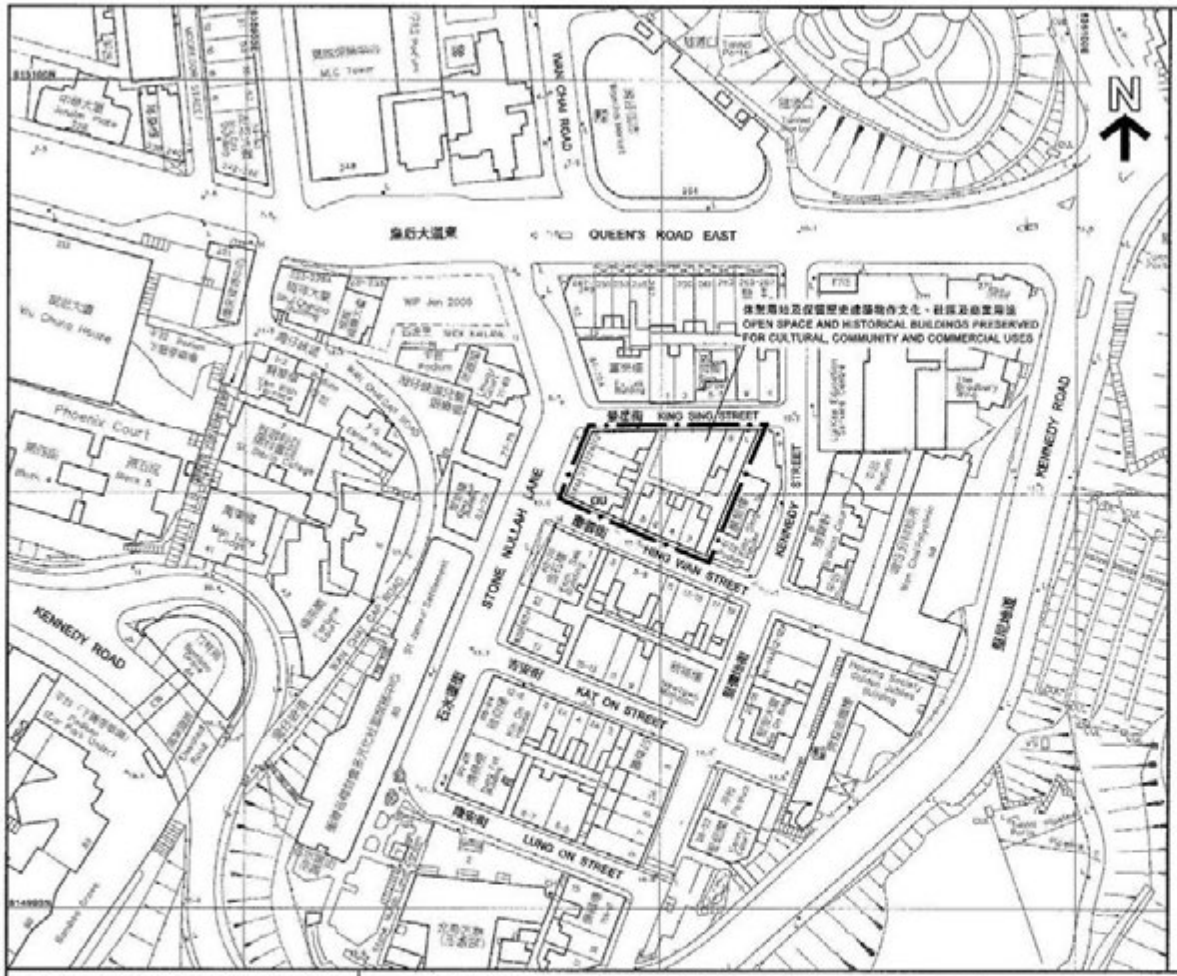
III. 8 King Sing Street

Architectural Feature	Recommended Treatment
3.1) Internal setting	An example of the existing setting of the shared dwelling units (including double-rack beddings) may be retained for heritage interest purposes as far as possible, as there are very few remaining examples of such a typical tenement living environment in Hong Kong.

Appendix XIV

Urban Renewal Authority

Development Scheme Plan



圖例
NOTATION

BOUNDARY OF DEVELOPMENT SCHEME	— · —	發展計劃範圍界線
OTHER SPECIFIED USES	OU	其他指定用途

夾附的《註釋》是這份圖則的一部分
THE ATTACHED NOTES
ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2007年10月2日根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 2 OCTOBER 2007

LAM Chik-ting, Tony 林植廷
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的市區重建局石水渠街/慶雲街/景星街發展計劃圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
URBAN RENEWAL AUTHORITY STONE NULLAH LANE / HING WAN STREET / KING SING STREET DEVELOPMENT SCHEME PLAN

SCALE 1 : 1 000 比例尺

依據市區重建局條例第25(3)(a)條擬備
PREPARED UNDER SECTION 25(3)(a) OF THE URBAN RENEWAL AUTHORITY ORDINANCE

圖則編號 PLAN No. S/H5/URA2/2

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Open Space and Historical Buildings preserved for Cultural, Community, and Commercial Uses" only

Eating Place
Education/Visitor Centre
Exhibition or Convention Hall
Government Use (Police Reporting Centre, Post Office only)
Library
Place of Recreation, Sports or Culture
School
Shop and Services (excluding Motor-vehicle Showroom)
Social Welfare Facility

Educational Institution
Flat
Government Use (not elsewhere specified)
Office
Private Club
Public Utility Installation
Religious Institution
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to preserve the historical buildings at 72-74A Stone Nullah Lane and 2-8 Hing Wan Street for cultural, community and commercial uses, with the provision of outdoor open-air public space for recreational uses serving the need of the local residents as well as the general public.

Remarks

(1) On land designated "Other Specified Uses" annotated "Open Space and Historical Buildings preserved for Cultural, Community, and Commercial Uses", any demolition of, or addition, alteration and/or modification to (except demolition of 8 King Sing Street and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of an existing building requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(2) On land designated "Other Specified Uses" annotated "Open Space and Historical Buildings preserved for Cultural, Community and Commercial Uses", a public open space of a minimum of 220m^2 shall be provided.

Appendix XV

List of Tenants who Have Opted to / May Stay

List of Tenants of Blue House Cluster who have opted to stay / may stay

(Status as at 10 December 2009)

(A) Tenants opted to stay

No.	Address	No. of Occupants	Internal Floor Area (m^2)	Rent charged under existing tenancy ($)
72 Stone Nullah Lane				
1.	G/F and Cockloft	6 (domestic portion at Cockloft)	57.6	13,000
2.		N/A (non-domestic portion at G/F)		
74 Stone Nullah Lane				
3.	G/F	N/A (non-domestic)	66.2	1[(1)]
74A Stone Nullah Lane				
4.	Room 1, 1/F	3	6.3	200[(2)]
5.	Room 2, 1/F	N/A	5.6	600[(2)]
6.	Room 3, 1/F	4	12.2	400[(2)]
7.	Room 4, 2/F	1	6.4	422
8.	Room 3 & Cockloft 3, 3/F	2	11.1	900[(2)]
6 & 8 Hing Wan Street				
9.	G/F	N/A (non-domestic)	83.0	1[(1)]
2 Hing Wan Street				
10.	Cubicle, G/F	1	5.9	1,050
11.	1/F	4	33.7	2,500

(B) Tenants may stay owing to other reasons

No.	Address	No. of Occupants	Internal Floor Area (m^2)	Rent charged under existing tenancy ($)
12.	1/F 72 Stone Nullah Lane	3	NA	NA

Notes:

(1) The two units are occupied by a non-government organisation which is paying nominal rent.

(2) The amount of rent claimed by the tenants is subject to documentary proof.

Appendix XVI

Location Plan of Trees

THE SITE

INDICATION OF TREE

DATE: 06/06/2008

BLUE HOUSE CLUSTER

72-74A STONE NULLAH LANE
2-8 HING WAN STREET
2-8 KING SING STREET

DRAWING NO.:

APPENDIX XVI
LOCATION PLAN OF TREES AT 2-6 KING SING STREET