

91EB - Alteration and Conversion to St. Paul's Co-educational College at MacDonnell Road, Central

At the Legislative Council Public Works Subcommittee meeting on 20 April 2011, Members requested the Administration to provide supplementary information in respect of (a) the heritage works to be conducted under the project, including impact of the proposed works on the heritage building; and (b) assessment on the traffic volume during the construction period and the associated traffic implications. Supplementary information is set out in the ensuing paragraphs.

(a) Heritage Works

2. Heritage Impact Assessment (HIA) was carried out on the conservation of the Main Building, which is a Grade 2 historic building, by the heritage specialist employed by the School Sponsored Body (SSB). The HIA had been approved by Antiquities and Monuments Office (AMO). The Main Building would be conserved and continue to operate for school use. Defective and substandard material would be repaired and renovated. The existing leakage flat roof, which is not part of the original historic pitched roof building, would be replaced. The new roof would be designed to respect the historic building, and to fulfill spatial and functional requirement for teaching. The project will also provide barrier free access and a new lift tower will be connected to the Main Building. The lift tower would be constructed in glass walls so as to preserve the original external design of the historic building. For internal renovation, ceiling moulding would be conserved to reflect the historical significance. Affected materials including floor tiles and wood flooring would be salvaged for future maintenance use. Before commencement of the project, the heritage specialist would prepare photo record and measure drawing record of the existing historic building. The above measures are taken in accordance with the HIA as approved by AMO. With the implementation of heritage works required under the approved HIA, the impact on the historic building would be minimal.

3. The heritage works of **91EB** are estimated to cost \$13.2 million in money-of-the-day (MOD) prices, broken down as follows –

		\$ million
1	Cleaning, repairing and restoration of existing facade	2.9
2	Removal of existing damaged windows, doors, balustrades, etc and repairing/ installation works to match with existing style	3.9
3	Removal of existing damaged timber flooring, vinyl flooring, carpet flooring, etc and repairing/ installation works to match with existing style	3.8
4	Removal of existing damaged wall finishes and repairing/ installation to match with existing style	1.3
5	Protection measures ¹ for the historic building during the works period and miscellaneous repairing works	1.3
	Total	13.2

(b) Traffic Impact

4. The SSB's consultant had assessed the traffic volume generated by **91EB**, and advised that the project would not cause adverse traffic impact to the surroundings due to various reasons. Firstly, the traffic volume at MacDonnell Road is smaller than before because the number of students has been reduced since the St. Paul's Co-educational (MacDonnell Road) Primary School was relocated to

¹ Examples of the protective measures include –

- (a) Special protection of existing heritage features e.g. building foundation stone, plaques, memorial stone, marble fireplaces, etc. during construction;
- (b) Provide plywood flooring and canvas to heritage floor of clay and quarry tiles, and timber floor;
- (c) Indicate items that are to be retained with "Retain" label;
- (d) Provide canvas and anti-dust cover to heritage items e.g. railing, fireplaces that are to be retained or pending execution of the relevant restoration works;
- (e) Provide label to heritage items that are to be taken down and delivered off site for restorations. The label should indicate its mark and location;
- (f) Set-up anti-rain shelter prior to the reconstruction of roof;
- (g) Provide plaster barriers at window openings whose fixtures are to be temporarily removed, to minimize the ingress of water to the interior; and
- (h) Provide protection cover to corners of brick wall, parapet wall, and imitation masonry to prevent damages during delivery of materials and machines to site.

Wong Chuk Hang in September 2008. Secondly, the road widening work financed by the SSB has created an additional lay-by. Construction vehicles for **91EB** can load and un-load at the new lay-by during the works period and are not expected to affect the traffic flow at MacDonnell Road. Thirdly, as **91EB** consists of only alteration and conversion works, the number of construction vehicles required will be minimal (an average of about three vehicles per day) under normal circumstances. Heavy loading and unloading procedures will be conducted outside school hours.

Education Bureau
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