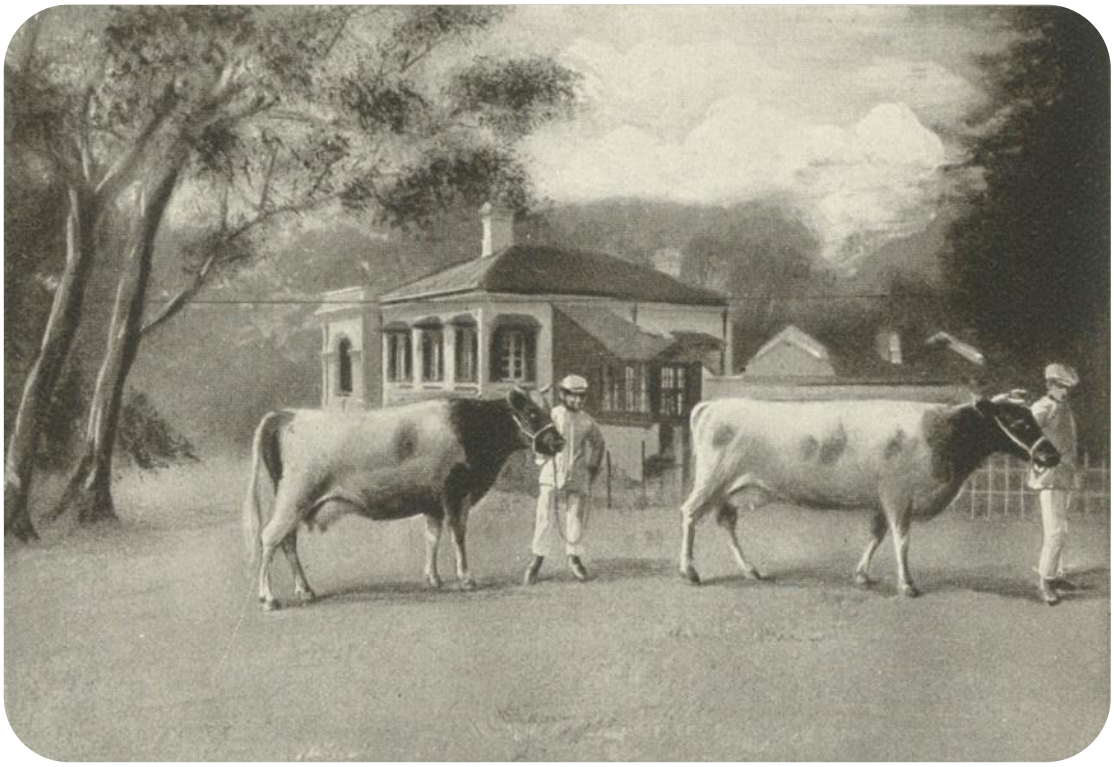
Heritage Impact Assessment

For the

Revitalization of the Old Dairy Farm Senior Staff Quarters
into The Pokfulam Farm



For

THE POKFULAM FARM COMPANY LIMITED
薄扆林牧場有限公司

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1.0 INTRODUCTION

1.1 Background

The Advisory Committee on Revitalization of Historic Buildings (Advisory Committee) has completed assessment of the proposals submitted for revitalizing the 4 historic buildings under Batch IV of the Revitalizing Historic Buildings through Partnership Scheme (Revitalization Scheme). The Secretary for Development has accepted the Advisory Committee's recommendation and given the approval-in-principle to the selected non-profit-making organizations in 16 June 2015.

The selected organization for the Old Dairy Farm Senior Staff Quarters (SSQ) is The Pokfulam Farm Company Ltd., set up by Caritas - Hong Kong. The SSQ and its site will be revitalized into a "living" museum to showcase the history and memory of the Old Dairy Farm with a series of workshops on dairy products to the local community and visitors.

Covering an area of 2,124 square meters, the site is located on the top of the slope, which situated in the north-western corner of the former cowshed compound of the Old Dairy Farm. Its north, west and south west boundary are surrounded by slopes running downhill. Just beyond the south-east boundary of the site has a retaining wall owned by the Vocational Training Council (VTC). The SSQ situated in the site comprise the Main Building, the Servants' Quarters and the Garage Block. The three existing buildings of simple classical architectural style have been left vacant since 1987 and were confirmed as Grade 1 Historic Buildings in December 2009. The Grading Boundary Plan is shown at **Section 2.1**. The existing floor plans are shown in **Appendix I**.

The proposed works would allow the site to be converted from residential quarters into a living museum of the Pokfulam Farm managed by The Pokfulam Farm Company Limited. The detailed scope of works could be found in **Section 7.0**.

1.2 Site Particulars

Property Name	Old Dairy Farm Senior Staff Quarters
Address of the studied site	141 Pokfulam Road, Pokfulam, Hong Kong
AAB Grading	Grade 1 (Definition: Buildings of outstanding merit, which every effort should be made to preserve if possible[1])
Year of Grading	2009
Year of Construction	1887
Construction Floor Area	386m^2
Land Status	Government
Original Use	Residential

1.3 Definition and Abbreviation of Terms

The Site or ***the Historic Building*** refers to the Old Dairy Farm Senior Staff Quarters.

The following definitions have been abstracted from the ***Australia ICOMOS for Conservation of Places of Cultural Significance (the Burra Charter)*** as follows:

Cultural significance: aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric: all the physical materials of the place, including components, fixtures, contents, and objects.

Conservation: all the processes of looking after a place so as to retain its cultural significance.

Setting: the area around a place, which may include the visual catchment.

Interpretation: all the ways of presenting the cultural significance of a place.

Maintenance: the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation: maintaining the fabric of a place in its existing state and retarding deterioration.

Adaptation: modifying a place to suit the existing use or a proposed use.

[1] Definition of Grading from Antiquities and Monuments Office, http://www.amo.gov.hk/en/built2.php

1.4 Methodology and Structure of the Report

The HIA report is prepared in accordance with Development Bureau Technical Circular (Works) No.6/2009 and the Guidelines for built heritage Impact Assessment (BHIA) (as of 16 May 2008) (hereinafter referred to as the "*Guidelines*"). According to the Circular, all public works projects involving historic built heritages and sites are required to undergo Heritage Impact Assessment (HIA). The HIA shall contain:-

- Baseline Study;
- Methodology;
- Impact Assessment;
- Mitigation Measures; and
- Conservation Proposal and/or Conservation Management Plan (only for projects involving large scale conversion works/alteration works/addition works/demolition works within historic buildings/sites in the "heritage sites" list).

The Heritage Impact Assessment (HIA) report composes of two parts, Part A is the Baseline Study. Part B is the Impact Assessment Study. It is prepared based on the Conservation Guidelines drawn by Antiquities and Monuments Office in the Resource Kit for the SSQ under the Revitalization Scheme, the Guidance Note to HIA Submission for the Revitalization Scheme, Technical Circular (Works) No. 06/2009 of Development Bureau, preliminary site inspections and desktop research.

International charters and standards are followed in this study report:-

- James Semple Kerr, *The Conservation Plan - A guide to the preparation of conservation plans for places of European cultural significance,* Australian ICOMOS, 2013;
- *Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance,* Australia ICOMOS Incorporated, 2013;
- Neville Agnew and Martha Demas edited*, Principles for the Conservation of Heritage Sites in China,* (Revised 2015), ICOMOS China.

PART A: BASELINE STUDY

2.0 UNDERSTANDING THE SITE

2.1 Location and Area of the Study

Pokfulam is a valley between Victoria Peak and Mount Kellet, around Telegraph Bay,

which located in Hong Kong Island, at the western end of the Southern District. The site of the SSQ (formerly known as the Braemar) is situated here.

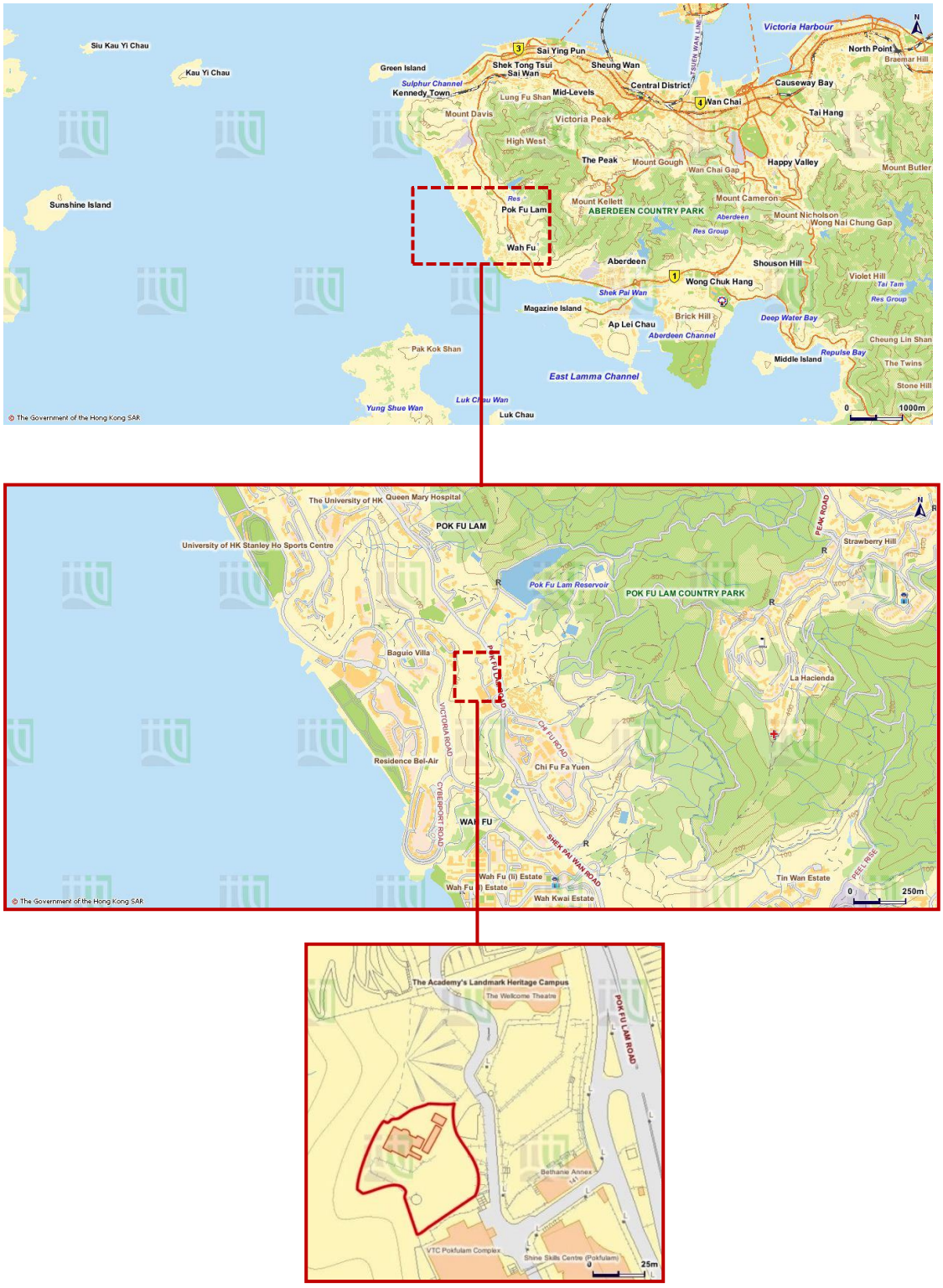


Fig 1. Location Map (Source: Lands Department from the website of The Geo Info Map: http://www2.map.gov.hk/) Edited by Hannah LIU

The Study Area is the Old Dairy Farm Senior Staff Quarters, 141 Pokfulam Road, Pokfulam, Hong Kong.

The following map shows the grading boundry of the building.

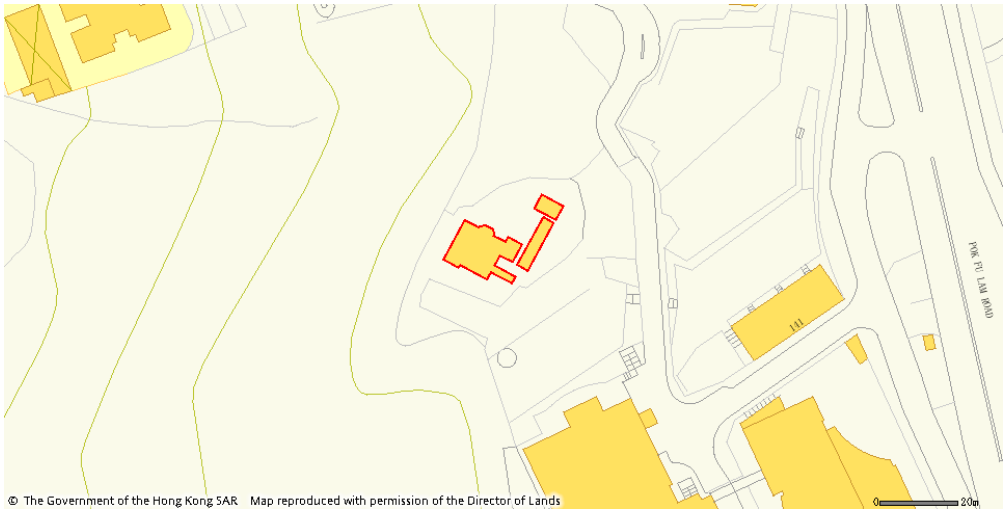


Fig 2. Grading Boundary Plan. (Source: The Geographical Information System on Hong Kong Heritage, 2012)

The SSQ sits in within the complex of the formerly Pokfulam Dairy Farm. Although the renovation works only take place in the site of the SSQ, there are a number of historic buildings, including the Béthanie, the Old Dairy Farm Cowshed and the Old Dairy Farm Main Office Building in its immediate surroundings that might be affected by the revitalization, the heritage assessment report will also cover the entire former Pokfulam Dairy Farm.

2.2 Setting and Context

The subject site of the assessment is surrounded by slopes running downhill on its north, west and south west boundary. The SSQ situates here consist by the Main Building, the Servants' Quarters and the Garage Block. The Servants' Quarters are located south-east of the Main Building, and the Garage Block is located north-east of the Servants' Quarters. In the context, there are a number of historic buildings, including the Béthanie, the Old Dairy Farm Cowshed and the Old Dairy Farm Main Office Building in its immediate surroundings.

2.3 Current Status

The SSQ have been left vacant since 1987.[2]

[2] Revitalising Historic Buildings through Partnership Scheme – Old Dariy Farm Staff Quarters Resource Kit, Appendix IV – Summary of Site and Buildings Information, 16 Dec 2013.

2.4 Limitations

Desktop research was undertaken in the preparation of this Heritage Impact Assessment Report. The extensive use of previous reports, publications, maps and archival documents was accepted as an efficient way of producing a document with updated information. The sources of these references are presented in the Bibliography.

The identification of impact is based on the Architect's design proposal. This may be subject to change due to design refinement.

3.0 HISTORY AND DEVELOPMENT

3.1 Historic Place

3.1.1 Overview of Pokfulam

The name Pokfulam (written Chinese 薄扶林, also known as 薄鳧林) for its origin from a bird called Pok-fu (薄鳧) which occurred in abundance in the local forest, was recorded in "Xin An Xian Zhi"《新安縣志》as 薄鳧林.

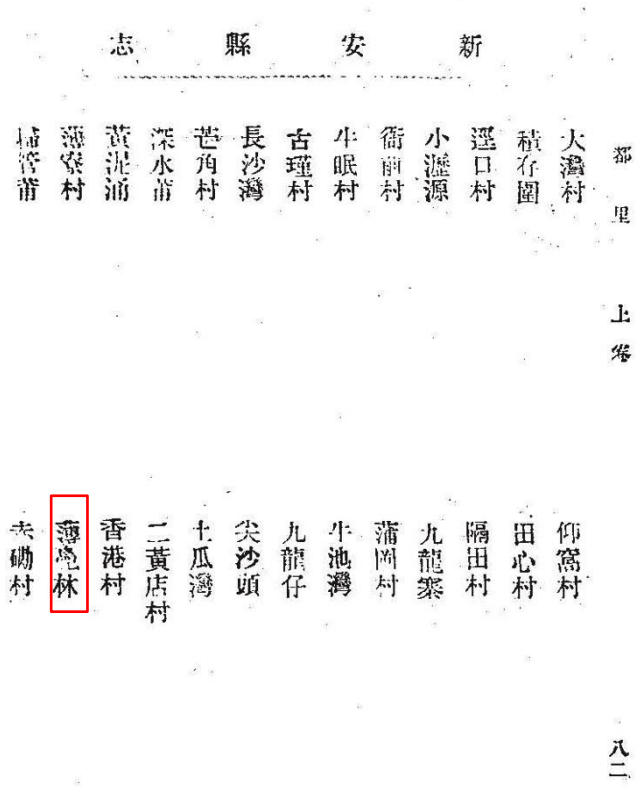

新安縣志
都里上卷
大灣村 積存圍 運口村 小灘源 衙前村 牛眠村 古瑾村 長沙灣 苧角村 深水莆 黃泥涌 薄鳧村 埔管莆
仰窩村 田心村 隔田村 九龍寨 蒲岡村 牛池灣 九龍仔 尖沙頭 十瓜灣 二黃店村 香港村 薄鳧林 赤柱村

Fig 3. A page of《新安縣志》"Xin An Xian Zhi" shows the original Chinese name of Pokfulam (薄鳧林). (Source: Page 82, Volume II of《新安縣志》"Xin An Xian Zhi" published in 1819)

In the early years, Pokfulam was only a village (near Chi Fu Fa Yuen 置富花園 today). Later it became the name of the whole local district. The area is on a landscape sloping gently towards the Telegraph Bay (綱綫灣) to its west, overlooking the East Lamma Channel (東博寮海峽) at its South. The sloping landscape allows the area to enjoy fresh air and cool breeze from the sea. As recorded in the book "Béthanie and Nazareth: French secrets from a British colony", the Béthanie Sanatorium, which settled in Pokfulam in 1875 because of the favorable geographical condition here. The favorable geographical location also serves as a good justification for the establishment of Dairy Farm about ten years later in 1886.

Fig 4. Panoramic view of mains of Pokfulam. Exact year of photo taken is not known. (Source: Page 4, Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919)

The present-day Pokfulam is primarily a residential district, but also includes monuments, a country park, relics of dairy farming facilities, one of Hong Kong's oldest surviving villages, the city's first reservoir, and the University of Hong Kong. However the area is also in a state of flux.

3.1.2 Development of Pokfulam

Before the establishment of Dairy Farm in Pokfulam, the area had undergone rapid development in 1860's under the influence of the early

colonial governance and inputs. A large number of rich foreign merchants and missionaries moved here and made contribution to the development of the Douglas Castle (currently named as University Hall), the Béthanie and also the Pokfulam Village. The storied Dairy Farm, set up in Pokfulam in 1886 to provide Hong Kong with fresh milk, expanded rapidly, offering employment to many of Pokfulam Villagers. The Dairy Farm is indivisible with the Pokfulam Village.

In the early days, the boundaries of the Pokfulam Village were mountains and water. It situates in a valley standing at the western end of the southern district of the Hong Kong Island, between the 552 meters high Victoria Peak (扯旗山) and the Mount Kellet (奇力山) of 501 meters height, overlooking the west entrance of Sulphur Channel (硫磺海峽) and the Lamma Channel (博寮海峽), and is close to the Telegraph Bay of which the coast line runs from Sandy Bay to Kellet Bay.[3]

Fig 5. View of Douglas Castle on the left and Béthanie on the right. Photo taken in 1879. (Source: Public Records Office, 1879, Record ID.: PH000464)

[3] Sheet No. 11-SW-17C, Survey and Mapping Office, Hong Kong: Lands Department, updated 27 December 2007

Pokfulam Village perched on a hillside in the west of Hong Kong Island. It is possibly one of the oldest villages in the territory of Hong Kong, and the last surviving traditional village in the highly urbanized Hong Kong Island.

The early history of Pokfulam Village is not completely clear, it was said that the long settlement could be traced back to Qing Dynasty (清朝 late 17th Century), people fled from Mainland China to Pokfulam Village and became the earliest villagers. In accordance with local history, the place was originally a farming village.

The area in the village is generally hilly, sloping from the east towards the sea in the west. Villagers settled in the contour lines between 140 to 160 meters.[4] With the range of the surrounding mountains, the village and the land were well protected from being attacked by strong wind. There were also plenty of streams flowing through the village from the mountains. The environment allowed early settlers to go out to the sea for fishing and engage in farming at the village. In addition, the area was originally a very dense tropical forest, which had left the land a continuous vegetation cover and fertilized the soils. Streams flew down from the mountains provided sufficient irrigation water. In Hong Kong, waves of migration from Mainland China have affected local vegetation history. The wave arrived in the 17th and 18th centuries fell in the same period during when the village was about to establish. Villagers chose the valley and transformed the unproductive hillsides into agriculture land.[5]

In 1841, the arrival of the British marked a watershed in the development of the village. From that time, it has changed and gradually developed to an urban residential area.

Development around the Pokfulam Village had substantial changes in the 1860's. The changes were attributed to the colonial influences and the economic development in the northern part of Hong Kong Island. During

[4] Sheet No. 11-SW-17C, updated 27 December 2007, Survey and Mapping Office, Lands Department.

[5] Kwok, S. E., *The last village: cultural memories of the tangible and intangible heritage of Pokfulam Village on Hong Kong Island* (Thesis), pp. 17, University of Hong Kong, 2008

that period, certain European buildings, infrastructures, businesses were established around Pokfulam Village. These establishments described below were important to the area because they could provide villagers for new professions such as worker, printers and cowboys, which had attracted new population and eventually changed the appearance of the place.

Douglas Castle (University Hall)

In 1861, a steamship company owner – Douglas Lapraik, came and built a castle on the hilltop to the northwest of Pokfulam Village as his headquarters and residence. The building was named after him as "Douglas Castle". In 1894, the Castle was bought by The Paris Foreign Mission and renamed it as the Nazareth, housing the Mission's Seminary and Press. It was sold to the University of Hong Kong in 1954.[6]

Pokfulam Reservoir

In 1863, the first reservoir was built due to an increase in demand for clean water. Extension and improvement works continued till 1877.

Fig 6. Pokfulam Reservoir in 1860s. The storage capacity was very limited. (Source: 何佩然, 2001, 《點滴話當年-香港供水一百五十年》, 商務印書館, 香港, p.18)

The Béthanie

In 1875, a French Mission Sanatorium, Maison De Béthanie, was built as a supporting base for providing medical treatments and recuperation for

[6] Source: House built on Farm Lot No.24. See Alain Le Pichon, 2006, pp.30

French missionaries in East Asia before they returned to their work.[7]

Fig 7. South elevation of today's Béthanie with a porch added in the 1920s. (Source: Antiquities and Monuments Office, Hong Kong, 2009)

Dairy Farm

In 1886, a Scottish surgeon, Dr. Patrick Manson, co-founded Dairy Farm with five prominent Hong Kong businessmen in the west of Pokfulam Village to improve the health of the Hong Kong community by breeding imported cattle locally, and to ensure a daily supply of disease-free fresh milk at an affordable price.

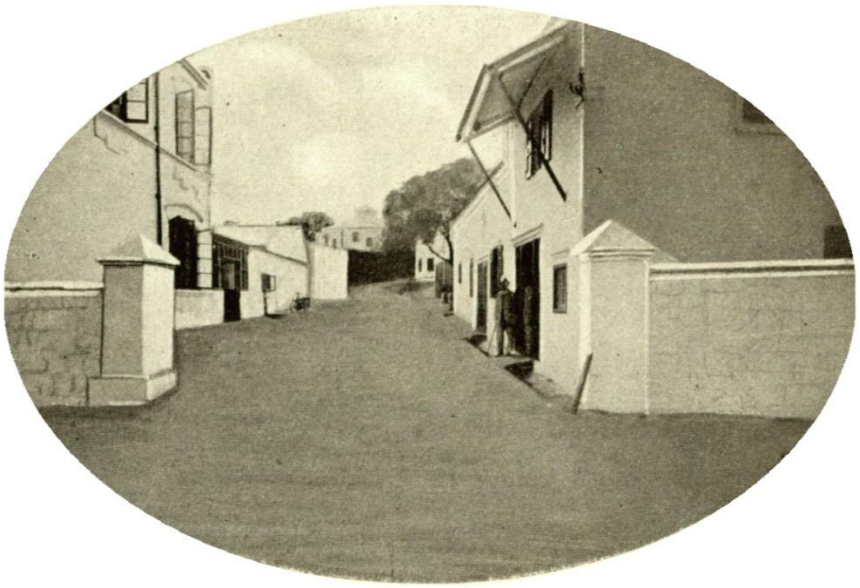


Fig 8. Entrance to the Mains of Pokfulam Dairy Farm. Exact year of photo taken is not

[7] Source: Heritage Appraisal of the Béthanie, Antiquities and Monuments Office, Hong Kong

known. The building on the right is the Office Building, one of the survivors from the past. It is currently occupied The Hong Kong Academy for Performing Arts (APA). The one on the left is the boiler room. (Source: Page 66, Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919)

The above establishments together with the other development around Pokfulam Village from the 1860's to the 1880's had turned Pokfulam became an area where commercial, residential and agricultural developments stood side by side.

Pokfulam Village stood amidst the farms; cowsheds, tanks, quarters, boiler houses, stores for bran and strew, poultry batteries, irrigation channels and grazing fields scattered over the area. Pokfulam had become a vibrant place. Such developments created a great demand of labour force and accommodations. As a result, it caused the second flow of population in Pokfulam Village.

Refer to the memo from Commissioner of Housing dated 8th July 1959, the population of the village increased to 4,033 with a total of 235 houses. It excludes two houses which were seven-storey Dairy Farm company staff quarters accommodating 721 persons. This period can be considered as the peak of Pokfulam Village in terms of the social and commercial activities.

It is stated in the memorandum in 18th November 1971 extracted from Land Survey Office File (No.4/7201/55, Part II; name: Layout of Pokfulam Village) that:

> *"Re. your M.21, the existing village is split almost evenly (rough estimation only into Private Lots, i.e. Village Lots & Building Lots, and short-term occupations i.e. C.L. Permits & Tenancies). As stated in my note after M.21., it will be almost impossible to attempt this scheme piece-meal in the manners of e.g. Apliuchau as proposed layout means almost maximum disturbance to existing properties."*

The memorandum shows that the complicated mix of the titleships and land grants in Pokfulam Village prohibit the Colonial government to demolish or redevelop the village, though several redevelopment schemes had been prepared in the Lands Office. It also shows that the private lots in Pokfulam Village are in certain extent in the manner of those private lots in New

Territories. It is believed that these private lots keep the village undeveloped.

The heat economic growth In Hong Kong induced the surge in land price in 1970's and 80's. Rapid urbanization is also resulted, leaving no room for a huge farm in the heart of the city. The Dairy Farm was forced to close down its dairy facilities in Pokfulam in 1983.

Apart from the vacant SSQ, other staff quarters on the top of a hill of Pokfulam Village were abandoned in the early 2000s. The two 7-storey Dairy Farm Staff Quarters were vacated in 2005. The leaving of the last batch of residing Dairy Farm Staff induced the shrinking of the local economy and resulted closure of shops in the main street of the Pokfulam Village.

Some villagers removed to the adjoining high-rise residential developments, like Chi Fu Fa Yuen and Pokfulam Garden (薄扶林花園). Others moved to Aberdeen and to other newly developed public housing estates.

Fig 9. *Chi* Fu Fa Yuen

Fig 10. Pokfulam Garden

At the same time, due to the increase in awareness of personal interests and the increase in care for the village, some concern groups were formed with an aim to clarify their next steps – the road to a better living standard.

From the year of 2007, awareness of heritage conservation raised significantly in Hong Kong. Some heritage conservation specialists pay their attentions in Pokfulam because of its significances. Conservation architects and villagers started in conserving the area.

Pokfulam is a remarkable survivor of Hong Kong's past, but it is facing

pressure from urban redevelopment plans, including a proposal to convert the two unoccupied 7-storey Dairy Farm Staff Quarters into high-density housing. Stringent squatter control policies make it hard for villagers to repair their dwellings, as they are required to use materials that were registered at the time of the last occupancy survey, which was conducted in the 1980s. Thus it is important to study, educate, and advocate the value of traditions and diversity in Hong Kong and to initiate a conservation and sustainable management model for future development.

As the Pokfulam Skills Centre, the Chinese Cuisine Training Centre and the Institute of Vocational Education Building were constructed in 1999, the Pokfulam Village has grown into a flourishing people's area.

Today, the Pokfulam is bounded by Mount Davis Road (摩星嶺道) to the north, Pokfulam Country Park (薄扶林郊野公園) to the east and Kai Lun Wan (雞籠環) to the south; to the west, it extends to the waterfront.[8] There are two main roads connecting the village to the outside, i.e., the Pokfulam Road (薄扶林道) going to the western district of the Island, and the Chi Fu Road (置富道) going to the south.

In 2014, the Pokfulam village was included on the World Monuments Watch to raise awareness of its significance and scarcity in the modern metropolitan Hong Kong, raising hopes that it could become a world heritage.

3.2 Understanding of the Site

3.2.1 Establishment of Dairy Farm

In those early days of Hong Kong, milk was come from native buffaloes. The few sickly, ill-kempt, unscientifically treated imported animals were not good for the community. Sold without license or restriction, without proper inspection and safeguards it was far from pure. The earliest importation record can be traced back to 1880, a veterinary surgeon named John Kennedy imported cows from Britain for the dairy stood next to the Horse

[8] Pok Fu Lam Outline Zone Plan No. S/H10/14, Hong Kong: Town Planning Board, March 2004

Repository close to where the Peak Tram is now situated in Garden Road, Central. At a time when expatriates would not usually condescend to undertake manual work, the dairy created quite a stir by employing milkmaids from England.[9] However when the Scottish parasitologist, Dr. (now Sir) Patrick Manson arrived in Hong Kong he was appalled by the unsanitary living conditions and took a special interest in the local milk supply. He believed that the milk supply of a community was second in importance only to its water supply, from a hygienic point of view. As a result, The Dairy Farm Co. Ltd.[10] (hereafter 'the Company') was founded in 1886 by him and five prominent Hong Kong businessmen, Sir Paul Chater, Mr. Phineas Ryrie, Mr. Granville Sharp, Mr. William Ray, and Mr. James Coughtrie.

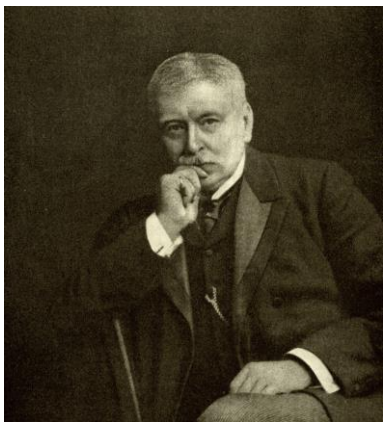


Fig 11. Dr. Patrick Manson (Source: Page 12, Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919)

The aim of the Company was to provide a hygienic supply of milk from cows to the community. As Nigel Cameron's description[11]:

> *"From a hygienic point of view the milk supply of a community is second in importance only to its water supply. As regard to latter, Hong Kong will shortly be in a satisfactory position, but unfortunately, in consequence of the epidemic amongst the cows which the very*

[9] Dan Waters, Hong Kong Hongs with long histories and British connections, published in the Journal of the Royal Asiatic Society Hong Kong Branch, Vol 30, 1990.

[10] The Dairy Farm Co.Ltd. was renamed as The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong after it acquired the Hong Kong Ice Company in 1918. Its name changed back to The Dairy Farm Co. Ltd. in 1981.

[11] Page 30, *The Milky Way: The History of Dairy Farm*, Nigel Cameron, published in 1986.

inadequate, unreliable and exceedingly expensive milk supply has hitherto had to submit to, it seems likely to give out altogether and there is every prospect of a milk famine. This is a serious matter, serious enough for the general public, but especially so for young children and the sick, with whom milk is the principal and often the only food, and is indeed the staff of life. It is felt, therefore, that the present is a good opportunity to establish, by means of a Public Company with an adequate capital, a Dairy Farm, which it returns a fair interest on the capital invested, shall supply a thoroughly reliable article and at such a price that what hitherto has been the luxury of the rich may become, what milk ought to be, one of the principal elements in the food of the poor in all communities."

The scheme of the establishment of the Dairy Farm on the Hong Kong Island was at the time considered a bold one, for no more unpromising filed for such an enterprise could well be imagined than the steep, granite slopes of what was once facetiously described as the "Island of Fragrant Waters." Despite of all its drawbacks that the Island affords, the farm occupied a best site. Pokfulam faces the open sea and generally receives the southerly breeze in summer with reliable water supply near in hand in the shape of a stream feeding a small lake, which helps to keep the cows healthy. Moreover, the site is also far from those diseased town cows. With such advantageous geographical conditions and climate, the Dairy Farm was eventually set up here, which they called "the Mains".

Fig 12. Exterior of the Dairy at Mains in Pokfulam *Exact year of photo taken is not known. (Source: Page 54, Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong*

Kong in 1919)

Preliminary Prospectus

Dr. Manson devoted much study to the operation and made exhaustive enquiries as to the practicability of the scheme which he had in mind, is amply manifested by the Prospectus[12] which he issued. A principal object of the proposed Dairy Farm was to reduce the price of milk so as to bring milk within the reach of the poor, or less per large bottle. The second object was to secure its purity and remove it from the category of typhoid fever and other disease causes; and the third object was to place the concern on a sound financial and make it a source of profit to the shareholders. He proposed to start a Dairy of 100 head of cows on a capital of $25,000 and if this proves a success, gradually to increase the herd so as to meet the requirements of the community.

CAPITAL		$25,000
Cost of 100 cows at $100 each	$10,000	
Buildings	5,000	
One year's salary of manager, clerk, etc. ..	3,000	
Balance	7,000	
		$25,000
Yield of 100 cows at six large bottles per diem =219,000 bottles @ ten cents $21,900.		
EXPENSES		
Keep etc. of 100 cows @ $10 per month per head	$12,000	
Salaries	3,000	
		$15,000
Balance		$6,900

Fig 13. Manson's Prospectus (Source: Page 21, Report of The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong in 1919)

The balance $6,900 might be distributed as a dividend of 10% ($2,500) and leave a balance of $4,400 to replace deaths in the herd and build up a reserve fund.

The yield of 100 cows would be 300,000 bottles of milk, bringing $30,000 – just double the estimated cost of up-keep and a handsome return on the investment of $25,000, besides being abundant margin for deaths, reserve

[12] *Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919.*

fund, increase of stock and dividend.

The Company Floated

In the spring of 1886, the proposed flotation became an accomplished fact under the title of The Dairy Farm Co. Ltd. But some details of the Prospectus were apparently revised, for the paid-up capital of the company was $30,000, instead of the $25,000 estimated by Dr. Manson, and the initial herd numbered 80 cows instead of the 100 head upon which Dr. Manson based his rough calculation of profit.

It seemed difficult at the beginning of the operating, all foodstuffs and building materials had, in those times, to be shouldered from the seashore to the top of the hill by coolies. Although the favorable climate here, there was little flatland for the cows to walk. Moreover, the infestation of the snakes was another severe problem to cows as they were being attacked frequently. As a result, the company had a great deficit of $13,186.91 in their first year.

Undeterred by these challenges, a Scottish physician named James Cantlie became one of the owners of the Company in 1888. He imported the fodder oversea and decided to ship the cows by cable cars. This operation finally brought the profit to the Company and soon achieved a thriving enterprise. The second year's working, after the acquisition of a few more cattle, showed a profit of $3,384.37, which was placed against the loss sustained in the previous year's operations. In the third year again a small profit was returned, amounting to $4,373.89, and this also was transferred to Profit and Loss Account in further reduction of the initial loss. With this success, the demand for the company's produce developed. In 1889, the capital was increased to $100,000 for importation of more cattle and the building of sheds, etc. After five years' working, the directors declared a modest dividend of 3%, after writing off $8,044.27, equal to about 8% of the company's capital. At this juncture the founder, Dr. Manson, left Hong Kong and returned to England to help found the London School of Hygiene and

Tropical Medicine.[13]

Although no dividend was declared in the year 1892, the company established a depot in Central, Hong Kong.[14] From then on, the operation proved more propitious, which distributed dividend of 5% and 10% in 1893 and 1895 respectively.

The company during its first nine years of existence up to that date showed the following results: -

	Capital.	Sale of Produce.	Gross Profit.	Written off Cattle and Property.	Dividend Declared.	Loss carried Forward.
1887	$ 30,000	$28,717.75	—	$11,629.67	—	$13,186.91
1888	$ 30,000	$29,133.30	$ 7,208.01	$ 3,623.64	—	—
1889	$100,000	$30,197.83	$ 7,581.82	$ 3,207.93	—	—
1890	$100,000	$34,405.28	$10,672.12	$ 5,109.89	—	—
1891	$100,000	$34,263.75	$11,463.57	$ 8,044.27	3%	—
1892	$100,000	$33,593.55	$10,879.20	$11,339.29	—	$653.11
1893	$100,000	$30,795.49	$11,392.57	$ 6,076.06	5%	—
1894	$100,000	$29,286.52	$ 8,697.06	$ 6,005.60	—	—
1895	$100,000	$37,787.33	$18,392.80	$ 7,368.54	10%	—

Fig 14. The balance of the Dairy Farm Co. Ltd from 1887 to 1895 (Source: Page 23, Report of The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong in 1919)

Unfortunately, it proved to be disastrous in the year 1896. An outbreak of rinderpest carried off the whole of the herd, and the company had to go into liquidation. Thus at one blow was nine years of pioneer work and careful management brought to nought. At that time, the whole herd was confined to the limited space within the gates of Mains of Pokfulam. The company protested against the closed door, and desired permission to bring out the healthy animals to be segregated. This permission was ultimately

[13] *Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919, pp.22-23*

[14] *Central Depot. It was listed as a Grade 2 historic building in 1981, and as a Grade 1 historic building in 2009. The project of renovation and refurbishment of the Old Dairy Farm Depot and its conversion into the Hong Kong Fringe Club was a winner of the 2001 Hong Kong Heritage Awards, organized by the Antiquities Advisory Board and the Antiquities and Monuments Office.*

granted, but too late, for the disease accompanied the cattle from site to site until only thirty cows were left out of a herd of 230 head. Cheuk Yau, a cowman, who were later appointed as farm supervisor, had the initiative to drive 30 cows away from the infected area, and he brought them back later when the danger had passed. It was the only asset of the Company at that time. Trouble did not cease, however, for in the spring of 1897 rinderpest again broke out, this time at Sassoon's Farm. Profiting from previous experience, segregation of the animals was commenced at once, and this had the effect of reducing the mortality to thirty head, three affected animals recovered. [15]

During the following years the company had a stiff uphill fight, between disease and the winning back of old customers. The unexpected misfortune, though it damped the ardor, did not deter those who had the interests of the Dairy Farm. The company was reconstructed, the assets being acquired by the new company under the chairmanship of Dr. J. W. Noble, who had joined the directorate of the old company in the previous year. A profit of about $8,000 was shown on the first year's working. The company continued making profits, but no dividend was paid until the year 1899, when 6% was declared. However, all available cash being vested in stock, buildings, land and general improvements.[16]

The Sassoon property, acquired by Dairy Farm by 1896, was chosen to be the location for expansion. As written in Nigel Cameron's book quoting the speech of the then Chairman, Granville Sharp on 20 July 1889:

> *'The proposition of getting more cattle meant that the new buildings for them would be located on land lately bought "at the top of Sassoon's lot which you all know".'*

This decision divided the herd of Dairy Farm instead of having it all in one group.

[15] Report of the Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by the Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919, pp.68-69

[16] Report of the Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by the Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919, pp.23-24

Once again the company was placed on a profit-making basis and from 1900 onward dividends have been regularly declared. The demand for the company's produce necessitated the acquisition of further lots of farm land, and importation of cattle, which, needless to say, made it necessary to increase capital from time to time.

Refer to The Dairy Farm, Ice & Cold Storage Co. Ltd. 1919 report, the company bought the Hong Kong Ice Company and changed its name to The Dairy Farm, Ice & Cold Storage Company Limited in 1918. It also recorded that the company owned over 240 acres of land, with buildings for offices, dairies, etc., equipped with the most modern appliances, coolers, milk fillers, cold stores, etc. at that moment. [17]

Throughout the years, the Company expanded its business from cattle raising to piggery and poultry. The poultry department had also begun as a sideline. The expansion of business led to large-scale development of facilities at Mains. At the time of 1919, there were three poultry batteries at Mains, accommodating 5,000 to 6,000 heads.

It is known from the map that Dairy Farm acquired large ambit of land in Pokfulam, while it would be difficult to figure out the exact time of land acquisitions due to insufficient records available. The figure below summarizing some remarkable acquisitions by Dairy Farm prior to war with reference to different sources:

Referring to a map recorded by the Japanese during 1941-45, the only survey map of Dairy Farm that have found, Dairy Farm properties spanned over the whole hillside from today's Sassoon Road down to Wah Fu Estate in Pokfulam.

[17] *Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919, pp.23 & 45.*

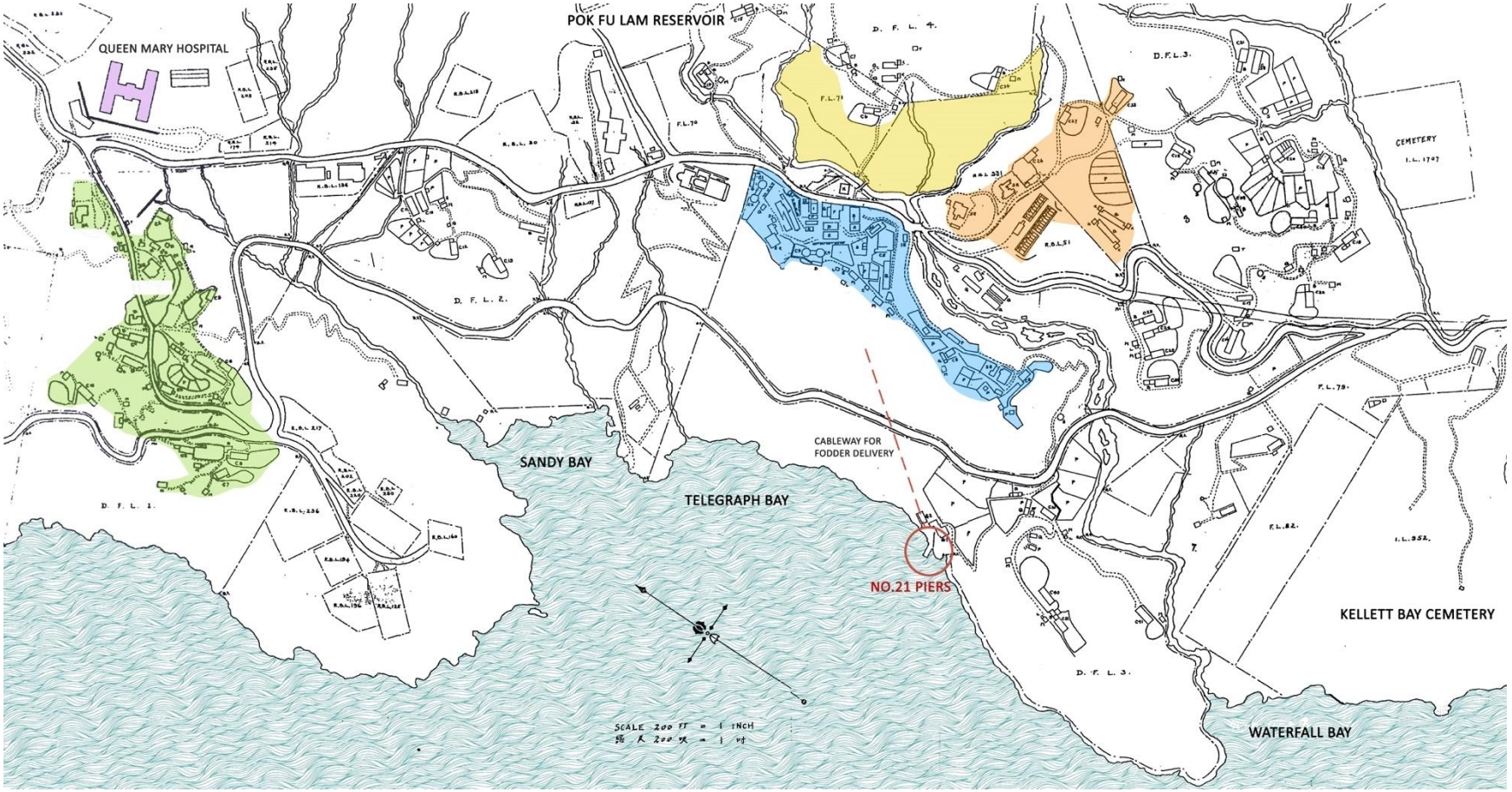


Fig 15. Survey map done by the Japanese during 1941-45. This is the earliest record that could have found showing the large span of Dairy Farm structures at that time, mainly located along water streams. Area shaded in blue is the Mains. Green refers to properties at Sassoon Road. Orange refers to Claymore. Yellow refers to the Pokfulam Village. It also recorded in Nigel Cameron's book that the land of Queen Mary Hospital, which on the opposite side of the Sassoon's Properties (shaded in purple), was originally formed part of the farm. (Source: Public Records Office, 1941-45, Record ID: MM-0340; The Milky Way, Nigel Cameron, 1986, p.77) Edited by Hannah Liu

3.2.2 The Development and decline of Dairy Farm

As mentioned in the previous section, the farm had also brought new population to the area. The workers of Dairy Farm were on three shifts a day. In order to save their traffic time from going back and forth home, the workers would stay up in the small house erected on the top of the cowsheds. Some of them even chose to build huts in the Pokfulam Village or rent houses from villagers.[18]

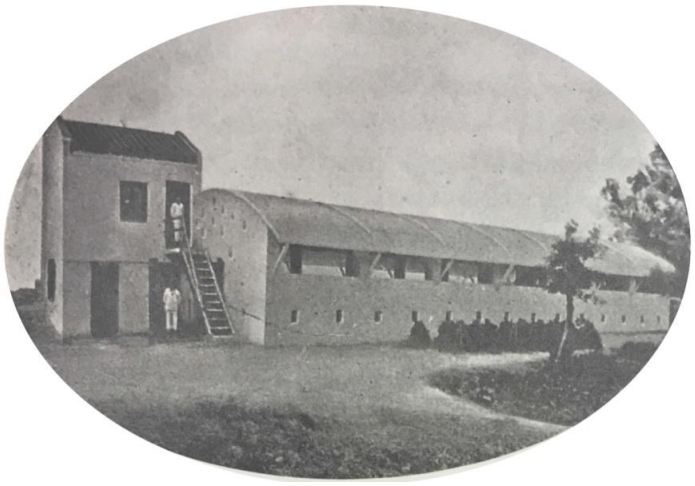


Fig 16. Cowshed, with attendants' quarters attached to it. Exact year of photo taken is not known.(Source: The Dairy Farm, Ice and Cold Storage Co. Ltd. Hong Kong, 1919, p.40)

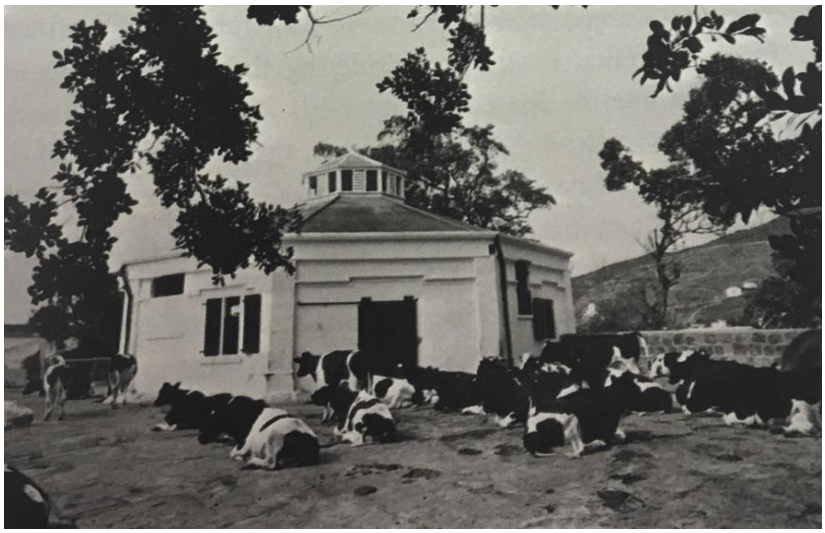


Fig 17. View of octagonal cowshed at Mains. Exact year of photo taken is not known. (Source: Dairy Farm Co. Ltd., 1986, p.6)

[18] *Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919, pp.35.*

Cowsheds, pens, paddocks, manure pits, silos, etc. were the major structures that could be found on the farms. Other structures such as the poultry batteries, dairy, offices, blacksmith shop, refrigeration plant were all located at one point - the Mains. A large number of staff quarters and cowboy quarters were erected in the area. Many of the cowboy quarters were built as part of a small complex with cowsheds and fodder stores in order to maintain operations in times of typhoon strikes. Besides, cowsheds were always constructed together with paddocks for cattle to take some exercise in open area.

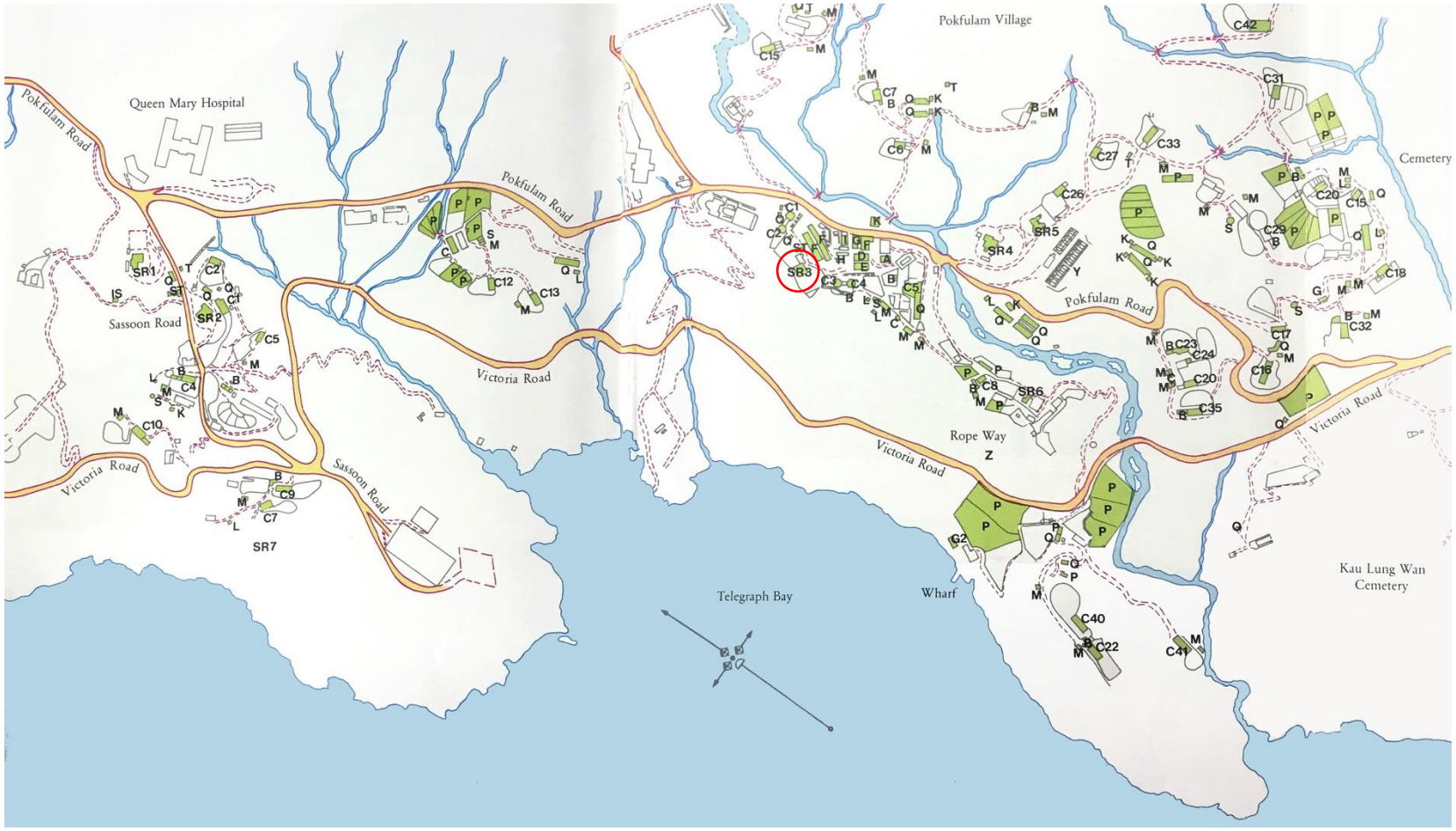
The establishment of Dairy Farm in Pokfulam following the landscape of slopes and streams had maintained the country-field characteristics of the region in substance for many years. It is not until 1960s that great chunks of Pokfulam farmlands being repossessed by the Government and the subsequent massive residential developments that altered the whole landscape and atmosphere progressively.

In 1983, Dairy Farm decided to close down the farm in Pokfulam. Cows were sold off to smallholders and the cowboys pensioned off or redeployed into other arms of the Dairy Farm Company. Milk was supplied from over the border.

Nowadays, there are still some buildings and structures survived and retained around the Mains of the Old Dairy Farm. Some of the remains, such as the Cowshed and Main Office Building, have been adaptive re-used incorporating the restoration and renovation. However, the others are in poor condition and pending for future conservation.

3.2.3 History of the Old Dairy Senior Staff Quarters (SSQ)

The Old Dairy Farm Senior Staff Quarters were built in 1887 and is one of the oldest of the remaining Dairy Farm buildings in Hong Kong. It is situated in the north-western corner of the former cowshed compound of the Old Dairy Farm. It used to be the dwelling house of the farm manager and was originally named as “Braemar”. Owning to the housing estate development in Pokfulam, the lands were either repossessed by government or abandoned. In recent decades, most of the Dairy Farm premises at Pokfulam were demolished, including five other senior staff quarters. Fortunately The Braemar (SSQ) is one of those which have survived throughout the years. It has been left vacant since 1987.



Key to Map of the Farm

- **A** Blacksmith's Shop
- **B** Pens for bulls with paddock
- **C** Cowsheds (numbered) with adjoining paddocks
- **D** Fodder stores
- **F** Central engine room, refrigeration plant
- **G** Dairy
- **H** Poultry
- **I** Main office, food store, car repair, etc.
- **K** Food store (later a garage).
  Others. washrooms for staff
- **L** Lavatories, generally near cowboys' quarter
- **M** Manure pits
- **O** Old staff quarters
- **P** Piggeries
- **Q** Cowboy's quarters
- **S** Silo
- **SR** Senior staff quarters;
  1-Domun, 2-Sassoon Villa, **3-Braemar**,
  4-Claymore, 5-Alandale, 6-Lamma View,
  7-later quarters (unnamed)
- **T** Tanks-(small water reservoirs)
- **IS** Isolation shed for cattle
  (sometimes called the hospital)
- **X** Chapel and residences of the Missions Etrangeres
- **Y** Village f Tai Koo Lau and chapel
- **Z** Overhead ropeway from wharf to farm buildings

The key to the original map and many other references on it are handwritten in Chinese characters, and some Japanese. Not all are legible. The lettering – A, B, etc. – is inconsistent but has been used here, except where (as the letter J) the structure is not marked on the map. These have been omitted in the outline map, as have various boundaries; but roads and other features have been named when necessary.

Fig 18. A survey map shows the scattering of Old Dairy Farm. (Source: Nigel Cameron, The Milky Way: the history of Dairy Farm. Hong Kong: Dairy Farm, 1986, pp.162-164) Edited by Hannah Liu

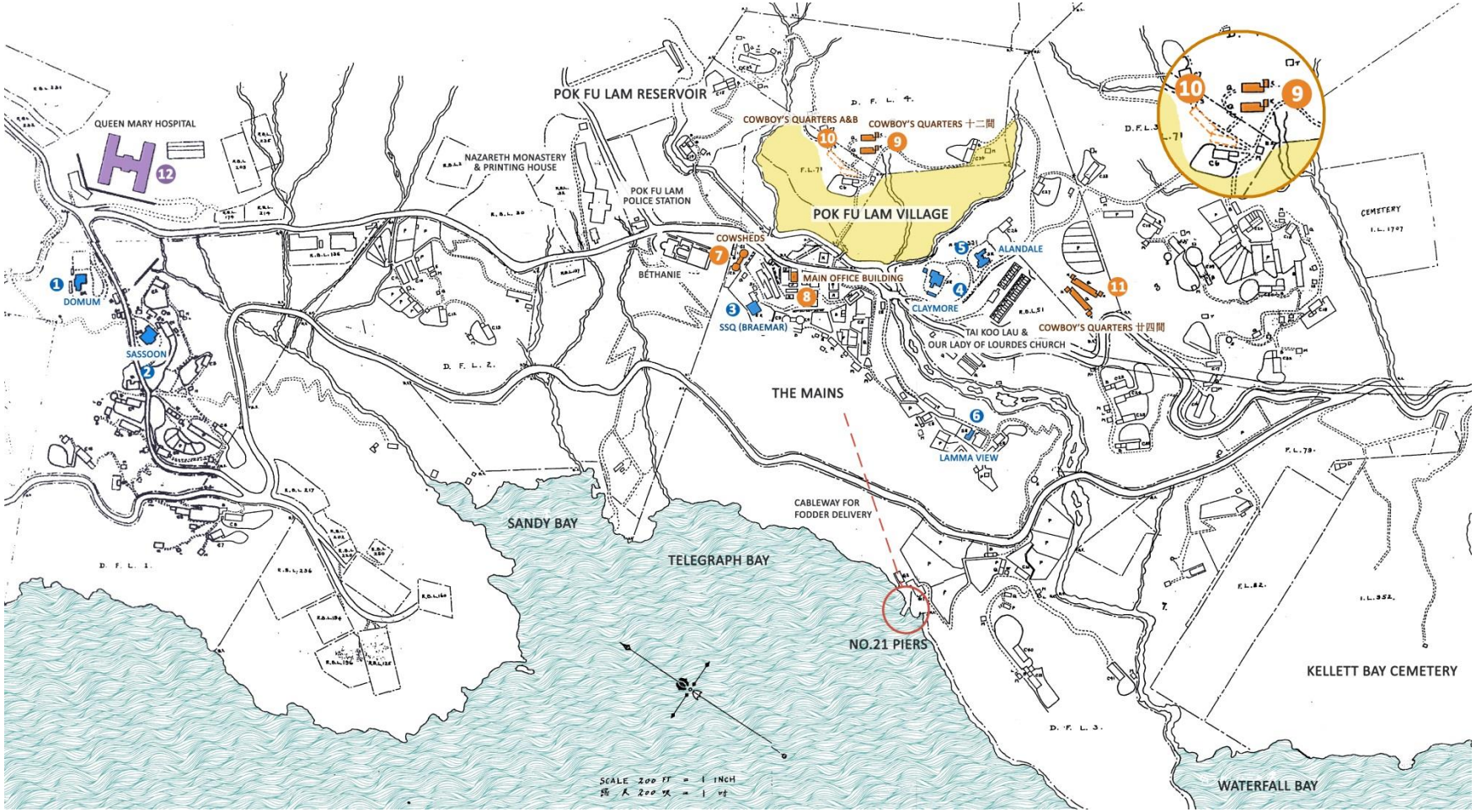


Fig 19. Fig 1. Survey map done by the Japanese during 1941-45. Properties shaded in blue are the senior staff quarters. Orange refers to office and cowboy's quarters. Building shaded in purple is the Queen Mary Hospital today, which the land originally formed part of the farm. The Cowboys' Quarter Block A&B (item no.10, highlighted in orange dotted line) are not indicated in the original Japanese map due to they were constructed in 1956 and 1961. (Source: Public Records Office, 1941-45, Record ID:MM-0340) Edited by Hannah Liu.

Current situation of the main properties of Old Dairy Farm

No.	Property Name	Acquisition Year	Original Use	Current Use	Alteration / Demolition Year
1	Domun	1889	Senior Staff Quarter	Demolished and redeveloped as Hong Kong Jockey Club Clinical Research Centre	In 1950s
2	Sassoon	By 1896	Senior Staff Quarter	Demolished and redeveloped as Hong Kong Jockey Club Clinical Research Centre	In 1950s
3	Braemar	1887	Senior Staff Quarter	Vacant	1987
4	Claymore	After 1894	Senior Staff Quarter	Demolished and redeveloped as Chi Fu Fa Yuen and Pokfulam Gardens	In Late 1970s
5	Alandale	After 1894	Senior Staff Quarter	Demolished and redeveloped as Chi Fu Fa Yuen	In Late 1970s
6	Lamma View	1915-1919	Senior Staff Quarter	Demolished	In 1940s
7	Cowsheds	1887	Cowsheds	Converted to Wellcome Theatre and Exhibition Hall of Hong Kong Academy for Performing Arts	2007
8	Main Office Building	Around 1920	Food Store, Car Repair Centre and Site Office	Converted to Office and Studio of Hong Kong Academy for Performing Arts	In Late 1970s
	Dairy, Cowsheds and Quarters (West to the Main Office Building)	Around 1890s	Dairy, Cowsheds and Quarters	Demolished and redeveloped to Vocational Training Council Pokfulam Complex	In Late 1970s
9	Cowboy's Quarters (十二間)[19]	Before 1945	Cowboy's Quarters	Demolished	Unknown
10	Cowboy's Quarters Block A & B[20]	1956 and 1961	Staff Quarters Block A and B	Vacant (Private owner)	2005
11	Cowboy's Quarters (廿四間)[21]	Before 1945	Cowboy's Quarters	Demolished and redeveloped as Chi Fu Fa Yuen	In Late 1970s
12	Opposite to Sassoon Road's properties[22]	Unknown	Unknown	Redeveloped to Queen Mary Hospital	1935

[19] 明愛社區發展服務策劃, *太平山下的歷史聚落-薄扶林村*, 一九四〇年代薄扶林村地圖, 2012.

[20] 明愛社區發展服務策劃, *太平山下的歷史聚落-薄扶林村*, pp.102-103,2012 and Lands Department from the website of The GeoInfo Map: http://www2.map.gov.hk/

[21] 明愛社區發展服務策劃, *太平山下的歷史聚落-薄扶林村*, 一九四〇年代薄扶林村地圖, 2012.

[22] *Source: Nigel Cameron, The Milky Way: the history of Dairy Farm. Hong Kong: Dairy Farm, 1986*

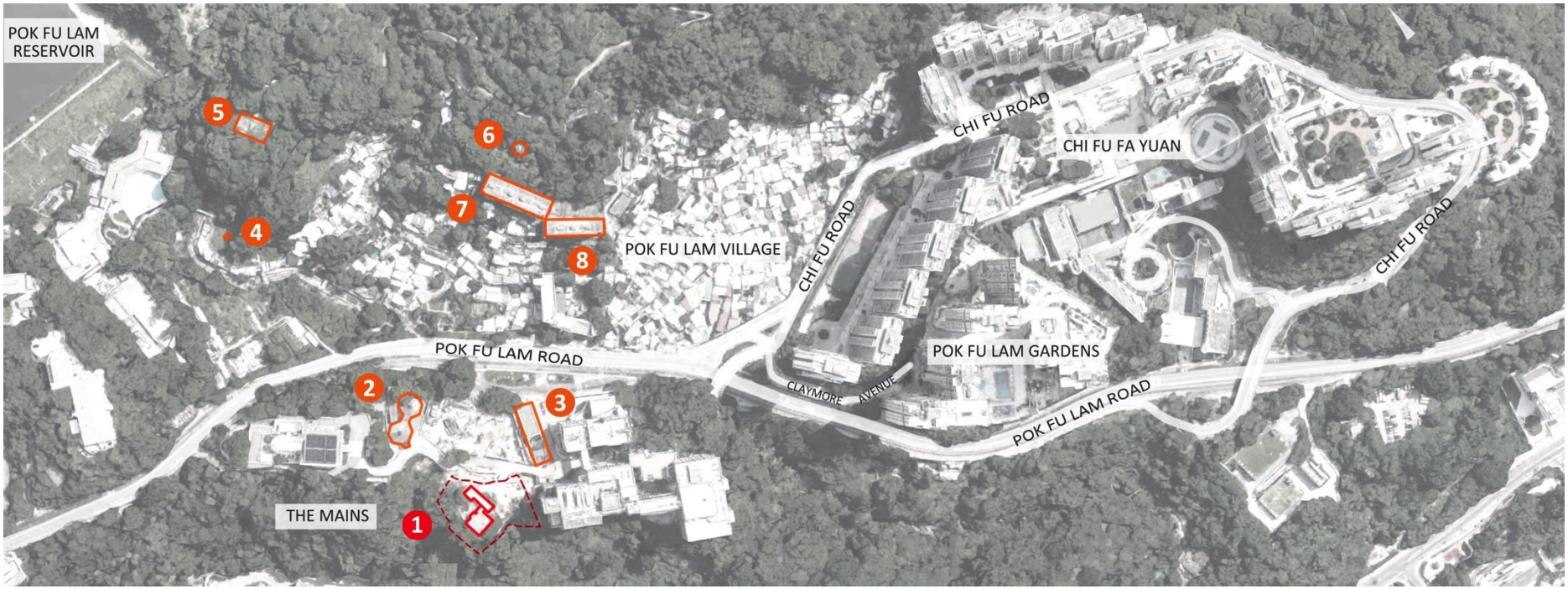


Fig 20. Location of the main Remains around the Mains of the Old Dairy Farm. (Source: Google Map) Edited by Hannah Liu

No.	The Remains	Completion Year
1	Old Dairy Farm Senior Staff Quarters (Braemar)	1887
2	Old Dairy Farm Cowshed	1887
3	Old Dairy Farm Main Office Building	1920s
4	Old Dairy Farm Manure Pit	Unknown
5	Old Dairy Farm Paddock (Partial)	Unknown
6	Old Dairy Farm Silo	Unknown
7	Old Dairy Farm Staff Quarter Block B	1950s-1960s
8	Old Dairy Farm Staff Quarter Block A	1950s-1960s

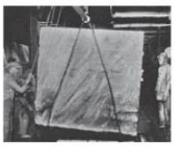
3.2.4 Timeline

In **1886**, the Dairy Farm Company Ltd. was incorporated in Hong Kong by Scottish surgeon Sir Patrick Manson in Pok Fu Lam.

Dairy Farm established a Central depot in Lower Albert Road in **1892**.

Dairy Farm opened its first retail store at the Central District depot in **1904**.

In **1911**, Dairy Farm bought Butterfield and Swire's frozen food business, its first major corporate acquisition.



In **1918**, The second store was opened in Manson House, Kowloon.

In **1941**, the new offices was opened in the first Windsor House on Des Veoux Road, Central.

Dairy Farm and Lane Crawford merged respective food retailing operations to form Dairy Lane Ltd. in **1963**.

Dairy Farm was acquired by Hong Kong Land in **1972**.

In **1976**, Central Depot reverts to the crown, ending its 72-year association with Dairy Farm.

Dairy Farm's herd of cows at Pokfulam are sold off in **1983**. The company begins disposing of its Australian farming and ranching interests.

Since **1999**, Dairy Farm has continued to expand its footprint by acquiring supermarket and other retail operations in Taiwan, Malaysia, Singapore and Indonesia.

Batch IV of the Revitalisation Scheme was launched in December **2013**. Announced in **2015** after selection, Old Dairy Farm Senior Staff Quarters will be converted into a living museum.

DURING THE WAR PERIOD 1886-1945

POST WAR PERIOD 1946-1999

RECENT YEARS 2000-

Dairy Farm Senior Staff Quarters was built in**1887**.

A cold storage warehouse was built on Lower Albert Road in**1890**.

The company started importing butter from Australia in **1899**.

From **1900**, it started providing pork, poultry and eggs and began supplying in bulk to ships, hospitals and the military.

The Central depot was reorganized to form Hong Kong's first supermarket/ delicatessen in **1916**.

A new ice factory was built at East Point in **1924**.

In **1928**, it operated six retail stores in Hong Kong and delivered to consumers in Macau and the major coastal Chinese cities.

After **World War II**, Dairy Farm recovered quickly.An aircraft catering kitchen was launched at Kai Tak Airport .

From **1967** to **1970**, the company began its overseas expansion.

In **1973**, Dairy Farm acquires Singapore-based Fitzpatrick's Food Supplies (Far East) Ltd.

In **1979**, Dairy Farm signed an agreement to obtain 18 tonnes of daily milk supplies from the Kwangming farm in Shenzhen.

In **1986** Dairy Farm was relisted on the Hong Kong Stock Exchange after it was demerged from Hong Kong Land.

In **2006**, two of the original octagonal cowsheds in the old Pok Fu Lam Farm were converted into a performance area and cinema space, named the Wellcome Theatre.

3.3 Architectural Description

3.3.1 Built Heritage in the Context

Three of the remaining buildings (the SSQ, the Cowshed and the Main Office Building) as well as other historic buildings / structures in the surrounding are identified and recorded by the AMO as graded historic buildings and declared monuments. A table and site map below shows the allocation and the year of completion of the graded historic buildings in the context:-

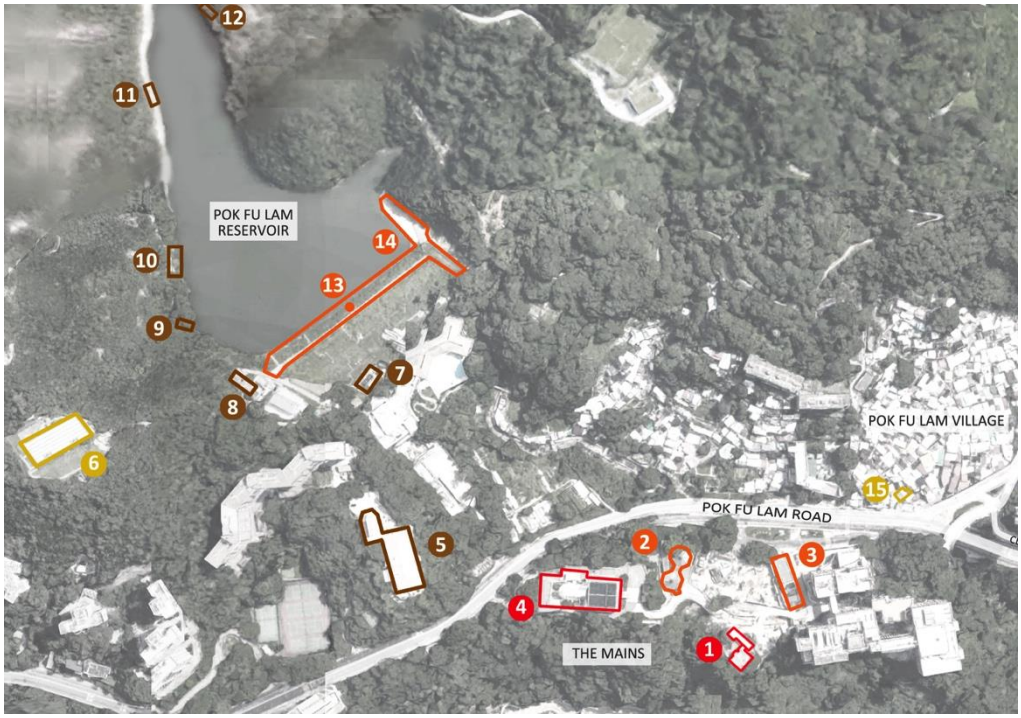


Fig 21. Location of the Built Heritage around the Mains of the Old Dairy Farm (Source: Google Map) Edited by Hannah Liu

No.	Built Heritage	Grading	Completion Year
1	Old Dairy Farm Senior Staff Quarters (Braemar)	Grade 1	1887
2	Old Dairy Farm Cowshed	Grade 2	1887
3	Old Dairy Farm Main Office Building	Grade 2	1920s
4	The Béthanie	Declared Monument	1875
5	The Exterior of University Hall, HKU	Declared Monument	1861
6	Pokfulam Reservoir Air Vents at the Service Reservoir	Grade 3	1863

7	Pokfulam Reservoir Gauge Basin	Declared Monument	1863
8	Pokfulam Reservoir Former Watchman's Cottage	Declared Monument	1860-1863
9	Pokfulam Reservoir Masonry Bridge	Declared Monument	1863-1871
10	Pokfulam Reservoir Masonry Bridge	Declared Monument	1863-1871
11	Pokfulam Reservoir Masonry Bridge	Declared Monument	1863-1871
12	Pokfulam Reservoir Masonry Bridge	Declared Monument	1863-1871
13	Pokfulam Reservoir Box Culvert	Grade 2	1863
14	Pokfulam Reservoir Embankment	Grade 2	1863
15	No. 97, Pokfulam Village	Grade 3	1914
16	Pok Fu Lam Reservoir Old Masonry Dam	Grade 2	1863

3.3.2 Description of the Dairy Farm Senior Staff Quarters

The Old Dairy Farm Senior Staff Quarters comprise the Main Building, the Servants' Quarters and the Garage Block. The Main Building is a 2-storey building. The ground floor storey has thick granite block walls pierced at regular intervals by circular bull's eye windows for ventilation. These granite walls act as a plinth to support the principal storey at first floor level. The first floor wall was built by brick. The ground floor, which has clear headroom of less than 2m, is probably used as storage. The first floor, which consists of period fireplaces, is probably used to be living room and bedroom for the farm manager. The roof was constructed of concrete ribbed slab which is not original.

The Servants' Quarters and the Garage are 1-storey building constructed by brick and granite block respectively. Both buildings have double layered pan and roll tiles pitched roofs.

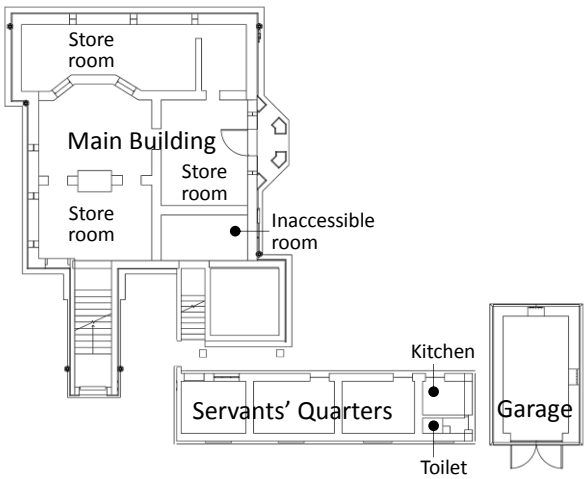


Fig 22. Existing ground floor plan, Drawn by Hannah Liu

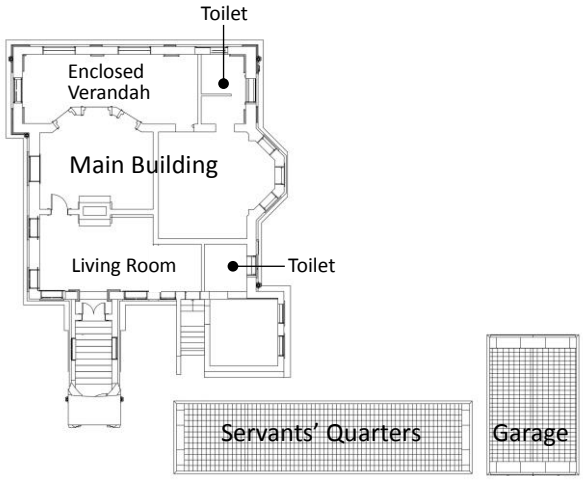


Fig 23. Existing first floor plan, Drawn by Hannah Liu

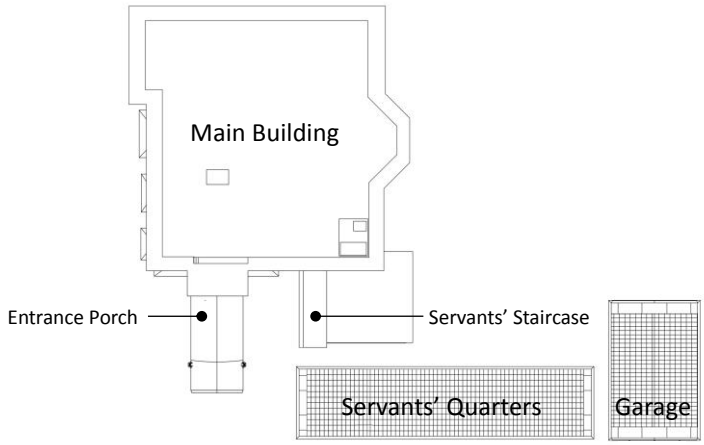


Fig 24. Existing roof plan, Drawn by Hannah Liu

3.3.3 Evolution of Dairy Farm Senior Staff Quarters

As previous mentioned, there were total six senior staff quarters in the Old Dairy Farm, namely the *Domum*, the *Sassoon Villa*, the *Braemar* (SSQ), the *Claymore*, the *Alandale* and the *Lamma View*. The *Braemar* (SSQ) is one of those which have survived throughout the years. Unfortunately, most of the records detailing the Old Dairy Farm were destroyed in the Japanese occupation. Information that we can get from the surviving record for study is very limited. No record drawing could be found. The only evidence showing the original appearance of the historic building is an image found in *Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919*. The following elements identified in the image had altered or disappeared. From which we can infer that the SSQ has undergone the

following major alteration.

Main Building

Original	Current
Hip pitched roof	Concrete flat roof
Two chimneys	One chimney only
Open space	Concrete flat roof structure
Open verandah	Enclosed verandah
Entrance porch with pitched roof	Arched roof porch
Window awnings and louvres	Window awnings and louvre being demolished
Timber framed windows	Steel framed windows

Servants' Quarter

Original	Current
Two chimneys	One chimney only
Covered walkway	Covered walkway being demolished
Windows in the front facade	Windows in the front façade being covered up.
Timber framed windows	Steel framed windows

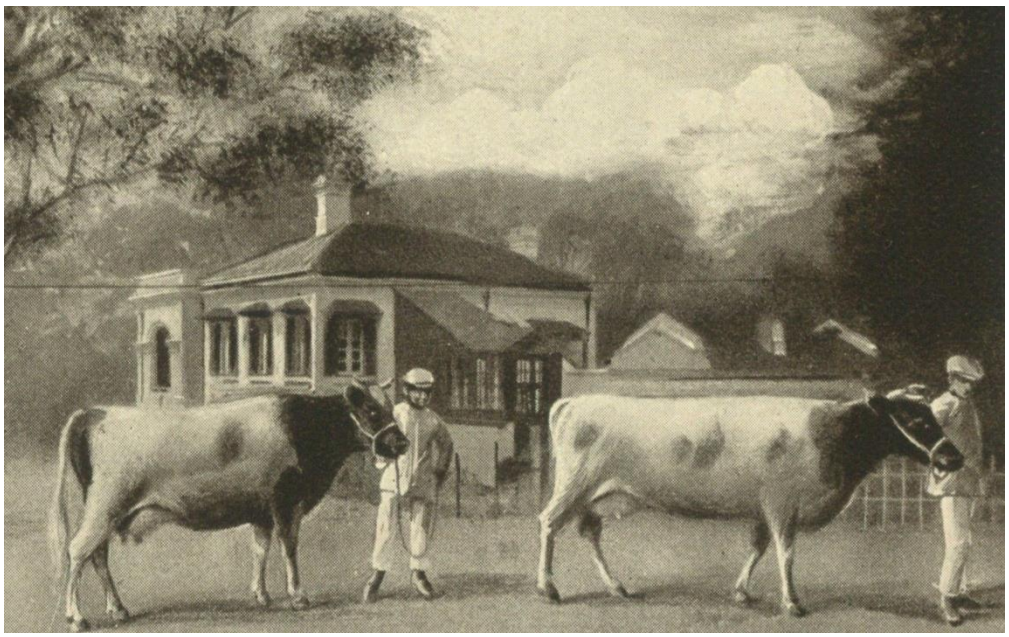


Fig 25. The oldest record photo of the SSQ. Exact year of photo taken is not known. (Source: Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919,

issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919)

Fig 26. View of the SSQ in 1980s. (Source: Nigel Cameron, The Milky Way: the history of Dairy Farm. Hong Kong: Dairy Farm, 1986)

Details of the alteration works cannot be traced due to the limited information in hand. Aerial photos and similar buildings have been studied to trace back the early appearance of the historic building.

- Main Roof of the Main Building

<u>Roof Morphology</u>

The colonial buildings in Hong Kong carried both the West and Chinese characteristics. It combined the beam structural system from the West (either a king-post, queen-post or simple truss and rafter frame) and the rooftop tiles (Chinese double pan double roll construction) from the Chinese. This method of beam and tile construction was commonly found in Hong Kong.

<u>Evolution of Roof</u>

The roof of the Main Building composed of a flat roof and a hipped pitch roof. According to the aerial photos from the Survey and Mapping Office in 1949 and 1960, the roof of the Main Building had been converted from pitched roof into flat roof and one of the chimney had been demolished in between these years.

Fig 27. Aerial Photo of the SSQ in 1949 shows the roof of the Main Building as hipped pitch roof. (Source: Survey and Mapping Office, Hong Kong)

Fig 28. Aerial Photo of the SSQ in 1960, the hipped pitch roof no longer exists instead of a flat roof. (Source: Survey and Mapping Office, Hong Kong)

An aerial photo in 1963 shows a clearer picture convincing to illustrate the evolution of roof form. Apart from the change of pitched roof into one flat slab, one of the chimneys had also been demolished.

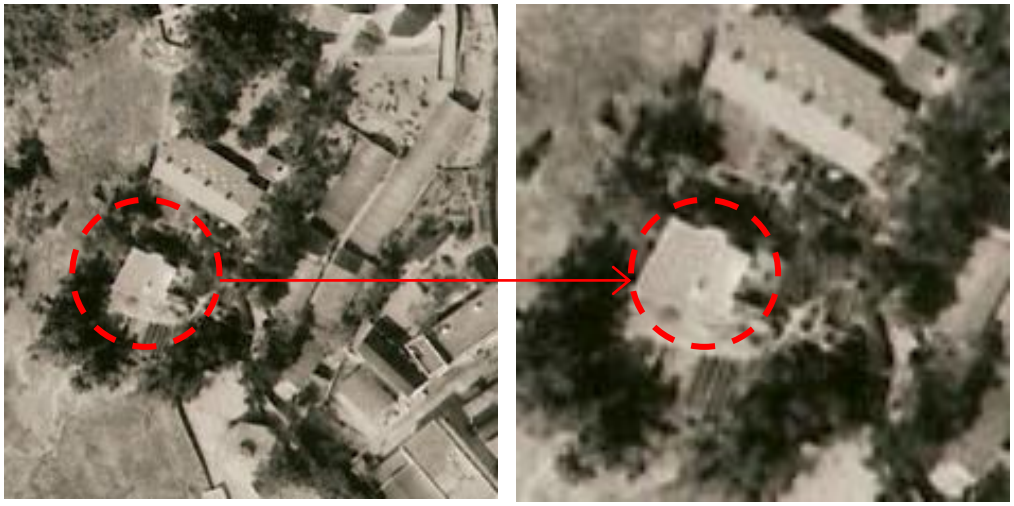


Fig 29. Aerial photo of the SSQ in 1963. (Source: Survey and Mapping Office, Hong Kong)

Site photos below show the relic of the chimney stack and plinth of the fire place evidence the existence of the chimney in the past.

Fig 30. Site photo showing the plinth of the fire place, 2016 (Source: Photo took by Betty Tay)

Fig 31. Site photo showing the relic of the chimney stack, 2016. (Source: Photo took by Betty Tay)

- Octagonal bays of the Main Building

Two octagonal bays could be found in the Main Building. The octagonal projecting bay window (or projecting bay) is important feature of Arts and Crafts movement (which began in Britain in the second half of the 19th Century and continued into the 20th Century). Normally adopted for use in main room, gives panoramic view and feel of home.

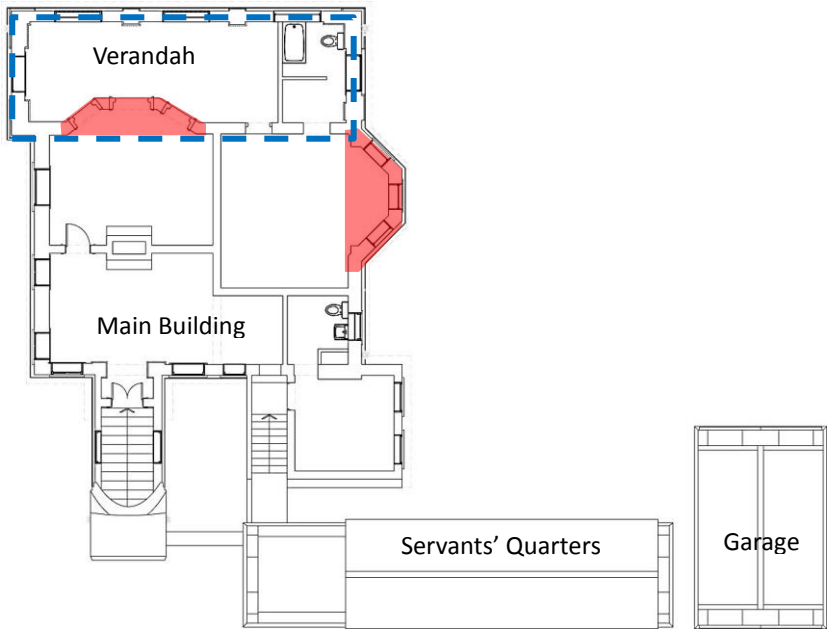


Fig 32. Existing layout plan of SSQ. (Source: Prepared by Betty Tay)

Although the verandah has long existed in the historical record image found in the Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, it is believed that the verandah is a later added structure since the octagonal bays should face externally, for people's appreciation of the scenic view of East Lamma Channel.

- Open verandah of the Main Building

Compared with the historical record image, the openings on the façade of the verandah had been enclosed, and installed with timber windows.

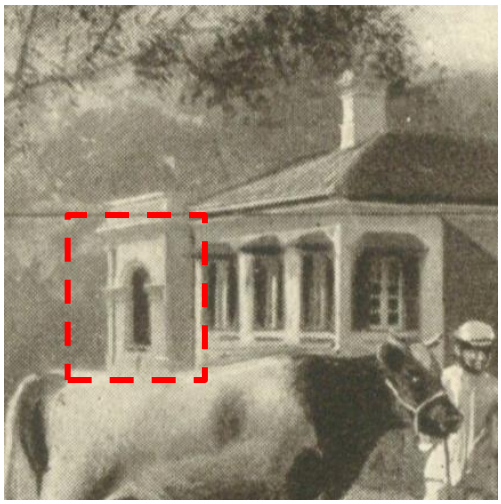


Fig 33. The oldest record photo of the SSQ. Exact year of photo taken is not known. (Source: Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919)

Fig 34. Site photo showing the enclosed verandah (Source: Photo took by Betty Tay, 2016)

- Entrance porch of the Main Building

Compared with the historical record image, the entrance porch had been completely altered. The original pitched roof had been changed to arched roof. The grid like structure supporting the roof had been changed to enclosed brick wall.

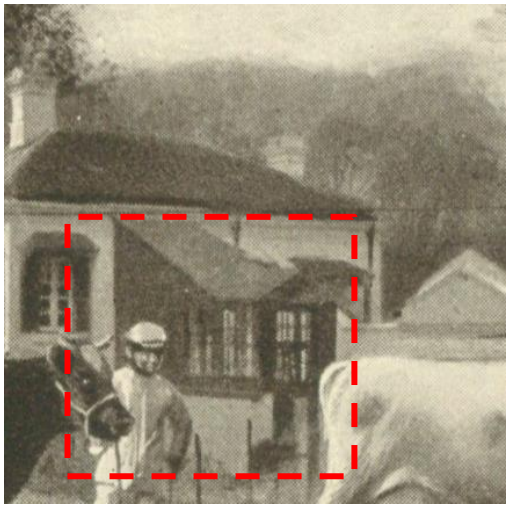


Fig 35. The oldest record photo of the SSQ. Exact year of photo taken is not known. (Source: Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919)

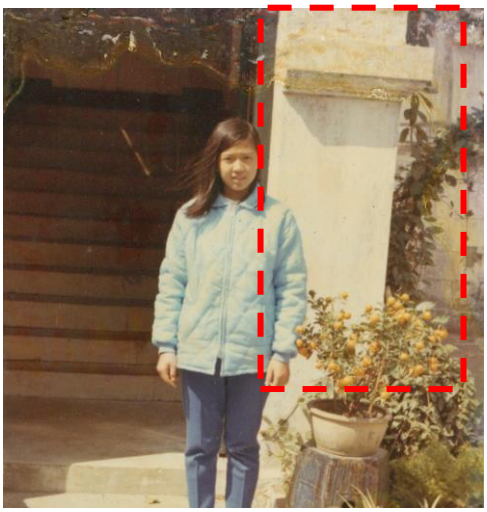


Fig 36. Photo of the family of one of the last servant residing in the Braemar, 1972. (Source: Ms. Heidi Tam, the daughter of the late house servant of the Braemar, Ms. Lam Lin)

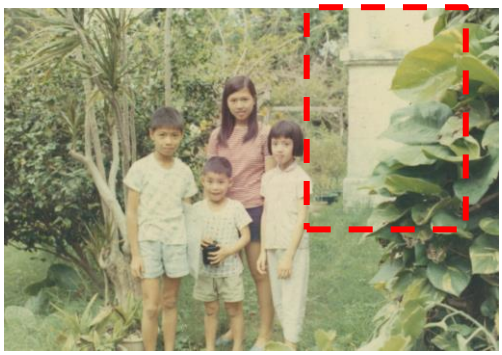


Fig 37. Photo of the family of one of the last servant residing in the Braemar, 1972 (Source: Ms. Heidi Tam, the daughter of the late house servant of the Braemar, Ms. Lam Lin)

Fig 38. Site photo showing the arched roof porch, 2016 (Source: Photo took by Betty Tay)

- Flat roof structure of the Main Building

A flat roof structure had been built adjoining the Main Building. The window located at the South East facade had been blocked. It is believed to be a later added structure since it doesn't exist in the historical record image.

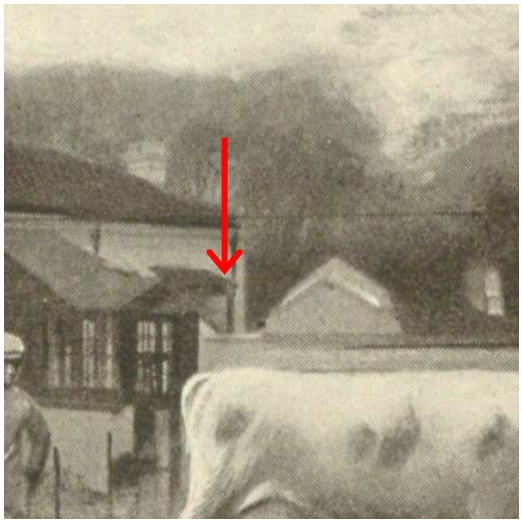


Fig 39. The oldest record photo of the SSQ. Exact year of photo taken is not known. (Source: Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919)

Fig 40. Site photo showing the flat roof structure attached to the Main Building, 2016 (Source: Photo took by Betty Tay)

- Window awning and louvre of the Main Building

Window awning and louvre could be found from the 1919 historic record image. As seen from site photos in 2013, the window louvre were already gone, and the window awnings had been removed during the basic repair works in 2014. Further research will be needed to verify the construction material of the window awnings.

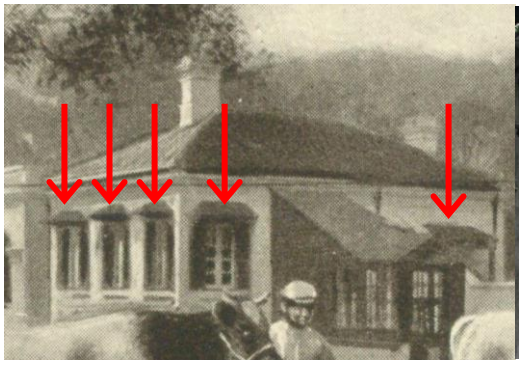


Fig 41. The oldest record photo of the SSQ. Exact year of photo taken is not known. (Source: Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919)

Fig 42. Site photo showing the flat roof structure, 2013 (Source: Photo took by Betty Tay)

- Chimneys of the Servants' Quarters

  According to the 3D laser scanning conducted in 2013, a chimney could be found near the south west side of the Servants' Quarters. The same chimney could also be seen from the 1919 historic record image but now it does not exist. Instead there is another chimney left at the opposite end of the block. It is believed there are originally two chimneys in the Servants' Quarters.

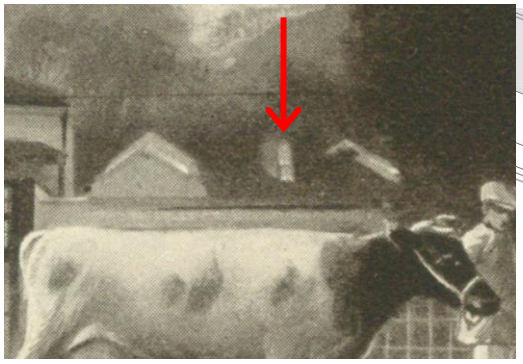


Fig 43. The oldest record photo of the SSQ. Exact year of photo taken is not known. (Source: Report of The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong 1886-1919, issued by The Dairy Farm, Ice and Cold Storage Co. Ltd., Hong Kong in 1919)

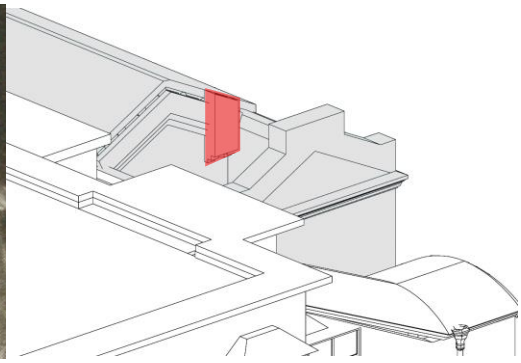


Fig 44. 3D laser scanning showing the remaining chimney in the Servants' Quarters, 2016 (Source: Photo took by Betty Tay)

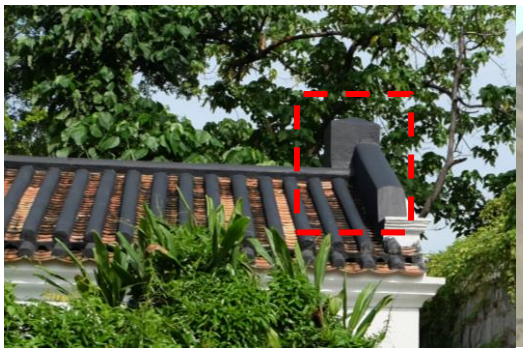


Fig 45. Site photos showing the remaining chimney in the Servants' Quarters (exterior), 2016 (Source: Photo took by Betty Tay)

Fig 46. Site photos showing the remaining chimney in the Servants' Quarters (interior), 2016 (Source: Photo took by Betty Tay)

- Covered walkway of the Servants' Quarters

  A site photo in 2013 shows the column of the covered walkway at the rear side of the Servants' Quarter which now being removed. Only two column bases were left insitu.

Fig 47. Site photo showing the column of the covered walkway, 2013 (Source: Revitalising Historic Buildings Through Partnership Scheme – Old Dairy Farm Senior Staff Quarters – Resource Kit, 2013, P.75)

Fig 48. Site photo showing the remaining column base, 2016 (Source: Photo took by Betty Tay)

- The windows of the Servants' Quarters

The original timber window frames and window sills of the Servants' Quarters had been removed and the window openings had been infill by the bricks.

Fig 49. Photo of the family of one of the last servant residing in the Braemar. Exact year of photo taken is not known. (Source: Ms. Heidi Tam, the daughter of the late house servant of the Braemar, Ms. Lam Lin)

Fig 50. Site photo showing the windows had been blocked with original moulded canopies, 2016 (Source: Photo taken by Betty Tay)

3.3.4 Current condition

Until now, the later alteration and additional works including the concrete

flat roof, the only one remaining chimney, arch roof porch and additional flat roof structure were still remained.

Fig 51. Google Earth Photo of the SSQ in 2016 years. (Source: Google Map)

Since the SSQ has been vacant for long years out of repair, the overall condition is poor and the buildings are in need of a basic repair not including the power, water supplies and sewerage system. In 2013, an inspection was conducted by ArchSD. All of the three buildings are badly dilapidated in particular the upper floor of the Main Building which a bedroom was damaged by fire. The Servants' Quarters and the Garage were enclosed and extensively damaged by the intrusive tree and brushes growing.[23]

Fig 52. View of the SSQ before the basic repair works carried out by ArchSD. Year of photo taken is unknown. (Source: Antiquities and Monuments Office, Hong Kong)

[23] Condition Survey Report by Architectural Services Department in 2013.

In view of the above poor condition, proceeding repair works to the historic building was carried out in 2014, which included:-

- Tree felling and clear all vegetation.
- Complete re-roofing at Servants' Quarters
- Basic repair of the building elements and components
- Surface drainage to prevent flooding
- Repair to perimeter fencing and necessary external works

Fig 53. View of the SSQ after repair works, 2016 (Source: Photo taken by Betty Tay)

However, the above repair works have not revealed the original appearance of the SSQ. The later altered flat roof, additional structure, arched roof porch and the enclosed verandah are still kept intact.

4.0 STATEMENT OF SIGNIFICANCE

4.1 Historical Significance

The SSQ was built in 1887 and is the oldest of the remaining Dairy Farm buildings in Hong Kong. It used to be the dwelling house of the farm manager. The Dairy Farm Co., Ltd. was founded in 1886 by Sir Patrick Manson, a Scottish surgeon, which was the first local hygienic milk supply company in Hong Kong. Their goal was to produce a hygienic supply of milk and dairy products at affordable prices for the growing population of Hong Kong. Pokfulam was selected as the site for dairy farmland due to its reliable water supply for livestock husbandry and its geographical location to benefit from every breeze in summer time. The establishment of the farm not only brought new population and breeding techniques, but also made contribution to the

industrial cultural landscape and heritage to the locality. In the meanwhile, a large number of staff quarters, cowboy quarters, paddocks, manure pits and silos were erected here. The SSQ is one of those staff quarters which survived throughout the years.

The company expanded its business from cattle raising to food supply industry, including piggery, poultry and cheese, and ice manufacturing industry in Asia Pacific. Dairy Farm acquired large ambit of land and imported more cattle in Pokfulam due to this large expansion.

In recent decades, vast new housing estates such as Baguio Villas, Wah Fu, and Chi Fu Fa Yuen were built on the original farmlands of some 300 acres. As a result, most of the Dairy Farm premises were demolished. Those still in existence include a Main Office Building, a Senior Staff Quarters, and a Cowshed. They serve as reminders of the success story of a Hong Kong enterprise.

4.2 Architectural Significance

The SSQ, formerly known as “Braemar”, comprises the Main Building, the Servants’ Quarters and the Garage Block. The Main Building is a 2-storey building. The lower or ground floor storey, which corresponds to a basement, has thick granite block walls pierced at regular intervals by circular bull’s eye windows for ventilation. These granite walls act as a plinth to support the principal storey at first floor level which has simple classical architectural features. Each elevation is different but the main features are a bay window on the north-east side. The main features of the interior, which has suffered from vandalism and decay, are period fireplaces in the main rooms, panelled doors, and heavily moulded architraves to windows and door frames.

The Servants’ Quarters and Garage Block are single storey buildings in simple classical architectural style. Both buildings have Chinese styled pitched roofs with double-layered pan and roll tiles.

The SSQ is the only one surviving senior staff quarters and one of the oldest of the remaining Dairy Farm buildings in Hong Kong. It represents the style of the residential house in the period of late 19th to early 20th Century, which is now rare in Hong Kong. Despite some alteration, most of the architectural features of the SSQ

have been survived throughout the years. It is of considerable built heritage value and it remains fairly authentic.

4.3 Contextual Significance

Due to its reliable water supply for livestock husbandry and its geographical location to benefit from every breeze in summer time, the Mains for dairy farmland was selected in the west of the Pokfulam Village. The SSQ, which used to be the dwelling house of the farm manager, was selected to situate in the west of the Mains near to the Main Office Building of the Farm.

The SSQ has group value with the other Old Dairy Farm buildings in the vicinity. They include a Main Office Building and a Cowshed. The SSQ has group value with the above historic buildings and surroundings, which witnessed its decline and prosperity.

5.0 CHARACTER DEFINING ELEMENTS (CDEs)

5.1 Selection Criteria

CDEs is used to depict the materials, forms, locations, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained to preserve its heritage value[24]. The selection of the CDEs is based on the cultural significance of the Block derived from the previous chapter.

5.2 Level of Significance – Defining of Terms[25]

Five levels of significance have been used to describe the elements individually with descriptions listed below:-

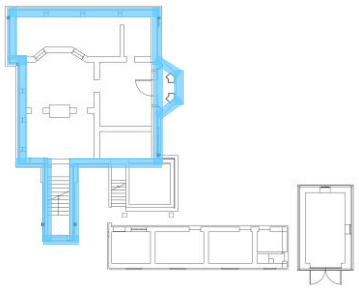
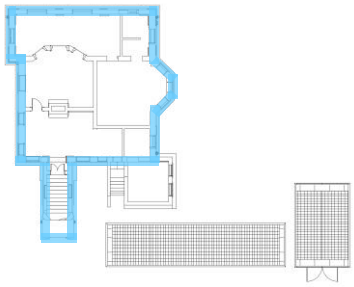
[24] Definition extracted from Standards and Guidelines for the Conservation Historic Places in Canada, Park Canada, 2010.

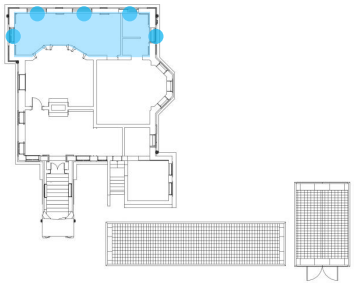
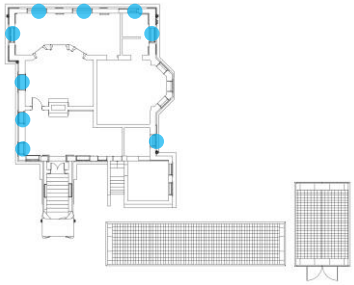
[25] The definition of terms is developed based on James Semple Kerr, The Conservation Plan - *A guide to the preparation of conservation plans for places of European cultural significance*, Australian ICOMOS, 2013

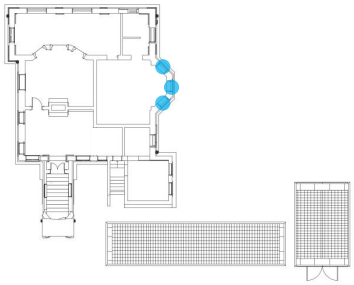
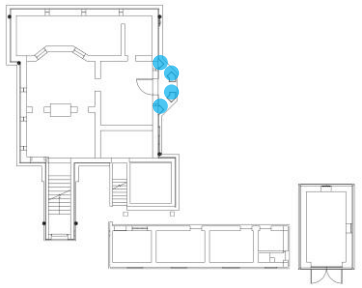
Levels of Significance	Description
High	Elements which make a major contribution to the overall significance of the place. Spaces, elements, or fabric originally of substantial intrinsic quality, and exhibit high degree of intactness and quality, though minor alterations or degradation may be evident
Moderate	Elements which make a moderate contribution to the overall significance of the place. Spaces, elements, or fabric originally of some intrinsic quality, and may have undergone minor alteration or degradation.
Low	Elements which make a minor contribution to the overall significance of the place. Spaces, elements, or fabric originally of some quality, and may have undergone extensive alteration or adaptation to the extent that only isolated remnants survive.
Neutral	Elements which are of little consequence in terms or understanding or appreciating the site and its developments, without being actually intrusive.
Intrusive	Elements which are visually intrusive or which obscure the understanding of significant elements of the site, and may be identified for removal.

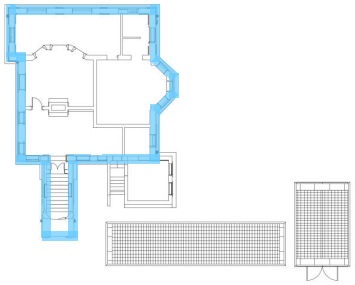
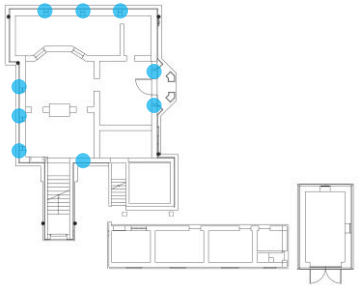
5.3 List of Character Defining Elements

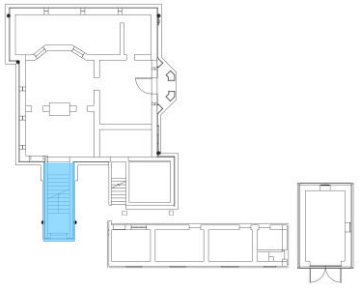
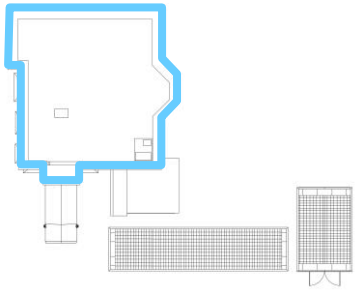
A. Main Building (Exterior)

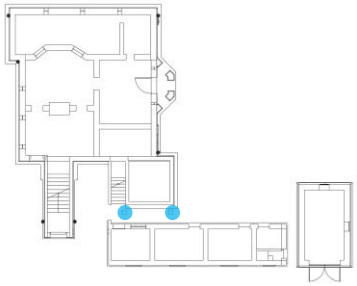
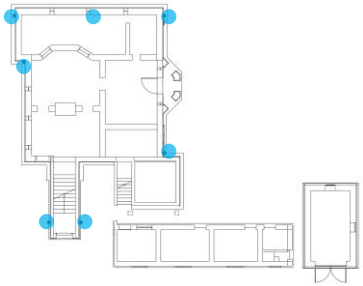
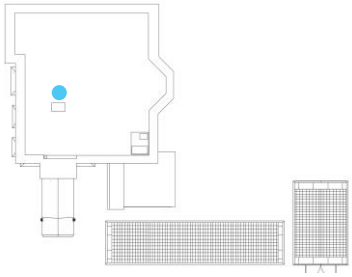
No.	CDE	Level of Significance	Photo	Location
A-01	All elevations with granite block walls at the lower floor and the rendered walls at the upper floor	High	 	 G/F Plan  1/F Plan

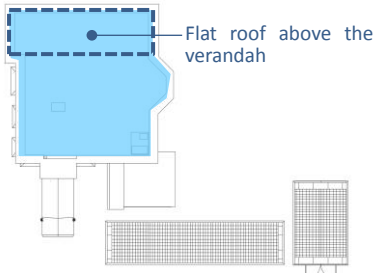
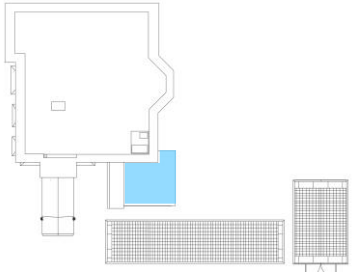
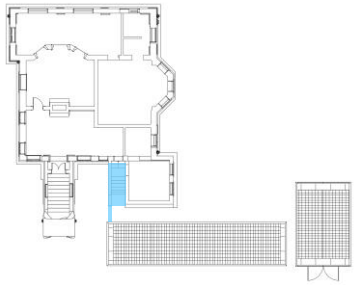
No.	CDE	Level of Significance	Photo	Location
A-02	Original verandah with classical architectural features on the elevations at the upper floor including columns, window sills, architraves and keystones.	High		 1/F Plan
A-03	Window openings at all elevations, including the timber window frames and the window sills (Steel windows are not original)	High	 	 1/F Plan

No.	CDE	Level of Significance	Photo	Location
A-04	Bay window at the north-east elevation, including the window openings, the window sills and the supporting columns	High		 1/F Plan  G/F Plan

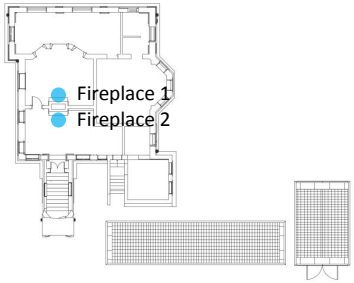
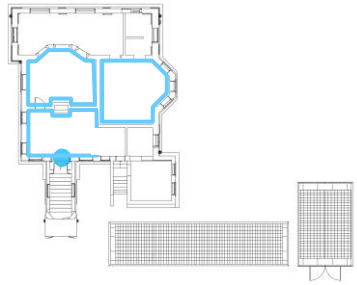
No.	CDE	Level of Significance	Photo	Location
A-05	Horizontal moulded bands aligned with the floor slab	High		 1/F Plan
A-06	Circular bull's eye ventilation windows, including the circular surround and the keystone, and the metal grilles and meshes	High	 	 G/F Plan

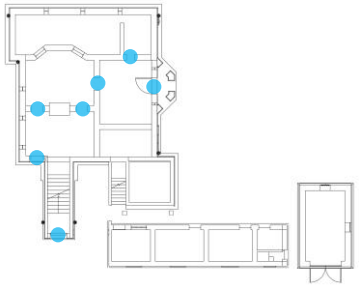
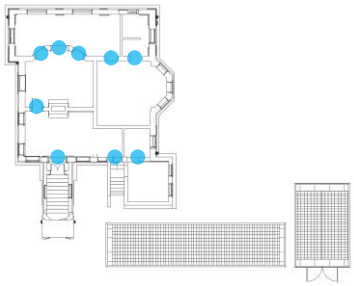
No.	CDE	Level of Significance	Photo	Location
A-07	Main entrance porch to the upper floor, including its form, the arched roof, the stairway leading into the building, and the moulded copings of the roof	Moderate		 G/F Plan
A-08	Projected eaves with moulding of the flat roof	Moderate		 Roof Plan

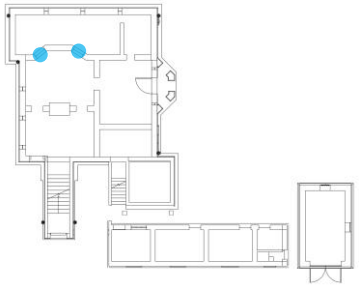
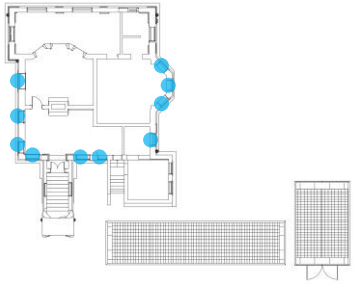
No.	CDE	Level of Significance	Photo	Location
A-09	Column bases between the Main Building and the Servants' Quarters	Low		 G/F Plan
A-10	Cast iron rainwater downpipe with hopper	High		 G/F Plan
A-11	Chimney on the flat roof	High		 Roof Plan

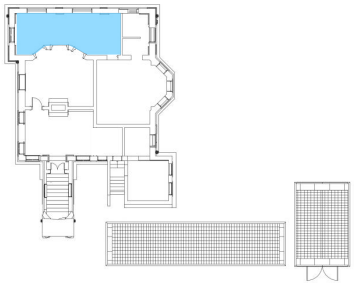
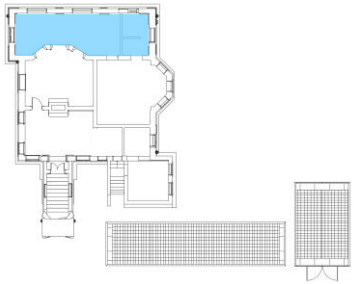
No.	CDE	Level of Significance	Photo	Location
A-12	Flat roof of the Main Building * The portion of roof above the verandah is originally a flat roof according to old photo as shown in Fig. 25	Low		 Roof Plan
A-13	Flat roof structure attached to the Main Building	Intrusive		 Roof Plan
A-14	Servants' staircase and the wall connecting the Main Building and Servants' Quarters	Moderate		 1/F Plan

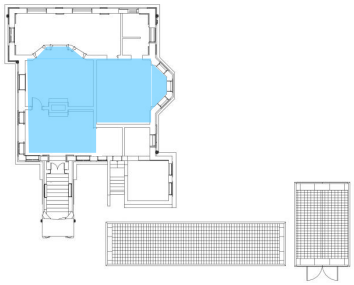
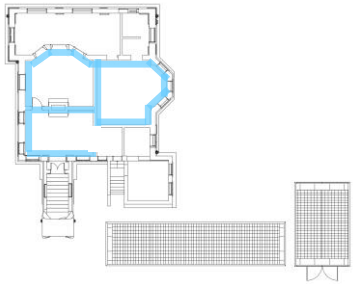
B. Main Building (Interior)

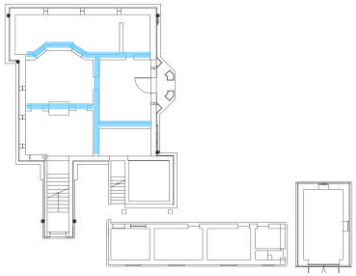
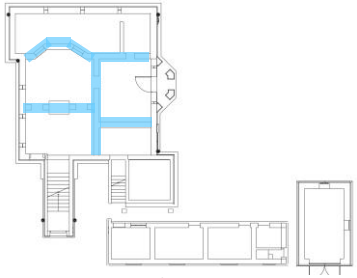
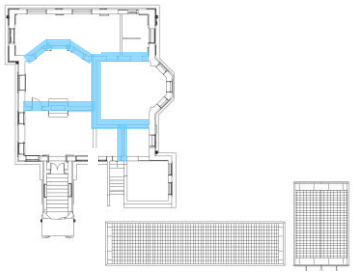
No.	CDE	Level of Significance	Photo	Location
B-01	Fireplaces, including the stack, surrounds, tiling, grates and hearths	High	 Fireplace 1  Fireplace 2	 1/F Plan
B-02	Classical architectural features including columns, architraves, keystones and mouldings	High		 1/F Plan

No.	CDE	Level of Significance	Photo	Location
B-03	Door openings, including the timber door panels, glass panels, moulded frame and ironmongeries	High	  	 G/F Plan  1/F Plan

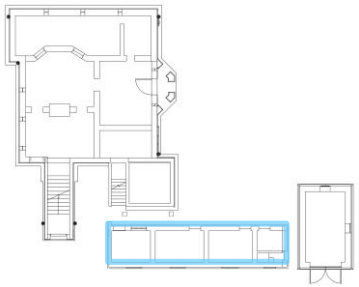
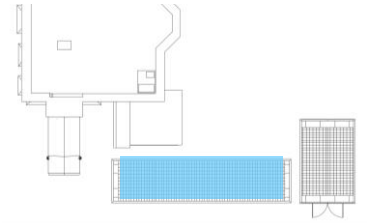
No.	CDE	Level of Significance	Photo	Location
B-04	Window openings, including the moulded window frames	High	 	 G/F Plan  1/F Plan

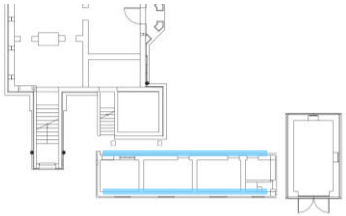
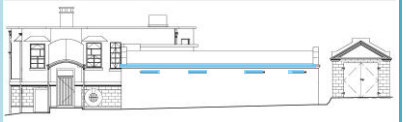
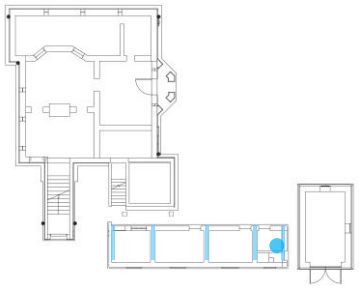
No.	CDE	Level of Significance	Photo	Location
B-05	Ceramic floor tiles at the enclosed verandah	Moderate		 1/F Plan
B-06	Reinforced concrete slab floor embedded with I beams at the verandah	Moderate		 1/F Plan

No.	CDE	Level of Significance	Photo	Location
B-07	Timber floor with timber joist supported on steel T-beam over corbelled mouldings	High	 	 1/F Plan
B-08	Timber wall skirting	High		 1/F Plan

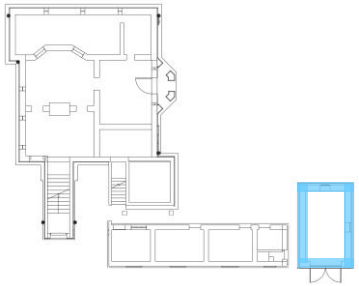
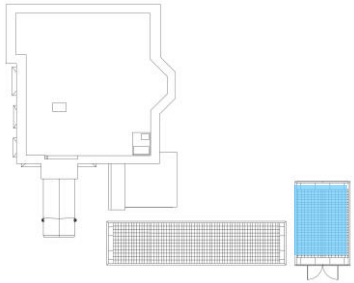
No.	CDE	Level of Significance	Photo	Location
B-09	The internal granite block walls and brick walls	High	 Granite block walls	 G/F Plan
B-10	Internal partitioning	Moderate	 G/F  1/F	 G/F Plan  1/F Plan

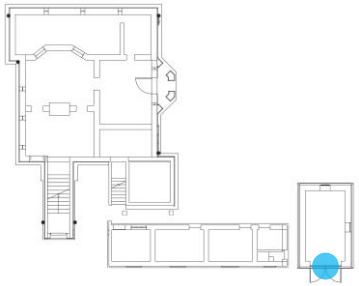
C. Outbuildings - Servants' Quarters

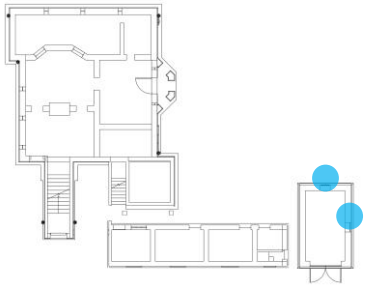
No.	CDE	Level of Significance	Photo	Location
C-01	All elevations of the Servants' Quarters, including the moulded pediments		 	 G/F Plan
C-02	Pitched roof with double layered pan and roll tiles and the timber roof systems	High	 	 R/F Plan

No.	CDE	Level of Significance	Photo	Location
C-03	Moulded copings and horizontal moulded bands to the pitched roof, and the moulded canopies of the blocked window openings	High	 	 R/F Plan  Front Elevation
C-04	Internal walls with Corbelled mouldings at two sides of each rooms and the remains of chimney	High	 	 G/F Plan

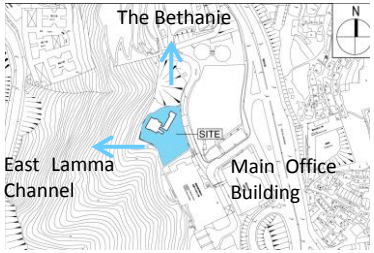
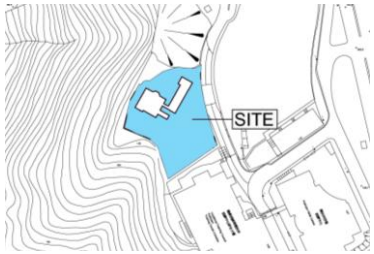
D. Outbuildings - Garage

No.	CDE	Level of Significance	Photo	Location
D-01	All elevations of the Garage Block, including the moulded pediments and the granite blocks and joints	High		 G/F Plan
D-02	Pitched roof with double layered pan and roll tiles and the timber roof systems	High		 R/F Plan

No.	CDE	Level of Significance	Photo	Location
D-03	Door opening at the Garage Block, including the door hinges and door stays	High	 	 G/F Plan

No.	CDE	Level of Significance	Photo	Location
D-04	Window opening including timber windows, window sill and the moulded canopies		 	 G/F Plan

E. Settings

No.	CDE	Level of Significance	Photo	Location
E-01	Vista to the Old Dairy Farm Main Office Building, the Bethanie, and East Lamma Channel	High	 	
E-01	Open space	Moderate		

6.0 OPPORTUNITIES AND LIMITATIONS

6.1 Project Description

The revitalization proposal is to renovate the SSQ into “The Pokfulam Farm” – a living museum and a platform for visitors to appreciate and experience the history and development of the Old Dairy Farm as well as the culture of the Pokfulam Village and the surrounding area through a variety of comprehensive themed guided tours, workshops and activities.

The scope of works includes restoring and renovation the three existing historic buildings of the SSQ to accommodate a reception & briefing area, souvenir & book store, multi-purpose room & activity room, and constructing a new simple block containing cafeteria & food preparation area, bakery, toilets & baby care room, electrical & mechanical plant rooms.

The aim for the revitalization proposal is to use the "Point, Line, Surface" approach to preserve the SSQ and link it up with the surrounding historic buildings, monuments and the settlement culture for promotion so as to enhance public awareness on the importance of conservation and sustainable development of the entire community.

6.2 User’s Requirements

The Pokfulam Farm Company Limited has proposed to convert the SSQ to provide the following faculties:-

6.2.1 Storage

3 nos. of storages and 1 no. of archive storage on G/F of the Main Building for storage of cleansing and sanitary, archives and appliance equipment.

6.2.2 Staff room

1 no. of staff room in the Servants’ Quarters as the general office of The Pokfulam Farm.

6.2.3 Souvenir book store

2 nos. of the souvenir book stores in the Servants’ Quarters for selling the souvenirs and books to the visitors.

6.2.4 Pantry

1 no. of pantry in the Servants' Quarters for staffs and visitors' rest.

6.2.5 Reception and briefing area

The Garage block will be used for briefing and reception of visitors for introduction and enquiry.

6.2.6 Multipurpose room

1 no. of multipurpose room on the 1/F of the Main Building will be used to display the artifacts and related historical documents of the Old Daily Farm. Standard installations for the power and communications are required.

6.2.7 Activities room

1 no. of activities room on the 1/F of the Main Building for organizing activities for visitors. Standard installations for the power and communications are required.

6.2.8 Display corridor

1 room located on the 1/F of the Main Building will be used as a display corridor for exhibition of the old furniture, historical photos and conservation processes of the Old Dairy Farm and the SSQ.

6.2.9 Cafeteria

1 no. of cafeteria in the New Block with food preparation area for the visitors to take a break after the visit or workshop course. Standard installations for the powers are required.

6.2.10 Bakery

1 no. of bakery in the New Block for organizing thematic workshops on cultural history, creative arts and dairy bakery to encourage and promote sustainable life style.

6.2.11 Toilets / ACC. Toilet / Baby care room

The male toilet, female toilet, ACC. Toilet and baby care room with adequate sanitary fittings to comply with the statutory requirements are required in the New Block.

6.2.12 Ventilation

Windows that allow natural ventilation and split-type air conditioning in all rooms. Air conditioning unit with cooling and heating function is allowed.

6.2.13 Power supply

Power sockets to be provided in all rooms. Stand-alone emergency power generator is not required.

6.2.14 Access facilities

Proper access such as ramp for the disabled and goods delivery to the 1/F of the Main Building. Existing access road can serve as emergency vehicular access.

6.2.15 Water supply and drainage

Potable water supply and drainage system without backflow or leakage.

6.2.16 Other water tanks, electrical and mechanical plant rooms

The new water tanks, electrical and mechanical plant rooms would be housed underground for adaptive of the historic buildings.

6.2.17 Outdoor landscape design

Provide an amphitheater and an organic farm to encourage the public participation and appreciating the historic buildings under a friendly and natural circumstance with similar context to the original.

6.3 Statutory Requirements

6.3.1 Planning and Land Requirements

The site falls within “Government, Institution or Community” (“G/IC”) zone on the Approved Pokfulam – Outline Zoning Plan (OZP) No. S/H10/15 gazetted on 18 February 2005.

The proposed uses in the Pokfulam Farm is regarded as “Place of Recreation, Sports or Culture” with ancillary cafeteria, souvenir and bookstore, facilities for dairy and bakery activities that is always permitted under ‘Column 1’ of the OZP. Planning application to the Town Planning Board is therefore not required.

Land resumption and clearance are not required.

6.3.2 Compliance with the Building Ordinance

- Mean of Escape

- Existing Means of Escape (MOE) provisions do not fully comply with the current statutory requirements, including substandard exit doors and exit routes.
- There are two staircases in the Main Building but only one can be served as exist route. Two escape routes will be required to suit for new use and layout.
- Some modifications to the existing exit arrangements may be required including addition of a new ramp for connecting to the 1/F of the Main Building.

- Fire Resisting Construction

- Fire resisting construction of the existing walls generally complies with the current statutory requirement.
- Fire resisting construction of the timber roof members in the Servants' Quarters and Bungalow do not comply with the current statutory requirements. Fire protection coating shall be applied to the timber roof member to achieve adequate fire resistance rating.
- Subject to detailed study, fire-rated fixed glass shall be needed to some existing windows close to escape door
- Fire resistant construction of timber deck does not comply with the current statutory requirements. Some upgrading works may be required to suit for the new use and to achieve adequate fire resistance rating.

- Means of Access for Firefighting and Rescue

- Currently there is no Emergency Vehicular Access (EVA) provided for the SSQ.
- A new EVA shall be provided at the Open Space (south to the historic buildings) within the Site and connect it to the realigned access road managed by the VTC. Compensatory measures may be required for provision of substandard EVA.

- Barrier Free Access and Facilities

- There is currently no barrier free access to the 1/F of the Main Building, and no disable toilets in the site.
- Various provisions for barrier free access, such as ramps, passenger lift, lifting platform, accessible toilets etc. may be required.

- Protection against Falling from Height

- The parapets of the verandah are less than 1100mm high after open up, which do not comply with the current statutory requirements. Protective barriers to the parapet walls will be needed.

- Provision of Sanitary Fitments

- The present sanitary fitments is inadequate for the new use. There are only 2 toilets in the Main Building and 1 toilet in the Servants' Quarter.
- Additional toilet facilities shall be installed within the site area to comply with current requirements.

- Drainage Installation Requirements

- All potable water supply pipes on site are disconnected. Refer to Drainage Services Department's (DSD's) record plan, there is no sewage water connection to the site. The surface water on ground within the site is gathered by open channel at ground level and discharged to storm water drain. Investigation and application will be conducted for drainage connection to the Government sewer from the realigned road managed by the VTC at design stage.

6.3.3 Compliance with the Fire Services Requirements

- Fire Services Installation

The following major fire services installations and equipment are not provided within the building:-

- Wet fire protection system (i.e. fire hydrant / hose reel and sprinkler system)
- Manual and automatic fire alarm system\emergency light units and exit sign
- Portable firefighting equipment

Additional fire service installation for the new use, including sprinkler system, new hose reel system, emergency back-up power supply and etc, shall be installed to meet current requirement, subject to approval and consideration of exemption or modification by the authority.

6.3.4 Compliance with licensing requirements

Obtaining Light Refreshment Restaurant License from Food and Environmental Hygiene Department (FEHD) is required for prepare and sell for consumption on the premises for restricted food.

6.3.5 Compliance with Tree Preservation Principles

Old and Valuable Tree (OVT) in the OVT Register maintained by the Leisure and Cultural Services Department (LCSD) is not present within the site. The tree survey has been carried out in September 2016 to verify their health conditions that will be affected by the renovation works and within the site area. Upon verification, we shall seek written consent from District Lands Officer or appropriate authority as the existing trees will be interfered.

6.4 Condition of Fabrics

6.4.1 Description

- Main Building

The building appeared in the form of beam/wall-column frame building with reinforced concrete hollow block slab as roofing system. The overall dimensions of the building were approximately 12.0m long and 11.5m wide. The ground floor height was 2.0m and first floor height was 3.5m.

<u>Walls</u>

- The brick walls of 1/F were 229 mm thick and the granite masonry walls of G/F were approximate 500 mm thick which acted as load bearing wall for gravity load as well as cross wall for lateral wind resistance along longitudinal and transverse directions.
- The internal cross brick wall and stone masonry wall were 229mm thick respectively which acted as cross wall in providing horizontal support to

external brick and brick masonry walls under lateral wind load along longitudinal and transverse direction.

Roof

- Existing roof system is concrete reinforced concrete hollow block slab, it support by concrete beam along the top of brick wall. Imposed load acting on the roof were transferred to the brick bearing wall.

1/F Slab

- Slab in main building is timber decking. It is supported by 100mm x 100mm T-section steel beam in 390mm spacing at Activities Room and 450mm spacing in multi-purpose room and display corridor under the timber deck. In between the timber floor and steel T-section, there is timber joist (90mm depth) to facilitate the joint connection. Dead and imposed load were transferred to brick wall above stone masonry bearing wall.
- Slab in verandah is reinforced concrete slab embedded. It is supported by I beam by approx. 950mm c/c. Dead and imposed load were transferred to I beam above stone masonry bearing wall.

Ground Floor

- The ground floor slab is concrete slab-on-grade.

Foundation

- Through ground investigation, the foundation design for this building is 300mm concrete pad footing 1.2m below ground floor level under the granite masonry bearing wall.

- Servants' Quarters

The building is constructed with timber pitched roof appeared in the form of beam/wall-column frame building with timber roof as roofing system. The overall dimensions of the building were approximately 13.9m long and 3.39m wide. The floor height was 3.0m with pitched roof height of 1.0m above ground floor ceiling level.

Walls

- The external perimeter brick walls were 229mm thick which acted as well as cross wall for lateral wind resistance in longitudinal and transverse

directions.

- The internal brick wall thicknesses were 229mm thick which acted as load bearing wall for gravity load.

Roof

- The pitched roof is at an upward angle of 30° along the roof.
- The roofing tiles were supported by roof timber purlins and battens which in turn were supported by internal brick bearing walls.

Ground Floor

- The ground floor slab is concrete slab-on-grade.

Foundation

- Although no record foundation plan was available for review, the prevailing foundation design for this type of light weight structure is concrete pad footing under the brick bearing wall at ground floor level.

- Garage Block

The building appeared in the form of beam/wall-column frame building with timber roof as roofing system. The overall dimensions of the building were approximately 6.67m long and 4.39m wide. The floor height was 2.2m with pitched roof height of 1.2m above ground floor ceiling level.

Walls

- The granite masonry walls were 500 mm thick which acted as load bearing wall for gravity load as well as cross wall for lateral wind resistance in longitudinal and transverse directions.

Roof

- The pitched roof is at an upward angle of 28° along the roof.
- The roof truss was 1.2m height with span 4.39m supported by granite masonry wall with 7 timber purlin on top. The roofing tiles were supported by roof timber battens which in turn to timber purlin and supported by granite masonry wall
- The roofing tiles were supported by roof timber purlins and battens which in turn were supported by granite masonry bearing walls.

Ground Floor

- The ground floor slab is concrete slab-on-grade.

Foundation

- Although no record foundation plan was available for review, the prevailing foundation design for this type of light weight structure is concrete pad footing under the brick bearing wall and brick cross walls at ground floor level.

6.4.2 Preliminary Appraisal

Since there is no record structural plan and foundation plan available for inspection. The appraisal was based on the observation in visual inspection. All visible defects or deteriorated areas such as cracks, spalling, etc. were recorded.

- Main Building

In general, there are defects on concrete slabs, timber slabs, brick bearing walls and masonry walls and concrete roof. It is recommended that repair works are needed. Routine maintenance and monitoring of these structural elements were necessary.

Some localized leakages were found underneath the concrete roof which would have ill effect to the reinforcement. The leakage area was in the center portion of the concrete. The wet condition will cause the rusting of reinforcement. The rusting of reinforcement would cause spalling and reduce the structural capacity to support the intended roof dead and imposed load.

Verandah slab

Corrosion had been found in all steel beams under timber slab. Reduction in steel section would reduce the structural capacity of the steel section in the original design for supporting the intended dead & imposed loads.

There are some cracks occurred on the brick walls where under the window opening and on the brick beams which are above masonry wall. The cracks on the brick beams may be due to overloading of timber slab.

No cracks were observed on the surface of ground floor finishes and it

appeared that no differential settlement had occurred between footings under masonry walls.

- Servants' Quarters

  No excessive vertical settlement and misalignment of the external and internal brick bearing walls was observed. In general, there some defects on brick bearing wall but the timber roof is in good condition.

  Visual inspection revealed that there were cracks on the brick walls located.

  No cracks were observed on the surface of ground floor finishes and it appeared that no differential settlement had occurred between footings under brick bearing walls and brick cross walls.

- Garage Block

  In general, the brick bearing wall of this one storey structure appeared in good conditions but routine maintenance and monitoring of these structural elements were necessary.

  Visual inspection revealed that there were cracks on the brick walls located.

  No cracks were observed on the surface of ground floor finishes and it appeared that no differential settlement had occurred between footings under brick columns.

6.4.3 Loading Assessment

The Main Building was known to be built in 1887. Since no relevant design code was found, it was believed that the design would be similar the prevailing design code of London County Council (LCC) By-Laws 1915.

The Servants' Quarter and Garage Block was known to be built in 1887. It was believed that the design would be similar the prevailing design code of London County Council (LCC) By-Laws 1915.

- Main Building

  For the ground floor on grade slab, in accordance with LCC By-Law 1915, the design imposed live load for floor loading to be used wholly for the purpose

of human habitation was 70 lb/sq ft, equivalent to 3.35 kPa. As a result, the loading capacities of the existing 1/F timber slab, R.C. slab and on grade slab are assumed as 3.35kPa.

For imposed live load on roof, in accordance with LCC By-Law 1915, the design imposed load for roof was 56 lb/sq ft, equivalent to 2.68 kPa. Taking into account of the age of the building, the estimated loading capacity of the roof would be 2.5 kPa.

- Servants' Quarters

  For the ground floor on grade slab, in accordance with LCC By-Law 1915, the design imposed live load for floor loading to be used wholly for the purpose of human habitation 70 lb/sq ft, equivalent to 3.35 kPa. As a result, the loading capacity of the ground floor is estimated to be 3.35 kPa.

  For imposed live load on roof, in accordance with LCC By-Law 1915, the design imposed load for roof was 56 lb/sq ft, equivalent to 2.68 kPa. Taking into account of the age of the building, the estimated loading capacity of the roof would be 2.5 kPa.

- Garage Block

  For the ground floor on grade slab, in accordance with LCC By-Law 1915, the design imposed live load for floor loading to be used wholly for the purpose of garage was 150 lb/sq ft, equivalent to 7.2 kPa. As a result, the loading capacity of the ground floor is estimated to be 7 kPa.

  For imposed live load on roof, in accordance with LCC By-Law 1915, the design imposed load for roof was 56 lb/sq ft, equivalent to 2.68 kPa. Taking into account of the age of the building, the estimated loading capacity of the roof would be 2.5 kPa.

6.4.4 Recommendation

For the Main Building, the on-grade slab and granite masonry wall are in good condition. Part of timber slab was damaged severely. The timber deck should be replaced. Reinstate timber deck at main building and concrete slab at verandah have been proposed for consideration. Since changed of usage from residential to public used, imposed load and superimposed dead

load have to be increased. To comply with future fire resistant rating, steel decking should be covered by fire protective system to achieve the fire retardant. Moreover, existing timber decking should be upgraded by reducing the spacing of steel member or enlarging the size of member to facilitate the updated usage.

Meanwhile, since roof system changed from reinforced concrete hollow block slab to steel pitched roof at main building, updated wind code should be applied for design calculation. The roof and slab of the verandah would be recasted to follow the existing design and structural system as far as practical subject to RSE's advice and BD approval. The design of first floor decking and roof would be according to the original design but would be modified based on the structural constraint.

Also, there are cracks on the brick wall; therefore, repair and strengthening works are required. The cracks' length and width should also be kept monitoring. The concrete roof is in poor condition. Replacement of the roof is recommended.

Loading comparison table are shown below:

Location	Existing DL (kPa) (Approx.)	Future DL (kPa) (Assumed)	Existing LL (kPa) (Approx.)	Future LL (kPa) (Assumed.)
Main Building (Roof)	3.5	4	2.68	0.75
Main Building (1/F main building)	0.4	2	3.35	5
Main Building (1/F verandah	3.5	2	3.35	5
Servants' Quarters	3.5	3.5	2.68	5
Garage	3.5	3.5	7.2	3

For the Servants' Quarter, the on-grade slab is in good condition. However, there are cracks and loose brick on the wall. The cracks should be repaired. The cracks' length and width should be kept monitoring. The loose bricks should be replaced to match with existing.

For the Garage Block, the on-grade slab is in good condition. The cracks on masonry wall should be repaired. Also, the cracks' length and width should be kept monitoring.

6.4.5 Feasibility of Change of Usage

The design imposed load for exhibition purpose is 5kPa according to *Code of Practice on Dead and Imposed Loads 2011*. It is believed that the loading capacity of on-grade slab is sufficient to the new design imposed load.

7.0 REVITALIZATION PROPOSAL

7.1 Project Objective

The conservation process of making a possible compatible use for the SSQ adopted the international conservation principles in developing the appropriate treatments and level of intervention for character defining elements and other historic building fabrics with reference to international charters and other relevant conservation standards, compatible with and distinguishable from the original fabric of the historic place.

7.2 Proposed Layout and Setting

The SSQ and its site will be revitalized into a "living" museum to showcase the history and memory of the Old Dairy Farm with a series of workshops on dairy products organized by The Pokfulam Farm Company Ltd., set up by Caritas - Hong Kong.

Location	Floor	Function
Old Buildings	G/F (Servants' Quarters and Garage)	Services Centre
	G/F (Main Building and Servants' Quarters)	Others
	1/F (Main Building)	Living Museum
Proposed New Building	G/F	Thematic Workshop
	B/F	Others
External Area	-	Open Space

Location	Function	Description
Old Buildings	Services Centre	• Organizing guided tours to the heritages in the surrounding area and the settlement culture; • Providing free guided tours or electronic guiding devices to let the public know more about the historical values, architectural significance and the revitalization process of the building; • Introducing souvenir and book stores to sell local handicrafts and books to visitors for memorizing and recalling the past history as well as the operation of the Old Dairy Farm and provide more job opportunities to the community.
	Living Museum	• Setting up of display areas on the first floor of the Main Building and using the multipurpose room to display the artifacts and related historical documents of the Old Daily Farm.
Proposed New Building	Thematic Workshop	• Organizing thematic workshops on cultural history, creative arts and dairy bakery to encourage and promote sustainable life style; • Provides catering.
External Area	Open Space	• Encouraging the public participation and appreciating the historic buildings under a natural circumstance with similar context to the original.

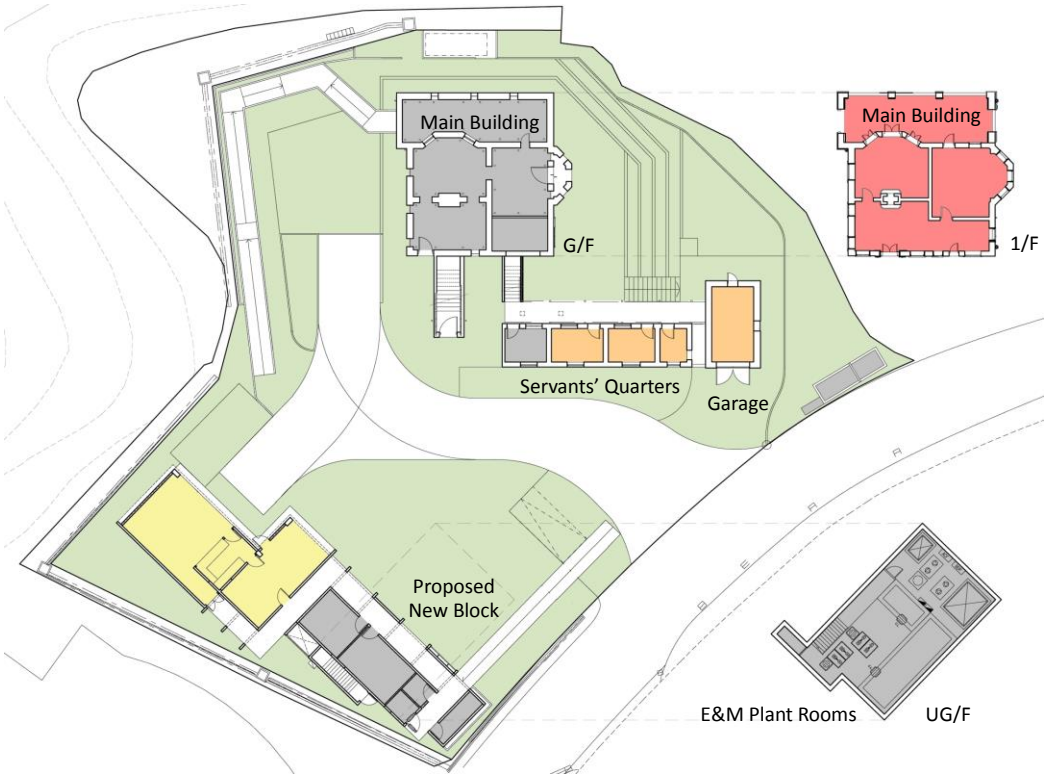
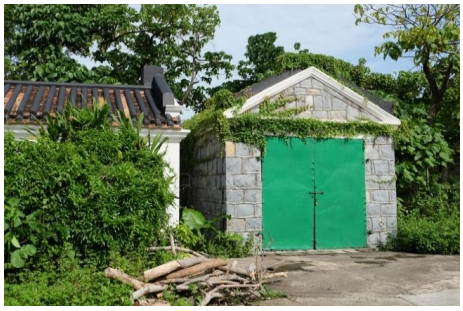


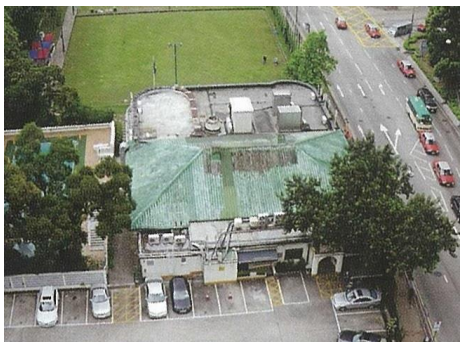
Fig 54. Diagram of proposed different function. Edited by Hannah Liu. Details of the proposed plans can be referred to Appendix I.

7.3 Introduction of restoration of roof form

Examples of Western roof structure in Hong Kong

Since the original pitched roof no longer exists. In order to understand the original roof truss system, several Colonial buildings have been studied:-

	Building Name	Yr. of Const.	Roof and Frame System	Original Use	Grading
1	Old Dairy Farm SSQ – Garage	1887	King post system, Gable roof	Garage	1
	Photos				
	 				
2	Scout Den, Queen's College	1898	King post system, Hip roof	Changing room	2
	Photos				
	 				
3	Old Tai Po Police Station	1899	King post system, Gable roof	Police station	1
	Photos				
	 				
4	Kowloon Bowling	1926	King post	Club house	3

	Building Name	Yr. of Const.	Roof and Frame System	Original Use	Grading
	Green Club		system, Hip roof		
	Photos				
	 				
5	Old Wan Chai Post Office	1912-1913	Coupled rafter system, Gable roof	Post Office	DM
	Photos				
	 				
6	Cheung Chau Theatre	1931	King and Queen post system, Gable roof	Theatre	3
	Photos				
	 				

	Building Name	Yr. of Const.	Roof and Frame System	Original Use	Grading
7	Main Block, Lady Ho Tung Welfare Centre	1932-33	King post system, Hip-and-gable Roof	Welfare centre	2
	Photos				
	 				

King post system could be found in most of the roofs. For large span structure, like Cheung Chau Theatre, Queen post system is usually adopted. Coupled rafter system is usually used in small span structure e.g. Old Wan Chai Post Office.

The roof truss system for the original pitched roof is estimated as shown below:-

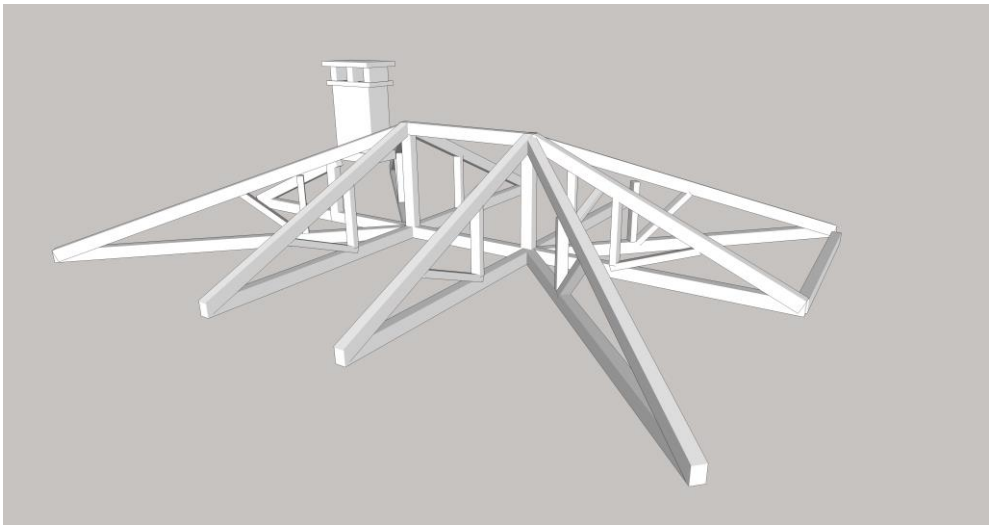


Fig 55. A Sketchup model simulate the original roof truss system.(Source: Built by Zenny Cheung)

8.0 CONSERVATION PRINCIPLE AND GUIDELINES

8.1 Conservation Standards and Principles

8.1.1 Conservation Standards

The following international standards and local reference were adopted in developing the appropriate treatments and level of intervention for the CDEs and other historic building fabrics:-

- Venice Charter (1964) – ICOMOS International Charter for the Conservation and Restoration of Monuments and Sites, UNESCO

- Burra Charter (2013) – The Australia ICOMOS Charter for Places of Cultural Significances

- China Principles (2015) – Principles for the Conservation of Heritage Sites in China

8.2 Conservation Principles

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

- Conserve Heritage Value
  Respect its changes over time that represent particular periods. Thus, it is not necessary to return its state to the original period when the building or the site was firstly erected. Only remove, and/or replace the physical fabric that has substantially altered the overall intactness of the buildings and the character defining elements.

  Restore any deformed, collapsed, or misplaced components, and later additions considered of no significance or intrusive should be removed.

- Retain Authenticity and Integrity
  Respect the original character or architectural style of the building fabric

and retain its traditional building materials or construction system as much as possible.

Recognize each historic place as a physical record of its time, place and use.

Do not create a false sense of historical development by adding elements from other historic places or by combining features of the same property that never co-existed.

- Minimum Intervention
  Keep any treatment or intervention to building fabric to the minimum and respect the heritage value when undertaking an intervention.

  Use the gentlest means possible for any intervention.

  Make any intervention physically and visually compatible and identifiable upon close inspection, and document any intervention for future reference.

- Repair rather than Replace
  Repair rather than replace character-defining elements.

  Only when such elements are too severely deteriorated to repair, and with sufficient physical evidence, replace them with new elements that match the forms, materials and detailing of the same elements.

  Where there is no sufficient evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

- Reversibility
  Make any intervention or adaptation to the building fabric reversible, without causing any damage to the existing structure when such intervention is to be removed in future.

  Any new additions should be reversible and should not affect the essential form and integrity of the historic place, or that the building fabric should not be impaired if the new work is to be removed in the future.

- Integrating old and new

  When adding new construction to heritage buildings, the proposed new works and developments should be sympathetic to the heritage place in terms of its compatible proportion, form, design and materials. Make the new works physically and visually compatible with and distinguishable from the original fabric of the historic place.

8.3 Conservation Policies and Guidelines

8.3.1 General

- Policy 01

  Conservation principles and international practices should be adopted and applied in the overall stage of conservation progress. All the policies should be review by heritage management team every year.

8.3.2 New use of SSQ

- Policy 02

  The new use of SSQ should be compatible with its original use.

  Conservation guidelines

  The proposed use should involve minimum change to significant fabric and use to retain the cultural significance of the place. The proposed conversion of the SSQ into a living museum of the Pokfulam Farm is considered compatible with the original purpose of the historic site and significance of the context, as this was once a farmland owned by Dairy Farm. History of the Old Dairy Farm will be presented, its artifacts and utensils will be displayed.

8.3.3 Setting and Landscape

- Policy 03

  The vista from the SSQ to the East Lamma Channel, Bethanie, the Old Dairy Farm Cowshed and the Old Dairy Farm Main Office Building should not be blocked as they possess group value with the SSQ.

  Conservation guideline

  Any new structure should not block the view from the SSQ to the East

Lamma Channel, Bethanie, the Old Dairy Farm Cowshed and the Old Dairy Farm Main Office Building.

- Policy 04

  Unsympathetic modern additions should be removed, and replaced if necessary with styles, materials and finishes appropriate to the building.

  Conservation guideline

  The building block attached to the Main Building opposite to the Servants' Quarter should be demolished.

- Policy 05

  Any new structure to be built should be compatible but distinguishable from the building.

  Conservation guideline

  The design of the new building structure should be discernible from the original historic fabric and should not confuse the visitors from appreciating the heritage site. The overall mass of the new structure should be compatible with and not overwhelming to the SSQ.

  The use of structural material for restoring the pitched roof from flat roof for the Main Building should not confuse the visitors from appreciating the historic building. Since no record of the original roof truss system can be traced, new design steel truss system will be used instead of timber truss system to distinguish from the historic fabric.

8.3.4 Conserve Heritage Value

- Policy 06

  Restore any deformed, collapsed, or misplaced components, and later additions considered intrusive should also be removed.

  Conservation guideline

  Restore the open verandah to reveal the original appearance by removing the enclosed material. Restore the pitched roof form and building form.

8.3.5 Preservation of Built Fabric

- Policy 07

  All conservation works should be carried out with the principle of repair rather than replacement. Where replacement is necessary, it should be carried out on a like-for-like basis as far as practicable in terms of design and material.

  Conservation guideline

  The repair works to be carried out should match the original material, colour and texture. In case the architectural element is beyond repair where replacement is necessary, the replacement should follow the original construction method, material, colour and texture as much as possible.

- Policy 08

  All conservation works should involve minimal change to significant building fabrics.

  Conservation guideline

  CDEs should be kept intact as much as possible to preserve the historic fabric, only carried out the works which are necessary. Determine the appropriate works and action base on the level of significance. External redecoration is restricted to colors that are compatible with the age and character of the buildings and the paint system is to be reversible.

8.3.6 Addition and Alteration

- Policy 09

  A full photographic and cartographic survey should be carried out prior to any renovation works to SSQ.

  Conservation guideline

  The photographic and cartographic survey should be carried by experienced surveyors / conservationists by making reference with the requirements from AMO. A set of record shall be kept by the operator, CHO and AMO.

- Policy 10

  Any addition and alteration works necessarily to be carried out at the exterior of SSQ should be kept to a minimum and at less conspicuous location.

  Conservation guideline

  New services pipelines should be incorporated with landscape design to minimize the physical and visual impact and the style of the enclosures for the building services provisions should be compatible with but distinguishable from the existing building fabric. Any exposed pipelines should be laid in a neat and tidy manner, and installed at the less conspicuous location of the façade (e.g. rear / side)The new addition, which is essentially required for the on-going service of the heritage building e.g. water pump and tank, should be accommodated in the new annex block.

- Policy 11

  Any addition and alteration works necessarily to be carried out at the interior of the SSQ should be kept to a minimum. Major alterations and additions should be confined to the areas of lesser significance e.g. G/F.

  Conservation guideline

  In order to suit the new use, addition and alteration works as well as upgrading works for meeting current statutory requirements will be necessary. Those works to the interior of the SSQ shall be kept to a minimum as far as practicable, and at less conspicuous location (e.g. G/F Storage) subject to the approval of AMO.

8.3.7 Interpretation

- Policy 12

  Interpretation should be provided for the education and promotion of the cultural significance of SSQ to the public.

  Conservation guideline

  Topics for interpretation can include (but not limit to) the culture and development history of the entire Pokfulam area, the development history of Dairy Farm & SSQ, the architectural significance and the revitalization process of SSQ Workshops on dairy products could be held to showcase the

history and memory of the SSQ.

8.3.8 Management and Maintenance

- Policy 13

  A maintenance and management plan should be drawn up to ensure that the heritage site is well kept in good condition.

  Conservation guideline

  The maintenance and management plan will provide framework and information describing how SSQ should be managed and maintained, including an indication of who should be responsible for the works, maintenance schedule, tracking methods, appropriate techniques and materials for maintenance works The plan shall be reviewed annually by building management professionals, conservationists and professionals with thorough understanding of managing a historic building to ensure the execution of a proper maintenance programme.

8.3.9 Documentation

- Policy 14

  The documentation produced for the purpose of obtaining statutory approvals, procurement and construction (including method statements, contractor-designed elements and manufacturers' data sheets), should be held indefinitely together with this Heritage Impact Assessment and photographic and cartographic surveys, as a record of the changes to the building and the policy considerations related to these changes.

- Policy 15

  Any CDEs that may be found at later stage shall be recorded in the table of significance and the impacts, if any, recorded in the impact assessment table with mitigation measures which agreed with AMO.

  Conservation guideline

  Record any conservation, new and maintenance works. All documentation should be properly kept and archived by operator, maintenance agent and AMO.

9.0 ASSESSMENT

9.1 Potential Impact and Mitigation Measure

9.1.1 Definition of Terms[26]

Five levels of significance have been used to describe the elements individually with description listed below:-

Levels of Significance	Description
High	Elements which make a major contribution to the overall significance of the place. Spaces, elements, or fabric originally of substantial intrinsic quality, and exhibit high degree of intactness and quality, though minor alterations or degradation may be evident
Moderate	Elements which make a moderate contribution to the overall significance of the place. Spaces, elements, or fabric originally of some intrinsic quality, and may have undergone minor alteration or degradation.
Low	Elements which make a minor contribution to the overall significance of the place. Spaces, elements, or fabric originally of some quality, and may have undergone extensive alteration or adaptation to the extent that only isolated remnants survive.
Neutral	Elements which are of little consequence in terms or understanding or appreciating the site and its developments, without being actually intrusive.
Intrusive	Elements which are visually intrusive or which obscure the understanding of significant elements of the site, and may be identified for removal.

[26] Definition of Terms is developed based on James Kerr, Conservation Plan - A Guideline to the Preparation of Conservation Plans for Places of European Cultural Significance, Austrian ICOMOS, 2013

Five levels of impact have been used to evaluate the impact based on the type and extent of the effects concluded in the Heritage Impact Assessment:-

Impact Level	Description
Beneficial Impact	The impact is beneficial if the project will enhance the preservation of the heritage site.
Acceptable Impact	The assessment indicates that there will be no significant effects on the heritage site.
Acceptable Impact with Mitigation Measures	There will be some adverse effects, but these can be eliminated, reduced or offset to a large extent by specific measures, such as conducting a follow-up conservation measure for the affected heritage site before commencement of work in order to avoid any inappropriate and unnecessary intervention to the historical building.
Unacceptable Impact	The adverse effects are considered to be too excessive and are unable to be mitigated practically.
Undetermined Impact	The adverse effects are likely to be significant, but the extent to which they may occur or may be mitigated cannot be determined from the study. Further detailed study will be required for the specific effects in question.

9.1.2 Impact Assessment

G. General

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
G-01	Convert the buildings and its site into a "living museum" and a thermic workshop	N.A.	N.A.	Acceptable Impact Mitigation Measures	- Proper documentation, photographic and cartographic survey of the buildings and its site shall be carried out before the commencement of works. - Interpretation strategy shall be properly formulated and present the historic development and changes of the buildings and site to enhance and reinforce the understanding of the cultural significances of the historic place.

S. Site

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
S-01	Addition of a New Annex Block for the bakery workshop and to accommodate new E&M installations for adaptive reuse	Open space	Moderate	Acceptable Impact with Mitigation Measures	- Such new additions should be kept away from the historic buildings to minimize the visual impact to the building. - The appearance of the new block shall be compatible design, in material, colour and texture for the finishes. It should be discernible form the original historic fabric and be understated in character. - The height of the new block should not exceed the roofline of the historic buildings. The overall mass of the new structure shall be compatible to the historic buildings. - The actual design shall be subject to approved building plans and other approval from all relevant government authorities and advisory board.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
S-02	Addition of a access ramp to the 1/F of the Main Building	Open space	Moderate	Acceptable Impact with Mitigation Measures	- The new structure should be of compatible design, in terms of suitable material, color and texture. - They should be structurally independent to the historic building and discernible from the original historic fabric and be understated in character. - Original opening on the open verandah should be utilized for connecting the ramp and the Main Building. - Size of opening and disturbance to historic fabrics shall be minimized. - The actual design shall be subject to approved building plans and other approval from all relevant government authorities and advisory board. - The design is intended to be light weight and incorporated with the landscape design such as using timber decking and balustrade with a simple design
		South West elevation of the Main Building	High		
		Vista to East Lamma Channel	High		
S-03	Addition of a glass canopy at the rear side of the Servants' Quarter	Rear elevation of the Servants' Quarter	High	Acceptable Impact with Mitigation Measures	- The new structure should be of compatible design, in terms of suitable material, color and texture. - The canopy should be of light weight structure to minimize disturbance to the rear façade of the Servants' Quarter. It should be structurally independent to the historic building. - They should be discernible from the original historic fabric and be understated in character.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
S-04	Addition of an amphitheater	Open space at the North East side of the Main Building	Moderate	Beneficial Impact	- The amphitheater should be of compatible design, in terms of suitable material, color and texture. - It is considered beneficial as a more welcoming space is provided for public uses. - The amphitheater will be designed as part of the lawn with steps to incorporate with the landscape design.
S-05	Tree felling and improve the soft landscape including the addition of an organic farm and planter	Open space	Moderate	Acceptable Impact with Mitigation Measures	- The removal of trees shall be carried out with adequate guidance from tree specialist. Species of the new compensatory trees shall be carefully studied and shall keep away from the existing buildings. - Part of the land was once used as farm land in the past. The restoration of farm and addition of soft landscape are considered beneficial as a more welcoming space is provided for public uses.
S-06	Addition of hard landscape paving and timber deck	Open space	Moderate	Beneficial Impact	- The paving and timber deck should be of compatible design, in terms of suitable material, color and texture. - They should be discernible from the original historic fabric and be understated in character.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
S-07	Replace the existing fencing around the building premises with new fencing for better security	Vista to the Old Dairy Farm Main Office Building, the Bethanie, and East Lamma Channel	Neutral	Acceptable Impact	- The design of the new fencing shall be understated in character and would not induce any serious visual impact to the historic buildings and in a way that the historic buildings will still be visible from the main road and the vista to the Old Dairy Farm Main Office Building, the Bethanie, and East Lamma Channel will not be obstructed
S-08	Addition of E&M and FS inlet cabinets to the right hand side of the site entrance	Open space	Moderate	Acceptable Impact with Mitigation Measures	- The cabinets should be kept away from the historic buildings. It should not impose visual impact to the building. - The appearance of the cabinets shall be compatible design, in material, colour and texture for the finishes. - The height and mass of the cabinets shall be compatible to the historic buildings.
S-09	Addition of AC outdoor units to the rear side of the Main Building and introduction of building services routing to the historic buildings	Building facade	High	Acceptable Impact with Mitigation Measures	- Screening made of recycle wood timber or the like will be provided for the AC outdoor units. - Building services will be grouped together and enter the Main Building underneath the new access ramp, and enter the Servants' Quarters and Garage from the servants' staircase and underground respectively to minimize the number of openings and visual impact to the historic buildings.

A. Main Building (Exterior)

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
A-01	Repair and clean the external walls	Elevations with granite block walls at the lower floor and the rendered walls at the upper floor	High	Benetial Imapct	- The external masonry walls should not be painted or treated with permanent coating system. - Repair the joints at the granite block walls with the materials and style matching existing. - Hack off rendering (if any) and clean the granite blocks to sufficient bright by bristle or nylon brushes with clean water. - Repair any damage section of the brickworks and the rendered walls using similar materials as existing. - Repair and repaint the rendered wall surface with compatible paint.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
A-02	Open up the enclosed verandah	Elevations	High	Benetial Imapct	- Later added brick work and rendering shall be removed. Such works is considered beneficial as the original building form and spatial layout is revealed. - Protective barrier to be added behind the existing parapet to comply with current statutory requirements. The design of the protective barrier should be simple (e.g. made of glass) and render it disguisable from the existing works. - Restore the classical architectural features on the external and internal of the verandah. - Disturbance to the floor tiles to be kept at minimum
		Classical features on the elevations	High		
		Verandah	High		
A-03	Repair and restore the classical architectural features on the elevations at the upper floor	Classical architectural features (including columns, window sills, architraves and keystones)	High	Benetial Imapct	- The features should be generally kept intact and should not be covered up. - Repair the damaged architectural details following the existing profiles by materials matching existing. - Such restoration works should be carried out by experienced workmen under the guidance of conservationists.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
A-04	Repair and restore the window openings and windows. Restore window awning and louvre	All Elevations	High	Benetial Imapct	- Overhaul the existing timber framed windows. - Restore the steel framed windows to timber matching the existing style and subdivision. - Remove all the later-added items. - Repair the window sills following the existing profiles by materials matching existing. - Timber windows at the verandah should be removed to reveal the open verandah. - Restore the window awning and timber louvre.
		Window openings at all elevations	High		
A-05	Repair and restore the bay window	Bay window at the north-east elevation	High	Benetial Imapct	- Restore the bay window including the window openings, the window sills and the supporting columns. - Restore with timber framed windows matching existing style and subdivision.
A-06	Repair and repaint the moulded bands	Horizontal moulded bands aligned with the floor slab on the external walls	High	Benetial Imapct	- Repair the feature following the existing profiles by materials matching existing. - Such restoration works should be carried out by experienced workmen under the guidance of conservationists.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
A-07	Repair and repaint the circular bull's eye ventilation windows	Circular bull's eye ventilation windows (including the circular surround and the keystone, and the metal grilles and meshes)	High	Benetial Imapct	- No alteration to circular window openings is allowed. Repair the surround and the keystone following the existing profiles by materials matching existing as necessary. - Repair the metal grilles and meshes. - Blocking the openings internally by transparent material for operation needs may be permitted subject to AMO's approval.
A-08	Repair and repaint the main entrance porch to the upper floor	Main entrance porch (including its form, the arched roof, the stairway leading into the building, and the moulded copings of the roof)	Moderate	Acceptable Imapct with Mitigation Measures	- The form of the main entrance porch should not be altered. Repair the mouldings following the existing profiles by materials matching existing. Upgrading of the stairway or installation of access facilities (e.g. Fire rated door and handrail) to suit the statutory requirements may be permitted provided that the disturbance to the porch should be kept minimum, and the design should be subject to AMO's approval.
A-09	Retain the column bases between the Main Building and the Servants' Quarter	Column base	Moderate	Benetial Imapct	- Retain and sunken the column base in a reversible manner for future interpretation.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
A-10	Repair and repaint the cast iron downpipe with hopper	Cast iron rainwater downpipe with hopper	Moderate	Benetial Imapct	- Retain and repair the cast iron rainwater pipes and hopper heads. Restore its function if feasible.
A-11	Restore the hip pitched roof with Chinese styled roofing consisting of pan and roll tiles. Restore the chimney	Projected eaves of the flat roof with moulding	Moderate	Acceptable Impact with Mitigation Measures	- Restore double layer pan tiles and roll tiles matching with Servants' Quarter and Garage. - The new roof structure should be of compatible design, in terms of suitable material, color and texture. - They should be discernible from the original historic fabric and be understated in character (e.g. steel structure). - The design and details of the new roof structure shall be submitted to AMO for approval. - Restore chimney stacks and utilized for ventilation. Details subject to AMO's approval. - Proper documentation before carrying out the alteration works.
		Flat roof	Low		
		Chimney	High		
A-12	Demolish the flat roof structure attaching the Main Building	Flat roof structure attached to the Main Building	Intrusive	Beneficial Impact	- Such works is considered beneficial as the original building form and spatial layout is revealed. - Proper documentation before carrying out the alteration works.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
A-13	Recast flat roof slab and restore parapet wall on the roof	Structure of the flat roof	Low	Beneficial Impact	- Proper documentation before carrying out the alteration works. - The new roof slab should follow the original slab in terms of profile, dimensions, material, finishes and color. - The form and design of the new parapet should follow the original design and in compatible with the existing building.

B. Main Building (Interior)

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
B-01	Repair fireplaces and restore the chimney stack	Fireplaces, including the stack, surrounds, tiling, grates and hearths	High	Benetial Imapct	- The Fireplaces should be preserved in-situ. Do not cover up or enclose the fireplaces. Repair by materials matching existing. - The restoration of the demolished chimney and the chimney stack shall match with the other existing one and with reference to available information. - The chimney stack will be used for ventilation. The design and installation should be subject to AMO's approval.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
B-02	Repair and restore the classical architectural features	Classical architectural features (including columns, architraves, keystones and mouldings)	High	Benetial Imapct	- The features should be retained. Repair the damaged architectural details following the existing profiles by materials matching existing. The features should not be covered up. - Such restoration works should be carried out by experienced workmen under the guidance of conservationists.
B-03	Repair, and repaint existing doors and door openings	Door openings, including the timber door panels, glass panels, moulded frame and ironmongeries	High	Benetial Imapct	- Do not alter the door openings. Repair the moulded frames following the existing profiles by materials matching existing. Original panelled doors should be restored and repainted. - Repair or replace the glass panels with those matching the existing patterns or similar approved by AMO. Original ironmongeries should be preserved in-situ and oiled, adjusted, overhauled and repaired as necessary. - No objection to replacement if the elements are beyond repair, but the replacement should be in the material and style matching the existing. Not necessary to re-provide new door if there is already none at the existing openings unless with strong historical evidence or for operational needs.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
B-04	Repair, restore and repaint window openings	Window openings, including the moulded window frames	High	Benetial Imapct	- Do not alter the window openings. - Repair the moulded frames following the existing profiles by materials matching existing. - Restore the window with timber window frames following the style and materials of the existing.
B-05	Recast floor slab and replace floor tiles at the enclosed verandah	Floor tiles at the enclosed verandah	Moderate	Acceptable Impact with Mitigation Measures	- Proper documentation before carrying out the alteration works. - The new floor slab should follow the original slab in terms of profile, dimensions and material. - Salvage existing floor tiles and reuse as far as possible. - The new floor tiles should match with the original as far as possible in terms of suitable design, material, color, texture and dimension.
		Reinforced concrete slab floor embedded with I beams	Moderate		

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
B-06	Reconstruct and upgrade the timber floor decking	Timber floor with timber joist supported on steel T-beam over corbelled mouldings	High	Acceptable Impact with Mitigation Measures	- Reconstruct timber floor decking which are beyond repair. The replacements should follow the existing structural system and materials. (Details can be referred to drawings in Appendix I) - The new slab should adopt existing load path as far as practical to avoid additional columns at G/F. Disturbance to existing fabric should be kept to minimal. - The fire rated materials will be installed in such a way that it could be easily distinguishable from the existing structural system.
		Timber wall skirting	High		
		Granite block walls and brick walls	High		
B-07	Repair and restore the wall skirting	Wall skirting	Medium	Benetial Imapct	- Retain and repair the feature following the existing profiles by materials matching existing. The feature should not be covered up. - Wall skirting on affected slab for recasting or reconstruction should be salvaged and reused.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
B-08	Repair and clean the granite block walls on the lower floor	The lower floor with granite block walls and corbelled mouldings to the steel joists supporting the timber flooring system at the upper floor	High	Benetial Imapct	- The layout of the granite block walls at lower ground floor should not be altered. - Repair the joints at the granite blocks as necessary with the material and style matching existing. - Clean the granite blocks to sufficient bright by bristle or nylon brushes with clean water. - Corrosive cleaning agent should not be used. Repair the corbelled mouldings as necessary following the existing profiles by materials matching existing.
B-09	Alteration of internal layout to suit new use including forming of new openings and demolish existing partition walls	Verandah	High	Beneficial Imapact	- The removal of partition at the verandah is considered beneficial such that the original appearance of the verandah could be revealed. - Proper documentation before carrying out the alteration works. - Disturbance to the adjoining historic fabrics shall be minimized.
		Internal partitioning	Moderate	Acceptable Imapct with Mitigation Measures	
B-10	Upgrading works to openings near to MOE staircase	Windows and door openings	High	Acceptable Imapct with Mitigation Measures	- New doors installed to the MOE route for the escape route shall be distinguishable from existing historic fabric. The design shall be subject to AMO's approval. - Installation of fixed glass to the internal side of the windows in a reversible manner.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
B-11	Install new building services such as light fittings, electrical trunking and conduits, air conditioning units, fire service provisions, etc.	Internal partitioning	Moderate	Acceptable Imapct with Mitigation Measures	- Cable trunking should be used instead of individual electrical conduits. - Disturbance to historic fabric should be kept to a minimum to avoid adverse visual impact and affect the structural integrity of the building. - Instead of forming new holes, existing openings on walls should be utilized as far as practicable.

C. Outbuildings

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
C-01	Repair, restore and clean the granite block	All elevations of the Garage Block, including the moulded pediments, and the granite blocks and joints	High	Benetial Imapct	- Repair the joints at the granite block walls as necessary with the material and style matching existing. - Hack off rendering (if any) and clean the granite blocks to sufficient bright by bristle or nylon brushes with clean water. - Corrosive cleaning agent should not be used. The granite block surface should be left unpainted. Repair the damaged architectural details, including the moulded pediment, window hoods and sills, following the existing profiles by material matching existing.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
C-02	Form new door opening at the rear side of the Garage	Rear elevation of the Garage Block	High	Acceptable Impact with Mitigation Measures	- Existing window opening should be utilized. - Disturbance to historic fabric shall be minimized. - Proper documentation before carrying out the alteration works
		Timber windows, window hood and sill	High		
C-03	Repair, relay and restore the timber roofing of the Servants' Quarter and Garage	Pitched roofs with double-roll double-layer Chinese style tiles and the timber roof systems at the Garage Block and the Servants' Quarters	High	Benetial Imapct	- Do not change the form and the materials of the roofs. - Repair and maintain to be waterproofed. Repair the damaged roofs with the Chinese style tiles matching existing. - Check structural condition and repair the defective timber trusses, purlins and battens as necessary. - Whole timber structure should be exposed for appreciation. Install termite eradication and monitoring system.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
C-04	Repair and repaint the mouldings at the Servants' Quarters and Garage	Moulded copings and horizontal moulded bands to the pitched roof, and the moulded eaves of the blocked window openings at the Servants' Quarters	High	Benetial Imapct	- Repair the damaged architectural details, including the moulded pediment, window hoods and sills, following the existing profiles by materials matching existing.
C-05	Restore the blocked window openings (4 nos.) at the front façade of the Servants' Quarter and the steel windows at the rear façade of the Servants' Quarters	Blocked window openings at the Servants' Quarters	High	Benetial Imapct	- Later added steel windows and brick work and rendering shall be removed, and restore to timber windows of the period. Such works is considered beneficial as the original building appearance is revealed. - Such restoration works should be carried out by experienced workmen under the guidance of conservationists. - The design, material, glazing scheme should follow the original.

No.	Assessment Items	Affected CDEs / fabric	Level of Significance	Impact Level after Mitigation Measures	Treatment / Mitigation Measures
C-06	Repair, restore and repaint the corbelled mouldings at Servants' Quarters	Corbelled mouldings to the roof at the Servants' Quarters	High	Benetial Imapct	- Repair the corbelled mouldings and the remains of the chimney as necessary following the existing profiles by materials matching existing.
C-07	Restore chimney at Servants' Quarters	Remains of chimney at the Servants' Quarters	High	Benetial Imapct	- The restoration of the remains of chimney to original.
C-08	Addition of glass door to the entrance door opening	Door opening at the Garage Block, including the door hinges and the door stay	Medium	Acceptable Imapct with Mitigation Measures	- Do not alter the size or block the existing door opening. - Retain the door hinges and the door stay in-situ, repair, de-rust and repaint them as necessary. - Minimal disturbance to the original door opening. - Replace with new steel door if it is beyond repair. The new steel door should be of compatible design, in terms of suitable material and style matching with original, and keep open during operation.
C-09	Install new building services such as light fittings, electrical trunking and conduits, air conditioning units, fire service provisions, etc.	Internal walls	High	Acceptable Imapct with Mitigation Measures	- Cable trunking should be used instead of individual electrical conduits. - Disturbance to historic fabric should be kept to a minimum to avoid adverse visual impact and affect the structural integrity of the building. - Instead of forming new holes, existing openings on walls should be utilized as far as practicable.

9.2 Interpretation

The Pokfulam Farm aims to promote the values treasured by the last generation to the youth through creative activities, programmes and events hosted in the site and an understanding of the changing context of the district.

It is recommended that the focus of interpretation of the SSQ shall be its linkage to the historic evolution of the neighborhood area and Pokfulam Village, development of the Old Dairy Farm, development of the SSQ, architectural significance of SSQ and revitalization of SSQ at different period of time:-

- The fragrance river starts from Pokfulam Village to Waterfall Bay has been in history for quite a long time.

- Pokfulam was selected as the site for the Old Dairy Farm by westerners due to its favorable climate and geographical condition in 1886;

- The SSQ were built in 1887 and is one of the oldest of the remaining Dairy Farm buildings in Hong Kong;

- The year 1941 saw the outbreak of war that decimated the dairy herd and paralyzed the Dairy Farm Co., Ltd. along with the rest of Hong Kong. The Dairy Farm premises were looted;

- After the war, the Old Dairy Farm herd was restocked;

- From 1960s, vast new housing estates were built on the original farmlands of some 300 acres;

The conceptual framework of the interpretation is proposed to tie in with the different uses of the building as follows:

Location	Interpretation	Presentation
Services Centre	• Providing free guided tours or electronic guiding devices to let the public know more about the historical values and the revitalization process of the building; • Short videos will be played at the reception area and briefing zone of the garage to introduce the history of the building; • Sells local organic food, handicrafts and related books; • Offering a variety of half or full day thematic guided services to allow visitors to experience and know about the Pokfulam Village and its surrounding heritage sites, so as to enhance their awareness of conservation.	• Guiding map • Information panels • Leaflet • Audio visual installations • Guide tour
Living Museum	• Displaying old furniture, old photos and other artifacts for interpretation of the senior staffs' daily living in the past; • Organizing thermic exhibition / lecture to introduce the historical and cultural values of the Old Dairy Farm.	• Exhibits • Audio visual installations • lectures
Thematic Workshop	• Organizing educational course related to cultural history, creative arts and dairy bakery; • Displaying old photos for the interpretation of the surrounding context of the Old Dairy Farm in the past.	• Themed café and old-fashioned menu • Historic photographs
Open Space	• Organizing weekly performance at amphitheater to introduce the historical and cultural interest to the visitors; • Operating an organic farm that once a farmland here.	• Performances • Community activities

9.3 Guided Tour

9.3.1 Tour Topics

Guided tour aims to convey the following topics to the public:

- The history of the Pokfulam and the neighborhood area
- The development of the Old Dairy Farm and SSQ
- The architectural significance of the SSQ revitalization progress of the SSQ

The above topics will be brought out through the personal experience of the tour participants in a hierarchy in spaces and architectural features of the SSQ. Interpretation through the explanation of the tour guide, display of the

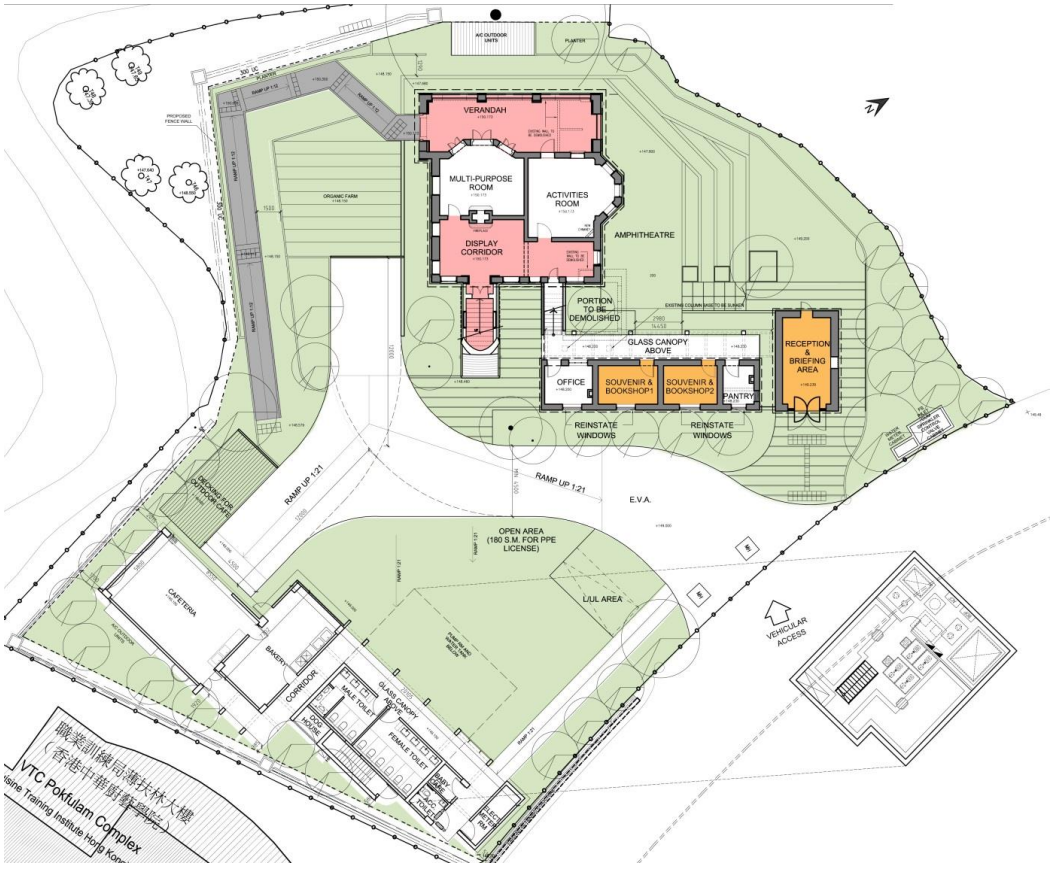
original settings of the rooms and private collections of the Old Dairy Farm staffs will be incorporated.

9.3.2 Route of Guided Tour

The proposed guided tour will be provided to the public. Online reservation and on-site registration are both available for the tour participants.

The following area will be opened for public during the business hour:-

Main Building	Display Corridor (1/F), Verandah (1/F)
Servants' Quarters	Souvenir & Bookshops
Garage	Reception and Briefing Area
Open Space	Organic Farm, Amphitheatre



The plan of the area opened for public in business hours. The area coloured in orange is the reception and briefing area. The area coloured in red are the living museum area. The area coloured in green are the organic farm, amphitheater and other open area. Edited by Hannah Liu.

Reception in the Garage will be the meeting point of the guided tour. The

leaflet with information on the guided tour including the guided tour maps and brief programme of SSQ will be issued here. A brief background of the historic buildings will be presented in front of the Main Building. The history and development of the Old Dairy Farm as well as its operation in old times will be introduced to the participants on the first floor of the Main Building. Then they will be guided to the open area through the ramp to get more information about the activities and programme organized here.

The guided tour will not only hold in the historic buildings, but also to link the surrounding historic buildings for interpretation of the history and development of Pokfulam, such as the Old Dairy Farm Main Office Building, the Old Dairy Farm Cowsheds, the Béthanie and etc.

Detail route for the guided tour is shown in below plan.

Fig 56. Diagram of proposed interpretation route. Edited by Betty Tay.

10.0 MANAGEMENT AND IMPLEMENTATION

10.1 Maintenance Plan

Maintenance is an essential part of the conservation process and should be taken where fabric is of cultural significance and its maintenance is necessary for retaining that cultural significance. A maintenance schedule should be developed and reviewed annually by building management professionals, conservationists and professionals.

A maintenance schedule including the followings should be developed:

- Regular inspection of the condition of all CDEs
- Regular inspection of internal and external finishes and fittings
- Regular cleansing of drainage and plumbing system
- Regular checking of site drainage system

A maintenance manual with repairing method specified with special materials, techniques and requirement of specialist of identified conservation items and schedule of building materials should be provided to the future frontline maintenance staff. All repair works should be carried out to match the existing materials, color, texture and craftsmanship of the historic fabrics for authenticity and maximum compatibility. Replacements should be avoided except the historical fabrics are beyond repair.

The maintenance and management plan should be reviewed annually by management professionals, conservationists and professionals with thorough understanding of managing a heritage site to ensure the execution of a proper maintenance programme.

10.2 Management Proposal

The conservation and adaption of the buildings is only the first stage in an ongoing process of care and management. It is important that everyone involved with the use of the heritage site is aware of its value and the level of care which must be taken when any works are proposed. Damaging and often irreversible changes can

inadvertently occur through ill-considered actions or ignorance. To avoid this situation occurring, all staff involved in any aspect of the management of the SSQ must be briefed on the significance and appropriate management of the buildings and its setting. An operation manual detailing the significance and appropriate management of the buildings and its setting, as well as the identified conservation items will be complied and provided to future users for guiding the operation of the building without degrading its heritage significance in any aspect. No new work, however minor or seemingly insignificant should occur without approval and checking. For example, nothing should be fixed on or into internal or external walls without prior approval. The property management plan will be reviewed annually by building management professionals, conservationists and professionals with thorough understanding of managing a historic building to ensure the execution of a proper management programme.

10.3 Future Development

The immediate environs of the SSQ and setting should be maintained. For future development of this Grade 1 historic building, including renovation, restoration, alteration and addition, advice should be sought from AMO prior to commencement. The proposed works should follow the internationally accepted conservation principles and practice. They should be designed and supervised by Conservation Architect or a Heritage Consultant.

10.4 Documentation

A detailed photographic and cartographic survey should be conducted prior any works commence. All Existing fabric, use, associations and meanings should be adequately recorded before any change is made to the place.

To facilitate future management, all the survey reports, conservation studies, inspection records and monitoring reports should be kept at the management office and made available to the users and professionals who are responsible for future inspection, repair and up-keeping works.

10.5 Implementation of this Heritage Impact Assessment

The policies and mitigation measures set out in this Heritage Impact Assessment confer responsibilities on a number of organizations, which are summarized below.

Principal among these responsibilities is the need to take ownership of the approved document, which rests with the The Pokfulam Farm Company Limited. This means

taking direct responsibility during construction to operation stage, such as management, maintenance and interpretation, but also ensuring that the responsibilities of others are met. A heritage conservation expertise within its organization should be appointed to implement the tasks and duties that have been identified.

Prior to handover of the completed project, the consultant team, including the heritage consultant, and the appointed contractor will need to ensure that the conservation policies stated in the conservation management plan (for example the preference to repair rather than replace) and construction operations (such as protection of historic fabric, (a joint responsibility)) can be appropriately and effectively executed during the design and construction stage. The Pokfulam Farm Company Limited will have a role at this stage where for example design decisions may have an impact on construction costs. Provision for these responsibilities is expected to be included in contract documents, not least in order that contractors understand what is expected of them. Clear and unambiguous accountability, and the monies to pay for the measures required, is essential in all respects. It is assumed the Authorized Person will also act as the Contract Administrator, which places him in the best position to ensure that this task is implemented fully. However, all consultants involved in the design, procurement and management of the project have a role to play.

To ensure that the roles and responsibilities are understood, it is recommended that each member of the Project Team should read and get familiar with the approval of HIA.

Any proposed works in future not mentioned in this HIA, including demolition, alteration and addition works, restoration and repair works to the identified CDEs shall be reported with mitigation for further approval from AMO.

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APPENDIX I

DRAWINGS

MIN. 2M HEADROOM
PAVING UNDERNEATH

TIMBER DECK
FOR TOOL SHED

FENCE

600MM MAX. WALL

AMPHITHEATRE

COVERED PLANTER UNDERNEATH

COURTYARD

VERTICAL GREENING

GRASSCRETE FOR L/UL

GREEN ROOF

PUMP ROOM AND WATER TANK BELOW

VERTICAL GREENING

T29
T49
T48
T47
T46
A/C OUTDOOR UNITS
PLANTER
PROPOSED FENCE/WALL
300 UC
RAMP UP 1:12
RAMP UP 1:21
+ 148.36
+ 147.68
+153.866
+150.03
FARM
ORGANIC FARM
+148.25
+148.40
+ 147.88
+153.866
+155.866
+148.115
+149.12
AMPHITHEATRE
5 UP
7 UP
EXISTING FOOTING TO BE SUNKEN
PORTION TO BE DEMOLISHED
GLASS CANOPY ABOVE
+ 148.20
+ 148.23
+ 148.46
+152.45
+152.41
+148.46
+ 148.63
+ 149.00
OUTDOOR CAFE
RAMP UP 1:21
E.V.A.
+ 149.00
+149.00
OPEN AREA
(180 S.M. FOR PPE LICENSE)
LAWN
L/UL AREA
VEHICULAR ACCESS
+153.550
+153.350
+153.550
WATER TANK
FLUSHING WATER TANK
CORRIDOR
PUMP RM AND WATER TANK BELOW
+151.750
+152.650
+151.500
+152.650
職業訓練局薄扶林大樓
（香港中華廚藝學院）
VTC Pokfulam Complex
(Chinese Cuisine Training Institute Hong Kong)
SCALE 1 : 200
0 2 4 6 8 10m

REVITALIZATION OF THE OLD DAIRY FARM SENIOR STAFF QUARTERS INTO THE POKFULAM FARM 141 POK FU LAM ROAD

LANDSCAPE MASTER PLAN

DATE: JAN 2017
DRAWING NO. : SRL8 - LMP01

TOOL SHED

A/C OUTDOOR UNITS

+148.520

+149.520

+147.120

+149.620

RAMP UP 1:27

2290

+148.250

+148.150

+148.350

+147.680

+146.88

11520

STORAGE 1

+148.140

EXISTING WALL TO BE DEMOLISHED

8,350

PROPOSED RAMP ABOVE

ORGANIC FARM

+148.250

+147.450

11965

STORAGE 2

+148.140

ARCHIVE STORAGE

+148.140

25

+148.110

+147.310

STORAGE 3

+148.140

AMPHITHEATRE

PORTION TO BE DEMOLISHED

+148.115

+148.015

+148.250

+148.150

+148.050

+148.500

+147.100

RAMP UP 1:21

RAMP UP 1:21

+148.140

+146.740

1100MM HEIGHT NEW GLASS BALUSTRADE

+148.140

+146.740

EXISTING COLUMN BASE TO BE SUNKEN

+148.240

+148.140

+148.460

+148.560

RAMP UP 1:21

12000

+148.460

+148.360

+148.600

+148.500

+147.100

OFFICE

+148.240

+148.140

NEW CHIMNEY

SOUVENIR & BOOKSHOP1

+148.240

+148.140

SOUVENIR & BOOKSHOP2

+148.240

+148.140

NEW CHIMNEY

PANTRY

13900

REINSTATE WINDOWS

REINSTATE WINDOWS

EXISTING WALL TO BE DEMOLISHED

+149.000

+147.000

RECEPTION & BRIEFING AREA

+149.120

+149.020

+149.120

+149.020

+149.100

PLANTER

+149.120

+148.520

+148.316

+148.517

+148.718

+148.919

+149.120

+149.120

+148.620

+149.120

+149.020

N

B.D. REFERENCE

F.S.D. REFERENCE

W.W.O. REFERENCE

NO.	DATE	DESCRIPTION	INITIAL

CLIENT/ EMPLOYER

THE POKFULAM FARM COMPANY LIMITED

薄 凫 林 牧 場 有 限 公 司

ARCHITECT

Spence Robinson Ltd

Architects · Project Managers · Interior Designers

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LANDSCAPE ARCHITECT

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PROJECT TITLE :

REVITALIZATION OF THE OLD DAIRY FARM SENIOR STAFF QUARTERS INTO THE POKFULAM FARM

DRAWING TITLE :

PROPOSED G/F PLAN FOR EXISTING MAIN BUILDING, SERVANTS' QUARTERS AND GARAGE

DRAWN BY:	CHECKED BY:
ZC	MS
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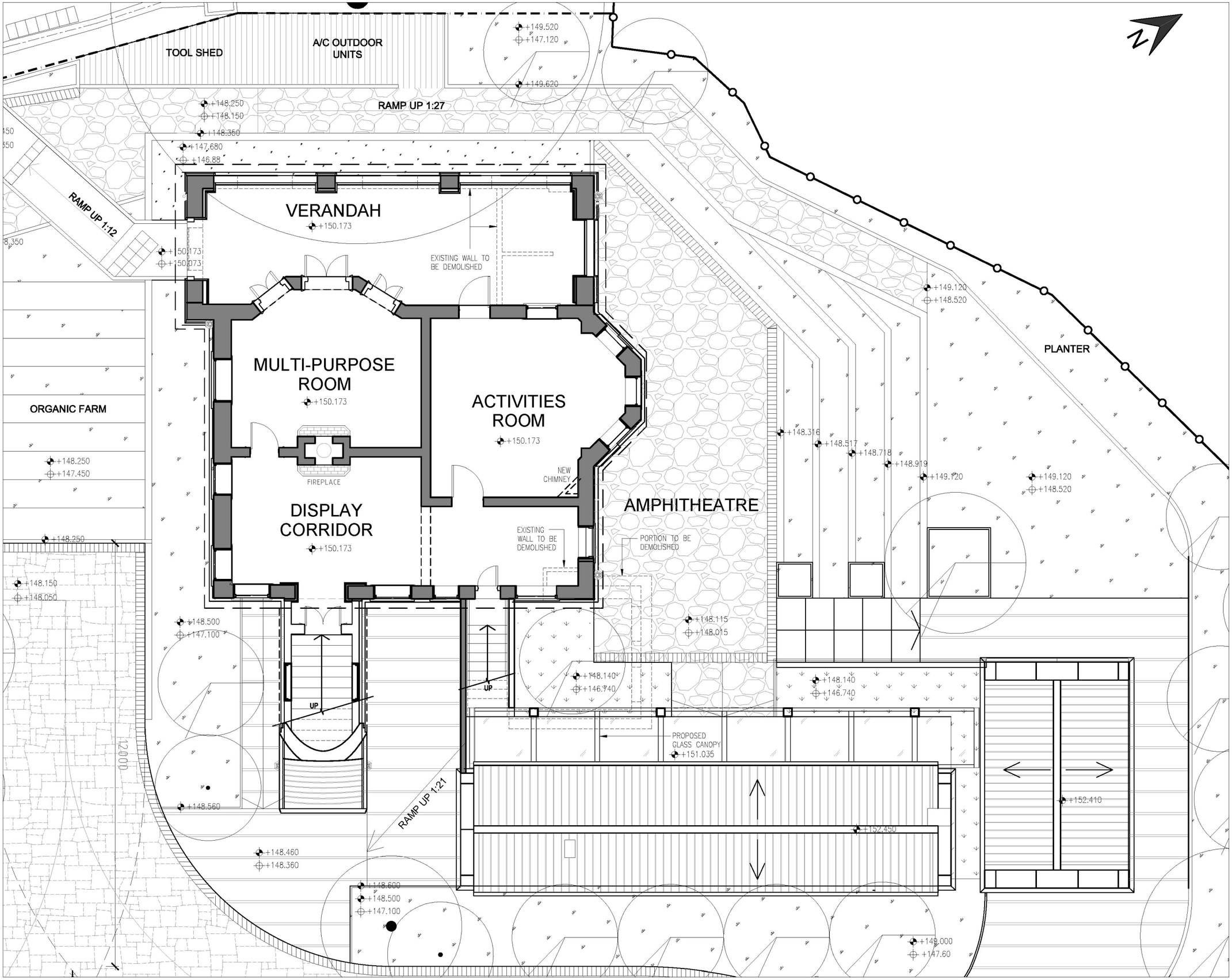
PROJECT: 2591	DRAWING NO.: 20170228 PRELIMINARY PLAN
	REV.:



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F.S.D. REFERENCE

W.W.O. REFERENCE

NO.	DATE	DESCRIPTION	INITIAL

CLIENT/ EMPLOYER

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PROJECT TITLE :

REVITALIZATION OF THE OLD DAIRY FARM SENIOR STAFF QUARTERS INTO THE POKFULAM FARM

DRAWING TITLE :

PROPOSED 1/F PLAN FOR EXISTING MAIN BUILDING & R/F PLAN FOR SERVANTS' QUARTERS AND GARAGE

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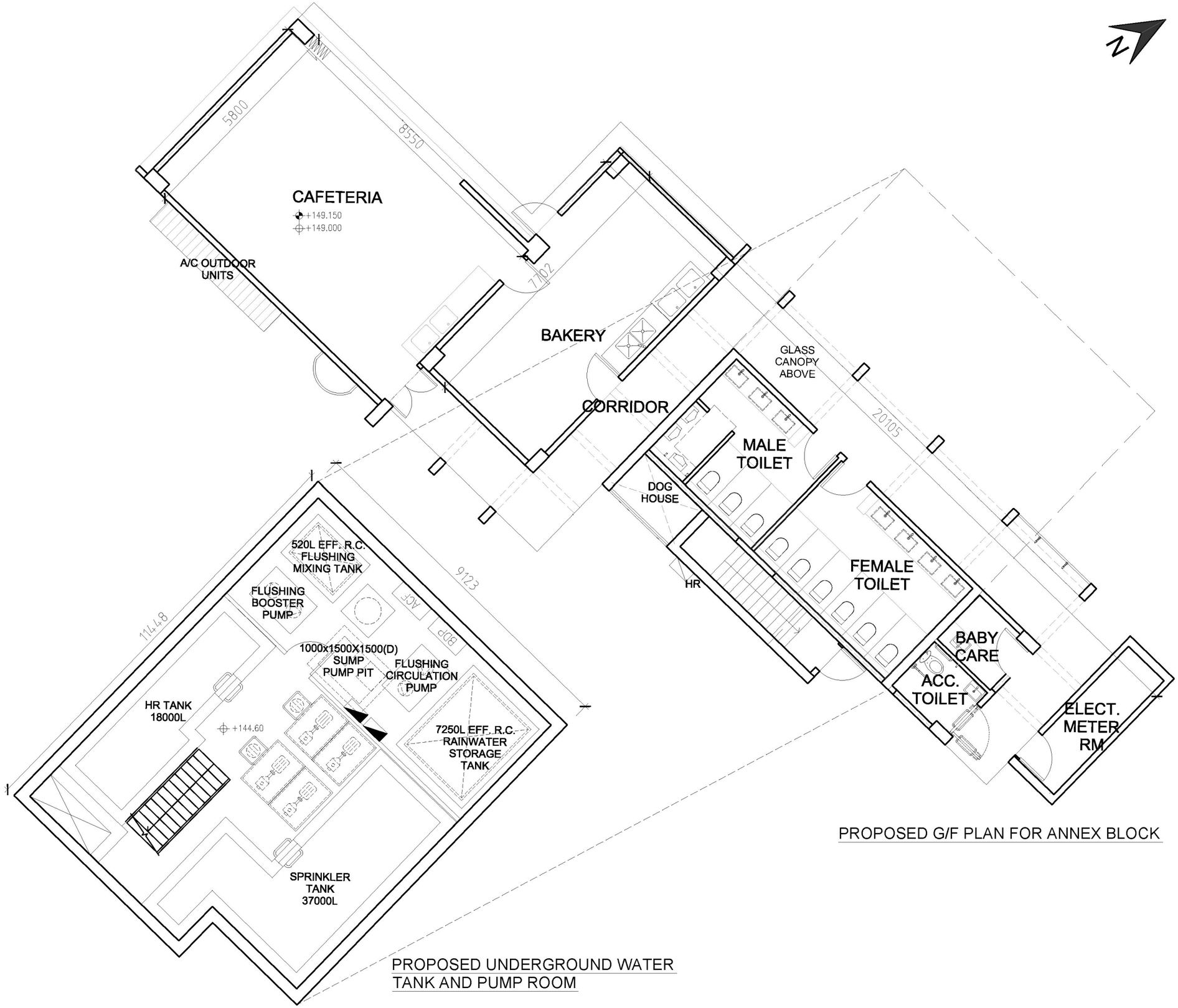
	REV.:



PROPOSED G/F PLAN FOR ANNEX BLOCK

PROPOSED UNDERGROUND WATER TANK AND PUMP ROOM

B.D. REFERENCE

F.S.D. REFERENCE

W.W.O. REFERENCE

NO.	DATE	DESCRIPTION	INITIAL

CLIENT/ EMPLOYER

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PROJECT TITLE :

REVITALIZATION OF THE OLD DAIRY FARM SENIOR STAFF QUARTERS INTO THE POKFULAM FARM

DRAWING TITLE :

PROPOSED G/F PLAN AND UNDERGROUND WATER TANK AND PUMP ROOM FOR ANNEX BLOCK

DRAWN BY:	CHECKED BY:
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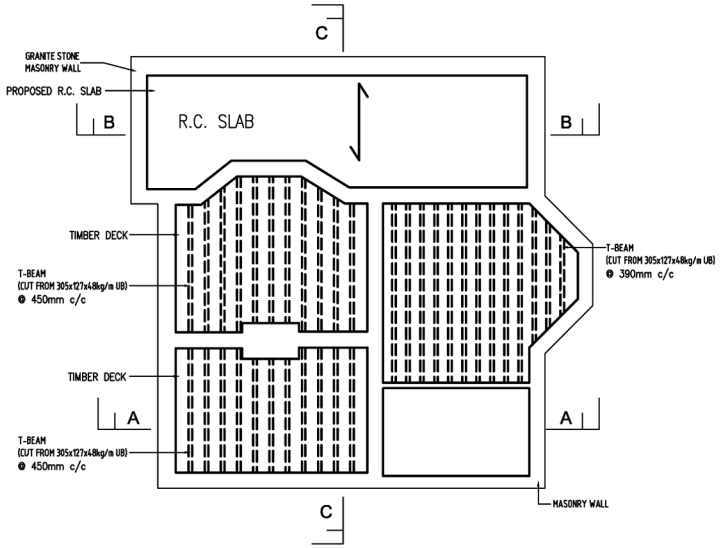
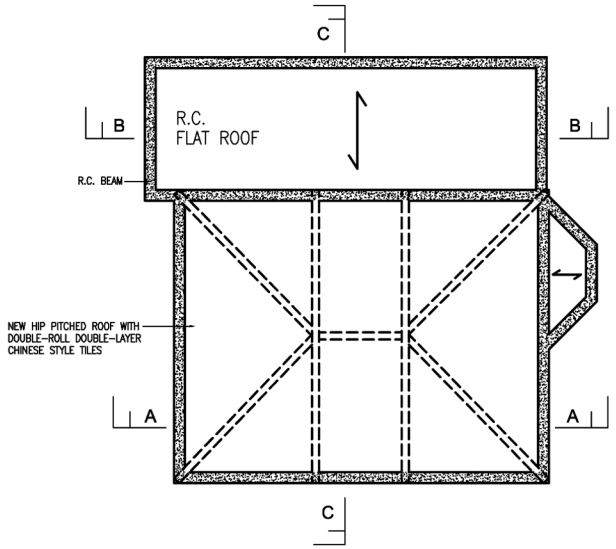
PROJECT: 2591	DRAWING NO.: 20170228 PRELIMINARY PLAN REV.:



FIRST FLOOR PLAN



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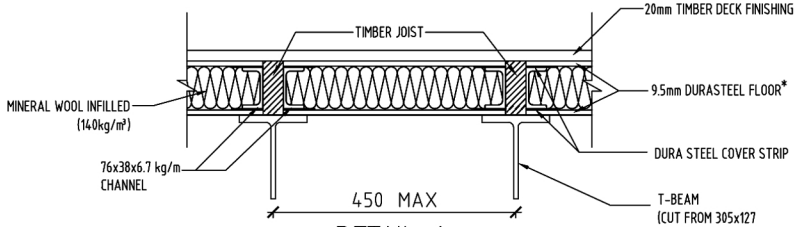

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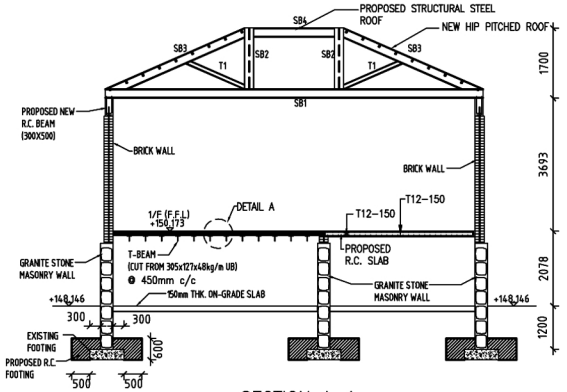

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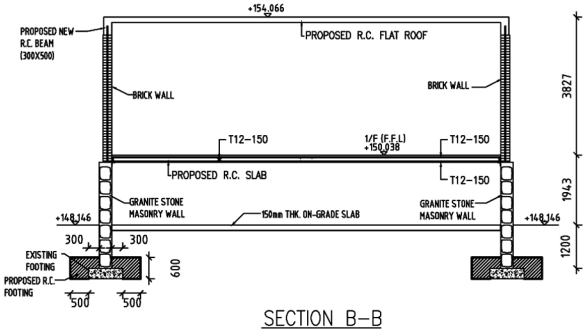
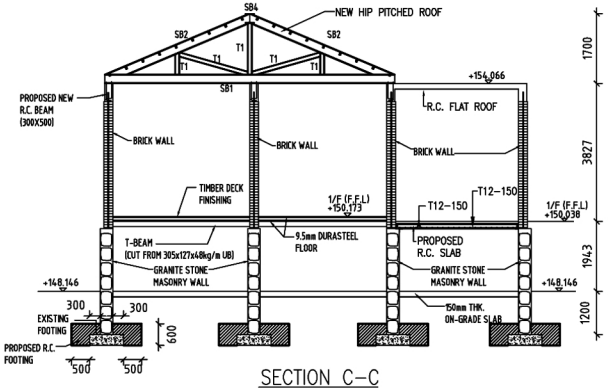


SECTION B-B
(1:150)



SECTION C-C
(1:150)

B.D. REFERENCE

F.S.D. REFERENCE

W.W.O. REFERENCE

CAD FILE NAME

NOTES

* THE EXTEND OF DURASTEEL WOULD BE SUBJECT TO BD'S APPROVAL

NO.	REVISIONS	DATE	BY

CLIENT

ARCHITECT

STRUCTURAL ENGINEER

ARTHUR YUNG AND ASSOCIATES COMPANY LTD.
容亨遠工程師事務所
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PROJECT

OLD DAIRY FARM SENIOR STAFF QUARTER

DRAWING TITLE

FRAMING PLANS, SECTIONS AND DETAIL OF THE PROPOSED TIMBER DECKING

SCALE	DATE
1:100	FEB 2017
DRAWN BY	CHECKED BY
JOB NO.	DRAWING NO. A-01

Perspective 1

Perspective 2

Perspective 3