



**Workshop for the Revitalising Historic Buildings
Through Partnership Scheme**

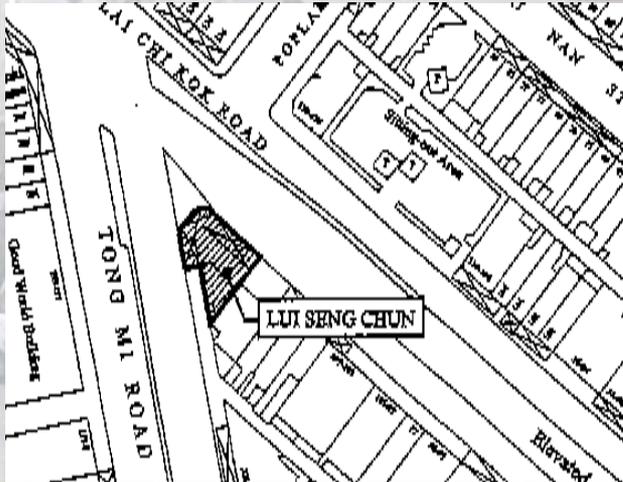
3.4.2008

**Notional Schemes
for Lui Seng Chun**

The notional schemes are for reference only – building and uses
must comply with relevant legislation

A Objective

The objective of this project is to revitalise and reuse Lui Seng Chun, which is situated at Lai Chi Kok Road of Mongkok by giving it a new lease of life for the enjoyment of the public. The historical value of the building, Lui Seng Chun, will be preserved and it will finally be transformed into a unique cultural landmark of the district.



The notional schemes are for reference only – building and uses must comply with relevant legislation

B General Scheme Description

Scheme 1: Social Services Centre

Adaptive reuse of Lui Seng Chun as a **Social Services Centre** to provide activity centre, offices and small group home to carry forward Lui Seng Chun's spirit of contributing to the community.

A Reflection of Historical Value and Significance

(1) How the scheme can bring out the historical value and significance of the building

- The architectural style of Lui Seng Chun is a mixture of typical Chinese tenement and classical elements. It is a rare surviving Chinese tenement located at a road junction and is the most eye-catching building at the junction of Lai Chi Kok Road and Tong Mi Road. Its structure is constructed by reinforced concrete, featuring the popular construction technique at that time.
- The proposed use of the scheme will tie in with the original design. Unnecessary alteration will be minimized while retaining the characteristics and appearance of the building so as to preserve the historical value of the building.

A Reflection of Historical Value and Significance

(2) Plan to transform the historic building into a unique cultural landmark

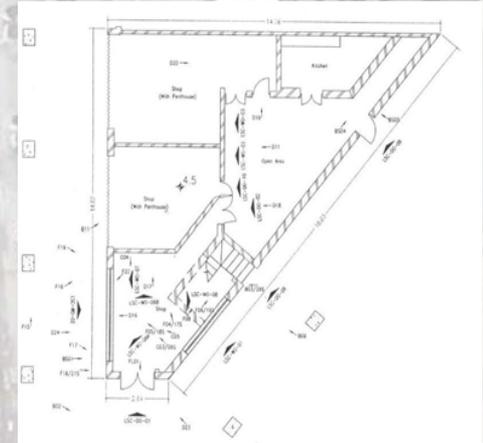
- Lui Seng Chun was originally the residence of Mr. Lui Leung's family. The ground floor was originally a Chinese bone-setting medicine shop named "Lui Seng Chun", while the upper three floors were living quarters. Mr. Lui Leung was one of the founders of the Kowloon Motor Bus Company. Lui Seng Chun was built at Lai Chi Kok to provide affordable medical services to the residents of the district. Lui Seng Chun also bears the meaning of contributing to the community. Reconstructing it into a social services centre will carry forward its spirit of contribution to the community. The use of upper floors as small group home for provision of children lodging service at affordable charges for families in need is also compatible with the original residential use of the building.

B Heritage Preservation

(1) Conceptual Plan on Conservation and Design Concept

- To carry forward Lui Seng Chun's spirit of contributing to the community.
- The use will tie in with the original design. Unnecessary alteration will be minimized while retaining the characteristics and appearance of the building so as to preserve the historical value of the building.
- The interior of the building will be suitably altered to comply with current relevant legislation.

Design Proposal of Scheme 1: G/F - Activity Centre

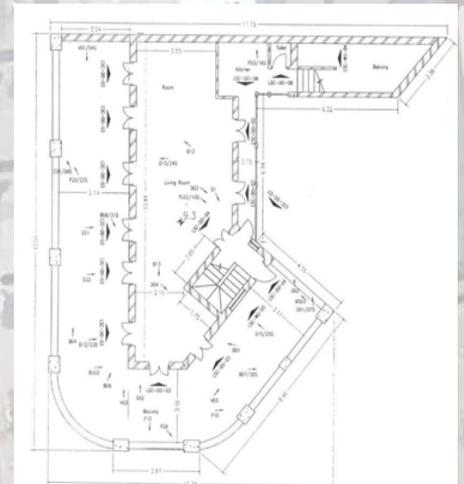


Major alterations:

- adding 1 lift
- adding 1 staircase
- adding toilets
- adding electrical devices
- adding fire services equipment
- adding split type air-conditioners

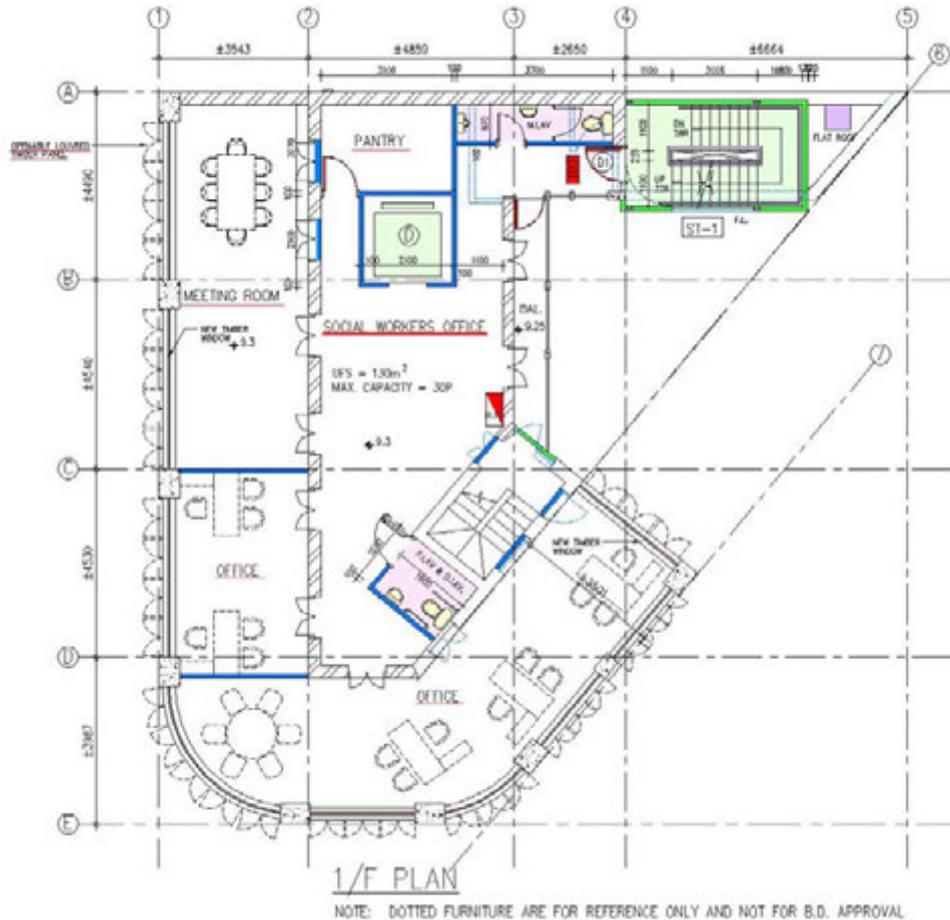
Scheme 1 The notional schemes are for reference only – building and uses must comply with relevant legislation

Design Proposal of Scheme 1 : 1/F - Office



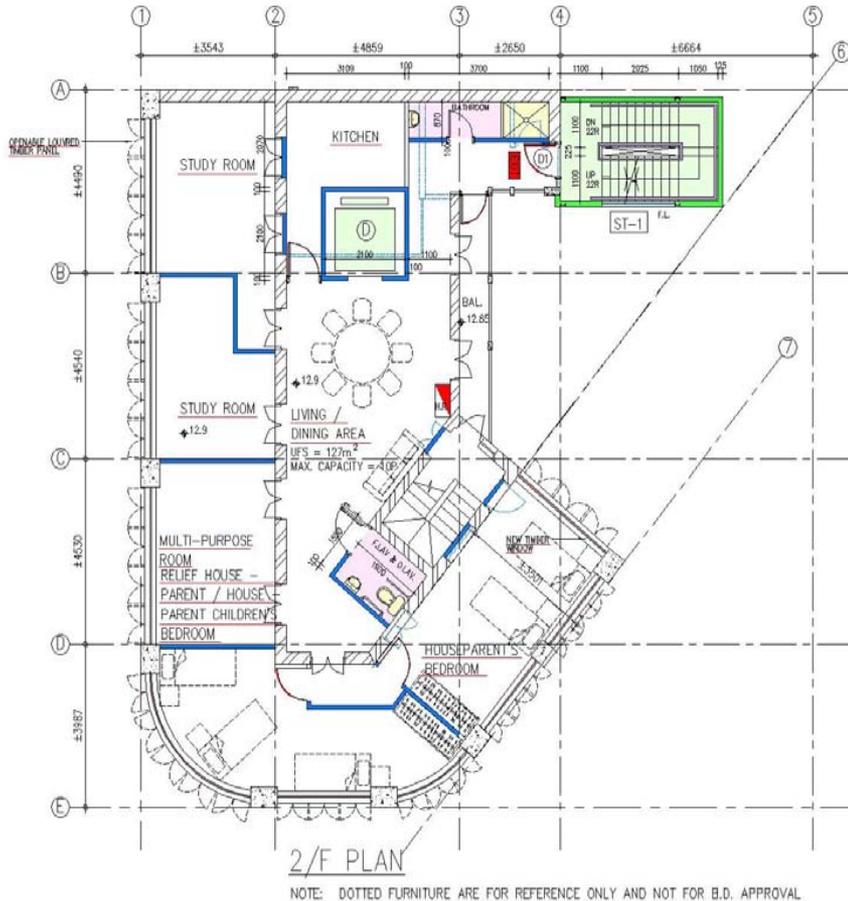
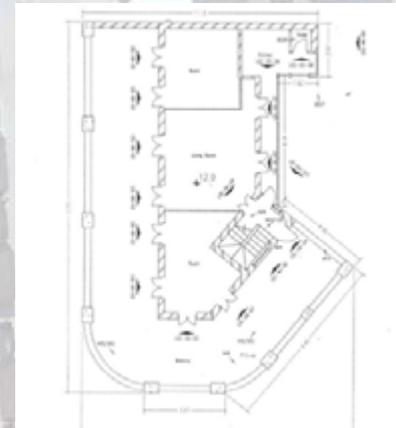
Major alterations:

- adding 1 lift
- adding 1 staircase
- adding toilets
- adding electrical devices
- adding fire services equipment
- adding split type air-conditioners
- adding traditional windows with timber frames at the verandahs



Scheme 1 The notional schemes are for reference only – building and uses must comply with relevant legislation

Design Proposal of Scheme 1 : 2/F - Small Group Home

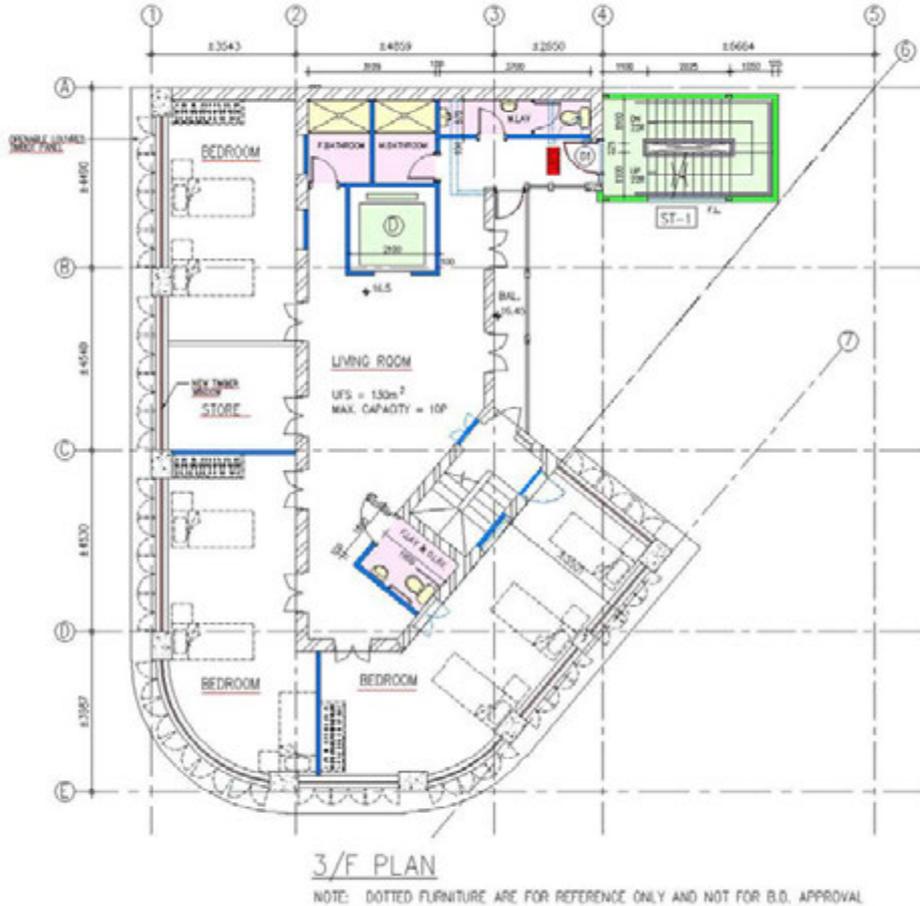
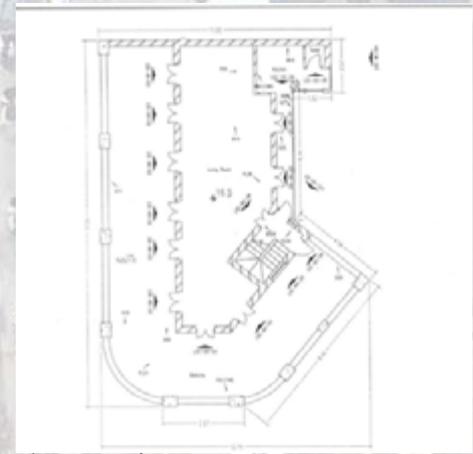


Major alterations:

- adding 1 lift
- adding 1 staircase
- adding toilets
- adding electrical devices
- adding fire services equipment
- adding split type air-conditioners
- adding traditional windows with timber frames at the verandahs
- enhancing fire resistance of the existing staircase

Scheme 1 The notional schemes are for reference only – building and uses must comply with relevant legislation

Design Proposal of Scheme 1 : 3/F - Small Group Home



Major alterations:

- adding 1 lift
- adding 1 staircase
- adding toilets
- adding electrical devices
- adding fire services equipment
- adding split type air-conditioners
- adding traditional windows with timber frames at the verandahs
- enhancing fire resistance of the existing staircase

Scheme 1 The notional schemes are for reference only – building and uses must comply with relevant legislation

Design Proposal of Scheme 1 : Elevations

Major alterations:

- adding 1 staircase
- adding a fire services water tank at the top of the new staircase tower
- adding traditional windows with timber frames at the verandahs



LAI CHI KOK ROAD
ELEVATION A



TONG MI ROAD
ELEVATION B

fire services
water tank

Scheme 1 The notional schemes are for reference only – building and uses must comply with relevant legislation

B Heritage Preservation

(2) Schedule of Accommodation

Location	Facility	Quantity	Usable area / GFA
Scheme 1 : Social Services Centre			
G/F	Activity centre	1	37/95
1/F	Office of the organization	1	130/186
2/F	Small group home	1	130/186
3/F	Small group home	1	130/186

Scheme 1 The notional schemes are for reference only – building and uses must comply with relevant legislation

B Heritage Preservation

(3) Retention of Architectural Authenticity

Architectural features to be preserved in-situ:

- peripheral verandahs
- original staircase and balustrades, chimney on the roof, main entrance, granite columns and
- original plaque inscribed with “Lui Seng Chun”

Architectural features to be demolished or altered:

- part of the floor tiles
- new staircase and addition of traditional windows with timber frames at the verandahs will change the appearance slightly.

B General Scheme Description

Scheme 2 : Chinese Medicine Shop and Herbal Tea House

- The ground floor will be used as a Chinese medicine shop
- Upper floors will be used as herbal tea house and medicine-taking area

A Reflection of Historical Value and Significance

(1) How the scheme can bring out the historical value and significance of the building

- The architectural style of Lui Seng Chun is a mixture of typical Chinese tenement and classical elements. It is a rare surviving Chinese tenement located at a road junction. Its structure is constructed by reinforced concrete, featuring the popular construction technique at that time.
- This proposal will open the upper floors for public use, thus allowing the public to appreciate this building at a close distance.

A Reflection of Historical Value and Significance

(2) Plan to transform the historic building into a unique cultural landmark

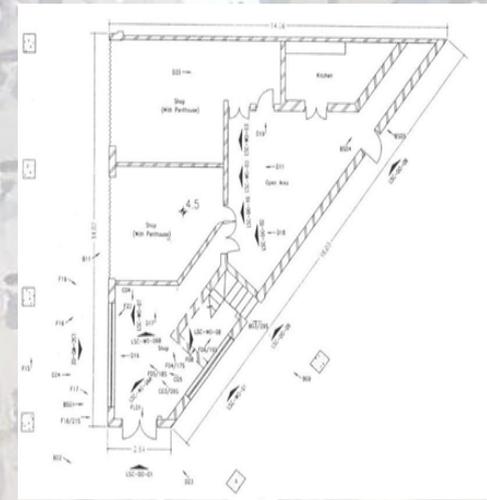
The ground floor of Lui Seng Chun was originally a Chinese bone-setting medicine shop named “Lui Seng Chun” providing affordable medical services to residents of the district. To rebuild it into a **Chinese medicine shop and herbal tea house** will carry forward its original purpose which is in line with the name of Lui Seng Chun.

B Heritage Preservation

(1) Conceptual Plan on Conservation and Design Concept

- To preserve its original use, the shop on the ground floor is allocated for a Chinese medicine shop.
- Upper floors will be changed to herbal tea house to give the public more opportunity to access the historic building.
- To make use of the space at backyard for adding a lift. This could retain more space within the building.
- The building will be suitably altered to comply with current relevant legislation.

Design Proposal of Scheme 2: G/F – Chinese Medicine Shop



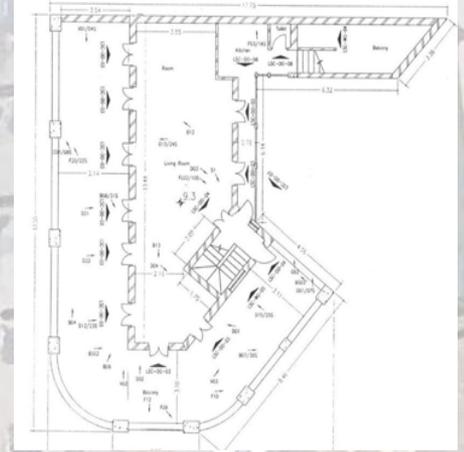
Major alterations:

- adding 1 lift
- adding 2 staircases
- adding toilets
- adding electrical devices
- adding fire services equipment
- adding split type air-conditioners

Scheme 2 The notional schemes are for reference only – building and uses must comply with relevant legislation

Design Proposal of Scheme 2 :

1/F to 3/F – Herbal Tea House & Medicine-taking Area



Major alterations:

- adding 1 lift
- adding 2 staircases
- adding toilets
- adding electrical devices
- adding fire services equipments
- adding split type air-conditioners
- enclosing the periphery of the verandahs with glass
- increasing the loading capacity of the floors

Scheme 2 The notional schemes are for reference only – building and uses must comply with relevant legislation

Design Proposal of Scheme 2 : Elevations

Major Alterations:

- adding 2 staircases
- adding a lift at backyard
- adding a fire services water tank at the top of the new staircase tower
- enclosing the periphery of the verandahs with glass



Scheme 2 The notional schemes are for reference only – building and uses must comply with relevant legislation

B Heritage Preservation

(2) Schedule of Accommodation

Location	Facility	Quantity	Usable area/ GFA
Scheme 2: Chinese medicine shop and herbal tea house			
G/F	Chinese medicine shop	1	39/95
1/F	Medicine-taking area/ herbal tea house	1	129/186
2/F	Herbal tea house	1	129/186
3/F	Herbal tea house	1	129/186

Scheme 2 The notional schemes are for reference only – building and uses must comply with relevant legislation

B Heritage Preservation

(3) Retention of Architectural Authenticity

Architectural features to be preserved in-situ:

- peripheral verandahs
- original staircase and balustrades, chimney on the roof, main entrance, granite columns and
- original plaque inscribed with “Lui Seng Chun”

Architectural features to be demolished or altered:

- part of the floor tiles
- appearance of the building will be changed after addition of staircases
- addition of a lift at backyard will affect the appearance of the building facing Tong Mi Road. Part of the balustrades and timber doors at the side elevation will have to be demolished
- the building’s loading capacity will have to be upgraded from about 3KPa to 5KPa. The internal structure will be affected to a greater extent

B General Scheme Description

Scheme 3: Chinese Medicine Shop and Herbal Tea House

- The ground floor will be used as Chinese medicine shop
- Upper floors will be used as herbal tea house and medicine-taking area

The notional schemes are for reference only – building and uses must comply with relevant legislation

A Reflection of Historical Value and Significance

(1) How the scheme can bring out the historical value and significance of the building

- The architectural style of Lui Seng Chun is a mixture of typical Chinese tenement and classical elements. It is a rare surviving Chinese tenement located at a road junction. Its structure is constructed by reinforced concrete, featuring the then popular construction technique at that time.
- This proposal will open the upper floors for public use, thus allowing the public to appreciate this building at a close distance.
- This proposal focuses mainly on preserving the building's overall external appearance without any alterations.

A Reflection of Historical Value and Significance

(2) Plan to transform the historic building into a unique cultural landmark

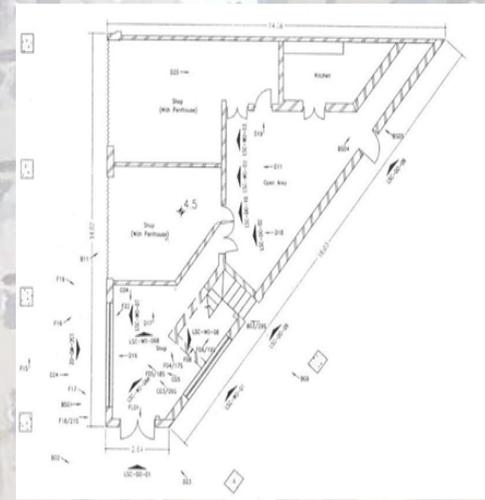
The ground floor of Lui Seng Chun was originally a Chinese bone-setting medicine shop named “Lui Seng Chun” providing affordable medical services to residents of the district. To rebuild it into a **Chinese medicine shop and herbal tea house** will carry forward its original purpose which is in line with name of Lui Seng Chun.

B Heritage Preservation

(1) Conceptual Plan on Conservation and Design Concept

- To preserve its original use, the shop on the ground floor is allocated for a Chinese medicine shop.
- Upper floors will be changed to herbal tea house to give the public more opportunity to access the historic building.
- The overall external appearance will be retained without any alterations.
- Alterations will be made to the interior of the building as appropriate for compliance with current relevant legislation.

Design Proposal of Scheme 3: G/F – Chinese Medicine Shop

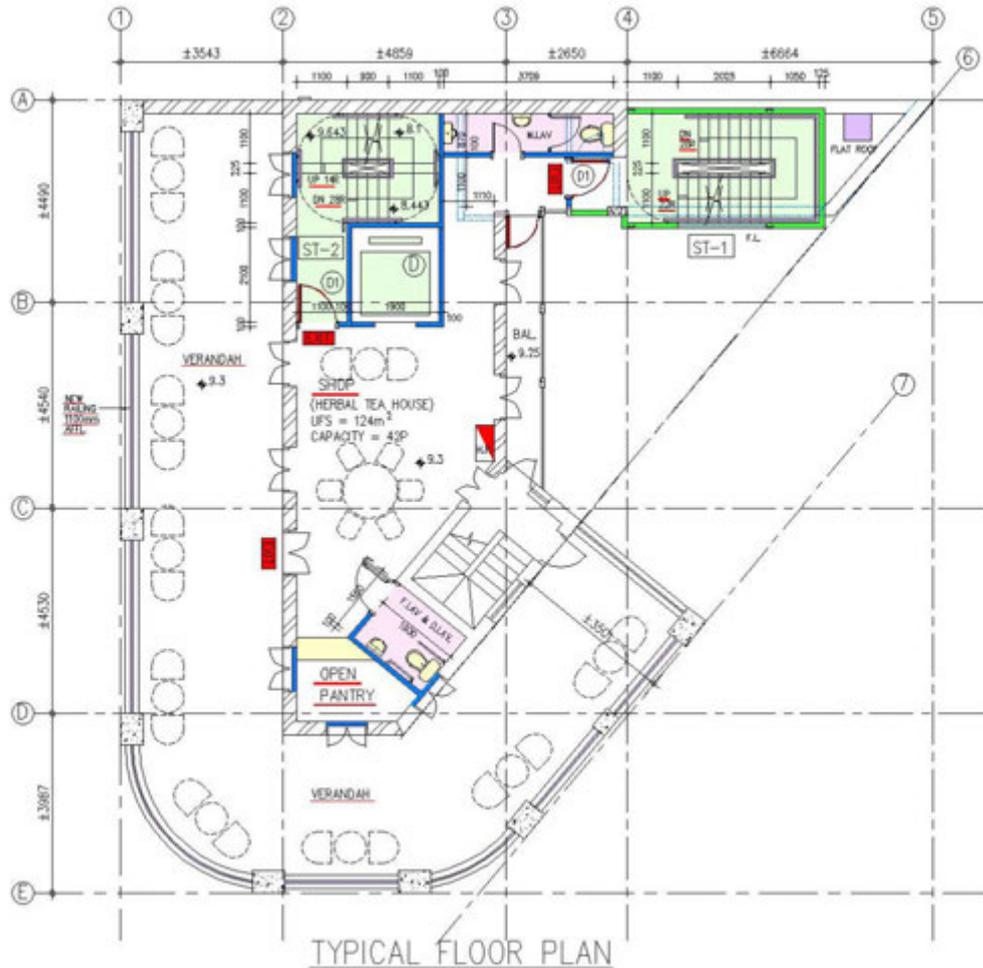
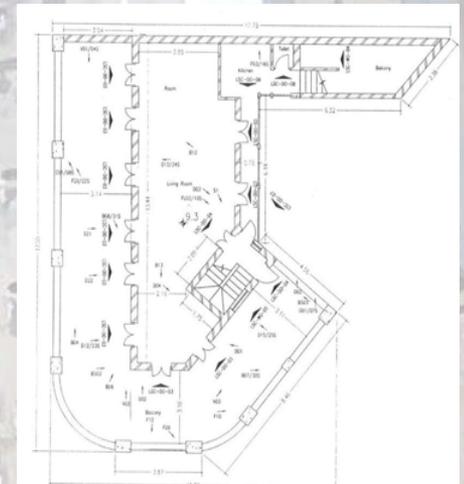


Major alterations:

- adding 1 lift
- adding 2 staircases
- adding toilets
- adding electrical devices
- adding fire services equipment
- adding split type air-conditioners

Scheme 3 The notional schemes are for reference only – building and uses must comply with relevant legislation

Design Proposal of Scheme 3: 1/F to 3/F – Herbal Tea House & Medicine-taking Area



Major alterations:

- adding 1 lift
- adding 2 staircases
- adding toilets
- adding electrical devices
- adding fire services equipment
- adding split-type air-conditioners
- increasing the floor loading capacity

Scheme 3 The notional schemes are for reference only – building and uses must comply with relevant legislation

Design Proposal of Scheme 3: Elevations



Major alterations:

- adding 1 staircase
- adding fire services water tank on top of the new staircase tower



Scheme 3 The notional schemes are for reference only – building and uses must comply with relevant legislation

B Heritage Preservation

(2) Schedule of Accommodation

Location	Facility	Quantity	Usable area/ GFA
Scheme 3: Chinese medicine shop and herbal tea house			
G/F	Chinese medicine shop	1	35/95
1/F	Medicine-taking area / herbal tea house	1	124/186
2/F	Herbal tea house	1	124/186
3/F	Herbal tea house	1	124/186

Scheme 3 The notional schemes are for reference only – building and uses must comply with relevant legislation

B Heritage Preservation

(3) Retention of Architectural Authenticity

Architectural features to be preserved in-situ:

- peripheral verandahs
- original staircase and balustrades, chimney on the roof, main entrance, granite columns and
- original plaque inscribed with “Lui Seng Chun”

Architectural features to be demolished or altered:

- part of the floor tiles
- appearance of the building will be changed slightly with the addition of staircases
- the building’s loading capacity will have to be upgraded from about 3KPa to 5KPa. The internal structure will be affected to a greater extent

Scheme 3 The notional schemes are for reference only – building and uses must comply with relevant legislation

B Heritage Preservation

Satisfaction of Modern Day Requirements

Change of land use

- According to the Notes to “Other Specified Uses” (“OU”) annotated “Historical Site Preserved for Commercial and Cultural Uses” on the Outline Zoning Plan No. S/K3/24
- Any demolition of, or any addition, alteration and/or modification to the existing “Lui Seng Chun” building requires planning permission from the Town Planning Board (TPB).
- Scheme 1: social service is one of the specified uses under Column 2. Application for such use should be made to the TPB under section 16 of the Town Planning Ordinance.

The notional schemes are for reference only – building and uses must comply with relevant legislation

B Heritage Preservation

Satisfaction of Modern Day Requirements

Compliance with Buildings Ordinance

- Building (Planning) Regulations (Chapter 123F) – to improve the design of existing balustrades
- Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Chapter 123I) – to build adequate toilets
- Codes of Practice for the Structural Uses – to conduct detailed examination of the existing building structure and to carry out structural strengthening works where necessary
- Code of Practice for Fire Resisting Construction – to enhance the fire resistance of the original staircases
- Code of Practice for the Provision of Means of Escape in Case of Fire – to add staircases
- Design Manual for Barrier Free Access 1997 – to add lifts and associated facilities

The notional schemes are for reference only – building and uses must comply with relevant legislation

B Heritage Preservation

Satisfaction of Modern Day Requirements

Compliance with fire services requirements

- emergency lighting
- exit signs
- fire alarm and detection system
- fire hydrant/hose reel system
- approved portable hand-operated appliances
- sprinkler system
- static or mechanical smoke extraction system
- ventilation/air-conditioning control system
- emergency power generator

The notional schemes are for reference only – building and uses must comply with relevant legislation

B Heritage Preservation

Satisfaction of Modern Day Requirements

Compliance with licensing requirement(s)

- Schemes 2 and 3: for use as herbal tea house, it is required to apply for a Chinese Herb Tea Permit from the Food and Environmental Hygiene Department. Other relevant licences should also be applied for depending on the nature of food to be sold.

The notional schemes are for reference only – building and uses must comply with relevant legislation