

**Revitalising Historic Buildings
Through Partnership Scheme**

Fong Yuen Study Hall

Resource Kit



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I. Introduction

1.1 The purpose of the resource kit is to provide applicants with information to prepare proposals for the historic buildings under the Revitalising Historic Buildings Through Partnership Scheme (the Scheme). Information provided include:

- 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; and
- Section X Technical Compliance for Possible Uses.

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

- (a) bring out the historical significance of the buildings;
- (b) follow the conservation guidelines; and
- (c) strike a balance between maintaining the architectural authenticity of the buildings and complying with current statutory building control requirements.

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

- (a) As long as the site allows and there are technically feasible solutions within reasonable cost, the proposal should aim to comply with the statutory building control requirements through suitable modification works subject to essential historic features being preserved; and
- (b) Every effort should be made to preserve the facade of the historic buildings. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent locations of the buildings concerned.

1.3 For each historic building, we have suggested a number of uses which appear to be pursuable based on information on hand. However, the technical feasibility

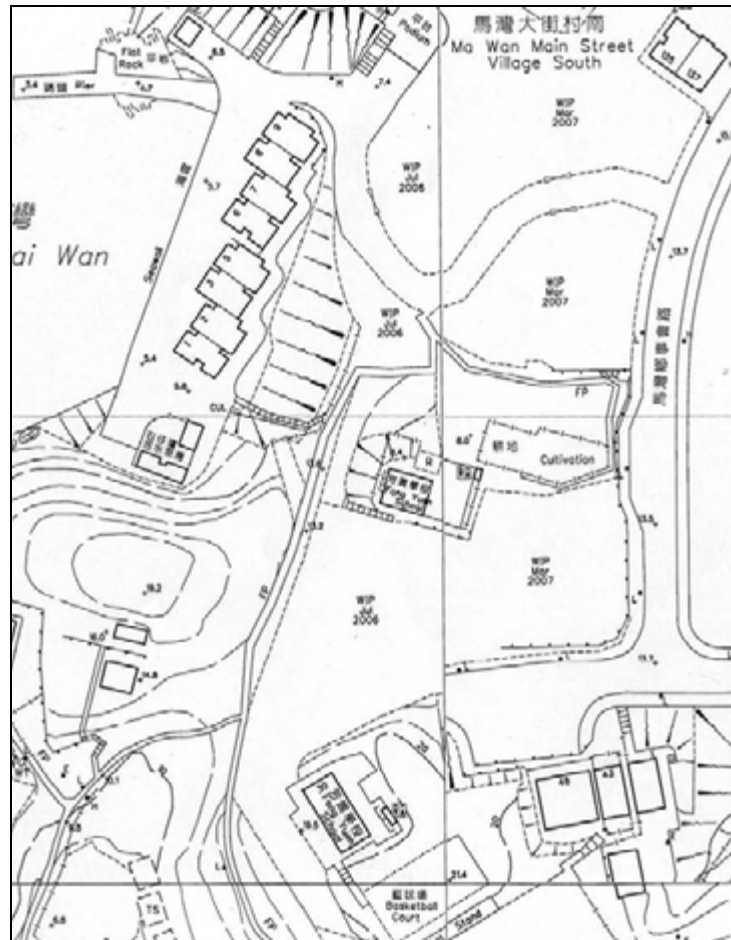
of such case will need to be further examined.

- 1.4 The information we have provided is meant to be helpful. Applicants are advised to verify it before finalizing their proposals. In particular, information given in Section 4.7 - “Structural Appraisal” is a rough estimate only.
- 1.5 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 21/F., Murray Building, Central Hong Kong
Email:	rhb_enquiry@devb.gov.hk
Phone.:	2848 6230
Fax:	3167 2665

II. Historical Background and Architectural Merits

2.1 Historical Background



Map showing location of Fong Yuen Study Hall

Address of Fong Yuen Study Hall: Tin Liu Tsuen, Ma Wan, Tsuen Wan

Fong Yuen Study Hall is located in Tin Liu (田寮), Ma Wan, which is an island located between Lantau Island and Tsing Yi Island in Hong Kong. Tin Liu Tsuen (田寮村) was established in the 18th century and was settled by the Chan clan, which migrated from Tsing Yi Island. There have been controversies on the ownership of the Study Hall. It was said that a vast area of land in Ma Wan was owned by the Chans. Besides fields, Chans owned properties in Ma Wan Street and the small business centre at the bay and anchorage. According to the research conducted by Mr. James Hayes (a local historian), the holder of the Confucian College in District City was also another subsoil owner who resided in Ma Wan. It was believed that the Study Hall was probably built by one of the landlords as a small private school to educate the children in Ma Wan.

There was no land transport connecting between Ma Wan and other places until 1997. Only a ferry service linking Ma Wan to Tsing Lung Tau was provided between 1963 and 2003. Owing to the inconvenient transportation, it was quite difficult for students to study outside the island and since Fong Yuen Study Hall was the only school in Ma Wan, the Study Hall became indispensable to the villagers.

Fong Yuen Study Hall adopted the traditional teaching method in the early days. In general, children would stay at schools for three to four years to acquire basic knowledge of reading and writing before leaving school to start earning a living as farmers. In 1913, a census of schools and teachers in the New Territories was carried out. It pointed out many educational problems in the New Territories. As a result, Government began to provide per-annum subsidies to numerous old-style private schools. In 1918, the School in Ma Wan became a subsidized school.

Located at the original site of the Chan Study Hall, Fong Yuen Study Hall was built in the 1920s to 30s with Western influence and renamed as “Fong Yuen Study Hall”, literally meaning a nice place for study. During the Japanese Occupation, the Japanese Army invaded Ma Wan and its troops were stationed in Fong Yuen Study Hall before they were transferred to other stations. The teaching at the Study Hall was then suspended and the Study Hall was reopened after the war.

After World War II, many villagers played an active role in organizing village schools in the rural community. To cope with the increasing number of students in Ma Wan, a new village school, Ma Wan Public Fong Yuen School (馬灣公立芳園學校), was erected to the west of the original Fong Yuen Study Hall in 1960s. The old school was nicknamed as “Senior Fong Yuen” (大芳園) and the new one known as “Junior Fong Yuen” (小芳園). Since then they made a remarkable contribution to the education in Ma Wan until they were closed in September 2003.

Due to the redevelopment of Ma Wan in 2002, the land of Tin Liu Tsuen including Fong Yuen Study Hall was resumed and site clearance was subsequently conducted. Ma Wan Public Fong Yuen School was preserved in-situ and converted as a gallery in the Ma Wan Park, whereas Fong Yuen Study

Hall was retained but was excluded from the Ma Wan Park development. It is the only surviving pre-war school on the island illustrating Ma Wan's educational development in the old days, and the transformation from study halls to village modern schools in the New Territories.

2.2 Architectural Merits

The building is a rectangular two-storey building displaying a combination of Chinese and Western architectural styles. It is generally in the style of an urban Hong Kong shophouse that was very popular at its time of construction. The frontcourt and the garden are surrounded by low brick walls with an arched entrance bearing the same architectural style of the building.

III. Site Information

3.1 Location

Fong Yuen Study Hall is located at Tin Liu Tsuen in Ma Wan, Tsuen Wan. The Location Plan is shown at **Appendix I**.

3.2 Site Boundary

The site of Fong Yuen Study Hall rests on Government land. The Site Boundary Plan is shown at **Appendix II**.

3.3 Site Area

The site area of Fong Yuen Study Hall is approximately 240 sq. metres.

3.4 Major Datum Levels

The major datum level of the site is around 8.0 mPD to 8.4 mPD 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

Within the site are the two-storey Fong Yuen Study Hall, a one-hall Chinese-styled village house, a forecourt surrounded by low walls and a toilet block at the north-east corner of the forecourt.

It is said that the one-hall Chinese-styled village house used to be a kitchen annexed to the Study Hall. It is now in ruinous conditions. Its roof is almost totally collapsed while the interior is in a chaotic situation with wild vegetation and broken pieces of the roof structure.

The architectural drawings of Fong Yuen Study Hall, which consists of block plan, floor plans, major elevations and sections, are shown attached at **Appendix V**.

The photos showing the general appearance and internal layout of Fong Yuen Study Hall are attached at **Appendix VI**.

4.2 Historic Grading

The building is not yet graded.

4.3 Schedule of Accommodation

	Accommodation	Approximate Floor Areas
G/F	Classroom and Staff room	Interior: 70 sq.m.
1/F	Computer room and classroom	Interior: 62 sq.m. Balcony: 8 sq.m.
Roof	Pitch roof: not accessible	N.A.
	Flat roof: not used	N.A.

4.4 Materials of Construction

Materials of Construction			Finishes	
Roof	Wall	Floor	Exterior	Interior
Fong Yuen Study Hall				
Metal roofing supported by metal truss	Gable walls built by granite blocks, partition wall and columns probably built by concrete	Appeared to be reinforced concrete	Plaster rendered and paint	Wall: Plaster rendered and paint G/F floor finishes: quarry tile 1/F floor finishes: concrete
One-hall Chinese-styled village house				
Ceramic tiles supported by timber rafters and purlins	Grey brick	Unknown	No finishes	No finishes
Toilet Block				
Metal roofing	Concrete	Unknown	Plaster rendered and paint	Plaster rendered and paint

4.5 Internal Circulation

4.5.1 General Description

There are two staircases in Fong Yuen Study Hall. An internal concrete staircase linking the ground floor and first floor and an external staircase linking the two floors at the rear facade of the building.

The flat roof at the front part of the building could only be accessed by a cat ladder.

4.5.2 Barrier Free Access

There is no barrier free access connected from the ground floor to the first floor.

4.6 Major Alterations and Additions

The roof, that was originally built with ceramic pan tiles supported by timber rafters and purlins, was replaced by metal roofing supported by metal truss in 1998.

4.7 Structural Appraisal

4.7.1 Description

The building is believed to be a reinforced concrete beam-column structure with stone block wall, subject to further investigation. It is composed of two floors (ground floor and first floor), with roughly the same floor area. There are three columns, which appear to be made of stone blocks but further investigation needs to be carried out to confirm, and there are two stone block walls on both sides of the building. Both the columns and walls support the vertical loads. Slabs and beams on first floor appeared to be reinforced concrete. These structural elements shall be verified by coring or opening-up inspection.

There are some steel trusses with steel purlins erected for supporting the roof. It is estimated that the original roof had been replaced and some strengthening works carried out at an intermediate date in its history.

There is no apparent sign of alteration to the staircase inside the building. However, the railing of the staircase has been altered.

4.7.2 Appraisal

For adaptive re-use of the building, consideration may be given to demolishing the existing walls between columns, which is believed to be structural feasible but has to be confirmed by the successful applicant.

In general, the building, including the cantilever balcony, is in good conditions and only needs minor repair works on some cracks. Some vertical and longitudinal cracks also appear near the columns. The steel roof truss is in good conditions.

The staircase inside the building is in good conditions, and should still be able to serve if no special load is applied.

4.7.3 Loading Assessment

The building was built between 1920 and 1930. Its design is believed to have followed the London County Council (LCC) – 1915. In LCC 1915, it specified 70 lb/sq ft (=3.35 kPa) for floor loading of domestic buildings of not more than two storeys in one occupation.

Based on visual inspection and the life of the building, it is possible that a reduction factor of 30% to the original design loading is applicable for this building. The estimated loading capacity of first floor of the building would thus be 2.3 kPa.

4.7.4 Recommendations

We suggest further site investigation and some laboratory testing to be carried out to determine the existing conditions and the allowable loading of different parts of the building including the floor, balcony, staircases and roof, as well as some other important structural information for the adaptive re-use of the building.

4.8 Building Services and Utilities

Building Services	Provisions
MVAC Installation	<ul style="list-style-type: none">▪ No air-conditioning system is found in the building.▪ No ventilation fan / wall fan is found.

Fire Services Installation	<ul style="list-style-type: none"> ▪ No wet Fire Protection System (i.e. F.H./HR & Sprinkler System) is found in the building. ▪ No manual fire alarm (MFA), visual fire alarm and automatic fire alarm system (AFA) is found in the building. ▪ Exit sign is installed at 1/F.
Electricity Supply	<ul style="list-style-type: none"> ▪ A 100A three phase fused cutout together with the CLP meter are installed at G/F. ▪ No genset or essential power supply is provided.
Lift	<ul style="list-style-type: none"> ▪ The building is not served with any lift or escalator.
Plumbing & Drainage Installation	<ul style="list-style-type: none"> ▪ A 25mm dia. potable water connection is found next to entrance gate at G/F. However, the water meter has already been disconnected and removed. ▪ No flush water supply is found in the building. ▪ The surface water of the site is gathered by storm water down pipe and collected by channel and discharged to nearby public channel / culvert ▪ No sewage connection is found within the site. No sewage terminal manhole is found on site. There is an underground reinforced concrete structure right in front of the abandoned toilet near the corner of the site. It seems to be a septic tank/soakaway pit.
Gas Installation	<ul style="list-style-type: none"> ▪ No gas connection is found for the existing building.

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

V. Vicinity and Access

5.1 Immediate Surrounding

Fong Yuen Study Hall is situated in a sunken area surrounded by retaining walls and slopes on its four sides.

Immediately to the north of Fong Yuen Study Hall is a New Territories Exempted House (NTEH) development on private lot No. 262SBRP. Such lot is now fenced off and temporarily used for cultivation.

To the south of the building are a slope and a raised platform reserved for village relocation houses. A plan showing immediate surrounding of the site is shown at **Appendix VII**.

5.2 Access

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

5.2.1 Vehicular Access

The site cannot be directly accessed by vehicles.

5.2.2 Emergency Vehicular Access (EVA)

There is no EVA for the building.

5.2.3 Loading and Unloading Area

No loading/unloading area is available within the site.

5.2.4 Parking

Car park is not available within the site.

5.2.5 Pedestrian Access

There are two pedestrian accesses leading from street level at around 13.0 mPD to the main entrance level at around 8.0 mPD as follows:

- from Ma Wan Rural Committee Road, via a temporary road in-between construction sites, and a 150m long, 900mm wide concrete footpath; and

- from Fong Yuen Road, via Fong Yuen School, a basketball court, a football field, and a 320m long, 900mm wide concrete footpath. Such footpath will be blocked by the new development to the south of Fong Yuen Study Hall.

5.2.6 Barrier Free Access (Site)

The footpath leading to the building has a level difference of 5 meters between its two ends. Its gradient is steeper than 1 in 12 at some locations and modification works are required to comply with the requirements on barrier free access.

5.2.7 Refuse Collection Point

There is no refuse collection point within the site.

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. On this issue, we would advise:

- (a) As long as the site allows and there are technically feasible solutions within reasonable cost, the proposal should aim to comply with the statutory building control requirements through suitable modification works subject to essential historic features being preserved; and
- (b) Every effort should be made to preserve the facade 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 reversible¹. 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. But, there is no restriction on the type/design of temporary signage, e.g. banners, displays, etc.,

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.*

provided that the number of such signs is not excessive.

6.1.3 For the restoration 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 applicants to refer to the full requirements imposed by 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 recommended to doorway openings, steps, etc. must require the prior approval of AMO.
b) Emergency Vehicular Access (EVA)	EVA should blend in with surroundings to preserve landscape and wildlife habitat.
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.
d) Barrier Free Access	Any proposed access improvement for disabled must respect historical integrity of the building(s) and its (their) surroundings, 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.
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	No existing fittings are considered to be “historic

Fitments	features” and therefore they 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; the capacity of the existing system and adequacy of authorised 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 restoration 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 All required building works should be carried out by a specialist contractor on the Development Bureau (Works Branch) List of Specialist Contractors for Repair and Restoration of Historic Buildings, and such work shall be to the satisfaction of AMO. For details on the engagement of the above Specialist Contractor, please refer to paragraph 6.1 of the “Guide to Revitalising Historic Buildings Through Partnership Scheme”.

6.2 Specific Conservation Requirements

6.2.1 Fong Yuen Study Hall is a rectangular two-storey building built in around 1920-30s and is the only surviving pre-war school on Ma Wan Island. The site also comprises a garden at the front with low surrounding walls, a small toilet block and the ruin of the original brick-built school kitchen. At present there are two staircases at the internal and external areas of the building respectively. While the Fong Yuen Study Hall shall be preserved with modifications allowed to suit functional needs, there is no objection to remove the ruined brick-built school kitchen if considered necessary.

6.2.2 Fong Yuen Study Hall is a simple construction and there are no elegant architectural features. Nevertheless, it comprises a number of character defining elements and must be preserved in-situ and maintained as

necessary. They are listed at **Appendix IX**.

6.2.3 Some inappropriate alterations and additions have been carried out to the original buildings over the years and it is recommended that these should be removed where possible and the building fabric restored and reinstated to reveal the full cultural significance of Fong Yuen Study Hall. Please refer to **Appendices X** and **XI** for the required and recommended conservation treatment respectively.

6.2.4 Every effort should be made to carry out all “required treatment” set out at **Appendix X** of the Conservation Guidelines. If compliance with the “required treatment” cannot be achieved, justifications should be given to AMO for their consideration. **Appendix XI** 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

Fong Yuen Study Hall falls within an area zoned “Village Type Development” (“V”) on the Ma Wan Outline Zoning Plan (OZP) No. S/I-MWI/12. The full set of the OZP 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 OZP and Notes for the “V” zone are shown at **Appendix XII**.

The planning intention of the “V” zone is primarily for the provision of land for the development of Small House. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted. Other commercial, community and recreational uses may be permitted on application to the TPB.

The Notes for the “V” zone (**Appendix XII**) set out the uses or developments that are always permitted (the “Column 1” uses) 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 OZP 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 Tsuen Wan & West Kowloon District Planning Office of the Planning Department at 27/F, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, New Territories (Tel: 2417 6261).

All applications for permission under section 16 of the Town Planning Ordinance will be considered by the TPB within 2 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 2 weeks after the meeting).

VIII. Land and Tree Preservation Issues

8.1 Land Issues

A Site Boundary Plan is shown at **Appendix II**. The successful applicant shall at his own expense and in all respects to the satisfaction of the District Lands Officer or the appropriate authority form, keep and maintain the pedestrian access via Ma Wan Rural Committee Road as shown at **Appendix II** throughout the term agreed to be granted.

A set of engineering conditions together with the allocation plan for the adaptive re-use of this premises will be prepared by the Lands Department.

8.2 Tree Issues

At the site, there is no Old and Valuable Tree (OVT) in the OVT Register maintained by the Leisure and Cultural Services Department.

However, a few trees are found in the forecourt of Fong Yuen Study Hall, the tree trunk of one of which has a diameter over 150mm. 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.

IX. Slope Maintenance

According to the information of the Lands Department, there is one slope feature No. 10NE-A/C6, which is divided into two sub-divisions Nos. 10NE-A/C6(1) and 10NE-A/C6(2), located immediate behind Fong Yuen Study Hall. It is currently under the maintenance of the Government and a private party[#], and more details of the slope feature are summarized in the table below:

Slope No.:	10NE-A/C6	10NE-A/C6
Sub-Division:	1	2
Location:	Within MWL220EXT and adjoining GL	Within MWL220EXT and adjoining GL
Responsible Lot/Party:	Lands Department	MWL220EXT [#]
Maintenance Agent	Lands Department	N/A
Slope Maintenance Responsibility Category	Joint (Government and Private)	

[#] The Government will assume the maintenance responsibility of sub-division 2 of slope feature No. 10NE-A.C6 under the Revitalising Historic Buildings Through Partnership Scheme.

Location plan of the above slope feature is shown at **Appendix XIII**.

The successful applicant should allow Government to gain access to the slope feature concerned to carry out required slope maintenance works. Should the successful applicant's proposal for adaptive re-use of the site affects the existing slope features, corresponding slope upgrading works should be carried out by the successful applicant to suit his proposal.

X. Technical Compliance for Possible Uses

10.1 Uses That Can Possibly be Considered

Possible adaptive re-use of this building includes:

- (a) Small Library;
- (b) Educational Institute;
- (c) Study Room; and
- (d) Community Area.

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:
 - means of escape;
 - fire resisting construction;
 - means of access for firefighting and rescue;
 - barrier free access and facilities;
 - protection against falling from height;
 - structural adequacy; and
 - fire services installation requirements.
- (b) Compliance with licensing requirements (for uses requiring issue of licence for their operation);
- (c) Compliance with planning requirements (Approval by TPB is required for any proposed uses not falling under Column 1 in the Notes to the OZP); and
- (d) Compliance with the Conservation Guidelines in Section VI of this resource kit.

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 are listed below:

(a) Heritage Conservation

The Antiquities and Monuments Office 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 small library, educational institute and study room are always permitted on the ground floor of the building. The same uses at the first floor are under Column 2 of the Notes to the OZP in which case approval from the TPB is required. Community use (likely to be a kind of Social Welfare Facility) at both ground floor and first floor is under Column 2 in which case approval from the TPB is required. However, please note that the nature of the proposed uses can only be ascertained when the details of the proposal are available to the TPB.

(c) Fire Services Requirement

EVA is not provided for the building. However, non-provision of EVA can be compensated by provision of direct line to Fire Services Communication Centre to the satisfaction of Fire Services Department.

(d) Licensing

If the building is to be used as an educational institute, the successful applicant may be required to register under the Post-secondary Colleges Ordinance or the Education Ordinance, depending on the nature of educational courses provided. Guidelines for registration of a new school under the Education Ordinance can be found on the website of the Education Bureau.

(e) Structural Limitations

The required loading capacity for the possible uses area as follows:

- | | |
|--------------------------|--------|
| (i) Small Library | 5.0kPa |
| (ii) Education Institute | 3.0kPa |
| (iii) Study Room | 3.0kPa |
| (iv) Community Area | 5.0kPa |

Based on the estimated loading capacity of the building mentioned in paragraph 4.7 (2.3kPa), structural strengthening works will be necessary for all the examples of uses listed above.

Appendix I
Location Plan



芳園書室位置
Location of
Fong Yuen Study Hall

Not to Scale

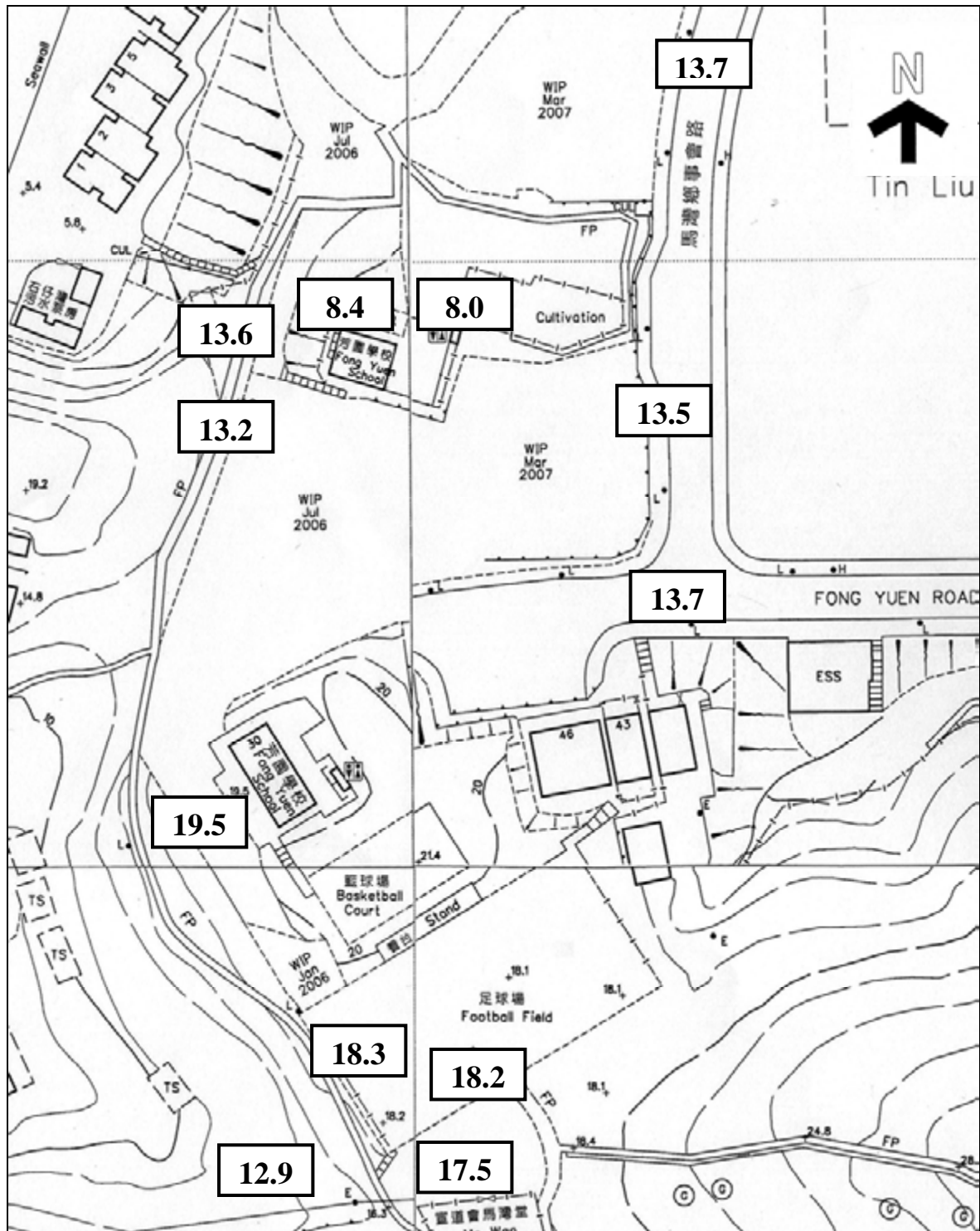
不按比例

Appendix II

Site Boundary Plan

Appendix III

Datum Levels Plan



*高度單位為米，按低於平均海平面1.2米的主水平基準計算。

*Heights are given in metres above Principal Datum which is 1.2 metre below Mean Sea Level.

Appendix IV

**Summary of Site and
Building Information**

Summary of site information is listed below:

Building Name	Fong Yuen Study Hall
Address	Tin Liu Tsuen, Ma Wan, Tsuen Wan
Site Area	Approximately 240 sq. metres
Major Datum Level	From around +8.0 mPD to + 8.4mPD
Zoning Permissible Uses	Village Type Development (V)

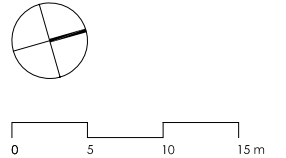
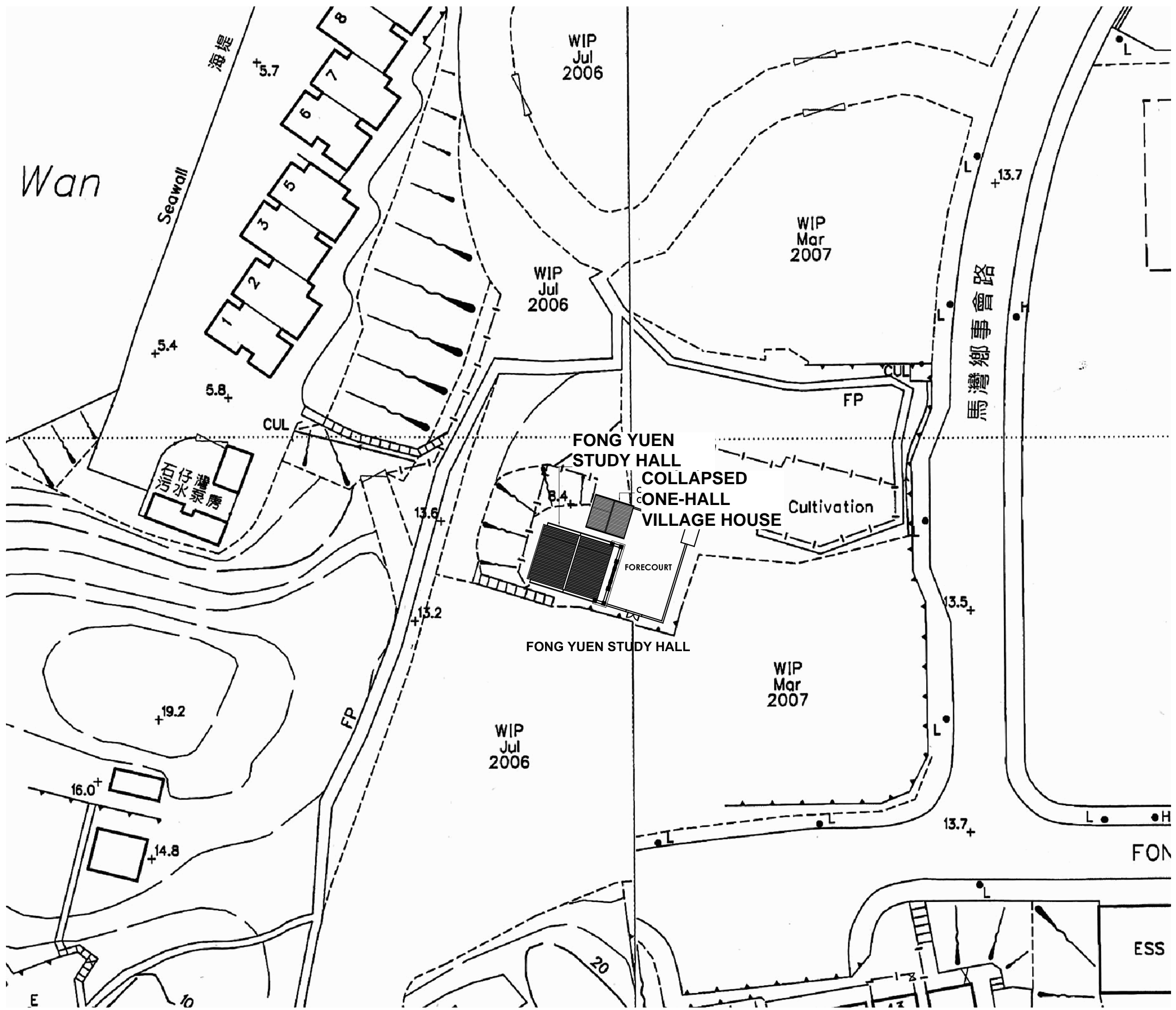
Summary of building information is listed below:

Number of Blocks	A two-storey building
Year of Completion	1920 - 1930
Gross Floor Area	Approximately 140 sq. metres
Historic Grading	Not yet graded
Original Use	Study hall
Recent Uses	Primary school till 2003
Schedule of Accommodation	G/F – Classroom and staff room 1/F – Computer room and classroom Roof – not accessible and not used
Materials of Construction	Roof – metal roofing supported by metal truss Wall – gable wall Floor – quarry tile floor for G/F, vinyl flooring for 1/F
Internal Circulation	An internal staircase and an external staircase (at the backyard) link the G/F and 1/F respectively

Appendix V

Architectural Drawings

Drawing No.	Drawing Title
FYS-P-00	Site Plan
FYS-P-01	Ground Floor Plan with Forecourt
FYS-P-02	Ground Floor Plan without Forecourt
FYS-P-03	First Floor Plan
FYS-P-04	Roof Plan without Forecourt
FYS-P-05	Roof plan with Forecourt
FYS-E-01	Front elevation
FYS-E-02	Side elevation
FYS-S-01	Section A-A'



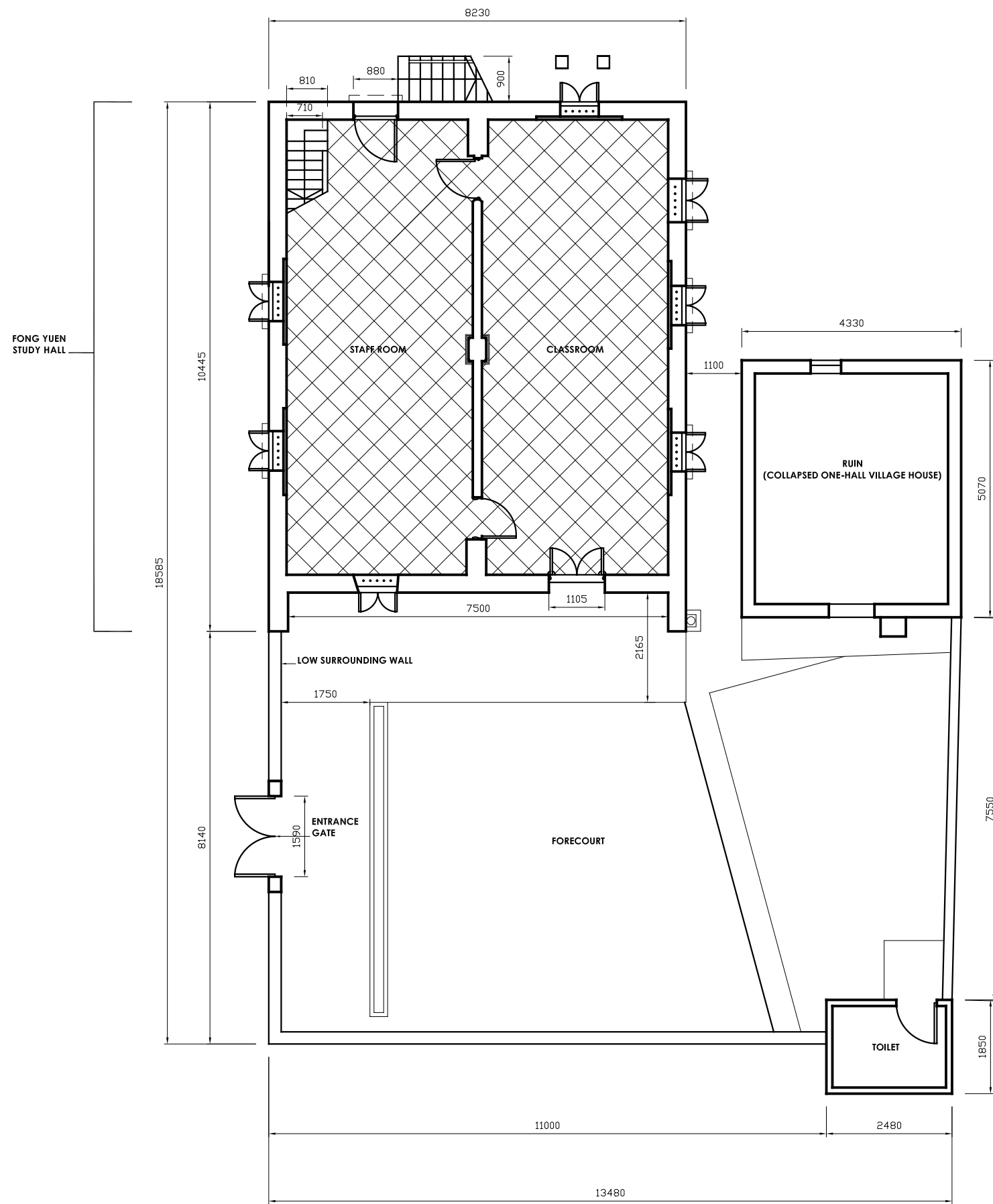
* SITE PLAN BASED ON SURVEY PLAN NO.104NE-1B AND 2A PROVIDED BY LANDS DEPARTMENT, HONG KONG SAR GOVERNMENT.
 * ALL DIMENSIONS TO BE VERIFIED ON SITE. DO NOT TAKE MEASUREMENTS DIRECTLY FROM THIS DRAWING.
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 * NOTIFY THE HONG KONG SAR GOVERNMENT IMMEDIATELY IN TERMS OF ANY DISCREPANCY FOUND HEREIN.

ARCHITECTURAL SERVICES DEPARTMENT

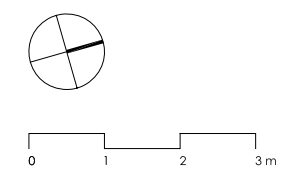
project
 CARTOGRAPHIC SURVEY OF FONG YUEN STUDY HALL MA WAN
 drawing title
 SITE PLAN
 scale
 1 : 500 (A3)
 drawing no
 FYS-P-00
 date
 28 JAN 2008

submitted by
 歷史建築研究組
 Chinese Architectural Heritage Unit
 ARCHITECTURE . CUHK

SITE PLAN



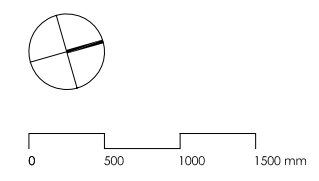
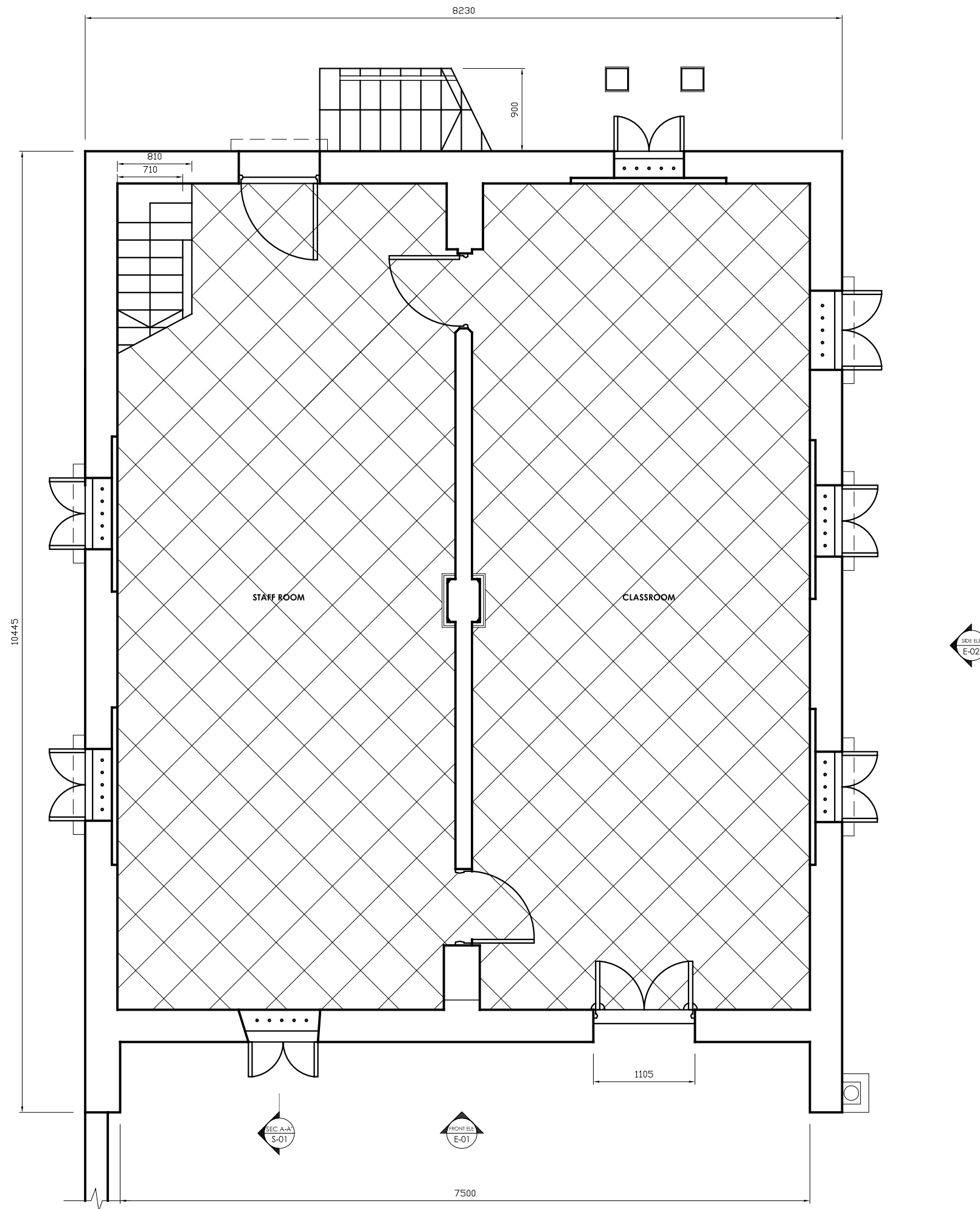
GROUND FLOOR PLAN WITH FORECOURT



* ALL DIMENSIONS TO BE VERIFIED ON SITE.
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	ARCHITECTURAL SERVICES DEPARTMENT
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drawing title	GROUND FLOOR PLAN WITH FORECOURT
scale	1 : 100 (A3)
drawing no	FYS-P-01
date	28 JAN 2008
submitted by	


GROUND FLOOR PLAN WITHOUT FORECOURT

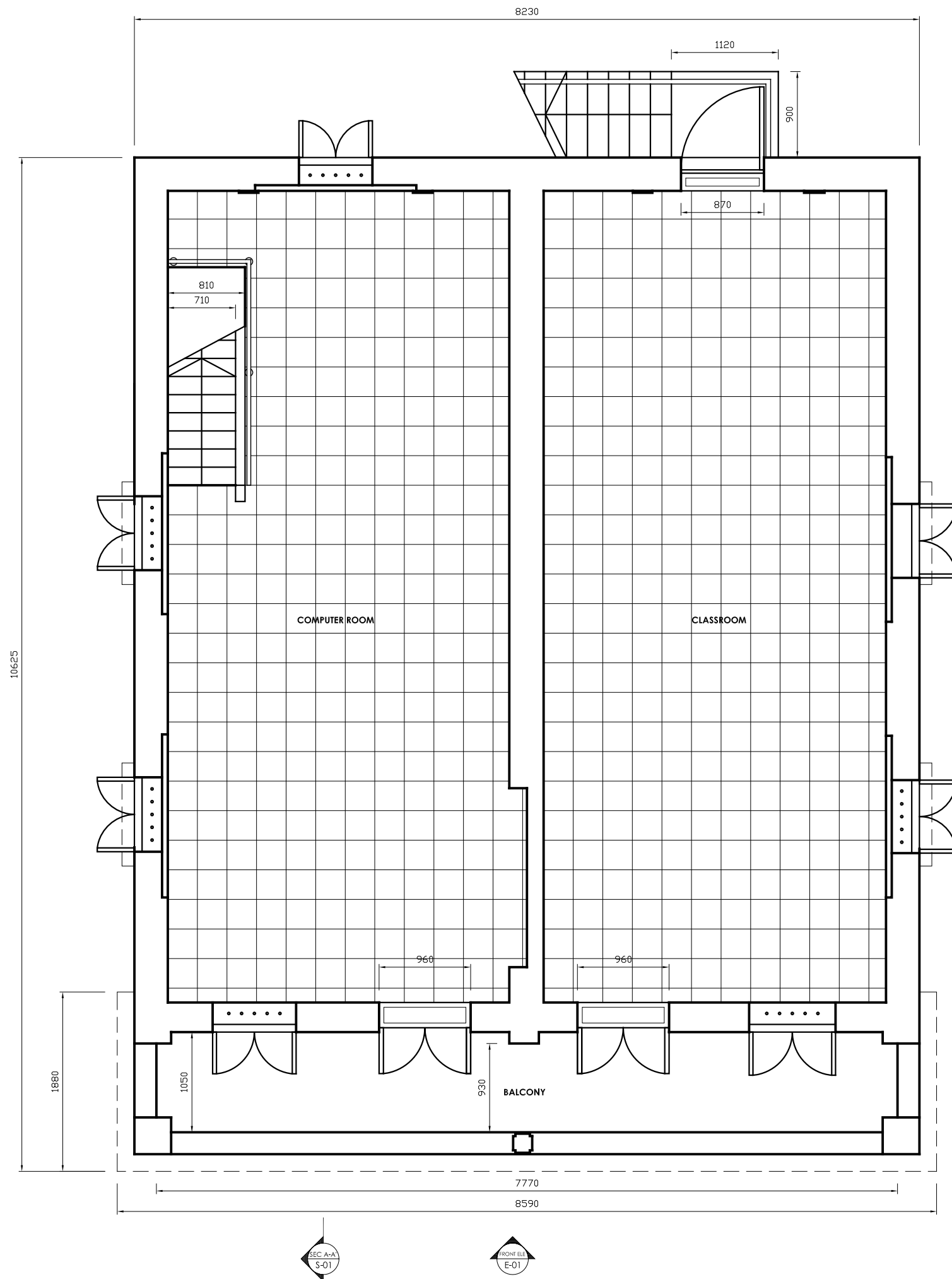


* ALL DIMENSIONS TO BE VERIFIED ON SITE.
DO NOT TAKE MEASUREMENTS DIRECTLY FROM THIS DRAWING.

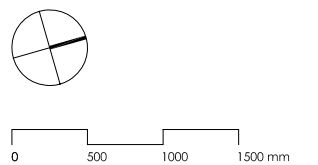
* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.

* NOTIFY THE HONG KONG SAR GOVERNMENT IMMEDIATELY IN TERMS OF ANY DISCREPANCY FOUND HEREIN.

	ARCHITECTURAL SERVICES DEPARTMENT
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scale	1 : 50 (A3)
drawing no	FYS-P-02
date	28 JAN 2008
submitted by	



FIRST FLOOR PLAN

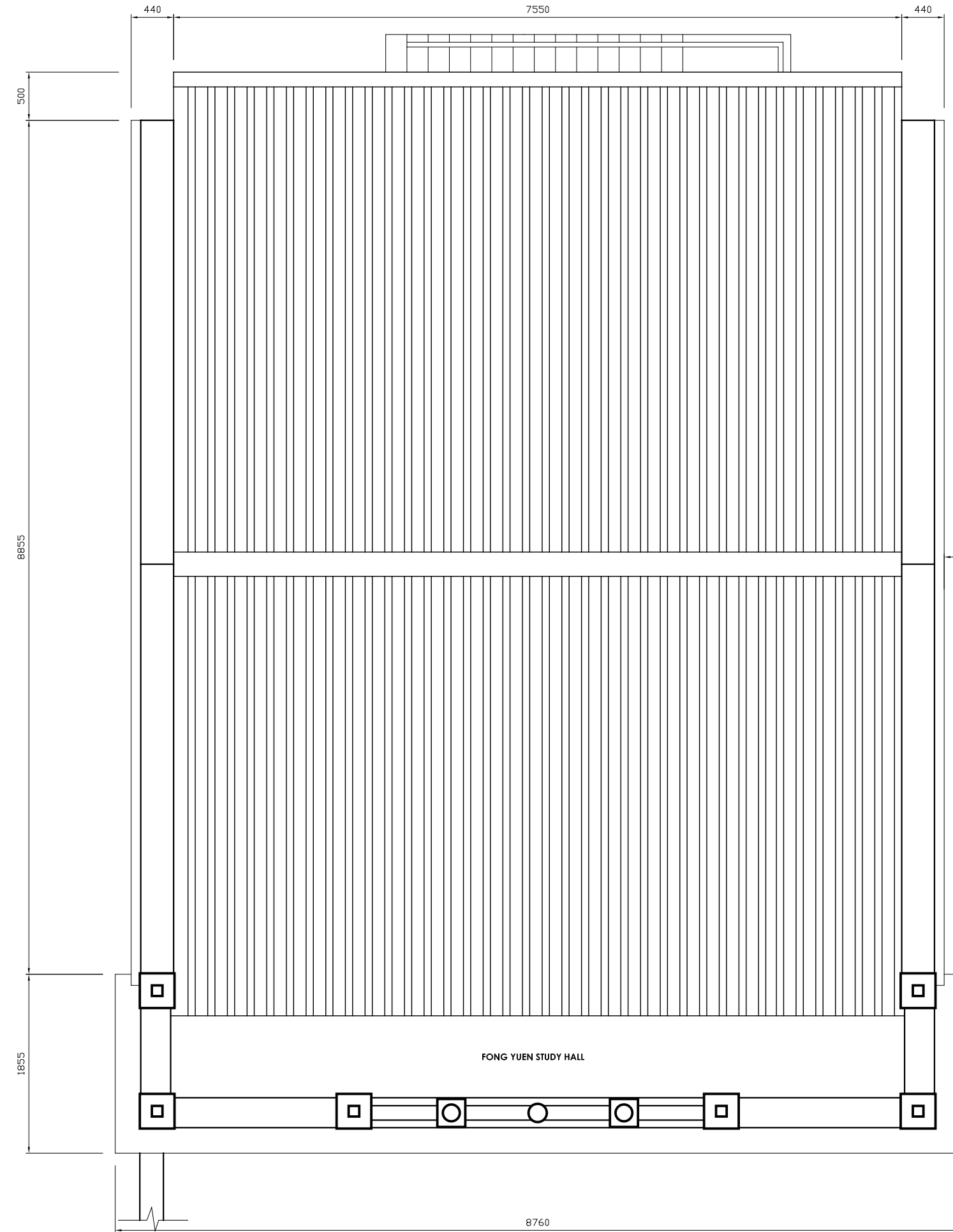


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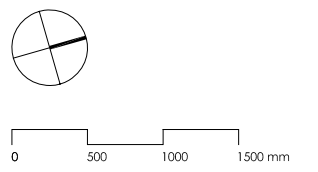
* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.

* NOTIFY THE HONG KONG SAR GOVERNMENT IMMEDIATELY IN TERMS OF ANY DISCREPANCY FOUND HEREIN.

	ARCHITECTURAL SERVICES DEPARTMENT
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drawing title	FIRST FLOOR PLAN
scale	1 : 50 (A3)
drawing no	FYS-P-03
date	28 JAN 2008
submitted by	



ROOF PLAN WITHOUT FORECOURT



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project
CARTOGRAPHIC SURVEY OF FONG YUEN STUDY HALL MA WAN

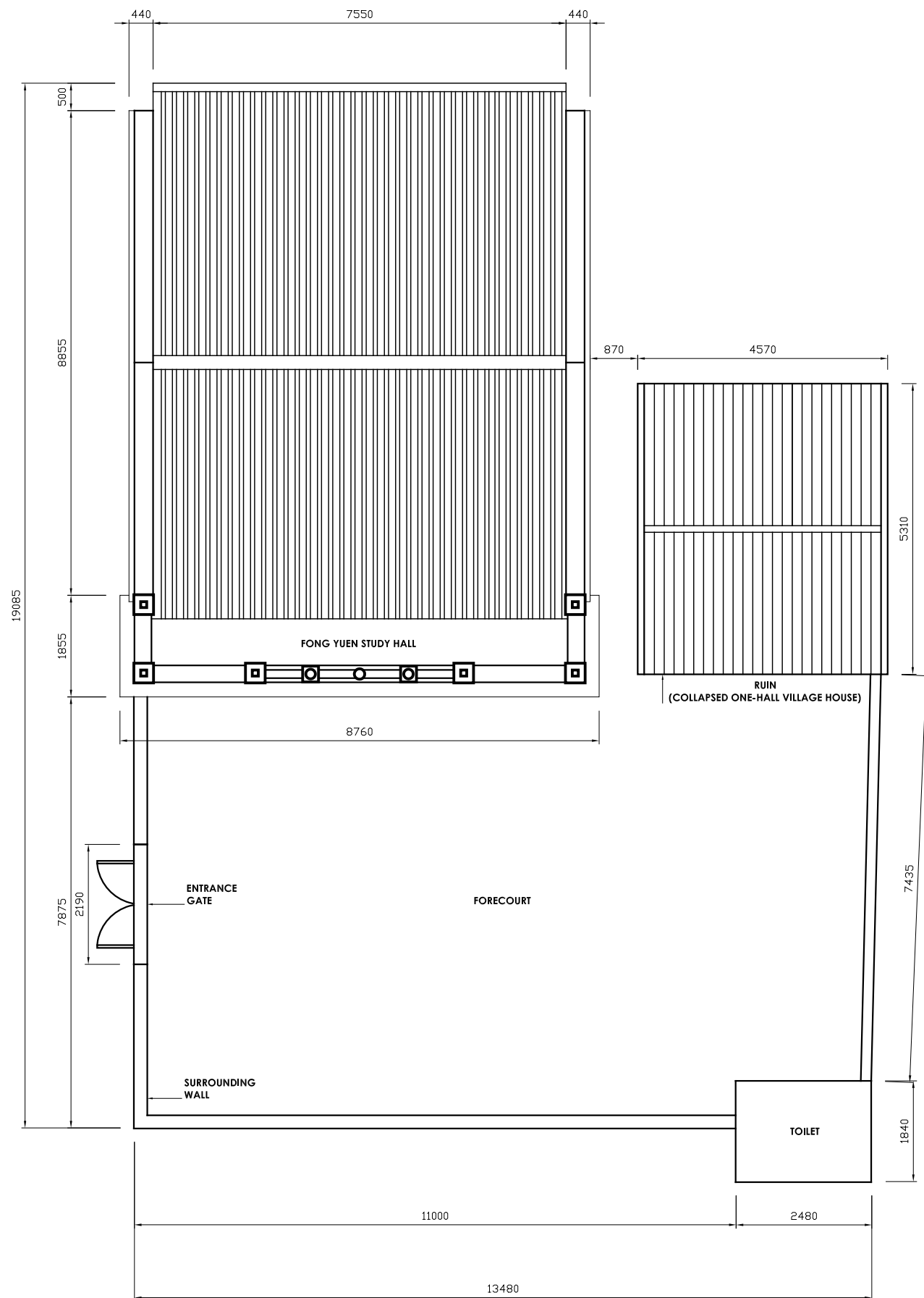
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ROOF PLAN WITHOUT FORECOURT

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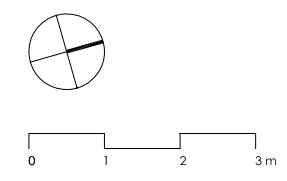
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date
28 JAN 2008




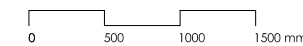
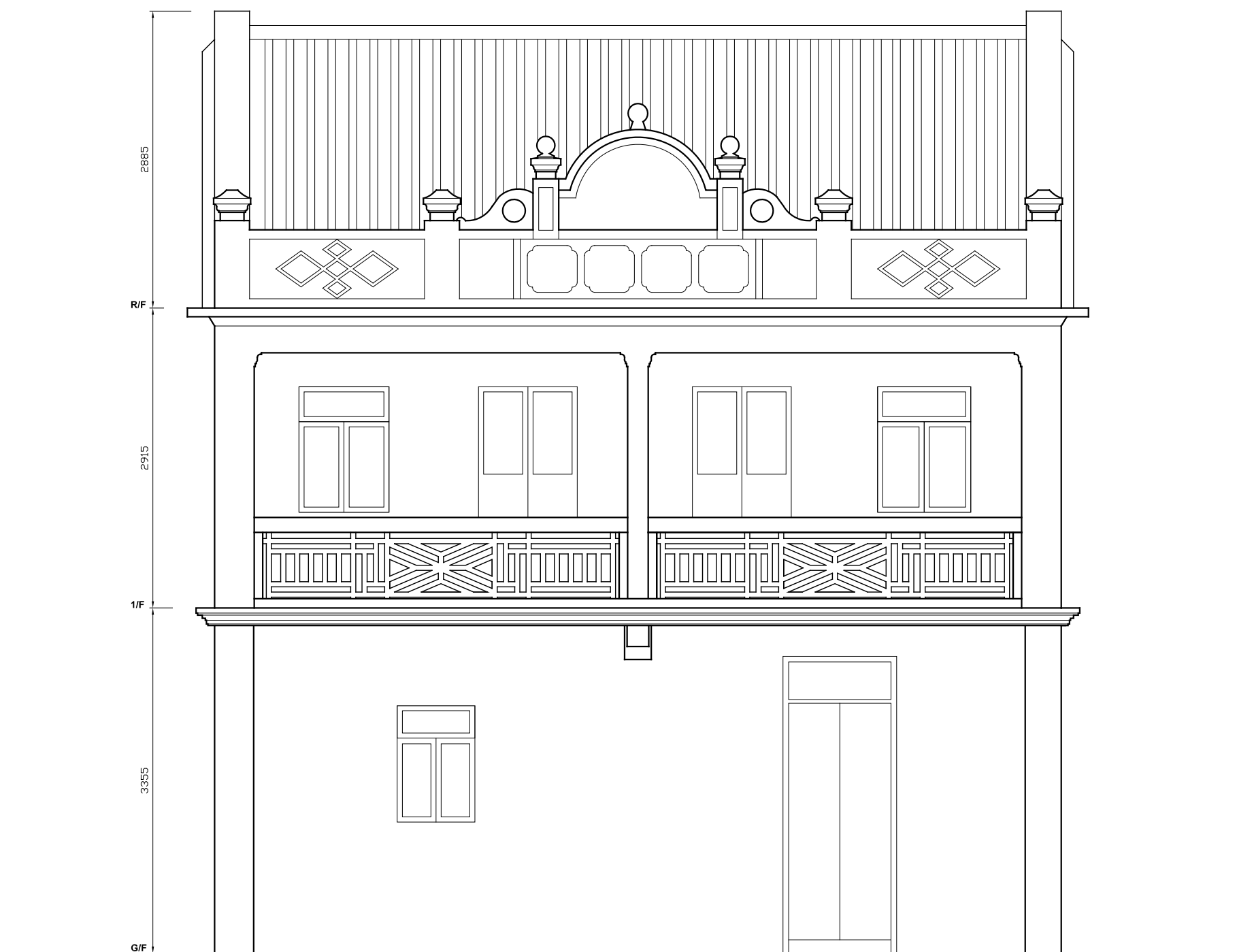


ROOF PLAN WITH FORECOURT



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	ARCHITECTURAL SERVICES DEPARTMENT
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drawing title	ROOF PLAN WITH FORECOURT
scale	1 : 100 (A3)
drawing no	FYS-P-05
date	28 JAN 2008
submitted by	



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FRONT ELEVATION

ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF FONG YUEN STUDY HALL
MA WAN

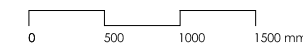
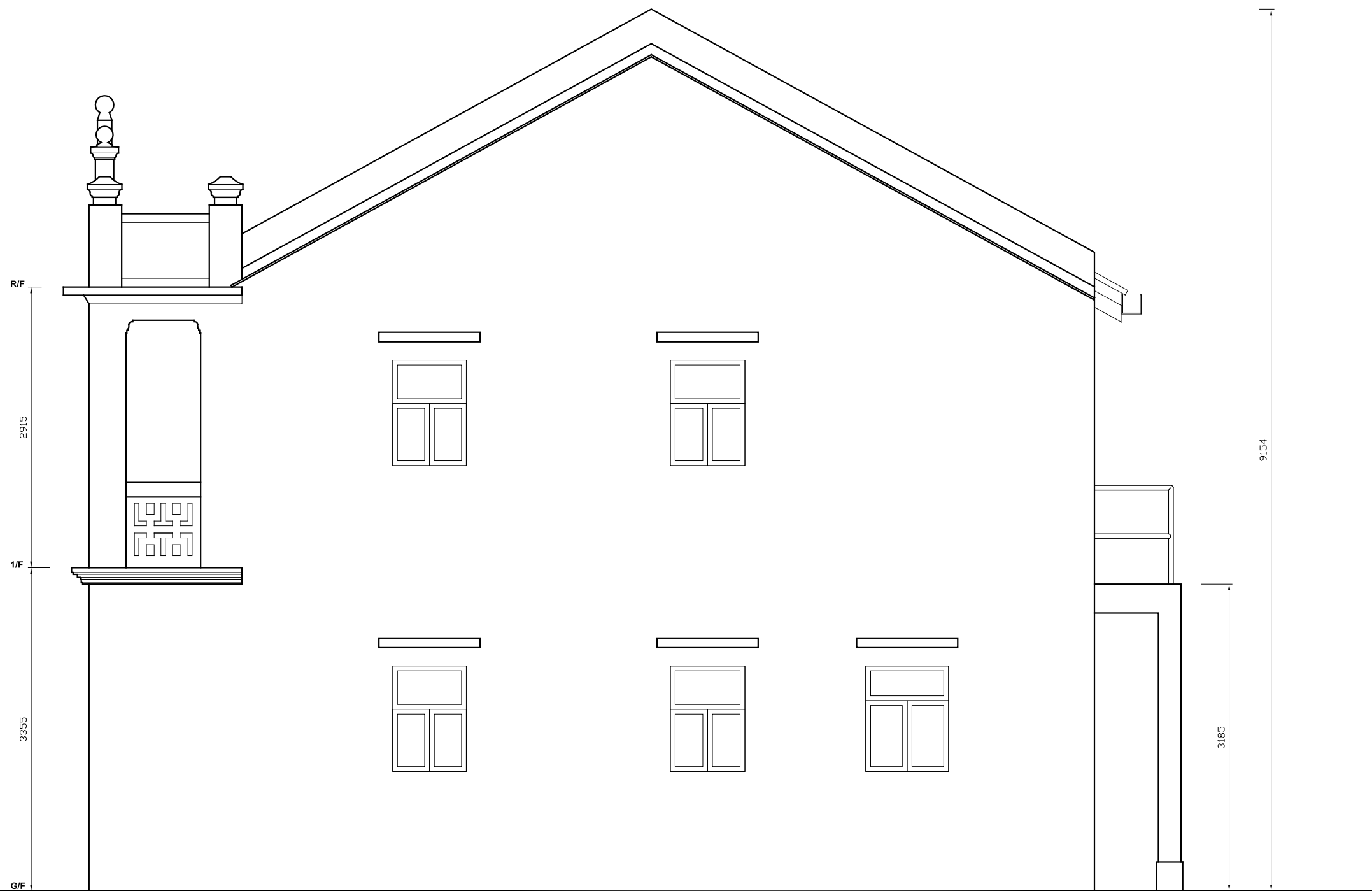
drawing title
FRONT ELEVATION

scale
1 : 50 (A3)

drawing no
FYS-E-01

date
28 JAN 2008

submitted by




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* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.

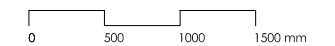
* NOTIFY THE HONG KONG SAR GOVERNMENT IMMEDIATELY IN TERMS OF ANY DISCREPANCY FOUND HEREIN.

SIDE ELEVATION


	ARCHITECTURAL SERVICES DEPARTMENT
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drawing title	SIDE ELEVATION
scale	1 : 50 (A3)
drawing no	FYS-E-02
date	28 JAN 2008
submitted by	



SECTION A-A'



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project	CARTOGRAPHIC SURVEY OF FONG YUEN STUDY HALL MA WAN
drawing title	SECTION A-A'
scale	1 : 50 (A3)
drawing no	FYS-S-01
date	28 JAN 2008
submitted by	

Appendix VI

Photos of Building



General appearance of Fong Yuen Study Hall



Front elevation



View of entrance to forecourt



View of one-hall village house



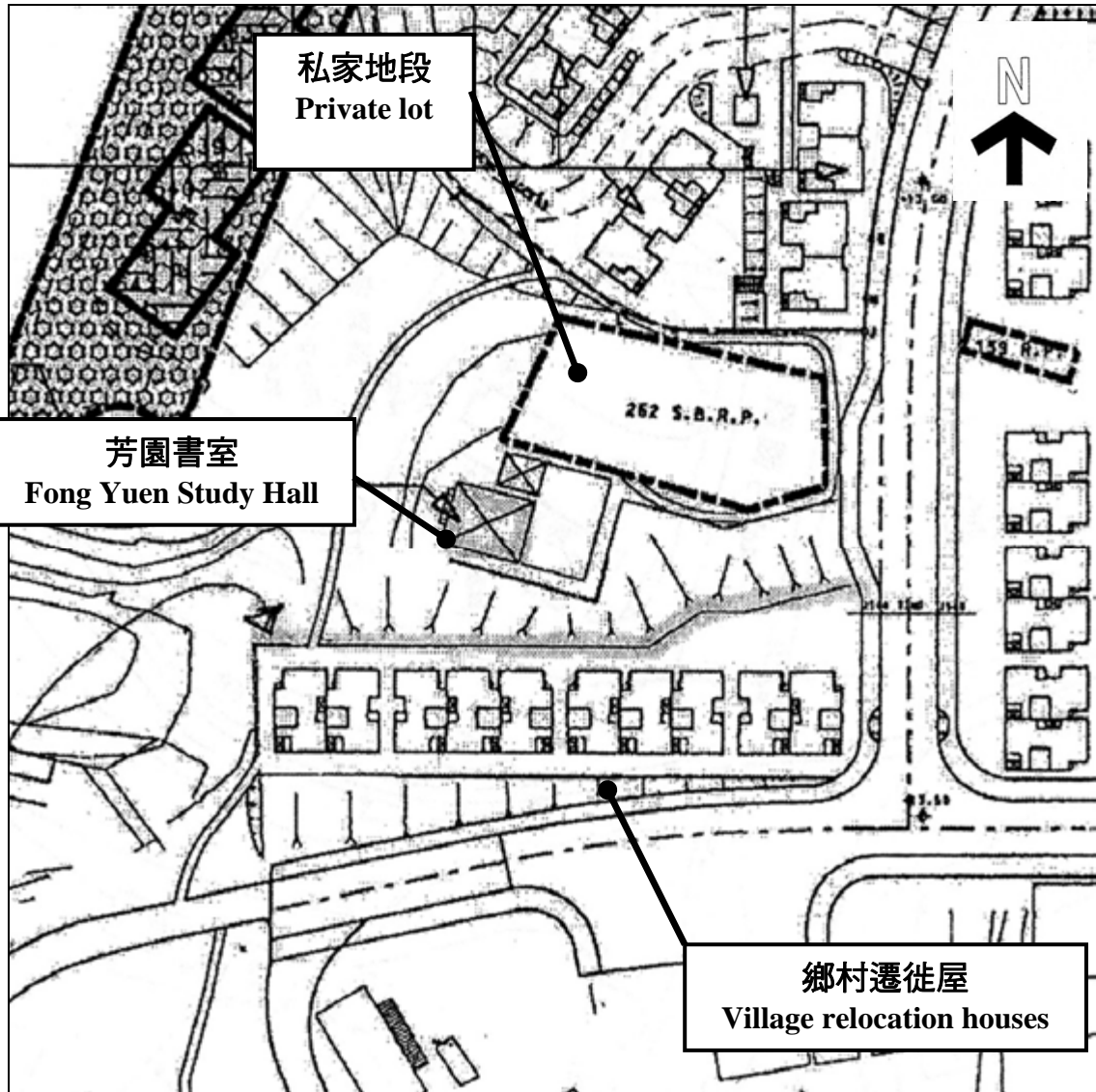
Internal layout at G/F



View of verandah at 1/F

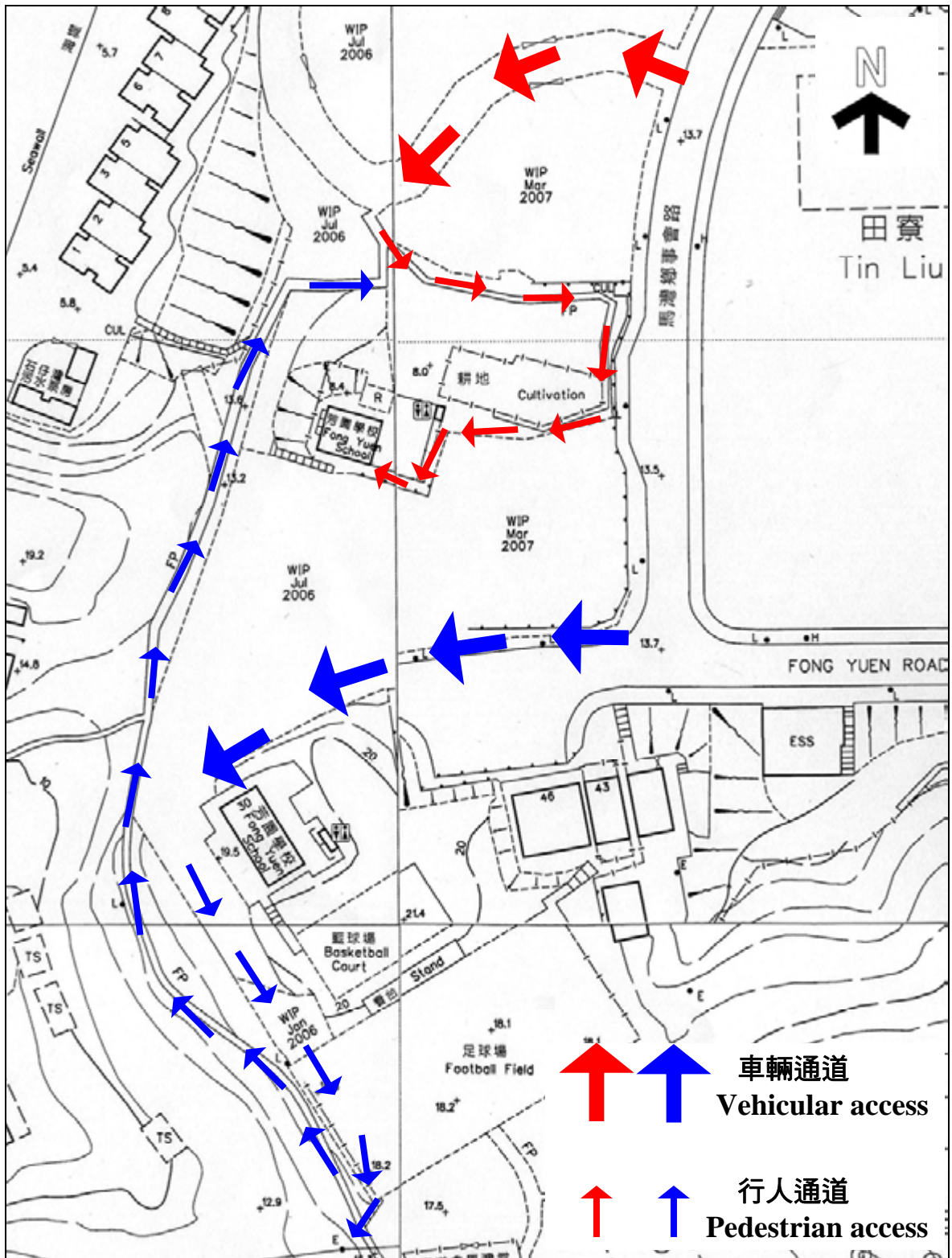
Appendix VII

Plan Showing Immediate Surrounding



Appendix VIII

Access Plan



Appendix IX

**List of Architectural Features
to be Preserved**

Fong Yuen Study Hall
Architectural Features to be Preserved

1. EXTERNAL AREA

1.1) Ornamental arched gateway forming side entrance into garden (metal gates are not historic)



1.2) Low boundary wall around garden



1.3) Front garden



2. ELEVATIONS

2.1) Rendered and painted stone walls



2.2) The pitched roof and rectangular building form



2.3) The shape and form of the pediment at the top part of the front façade



2.4) Windows and door openings including hood mouldings (Windows and doors are not original)



2.5) Granite thresholds to doorways



2.6) Open balcony at first floor level on front façade including columns, geometric pattern balustrading and shaped bracket under floor slab



2.7) Ornamental parapet to front façade including pediment, posts, ball finials, mouldings and Chinese characters



2.8 Copings and label mouldings to gable and walls



3. INTERNAL

3.1) Plastered and painted walls



3.2) Columns and beams with moulded arises to ground floor rooms



3.3) Straight flight reinforced concrete staircase from ground floor to first floor (Upgrading works to comply with current standards may be permitted)



3.4) The recess on the walls where the window leaves are located





Appendix X

**List of Required Treatment to
Architectural Features**


Fong Yuen Study Hall
Required Treatment to Architectural Features


1. EXTERNAL AREA

Architectural Feature	Required Treatment
a) Boundary fence	The unsightly chain link fence around the site should be replaced with a new security fence of suitable design.
	

Architectural Feature	Required Treatment
b) Boundary wall	The low boundary wall around the garden shall be repaired and repainted to match existing.
	

Architectural Feature	Required Treatment
c) Paving	Cracked concrete paving should be repaired to match existing.
	

Architectural Feature	Required Treatment
d) Sink	Demolish and clear away old sink and plumbing attached to boundary wall.
	


Architectural Feature	Required Treatment
e) Garden	The front garden is considered to be an inseparable complement to the study hall and should be sympathetically restored and maintained.
	

2. ELEVATIONS & ROOF

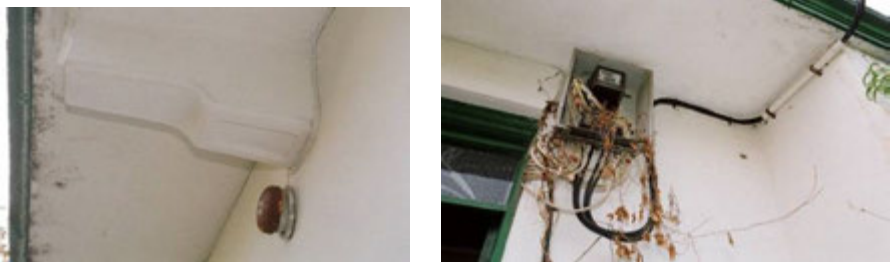
Architectural Feature	Required Treatment
a) External walls	Remove vegetation, ants' nests etc., and prepare and paint wall surfaces to match existing. Walls shall be cleaned down and repainted with reversible paint system; permanent coating systems are not permitted.
	


Architectural Feature	Required Treatment
b) Front balcony	Repair cracked and spalling concrete to front balcony balustrading, beams and columns and soffit of floor slab; prepare and paint to match existing. Do not enclose the cantilever balcony.
	

Architectural Feature	Required Treatment
c) Windows	Remove all air conditioner hoods. Do not block the windows and not install window-type air conditioner.
	


Architectural Feature	Required Treatment
d) Doors	Doors are not original and can be replaced. But the granite threshold to door should be preserved and remain unpainted.
	

Architectural Feature	Required Treatment
e) Letter box	Take down old wooden letter box in front porch, clear away and make good wall surface.
	

Architectural Feature	Required Treatment
f) Redundant cables	Disconnect and remove redundant cables and make good wall surfaces. Relocate the CLP electricity meter on ground floor.
	

Architectural Feature	Required Treatment
g) Pitched roof	The pitched roof is not original but do not alter the pitch form of the roof.
	


Architectural Feature	Required Treatment
h) Flat roof	Lay new specialist waterproof membrane to flat roof over balcony.
	


Architectural Feature	Required Treatment
i) Ornamental parapet wall to flat roof	Repair any spalling plaster; restore and repaint mouldings and features.
	


Architectural Feature	Required Treatment
j) Pediments	Clean and repair the plastered relief on the pediments. Do not install signage that would cover up the pediments.
	


Architectural Feature	Required Treatment
k) External staircase	Check and update to current safety and building standards.
	

3. INTERNAL

Architectural Feature	Required Treatment
a) Redundant cables and conduit, ducting, switch boxes, distribution boards, light fittings, ceiling fans etc.	Disconnect and remove redundant building services installations, rewire as necessary and make good wall surfaces.
	

Architectural Feature	Required Treatment
b) Walls	Repair spalling plaster, holes and cracks and repaint surfaces. The front part of the middle partition wall on the upper floor may be latter addition and can be demolished, subject to the advice of a Registered Structural Engineer.
	

Architectural Feature	Required Treatment
c) Staircase	May need upgrading in order to comply with fire safety standards and proposals should be submitted to AMO for approval. Alternatively the staircase can be partitioned off and not used.
	


Architectural Feature	Required Treatment
d) Flush doors	Internal flush doors should be repaired/replaced and painted to match existing.
	


Appendix XI


List of Recommended Treatment to Architectural Features

Fong Yuen Study Hall
Recommended Treatment to Architectural Features


1. EXTERNAL AREA

Architectural Feature	Recommended Treatment
a) Entrance gates	The entrance gates are not original and recommended to be replaced with new gates of suitable design.
	


Architectural Feature	Recommended Treatment
b) Kitchen Annex	Recommended to be demolished for safety reasons and the resulting debris cleared away, or restored if required.
	

Architectural Feature	Recommended Treatment
c) Toilet Annex	The Toilet Annex does not appear to be a historic building. But in view its good conditions, it is recommended to keep and re-use the building for e.g. plant room or alike. Do not cause any disturbance to the large tree beside the toilet in the forecourt.
	

2. THE BUILDING

Architectural Feature	Recommended Treatment
a) First floor suspended ceiling and light fittings	Recommended to be removed to expose the pitched form of the roof, if functionally not required.
	

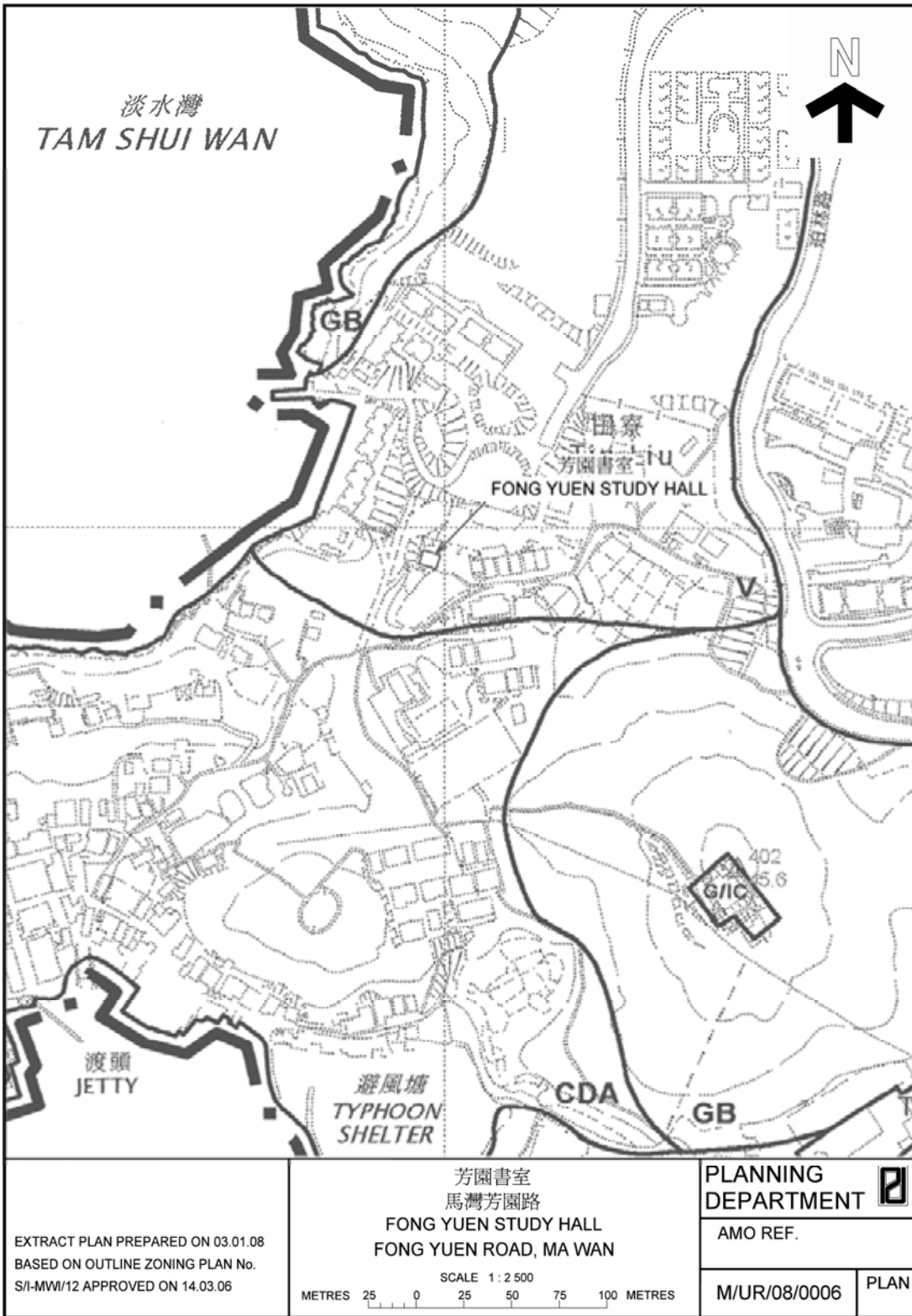
Architectural Feature	Recommended Treatment
b) Floors	No special requirements. Recommended to repave.
	

Architectural Feature	Recommended Treatment
c) Doors (including balcony doors)	Aluminum doors are not original and recommended to be replaced by timber doors of traditional style of the period.
	

Architectural Feature	Recommended Treatment
d) Windows	Recommended to replace all aluminum windows with timber framed windows. Burglar bars may be retained or removed if functionally not required.
	

Appendix XII

Outline Zoning Plan



Outline zoning plan of north Ma Wan area

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Flat (Fishermen's Block* only) Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Vehicle Park (for cycles only) Religious Institution (Ancestral Hall, Temple only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (not elsewhere specified but excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House or the ground floor of a Fishermen's Block*:

Eating Place
 Library
 School
 Shop and Services

- * "Fishermen's Block" means a block of flats for relocation of residents of the fishermen's village in Ma Wan affected by development projects on the island.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)Planning Intention

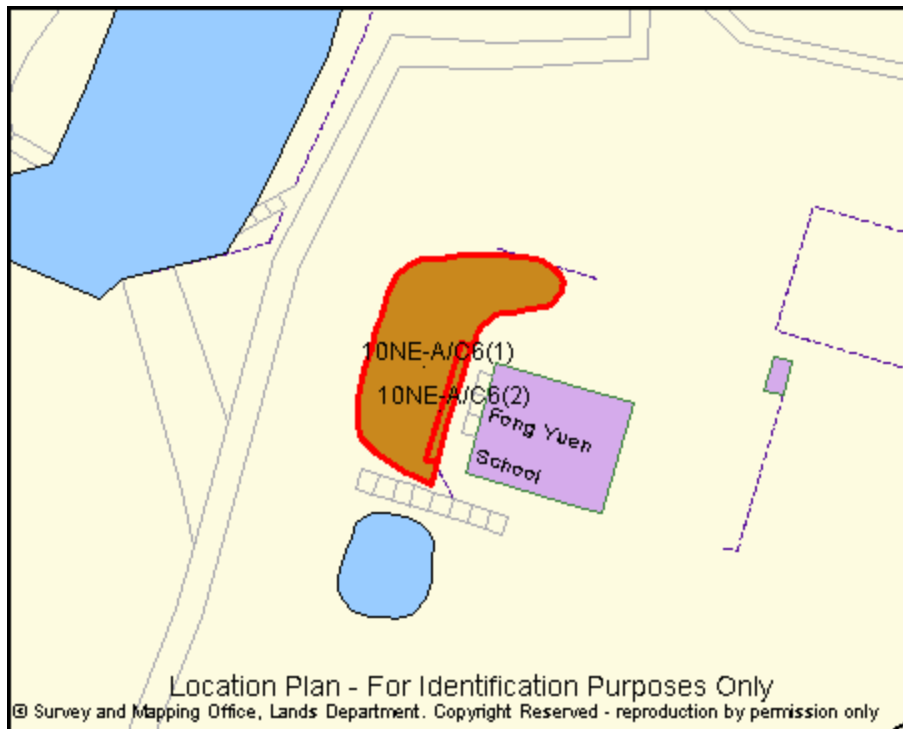
The planning intention of this zone is primarily for the provision of land for the relocation of existing village houses, fishermen's village and squatters affected by development projects in Ma Wan and for development of Small Houses by indigenous villagers of the island. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House and a fishermen's block. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix XIII

Slope Features



斜坡第 10NE-A/C6 號位置圖

Location plan of slope 10NE-A/C6.