

Appendix C
Conservation Management Plan

Assessment and validation of the Revised Conservation Management Plan and design proposals of Maryknoll House



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1. Introduction

- 1.1 I have been asked to provide an assessment and validation of the revisions to the Conservation Management Plan of Maryknoll House and to comment on the latest proposals for the conversion of the building by Studio Milou. I have had detailed involvement with this scheme since December 2017 including providing the initial heritage assessment and a draft CMP for the applicant. Since then historical analysis of the building and its setting have continued and an understanding of its heritage significance has been enriched.
- 1.2 I continue to agree with the approved CMP that the rest house is important for its associations with the Maryknoll mission, a well-known aspect of Hong Kong's history. The original design was drastically reduced in scope by a cost-cutting exercise that radically diminished its architectural qualities.
- 1.3 My previous advice was that externally the heritage significance of the building lies in its massing and plan form and the remaining views from above and below. Internally the residential rooms illustrate the life of the holidaying missionaries and therefore have some historical interest but have no inherent architectural or heritage merit. The chapel is an important and interesting structure with rich historical significance and high heritage significance. The library, though compromised, also has heritage significance.
- 1.4 I note that the present Conservation management Plan continues to be in alignment with my previous assessment of significance. Taking this assessment as a starting point the implications are, I believe, the following:

- This important building is in a poor state of preservation and urgently needs a beneficial use. The present proposed scheme would achieve this without compromising its essential heritage characteristics.
- The details of the facades, although interesting, are subservient to the overall landscape value of the building. Sensitive changes can be incorporated, and previous deleterious alterations can be removed. These changes need to protect, and if possible, enhance appreciation of the building in long views from the Stanley Waterfront and views of it from the surrounding hills.
- The exception to this are the exteriors of the chapel and library that successfully retain much of their original design. These should be retained, conserved and enhanced.
- Internally the guest rooms, in their ability to illustrate the lives of the resting missionaries, have historic significance only. The internal disposition of the house has limited evidential value and low heritage significance.
- The interior of the chapel, however, is of high significance and should be restored. In the present proposal the concept is for this to be used as an interpretation centre for the house and its history. This is a heritage gain on the previous proposal.

- 1.5 As a listed building it is important to be able to demonstrate how any new scheme gives heritage benefit. This is sometimes described as mitigation for ‘harm’ to the heritage asset. Mitigation can be expressed in terms first, as benefit to the heritage asset itself by restoring or enhancing heritage significance and secondly benefits to the way people understand and appreciate it.
- 1.6 The first, and most important type of heritage benefit is bringing a building back into beneficial use. As it stands the Rest House is not in good condition and requires investment to preserve it for the future. A new scheme gives the building a long-term economically viable existence.
- 1.7 In the areas of high heritage significance there are features that have been lost or damaged that can be re-instated, such as the veranda in the library and the form of the windows in the chapel. Restoring these reinforces heritage significance.
- 1.8 In the current revised scheme there is a proposal to create an interpretation/museum centre in the former chapel. This will give a purpose and function to the most significant interior in the building and bring substantial public benefit by both allowing the room to be appreciated and establishing an interpretation centre for the house, its history, and associations. This is a substantial mitigating factor in the proposals.
- 1.9 Clearing some of the trees and undergrowth that currently hide the house from the Stanley waterfront during construction work will enable the guesthouse to be appreciated as a landscape monument.

Assessment of revised design proposals by Studio Milou

2. East and West Pavilions

- 2.1 Studio Milou’s scheme is essentially a heritage led design that seeks to preserve and enhance the significance of the historic building. In the key external perspectives not only has Milou succeeded in preserving the landscape values of the building as seen in the long views but, by the reduction of vegetation, he has enhanced views from the waterfront. The additions to the building on the west have been suppressed so they do not intrude on historic panoramas of the rest house and those on the east are not visible in the long views. In my view the prime objective of protecting and enhancing the landscape value of the house has been achieved.
- 2.2 In addition I would like to make specific comments on the detailed aspects of the revised scheme

East Extension Block

- 2.3 The already consented additional accommodation added to the west side is subservient and respectful to the historic building and the link between old and new is a full height glass link. This is an internationally recognised method of joining new extensions to historic buildings first pioneered in the Sackler wing at the Royal Academy of Arts in London in 1991 by Lord (Norman) Foster. It has subsequently been used all over the world as a way of managing the transition between historic and modern fabric.
- 2.4 Being visually subservient and clearly managing the junction between new and old is critical but managing access between new and

old involves the removal of original fabric. The openings between the new west wing and the original building are made by enlarging pre-existing windows and are a proportionate response to the extension.

- 2.5 In the revised proposals the eastern extension has been raised vertically by one floor to enclose a terrace area. Importantly this has no impact on the long views as the eastern side of the building is not visible in the landscape. In addition, the extra floor does not raise the extension to a height above the original building and so remains subservient to it. As on the west side the junction between old and new is handled with a glazed link, a well-established conservation device. The increased bulk of this extension has no impact on significance.
- 2.6 The linkage between the three-storey extension and the original building on the east is now more extensive than on the west. The proposal is to remove the central portion of end wall of the building to allow free-flow through from old to new. The removal of this wall will not be seen externally as it will, in effect, be an internal alteration and as such it does not affect external appreciation. The question is how much value to attach to the additional fabric that would be lost in this part of the building.
- 2.7 The east and west ends of the building were never the show elevations and have a lesser value than those of the library and chapel or the principal north and south fronts. In the consented scheme this elevation would have been enveloped by the new extension and the removal of additional fabric, to accommodate the heightened pavilion, does not constitute an additional material loss of significance over and above the consented design.

3. The South Front

- 3.1 The south front has undergone an important design revision. It is now proposed to enclose the existing verandas with a recessed glazing system and remove the rear veranda windows and doors.
- 3.2 The previously consented scheme saw the enclosure of some of the verandas and the addition of glazed extensions at ground floor level. This scheme extends the design to the entire façade. The problem the architect is addressing is that the deeply recessed balconies on the south front significantly reduce light levels in the apartments and reduce opportunities for environmental control. Glazing the balcony fronts and removing the joinery will bring the balconies into the internal living areas decisively enhancing the amenity of the apartments.
- 3.3 There are two issues to be addressed from a conservation point of view: first the visual effect on the façade of the glazing system; and second the impact of the removal of the timberwork.
- 3.4 The architect's proposal is to recess the new glazing to the verandas by 55cm from the existing parapets in order to retain a sense of depth. CGI visualisations from a distance show that this recess will be deep enough to retain the sense of light and shade which is the current effect of the verandas on the façade. The glazing is well designed to be set back from the face of the columns. This maintains the original relationship of columns and balcony behind, thus making negligible impact on the original design. By using sliding glass panels the original configuration of balcony is also visibly preserved in the long views. The minor loss of heritage significance is far outweighed by the increased utility for the apartments.

- 3.5 Glazing former arcades, verandas and balconies has been successfully achieved in Hong Kong in a number of important listed buildings expressly at the former Whitfield Barracks, Block S61, now the Hong Kong Heritage Discovery Centre, built in the 1890s and listed at Grade 1. A similarly successful adaptation was undertaken for the Hong Kong Visual Arts Centre at the Old Victoria Barracks, Cassels Block, 7A Kennedy Road, Central. This block, built in the early 1900s is also listed Grade 1. And in a strikingly modern style the glazing of the extremely deep verandas at Lui Seng Chun, 119 Lai Chi Kok Road, in Mong Kok, another Grade I Historic Building.
- 3.6 None of these examples is a residential building, all have been converted for institutional or public use. At Maryknoll the problem is how to incorporate the balcony in a satisfactory way into high end residential apartments.
- 3.7 In this context it is worth comparing the proposal to take in the Maryknoll balconies with the adaptive reuse of the grade II* Park Hill flats in Sheffield UK. This was a complex and sometimes controversial project which was shortlisted for the international RIBA Sterling Prize and which has subsequently been widely hailed as a brilliant solution to an almost unusable building. To give new use to the flats they were entirely stripped out and then reconfigured, and many former open balconies and walkways glazed in. This was accepted and supported by English Heritage/Historic England because although the façade was now radically remodelled, it was still possible to read the building structure.
- 3.8 In terms of plan, in many cases, the former balconies of the Park Hill flats have been internalised by the removal of the back wall. This has

allowed the flats to be much lighter and more spacious while at the same time allowing the original structure to clearly be read.

- 3.9 The illustrations show Park Hill before and after conversion. The essential structural principles of the elevations have been retained and the sense of light and shade by recessing the new glazed frontages into the concrete frame.





- 3.10 As at Park Hill the proposal at Maryknoll is to remove elements of the back wall of the verandas in order to take them into the volume of the apartments behind. The proposed removal of the timber windows and doors is undoubtedly a loss of historic fabric and has to be weighed up against the gains in making the apartments a successful adaptation of the old Rest House.
- 3.11 Although the present proposals would see the removal of the joinery, very importantly, the floor plan of the original building would be retained leaving entirely legible the veranda arrangement. It can be argued that removal of the joinery is reversible and that the structure of the building, in which the primary significance lies, is preserved. On balance the removal of the joinery elements is judged to have a minor impact on heritage significance that is outweighed in the enhanced amenity to the new apartments.

4. The North Facade

- 4.1 Revised proposals have been developed for the north facade incorporating a larger *porte cochere*, replacing timber windows with aluminium copies and relocating the cross on the roof ridge.
- 4.2 The revised proposal has developed the concept of a *porte cochere* to provide shelter over the main door. This is a new free-standing structure that extends the very limited weather shelter provided by the original porch. Its design is carefully conceived to be both reversible (it is free-standing) and also distinct from the original. The well-accepted technique of a glass junction between new and old not only distinguishes the modern structure from the historic one but allows the detailed design of the original to be seen and appreciated.
- 4.3 In recent years it has become very common to add entrance porticoes to historic buildings to facilitate better access and provide shelter from sun and rain. A nice recent example from the UK is the entranceway added to the Grade II listed Rugby Radio Station building, which was the hub of global communications in the 1920s and surrounded by the iconic 820ft radio masts. This was an adaptive reuse project to make an entrance to a school. The former industrial buildings have been converted into classrooms and lecture halls and are now entered by a minimalist entrance portal which does not complete with the heritage significance of the Victorian buildings.



- 4.4 The preservation and conservation of the original timber windows either side of the entrance is very welcome and will help reinforce the original character of the building. The replacement of the timber windows with matching aluminium versions elsewhere on the facade has no impact on the significance or design of the elevation while significantly improving environmental performance and durability in a seafront climate. Several of the original windows are currently disfigured with inserted A/C units and the removal of these from the façade is a significant heritage gain. So is the removal of soil pipes while retaining the original rainwater down pipes.
- 4.5 It is proposed in the current scheme to conceal the roofline cross with an opaque spherical covering. In the Catholic Church when a building is deconsecrated it is normal practice to remove all signs of the former religious association, in particular crosses and other Christian

symbols. When the fathers left Maryknoll House they stripped the chapel of its sacramental associations. The cross on the roof, however, was then inaccessible.

- 4.6 As Maryknoll is converted into apartments it finally loses all aspects of its quasi-religious identity and it is proposed to discreetly and elegantly conceal the cross with an opaque covering. The cross will remain beneath this as this is an important part of the building's history and, indeed, the history of Hong Kong and the development of Christianity in China. The creation of an interpretation centre in the house gives the opportunity to explain this and display relics from the building, including stained glass with material loaned from the Maryknoll fathers and material collected from elsewhere. This ensures that the wider significance of the building is fully interpreted to the public.
- 4.7 In all the proposed changes to the façade do not impact on the core heritage significance of the building while providing amenity for its new occupants and opportunities for deeper interpretation of its history.

5. The Chapel

- 5.1 One of the most important elements of the scheme, from a heritage point of view, is the commitment to restore the two most significant parts of the building: the library and chapel. The high-quality restoration of these spaces is one of the most important public benefits to arise out of the revitalisation. The deliberately utilitarian interiors of the rest house were originally elevated by the investment made in the interiors of these two communal areas. The re-instatement of these rooms will reinforce heritage value and be a significant public good.

- 5.2 The revised proposals see the former chapel converted into an interpretation and exhibition space for visitors to the building. This is a major step forward and off-sets the loss historic fabric and the modern changes to the building. It is also much in line with many recent heritage-led projects in Hong Kong and internationally. Three local Hong Kong examples come to mind where changes (sometimes quite radical) to the protected historic structure have been mitigated by excellent public interpretation.
- 5.3 The first is Mei Ho House, which is now the main Hong Kong Youth Hostel. This is, in some ways, a similar project to Maryknoll. Here there have been significant interventions to the historic building. The central, linking, block that contained communal washing facilities was demolished and an entirely new replacement inserted and almost all the original rooms have been reconfigured. However the creation of an excellent museum in one wing allows the history of the building to be shown and in this there are some reconstructed rooms. Here there is a well-balanced trade-off between alteration of the original building (in quite a radical way) and public access and interpretation.
- 5.4 What was until recently SCAD (Savanna College of Art and Design) was originally the Magistracy – in other words a public building. This means that some of its interiors were designed, in a minimalist way, to have some gravitas and convey the authority of the state. The conversion for the university was been done very well. One of the original four court rooms has been retained and converted into a lecture theatre. They have also kept one of the original prison cells to illustrate what it was originally like. As at Mei Ho House, a balance has been achieved between intervention and interpretation.
- 5.5 A third example is the Blue House a small, but very interesting and historic building. It is typical for Hong Kong in that on the ground floor there are shops and above residences. One residence has been kept as a museum/exhibition of how people lived in the early part of the 20th century. What is relevant here is the major interventions at the back of the houses where a large lift shaft and concrete walkways have been inserted. This substantial intervention was regarded as necessary for the project to work but was mitigated by the historical show rooms.
- 5.6 On an international canvas this balancing of public benefit with adaptations to protected structures is very common. Just one recent example from the City of London will illustrate the requirement put on developers to mitigate harm to heritage by public exhibition. The Bloomberg Building in the City of London had to integrate some substantial Roman Remains. Initially planners were reluctant to grant permission, but the development of a Roman museum in the basement with regular tours to the public weighed heavily in favour of the new scheme. Today Bloomberg run daily tours to the London Mithraeum while the modern building around it is a 21 Century information hub.

6. Conclusion

- 6.1 Jean Milou's designs have matured and progressed further since I was last consulted. The architect's scheme is still conservation led and carefully preserves the key heritage significance of its place in the landscape while conserving and restoring the most significant interiors: these are important heritage gains given the extremely poor condition of the asset as it now stands. Conservation is a fundamental requirement of a heritage led scheme but it also has to

be recognised that the scheme gives the rest house a new use and that this will have an impact.

- 6.2 In my view the modifications to the previous scheme do not materially increase the negative impact of the design on the listed building. Indeed the creation of a heritage interpretation centre goes a long way to off-set the more intrusive parts of the scheme. This balance between adaptation and interpretation is a major feature of several of the most imaginative and important adaptive re-use heritage schemes in Hong Kong recently. The revitalization of Maryknoll sits comfortably in terms of that balance with Mei Ho House, the former SCAD and the Blue House and will be a fine model of adaptive re-use and a fascinating place for the public to visit.
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MARYKNOLL HOUSE STANLEY: CONSERVATION MANAGEMENT PLAN

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1.1 PREAMBLE

A Conservation Management Plan is a guide to managing change to enable the heritage place's significance to be retained now and into its future. This section will introduce how to use and implement this CMP.

This section tells you about the purpose of this Conservation Management Plan (CMP), the reasons why it has been written and what it applies to (1.2), examines the current status of the project (1.6), and outlines the resources and previous documents which have informed this plan (1.7).

1.2 CMP PURPOSE AND SCOPE

This CMP was commissioned by New Season Global Limited to establish a comprehensive conservation framework and develop policies and best practices in managing the proposed design changes.

A CMP is a detailed, strategic, non-statutory document that reports the findings of archival research, which is then used to present a clear understanding of the historic element so that informed decisions can be made about its future. The objective is to manage any change that is essential to its future sensitively, so that Maryknoll is fit for purpose in the long term and able to be appreciated by the public as a heritage asset. At the simplest level a CMP describes:

- What your heritage is;
- Why it matters and to whom;
- What is happening to it;
- What key issues you need to be aware of to look after it; and
- What should be done to preserve and enhance it;

A CMP must be a living document, having a clearly defined purpose, to be used and updated as required. The CMP will inform and shape future decision-making through understanding and specifically, the assessment of significance. Having a robust CMP will pay dividends in the

long-term by providing a firm foundation for management and expenditure decisions.

The Scope of the CMP includes Lot Number RBL 333 RP (Figure 01), purchased by New Season Global Limited in 2016.

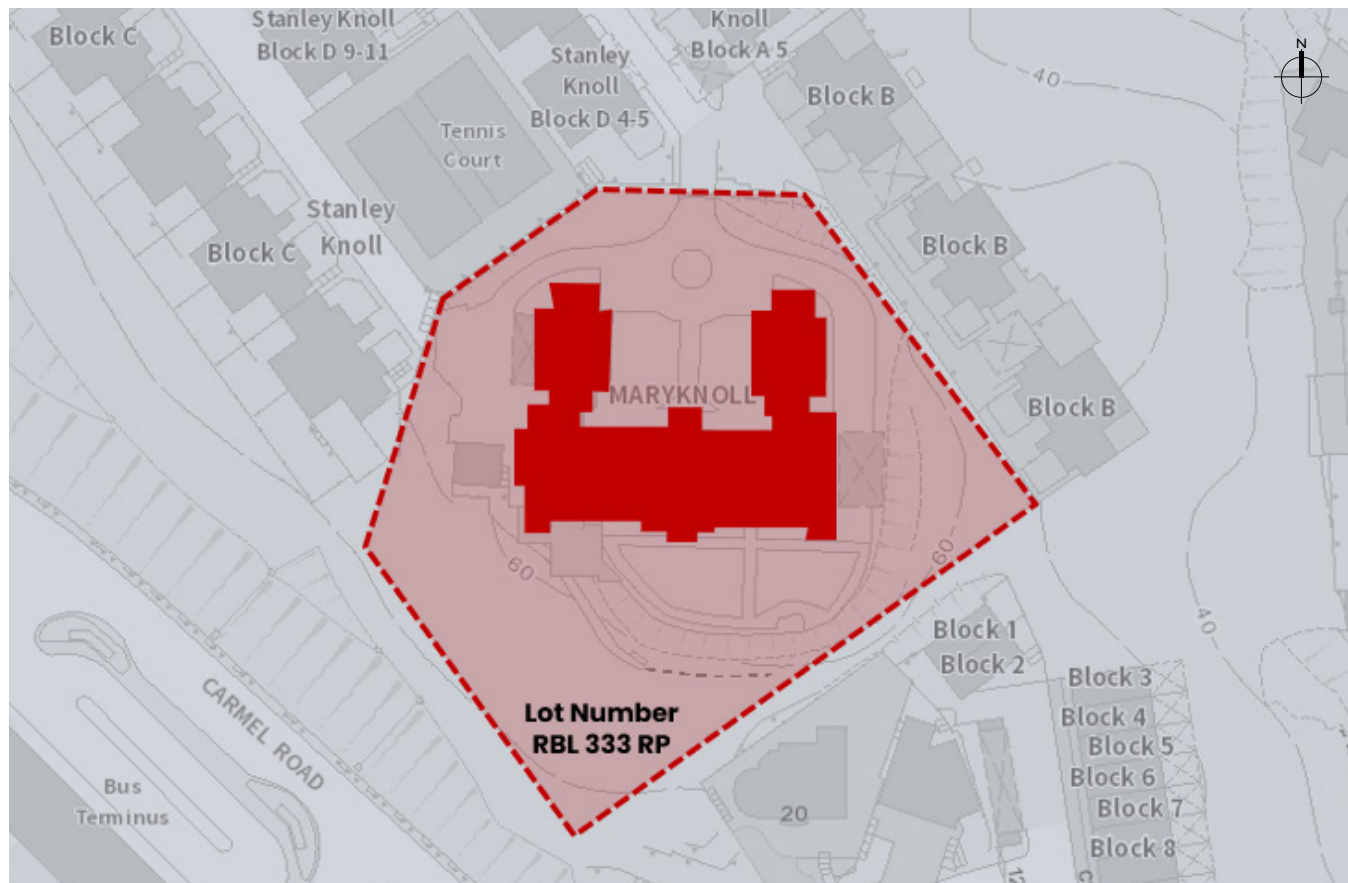


Fig 01: Existing plan showing the features of Maryknoll House and gardens, approximate lot boundary dashed red. (Source: Base map from Hong Kong Map Service 2.0, attributed to the Government and Hong Kong Geodata Store, modified by Purcell).



1.3 CMP STRUCTURE

The principal chapters of this CMP encompass:

- Understanding (Chapter 2): provides a general understanding of the Site and its heritage destination.
- History and Development (Chapter 3): details the development of the Site within its wider historical context.
- Significance (Chapter 4): assesses what makes the Site important from an aesthetic, historic, scientific and social point of view to establish the heritage value of the building/ structure.
- Constraints and Opportunities (Chapter 5): identifies and discusses the issues raised by the emerging proposals for the building in the statutory, commercial, and cultural context. It also identifies opportunities to preserve or enhance cultural value.
- Change Management Process (Chapter 6): This section guides the user through the required procedures to manage change and the relevant strategies to be used.
- Conservation Framework (Chapter 7): provides a high-level strategy for the long-term management of the building/ structure, which is presented as a series of policy statements, including non-technical guidelines.
- Impact Assessment (Chapter 8): the proposed works are assessed for the impact on the buildings' CDEs and heritage values. For areas where possible impact of the proposed works could not be avoided, necessary mitigation measures were recommended to avoid diminishing the heritage significance of the asset.

- Interpretation Approach (Chapter 9): captures the heritage values of the place and outlines a plan and the key interpretative narratives for the site emphasising both the tangible and intangible heritage to create a comprehensive approach to the site as a whole and its position within the wider context.

This CMP is not intended to include a comprehensive schedule of character defining elements, that documents every building, internally and externally. Nor is the CMP an inventory list or a gazetteer.

1.4 METHODOLOGY

This CMP uses the methodology, and principles outlined in the following documents:

- Australia International Council on Monuments and Sites (ICOMOS), The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (The Burra Charter); and
- James Semple Kerr, Conservation Plan, 7th edition, 2013.⁰¹

These documents are currently in common use in Hong Kong; as such, these documents are routinely consulted by government agencies and consultants engaged in the preparation of CMP for historic buildings.

1.5 COPYRIGHT

All photographs are by the author, unless stated otherwise. The document is currently for restricted use only and not for wider publication. Copyright remains with the author and permission is required to use images within this document if it is to be published in the public domain.

⁰¹ JS Kerr, & National Trust of Australia (New South Wales), [Conservation plan : a guide to the preparation of conservation plans for places of European cultural significance](#), Sydney : National Trust of Australia (NSW), 2000.

1.6 CURRENT STATUS

In correspondence between the Antiquities and Monuments Office (AMO) and the Mission during April and May 2009, the Mission objected to the intended grading of the building. In its reply, AMO noted that the grading system is “an internal administrative mechanism”. It is not stated what is the purpose of this system, however, reference to LCSD’s website states the intention quite clearly, according to the particular grade that is applied. The letter also refers to the role of the Antiquities Advisory Board, who would make the final decision of the grading upon the expiry of a four-month consultation period. Subsequently, AMO wrote again to advise that the AAB had recommended the building be graded 1.

1.6.1 S.12A Application

New Season Global Limited (the Applicant) submitted a S.12A rezoning application on 11 July 2018 (No. Y/H19/1) to rezone the application site from “G/IC” to “Residential (Group C)2” (“R(C)2”) or “Other Specified Uses” annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) for a proposed conservation-cum- development project. This was based on the indicative conceptual development proposal created by the world- renowned heritage architect Studio Milou.

The indicative S.12A scheme comprised of the adaptive reuse of the Maryknoll House with a new 3-storey extension on the eastern side, a new basement carpark underneath the atrium garden and two new 3-storey houses over 1 storey of basement carpark at the southern platform. The proposed residential development will have a plot ratio (PR) of 0.75, building height (BH) of 3 domestic storeys in addition to 1 storey of carport and site coverage (SC) of 30%. This indicative S.12A Scheme is compared to the Proposed Scheme in section 8.5. of this Planning Statement.



The Metro Planning Committee considered the s.12A Rezoning Application on 4 January 2019 and decided to partially agree to rezone the Site to “OU(RDHBP)” for the proposed conservation-cum-development project. Instead of adopting the notes of “OU(RDHBP)” as proposed by the applicant, the Committee’s views on the development restrictions for the proposed development are summarized in paragraph 4.3 of MPC Paper No. 1/20 for consideration of the MPC on 15.5.20 as follows:

- a a maximum PR of 0.75 and a BH restriction of 75mPD were considered appropriate;
- b residential developments within the new zone would require planning permission from the Board while other Column 1 and Column 2 uses under the new zone would generally be in line with the existing “G/IC” zone;
- c planning intention of the new zone would include the in-situ preservation of the Maryknoll House and that any alteration works would require planning permission from the Board; and
- d details on how the public access to the Maryknoll House should be reflected in the Notes or ES to ensure public appreciation of the historic building would be explored.

A representation by the Applicant was made under s.6 of TPO in regard to the amendments to the Approved Stanley Outline Zoning Plan (“OZP”) No. S/H19/123 as shown on Draft Stanley OZP No.A/H19/13. The Applicant showed support in principle but also proposed minor amendments to the amendment item on the draft OZP.

The below are some extracts of the 1237th meeting of the TPB held on 15 January 2021, regarding the BHR and public access:

Paragraph 36

While R9 has proposed to reduce the BHR to 71.4mPD and confine the BHR to a smaller area to the west of the Maryknoll House, Members generally considered that R9 had not provided sufficient planning and design merits in the submission to justify the relaxation of BHR. “...Given the s.16 requirement and the provision for minor relaxation of BHR under the Notes of “OU(RDHBP)” it would be more prudent for R9, i.e. the owner of the Site, to submit a concrete scheme for the MPC’s consideration at the s.16 application stage.

Paragraph 37

Members generally saw a need to retain the requirement for the provision of reasonable public access to Maryknoll House for public appreciation in the ES of the OZP, which was one of the major considerations in approving the s.12A application, and the detailed arrangements for public access could be considered as part of the s.16 planning application.

After the representation, the plan making process was concluded by the TPB. The Approved Stanley OZP (No.S/H19/14) was Gazetted under Section 9(1)(a) on 14 May 2021, where the zoning and development restrictions that were partially agreed in the S.12A planning application are incorporated.

1.6.2 S.16 Application

The Applicant formally submitted a S.16 application of the site to the TPB to enable a “preservation-cum-development” proposal to proceed on 5 July 2021 (subsequent clarifications on 27th July 2021 – Clarification 1 and 5 August 2021- Clarification 2), with details of how the proposal responds to TPB member’s views expressed in the S.12A Application process included in sections 7 and 8 of the Planning Statement of the submission.

On 15th September 2021, the Applicant, made the first of five Further Information (FI) submissions in response to relevant departmental comments, and to key public comments received by the Town Planning Board.

On 3rd November 2021, the Applicant, made the second of five Further Information (FI) submissions in response to the comments from the Commissioner for Heritage Office and the Antiques and Monuments Office which were received from the District Planning Office. Hong Kong on 27th October 2021.

On 2nd December 2021, the Applicant, made the third of five Further Information (FI) submissions in response to the comments from the Commissioner for Heritage Office and the Antiques and Monuments Office.

On 16th December 2021, the Applicant, made the fourth of five Further Information (FI) submissions in response to the comments from the Commissioner for Heritage Office and the Antiques and Monuments Office.

On 17th December 2021, the Applicant, made the final of five Further Information (FI) submissions in response to the comments from the Commissioner for Heritage Office and the Antiques and Monuments Office.



On 24th December 2021, TPB approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. As outlined in the letter of approval dated 14th January 2022, the permission is subject to the following conditions:

- a the submission of a revised Conservation Management Plan (CMP) prior to the commencement of any works and implementation of the works in accordance with the CMP to the satisfaction of the Antiquities and Monuments Office (AMO) of Development Bureau (DEVB) or of the TPB; and
- b the provision of free guided tours with detailed arrangements to the satisfaction of the AMO of DEVB or of the TPB.

1.7 RESOURCES AND ADDITIONAL INFORMATION

No new archival research has been undertaken, with this iteration of the CMP referencing historical information as found in the following sources:

- MIRO, 'Proposed Conservation cum Development Conservation Management Plan – Maryknoll House, December 2023.*
- AAB, Historic Building Appraisal (undated) – see [Appendix C](#).

* Note: The previous CMP submitted on 8 December 2023 was approved on 5 January 2024.

A full list of all documents accessed is provided in the list of sources in [Appendix A](#).

1.8 ABBREVIATIONS

AAB	Antiquities Advisory Board
AMO	Antiquities and Monuments Office
CDE	Character-Defining Elements
CMP	Conservation Management Plan
HIA	Heritage Impact Assessment
ICOMOS	International Council on Monuments and Sites



2.1 PREAMBLE

This section tells you about Maryknoll House and its development its location and surrounding historical buildings (2.2), its history and construction (2.3), and its heritage designation (2.4).

2.2 LOCATION AND HISTORICAL CONTEXT

Maryknoll House (瑪利諾神父宿舍) is located at 44 Stanley Village Road, Stanley, Hong Kong Island (Lot Number RBL 333 RP). It is located on the top of Stanley Knoll, overlooking Stanley (originally a small fishing village), Tai Tam Bay to the East, and Stanley Bay to the South. Although it was originally alone on the top of the knoll, there are now large residential clusters to the north, east and south of the property.

Stanley is no longer a little fishing village, but rather a 'bustling tourist haven'.⁰² However, some remnants of the former Stanley remain.

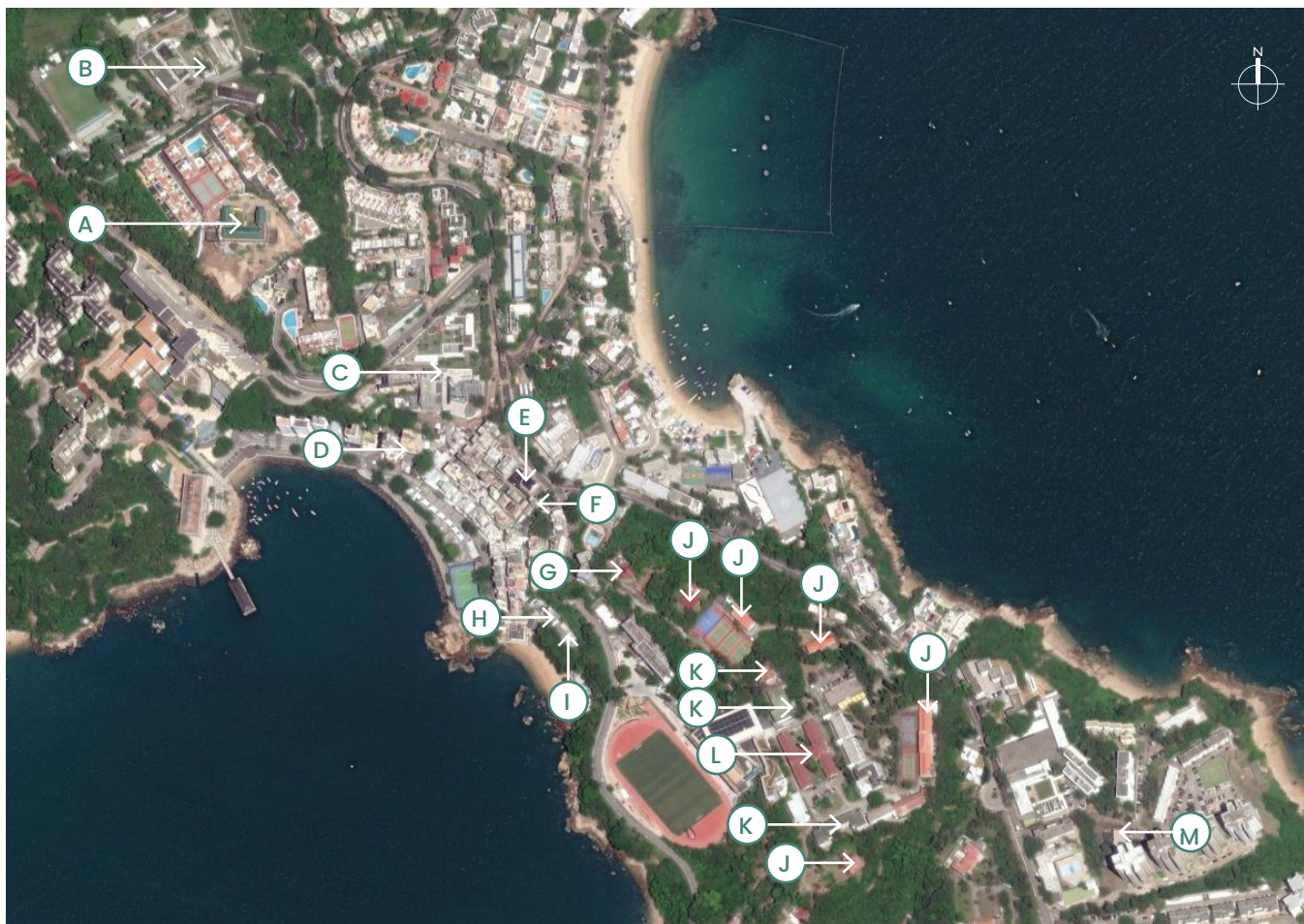


Fig 02: Maryknoll House and context see table below for key. (Source: Hong Kong Historic Maps, 'HKMaps' [website], Last Revision Date: 20 May 2024, Aerial Photograph from Lands Department 航空照片由地政總署提供, overlaid by Purcell).

⁰² Antiquities and Monuments Office (AMO), Historic Building Appraisal, Maryknoll House, No. 44 Stanley Village Road, Stanley, Hong Kong

SECTION 2.0: UNDERSTANDING



Table 01: Description of Features marked on Figure 02 above.

Ref.	Name	Confirmed Grade	Number
A	Maryknoll House (瑪利諾神父宿舍)	Grade 1	187
B	Ma Hang Prison (馬坑監獄)	Grade 3	917
C	Carmelite Monastery (香港加爾默羅赤足隱修院)	Grade 3	584
D	Nos. 86 and 88 Stanley Main Street, Stanley (香港赤柱 赤柱大街86及88號)	Grade 3	N219
E	Old Stanley Police Station (舊赤柱警署)	Declared Monument	
F	Old Stanley Post Office (赤柱郵政局)	Grade 2	512
G	Old Stanley Public Dispensary (赤柱公口醫局) School	Grade 3	1067
H	Nos 1-7 Pat Kan, Stanley (香港赤柱八間1-7號,)	Grade 2	660-666
I	No 8 Pat Kan, Stanley (香港赤柱八間8號)	Grade 3	667
J	Buildings of the St Stephen's College (聖士提反書院)	Grade 2	607, 608, 672-676
K	Buildings of the St Stephen's College (聖士提反書院)	Grade 3	726, 807, 938, 976
L	House of St. Stephen's College (聖士提反 書院校舍)	Declared Monument	
M	Stanley Mosque (赤柱清真寺)	Grade 1	120



2.3 MARYKNOLL HOUSE SITE OVERVIEW

The site plan and table adjacent show the existing features of Maryknoll House and grounds.

Table 02: Description of Features marked on Figure 03 adjacent.

A	Entry road and gates
B	Turning circle / roundabout
C	Front courtyard
D	Main Entrance
E	3-storey main block
F	2-storey west wing
G	2-storey east wing
H	2-storey Servants quarters (demolished)
I	Podium
J	Car porch (demolished)
K	Rear garden and paths
L	Grounds and trees

(Need to add or remove depending on what is still there, google satellite looks like a lot has been demolished)

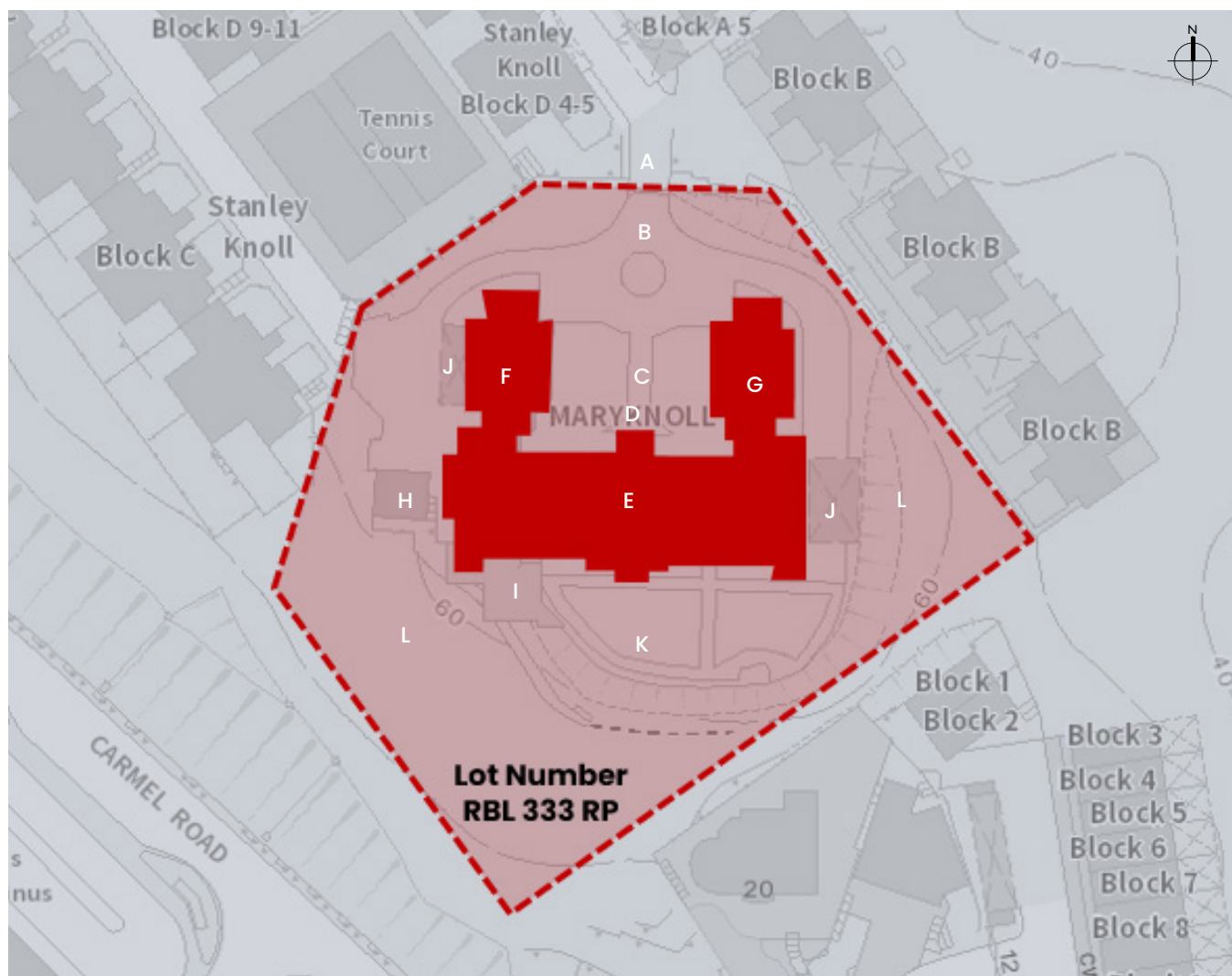


Fig 03: Existing plan showing the features of Maryknoll House and gardens, approximate lot boundary dashed red. (Source: Base map from Hong Kong Map Service 2.0, attributed to the Government and Hong Kong Geodata Store, modified by Purcell).



2.4 HERITAGE DESIGNATION

Maryknoll House's status as a Grade I Historic Building (Number 187) was confirmed on 8 December 2016.⁰³

Grade I Buildings are defined as:

*Building of outstanding merit, which every effort should be made to preserve if possible.*⁰⁴

The Appraisal for Maryknoll House is included at [Appendix C](#).

⁰³ Antiquities Advisory Board (AAB), 'Historic Buildings' [website], Last Revision Date: 30 Jul 2024. [Graphics please hyperlink title to <https://www.aab.gov.hk/en/historic-buildings/search-for-information-on-individual-buildings/index.html?kw=Maryknoll&district=all&dm=all&pg=all&cg=all&year=all>]

⁰⁴ AMO, 'Heritage Sites' [website], Last Revision Date: 12 January 2022. [Graphics please hyperlink title to <https://www.amo.gov.hk/en/historic-buildings/historic-buildings-hk/assessment/index.html>]



While the Maryknoll House has its own story, it is also part of several much larger narratives. These include the story of Christianity in China; the establishment of the Maryknoll community and its century-long work in southern China and Hong Kong; and the melding of Chinese and Western architectural styles to form what is variously referred to as ‘Chinese Renaissance’, ‘Chinese Eclectic’, a ‘Sino-Christian aesthetic’, or an ‘indigenous Church movement’.

3.1 Illustrated history

The Chinese name “Chek Chue” refers to the original village-town, however, “Stanley” generally refers to all the surrounding areas.

3.1.1 Stanley Village before Maryknoll was built

The fishing village located in Stanley was originally called “Chek Chue” and is one of the oldest settlements on Hong Kong Island. The village was noted on a map dating to at least the Ming Dynasty (c.1368 - 1644) in a 16th Century geographical work, the ‘Yueh Tai-Chi’ compiled by scholar, Kwok Fei.⁰⁵ During the Qing Emperor Qianlong’s reign in 1767, Chek Chue was the largest fishing village on Hong Kong Island. At this time, Villagers funded the building of the Tin Hau Temple (天后古廟) which has remained as the religious hub of the area.⁰⁶

When the British took possession of Hong Kong in 1841, Stanley was already one of the most populous areas on the island, with about 2,000 residents.⁰⁷ It was renamed after Lord Stanley, the British Colonial Secretary (subsequently Earl

of Derby, and later Prime Minister), at the time of the cession of Hong Kong to the United Kingdom in 1841.⁰⁸ The British constructed barracks between 1841 and 1857 to house the military. These barracks were abandoned in about 1895 and fell into ruins.⁰⁹

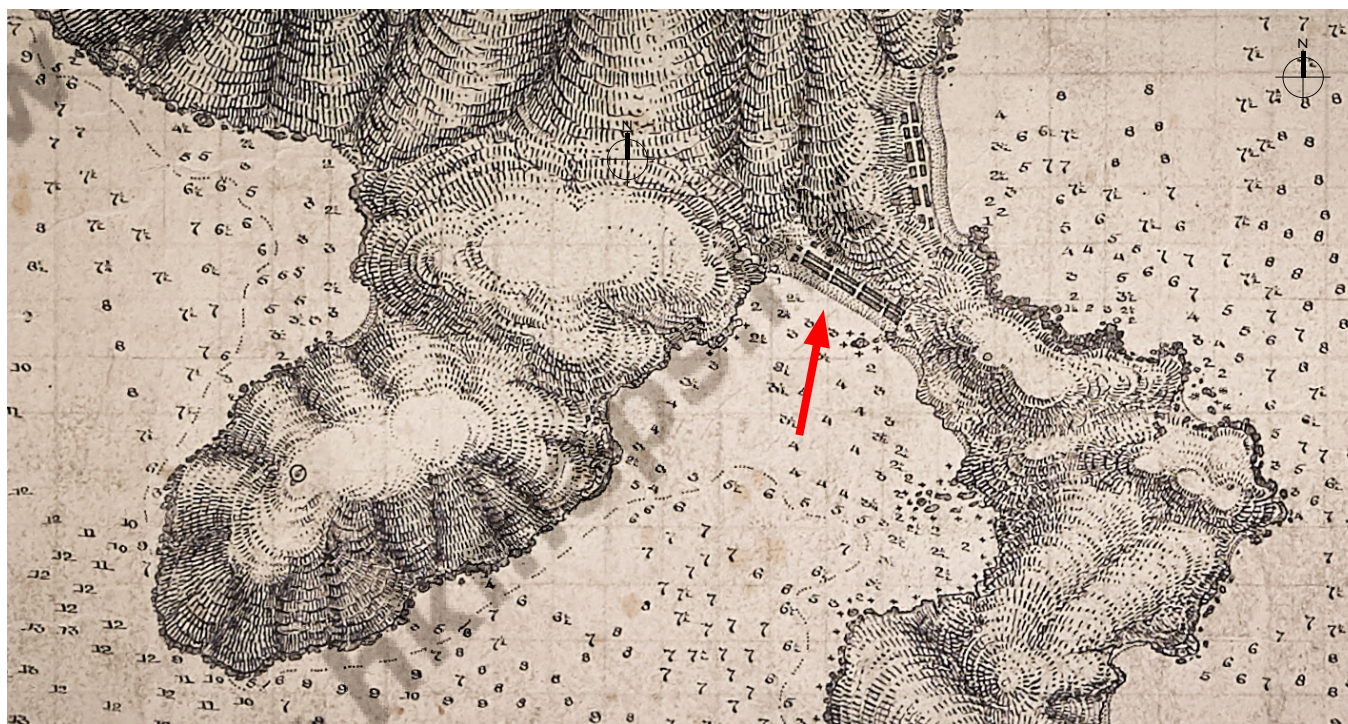


Fig 04: An early map of the Stanley area, the Check Chu village indicated by the red arrow (Source; UK Hydrographic Office, ‘Plan of Her Britannic Majesty’s Island of Hong Kong including the Peninsular of Kowloon - Lama and other Islands’, 1841, from Hong Kong Historic Maps, [HKMaps](#) [website], Last Revision Date: 20 May 2024).

⁰⁵ James Hayes, “Hong Kong Island before 1841,” in *Hong Kong: A Reader in Social History*, ed. David Faure (Hong Kong: Oxford University Press (China) Ltd, 2003), p 29, quoted in Purcell, ‘Maryknoll Regional House Conservation Management Plan’, April 2017, p 31.

⁰⁶ AAB, ‘Historic Building Appraisal, Tin Hau Temple, Stanley Main Street, Stanley’, download from [‘Historic Buildings’](#) [website], Last Revision Date: 30 Jul 2024.

⁰⁷ AAB, ‘Historic Building Appraisal, Nos. 86 and 88 Stanley Main Street, Stanley’, download from [‘Historic Buildings’](#) [website], Last Revision Date: 30 Jul 2024.

⁰⁸ MIRO, ‘Proposed Conservation Cum Development Conservation Management Plan – Maryknoll House’, December 2023, p 7.

⁰⁹ RG HORSNELL, ‘The Story of Stanley Fort’, *Journal of the Hong Kong Branch of the Royal Asiatic Society*, vol. 38, 1998, pp. 247–63, accessed 19 Oct 2016.

SECTION 3.0: HISTORY AND DEVELOPMENT



As early as 1841, the Government had surveyed lots for sale. After the British annexation of Hong Kong in 1842, Stanley became the temporary administrative centre of Hong Kong Island and a base for the British garrison with a military cemetery nearby, was constructed.

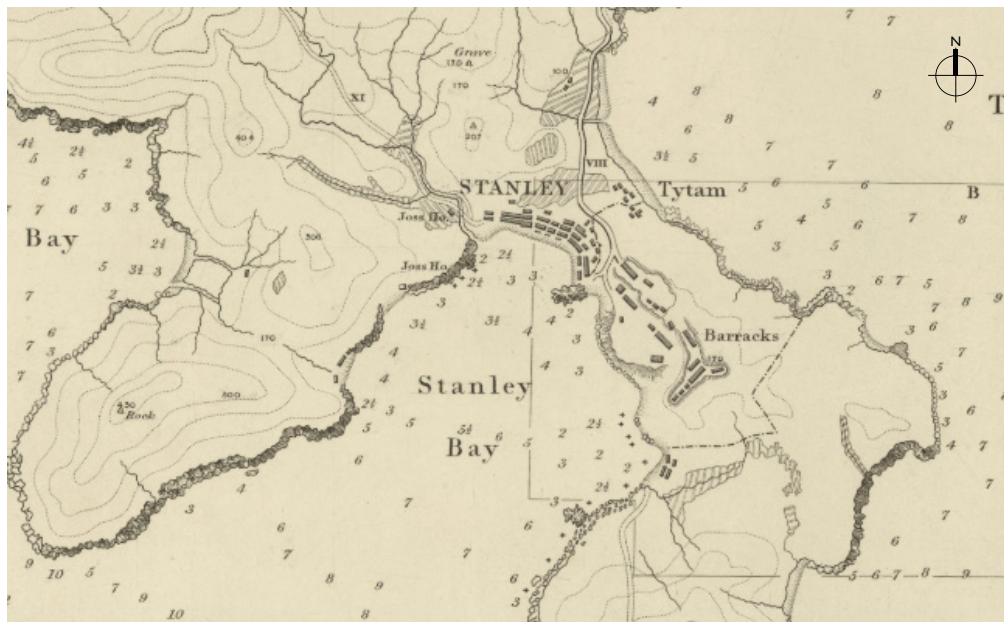


Fig 05: An 1845 Ordinance Map of the Stanley area showing the growth of the village and the barracks. (Source; 'The Ordinance Map of Hong Kong', surveyed by Lieutenant Collinson of the Royal Engineers, 1845, National Library of Scotland, from Hong Kong Historic Maps, 'HKMaps' [website], Last Revision Date: 20 May 2024).



Fig 06: An 1846 Outline sketch the Stanley area showing the Chuckchu Town, Officers Quarters, Field Officers Quarters, Royal Engineers Quarters, Hospital, and graveyard. (Source; 'Chuck-Chu (Stanley) from the North West', part of 'Ten outline sketches of the Island of Hong Kong', Royal Engineers' Office, 1846, [London] : Dickson & Co., detail, from Hong Kong Public Libraries, 'Chuck-Chu (Stanley) from the Northwest' [website], accessed 05/08/2024).

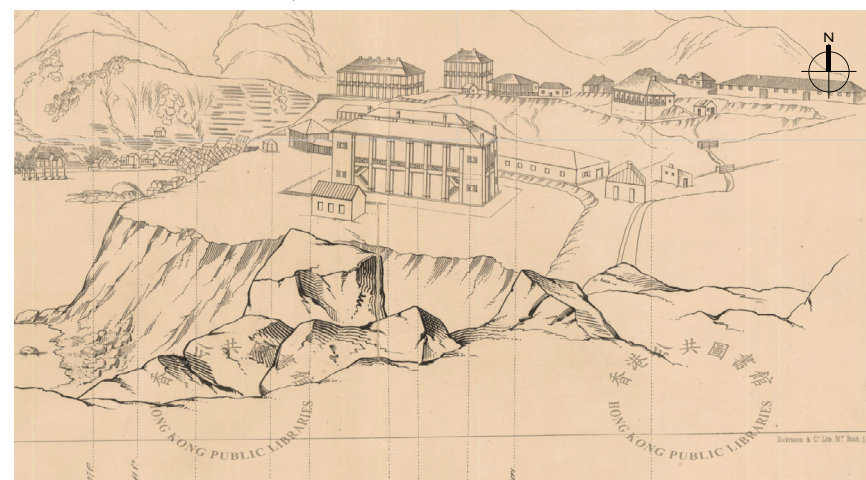


Fig 07: An 1846 Outline sketch the Stanley area showing (left to right) Chuckchu Town, the Barrack Hill, Guard House, Officers Quarters, Hospital, Field Officers Quarters, Royal Engineers Quarters, and Canteen. (Source; 'Chuck-Chu (Stanley) from the South West', part of 'Ten outline sketches of the Island of Hong Kong', Royal Engineers' Office, 1846, [London] : Dickson & Co., detail, from Hong Kong Public Libraries, 'Chuck-Chu (Stanley) from the Southwest' [website], accessed 05/08/2024).

SECTION 3.0: HISTORY AND DEVELOPMENT



The administration was moved to the newly founded Victoria City (present day Central) in 1857. There was accommodation at the site for over 450 field officers, officers, NCOs and men. The barracks were then used as a Convalescent Station for sick soldiers, necessitated due to the high rate of fever in Hong Kong. The barracks were abandoned in about 1895 and fell into ruin.¹⁰

In 1874 the village was hit by a Typhoon which caused a great deal of damage. The Police station was partly unroofed, the Barracks were badly damaged. Many boats were wrecked on the beach, and the families that lived on them were drowned. The fishermen's houses were also badly damaged by the storm surge.¹¹

St Stephen's School was established in 1903 through the collaborative efforts of the Anglican Church in Hong Kong and a group of wealthy Chinese wanting to promote education in China. The Stanley campus was opened in 1930, with the School House the first building completed.¹²



Fig 08: The Typhoon's destruction of Stanley. (Source: University of Michigan, '[11. Ruins of Stanley - Looking North -East & 12. Stanley - Continuation of the Preceding View](#)', detail from Gwulo, accessed 07/08/2024).

¹⁰ RG HORSNELL, '[The Story of Stanley Fort](#)', Journal of the Hong Kong Branch of the Royal Asiatic Society, vol. 38, 1998, pp. 247–63, accessed 19 Oct 2016.

¹¹ Gwulo Old Hong Kong, '[11. Ruins of Stanley- Looking North-East & 12. Stanley - Continuation of the Preceding View](#)', [website], 23 Sep 1874, University of Michigan, accessed 5 August 2024.

¹² AMO, '[Heritage Sites](#)' [website], accessed 31st October 2016.



3.1.2 Founding and Mission of the Maryknolls

The collaborative efforts of three individuals, all of whom had separately developed a strong desire to see the Church expand its field of concerns, brought about the founding of the Catholic Foreign Missionary Society of America (CFMSA). This American religious society, soon to be more familiarly known as Maryknoll, was the first to have as its focus the evangelisation of peoples outside of the United States.

The three people were: Father James A. Walsh, ordained in 1892 and appointed Archdiocesan Director of the Society for the Propagation of the Faith in Boston, Mary Josephine Rodgers (who worked on the 'Field Afar' magazine with Father James A. Walsh), and Father Thomas F. Price, whose vision, like the others, extended well beyond the ministry to the people of America.¹³ It was during the Eucharistic Congress in Montreal on September 10th, 1910, that "for all practical purposes", the idea for the Catholic Foreign Missionary Society of America (CFMSA) was formed.¹⁴

By the end of April 1911, Fathers Walsh and Price had secured the support of the hierarchy of the American church for a seminary with a specific focus on missions. Soon after they left for Rome to obtain "all the necessary authorization and direction"¹⁵ from the church's administrative body for missions, Propaganda Fide. Their eight-point plan outlined clearly their aims: these included establishing a society for the conversion of non-Christians and opening a seminary to train foreign missionaries. But there was one other significant statement:

*The Society will accept any mission assigned to it by the Holy See, but a preference is expressed for the missions in China.*¹⁶

On June 29th, 1911, the two priests received Vatican approval for their work.¹⁷

The CFMSA's more common, affectionate name, Maryknoll, would come slightly later, following the purchase of a large farm on Sunset Hill in Ossining, up the Hudson River from New York, where their major seminary would be constructed. Father Walsh had previously holidayed in an area of New Hampshire called 'The Knolls' and it was the memory of this combined with the founders' devotion to the Blessed Mother Mary that led to the name "Mary's knoll", which eventually became "Maryknoll".¹⁸

The subsequent Maryknoll seminary training did not always equip missionaries with the cultural, geographical, historical or political background they would need. What it did have, beyond the usual seminary and novitiate training, was an absolute dedication to mission and mission service, practical skills such as painting, wood chopping, ground clearing, electrical wiring, gardening ... even animal husbandry, an unqualified commitment to China.¹⁹ Initially the buildings already on the site were used. However, they buildings were outgrown within a decade and a new building was commissioned from the Boston architectural firm Maginnis and Walsh (Timothy Walsh was the brother of Father Walsh). The building at Ossining, where the seminarians were trained had Chinese architectural elements and was constructed between June 1920 and May 1956.²⁰



Fig 09: The Ossining Seminary Building complex. (Source; Maryknoll Fathers and Brothers, 'History of The Maryknoll Society Center And Seminary Building', accessed 5 August 2024).

¹³ Jean-Paul Wiest, *Maryknoll in China: A History 1918-1955*, Armonk, New York and London, England: M.E Sharpe, Inc., 1988, pp 18-19.

¹⁴ Wiest, *Maryknoll in China*, p 14.

¹⁵ Wiest, *Maryknoll in China*, p 25.

¹⁶ Wiest, *Maryknoll in China*, p 25.

¹⁷ Wiest, *Maryknoll in China*, p 25.

¹⁸ Wiest, *Maryknoll in China*, pp 25, 27; Maryknoll Fathers and Brothers, '100 Years of History' [website], accessed 5 August 2024

¹⁹ Wiest, *Maryknoll in China*, p 33.

²⁰ Maryknoll Fathers and Brothers, 'History of The Maryknoll Society Center And Seminary Building' [website], accessed 5 August 2024

SECTION 3.0: HISTORY AND DEVELOPMENT



The 'indigenous Church movement', was the desire for the Christian religions to become naturalised in other cultures, rather than remaining a foreign import. This was promulgated by the two French Lazarist priests, Frederic Vincent Lebbe and Antoine Cotta, who campaigned to present the issues of the practice of treating the Chinese as inferior to the Vatican.²¹ Lebbe was banished from Tianjin for his opposition to the church's support of the French Council's annexation of land in Tianjin. Lebbe analysed the prevailing systems of evangelisation's defects and outlined his case for an indigenous church unsubordinated to foreign influences in a long letter. Stating that:

*The missionaries...should study intently the customs, language and literature...they should seek pardon for the title of foreigner, immerse themselves in the population, dwell in Chinese-style houses, and dream of building Chinese-style churches.*²²

This was concept was later set out in in Pope Benedict XV's proclamation *Maximum Illud* on 30 November 1919. Part of this letter included the insistence that missionaries train, and value, indigenous clergy so that they could "enter upon the spiritual leadership of their people".²³ The concept was put into action by the appointment of Archbishop Celso Costantini as the first papal representative to China in 1922. Costantini had trained and worked in the fields of architecture, construction, sculpture and restoration and was sensitive to the power of art to express the spirit of a people. Costantini urged the development of a Sino-Christian aesthetic in the art and architecture of the church

to embed Catholicism in the local communities.²⁴ In 1923, Maryknoll Fathers had corresponded directly with Costantini on the question of Chinese Christian art.²⁵

Father James A. Walsh (co-founder of the Maryknolls) was in correspondence with Antoine Cotta for some time and invited him to Ossining in 1922. Anthony Cotta, as he became known, eventually left the Lazarist order and joined the Maryknolls, serving on their faculty at the Maryknoll Seminary at Ossining until his death. He never returned to China.²⁶ Lebbe and Cotta's ideology is evident in the Maryknoll's thinking and approach to their mission to China.

By the 1920s, around a dozen missionary orders were working in China in assigned regions known as 'prefectures' or 'vicariates apostolic'. Under a principle known as 'jus commissionis' of Propaganda Fide, once a region had been 'taken', a new religious order could enter only by courtesy of the existing group, and this was not always forthcoming. Father Walsh was relieved when the Missions Etrangères de Paris offered him the Yeungkong territory in Kwangtung.²⁷

The first four China Maryknoll Missionaries were the co-founder of the Maryknolls, Fr Thomas F. Price, and three others – Fathers James E. Walsh, Francis X. Ford and Bernard Meyer. They departed the United States in September, 1918, arriving about seven weeks later in Hong Kong, from where they were sent on to their mission fields in southern China. Father Thomas Price, aged 58 and the oldest of the group, died a year later, of appendicitis; the other three would each become heads of mission areas and would lead quite remarkable lives of commitment to their vocation.²⁸ A few

Maryknollers worked outside these areas, including in Hong Kong. However, Hong Kong would become a much more significant focus following the end of the China mission with the Communist Revolution upheavals in the late 1940s and early 1950s, and expulsion of foreign missionaries.²⁹

Between 1918 and 1949, a total of 237 Maryknoll priests, 13 Brothers, 173 Sisters and two laymen served in dozens of small, mainly rural, communities in four missionary territories in southern China.³⁰ Their evangelisation involved 'journeying' into the countryside to speak with any who would listen. However, soon after their arrival the missionaries began to seek the assistance of local Chinese catechists, often from long-established Catholic families, whom they trained and supported and encouraged. These local people with their direct connections into the community were often very effective evangelisers and teachers and were highly valued by the Maryknolls.³¹ Another way they evangelised was to live in pairs in a rented house in a village "among the people, making themselves available with no other work than to spread the Gospel and to build up the local church in areas where there were no Catholics or churches."³²

21 EP Young, *Ecclesiastical Colony: China's Catholic Church and the French Religious Protectorate*, New York: Oxford University Press, 2013, p 175.

22 Young, *Ecclesiastical Colony*, p 82.

23 The Supreme Pontiff Benedict XV '[Apostolic Letter Maximum Illud of the Supreme Pontiff Benedict XV to the Patriarchs, Primate, Archbishops and Bishops of the Catholic World on the Propagation of the Faith throughout the world](#)' [Website], Paragraph 15.

24 S Ticozzi, '[Celso Costantini's Contribution to the Localization and Inculturation of the Church in China](#)' [links to a pdf], Tripod, No. 148, Spring 2008, pp 12-13.

25 Ticozzi, 'Celso Costantini's Contribution', p 18.

26 Young, *Ecclesiastical Colony*, p 219.

27 Wiest, *Maryknoll in China*, p 48.

28 Wiest, *Maryknoll in China*, p 52.

29 MIRO, 'Proposed Conservation Cum Development Conservation Management Plan – Maryknoll House', December 2023, p 9.

30 Wiest, *Maryknoll in China*, p 52.

31 Wiest, *Maryknoll in China*, pp 77-79.

32 "[Sr Mary Rosalia Ketti](#)" [website], Catholic Archives.

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The Maryknoll missionaries emphasised adaptation to a Chinese way of life as a key factor for the success of their purpose. This was a multi-faceted principle, with, for this CMP, one key factor in identifying with the Chinese was the incorporation of a Chinese aesthetic in the buildings of their mission. It is known that Maryknoll leaders corresponded with Costantini, the Vatican delegate, and later received him at their mission in Kongmoon, where he specifically commended their early attempt at Chinese architecture during their restoration of Sun Chong Chapel.³³



Fig 10: The Sun Chong Chapel main altar at Pakkai [now Beijie], made by Brother Albert Staubli in 1926 (Source: 'The main altar at Beijie, China, 1926', USC Maryknoll Mission Archives, UC1887384)



Fig 11: Two moon doors leading to the front of the new orphanage, designed and constructed under Brother Albert Staubli's supervision. (Source: Fr. Rauschenbach, 'The new orphanage at Luoding, China, 1927', USC Maryknoll Mission Archives, UC1775971).

³³ Wiest, Maryknoll in China, p 283.



3.1.3 The brief for the Maryknoll House

The brief for Maryknoll in Stanley arose out of the need for a sanatorium, somewhere the missionaries could resort to for rest and recuperation from the climate, and for a language school.³⁴ In the early years of their work, Maryknoll Fathers in transit to China were guests of the MEP Fathers and others.

Father James A. Walsh had visited the Société des Étrangères sanatorium and retreat house ('Bethanie') in Pokfulam. It was designed in a distinctly European style by the Procurator of the MEP Fathers in Hong Kong, Pierre-Marie Osouf, who had identified Pokfulam as being a beneficial site for rest and recuperation. Walsh had also visited came Nazareth, a spiritual retreat at Clanmore, not far from Bethanie. Both these places made a deep impression on him.³⁵

The first Maryknoll Procurator to be stationed in Hong Kong, Father Robert Cairns, lived with Father Spada from the Pontifical Foreign Missions Institute at Holy Rosary Church in Chatham Road in Kowloon before moving into the community's own Procure, first in Peace Avenue in Ho Man Tin and then later to 160 Austin Road in Kowloon. The Procure managed many of the practical elements of missionary work, supporting from afar the practitioners in the isolated villages of the mission territories, corresponding with them, obtaining supplies, managing funds and generally help where possible. By the late 1920s, the rental accommodation in Austin Road – "an old-fashioned Portuguese house with high ceilings and many windows, great for ventilation and thieves" was becoming too small to fulfil the functions of a Procure, and efforts began to find a new centre.³⁶

The funding for the proposed rest house was in part provided by a memorial fund established by the MacDonald family in honour of Gerald MacDonald, a "highly regarded" veteran of the First World War and prominent citizen of Queens, New York, who had died in a car accident in 1929.³⁷ The MacDonald Family chose the architect Henry J. McGill to design the rest house, which was in an Oriental style in line with the Maryknolls' stated preferences. The MacDonald's finances were tied up in property and investments, leading to them donating US \$25,000 of the promised US \$60,000 initially.³⁸

3.1.4 Selecting the site

The first location considered for the rest home was a small island off the coast of South China, Sancian Island (now Shangchuan Island, off the coast of and part of Guangdong province), favoured by Father James E. Walsh because of its links to the missionary St Francis Xavier who was martyred there in 1552. McGill's designed a building complex for this site, a steep sloping promontory site that gave access to seaviews and cooling breezes.

The MacDonald Family chose the architect Henry J. McGill (a New York-based architect with experience in China) to design the rest house, which was in an Oriental style in line with the Maryknolls' stated preferences, and McGill's. It was to be named the Gerald MacDonald Memorial Retreat House and Language School for South China for the Catholic Missionary Society of America, Maryknoll New York.



Fig 12: McGill's design for the Maryknoll House. (Source: Maryknoll Mission Archives).

34 Fr. John A Cioppa, 'The building of the Maryknoll House at Stanley, Hong Kong', unpublished research from the Maryknoll Mission Archives, August 1994, p 1.

35 Fr. John A Cioppa, 'The building of the Maryknoll House at Stanley, Hong Kong', unpublished research from the Maryknoll Mission Archives, August 1994, p 1.

36 McKiernan, *A History of the Maryknoll Centre House*, Unpublished.

37 Galvin, *Maryknoll in Hong Kong*, p 26.

38 Galvin, *Maryknoll in Hong Kong*, p 77.

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Father James A. Walsh who, on seeing the early plans for Maryknoll missionary buildings in China, wrote:

*I am particularly pleased that there will be a pronounced Chinese touch of architecture...Let the arrangements of the building be European, but for architectural points of view, Chinese as far as possible.*³⁹

However, concerns about the site on Sancian Island grew, areas at Castle Peak, Tsuen Wan; and Hung Hom; were also considered.⁴⁰ Finally, Father James A. Walsh himself went to Hong Kong and met with real estate agent, Mr Lee Ue Che'ung, the brother of a shoemaker, Mr Lee Ue-kei, "who had made many a pair of shoes for Maryknollers".⁴¹ It was on an excursion surveying the options with him that a site was found. The site was a block of Crown Land on a hilltop in Stanley, a small fishing village on the southern coast of Hong Kong Island.⁴²



Fig 13: Future site of Maryknoll House (red circle). Map shows the Village, police station, and the site of the ruined barracks (Source: UK National Archives, 'Hong Kong leased territory. GSGS 3868. In progress. 1:20,000. War Office; FO 925/25283, 1928, from Hong Kong Historic Maps, 'HKMaps' [website], Last Revision Date: 20 May 2024).

³⁹ Wiest, *Maryknoll in China*, p 281.

⁴⁰ Galvin, *Maryknoll in Hong Kong*, p 77.

⁴¹ Galvin, *Maryknoll in Hong Kong*, p 23.

⁴² Galvin, *Maryknoll in Hong Kong*, p 23.



Concerns had also arisen about McGill's design potentially being in the architectural style of a different region of China and not in the local tastes. It was suggested that a local architect would be preferable. By April 1931, Little, Adams and Wood, an architectural and civil engineering firm practicing in Hong Kong and Canton, had been contracted to take over the design of the 'Gerald MacDonald Memorial Rest House' at Stanley. In September, Messrs Little Adams and Wood, applied to the Department of Public Works (DPW) to purchase the approximately 217,800 sq ft block, Rural Building Lot 333, on behalf of an unnamed client.⁴³

The purchase was approved by the Governor, Sir William Peel and the Notification of Sale was placed in the Government Gazette of 23rd October 1931 and two subsequent issues.⁴⁴ On 9 November, the Catholic Foreign Mission Society of America Inc purchased the lot at the public auction for the upset price of \$54,500, which was paid on 12 November, and an annual rental of \$1,000. The term was fixed for 75 years with the option of renewal for one further term of 75 years.⁴⁵ The General and Special Conditions⁴⁶ of the sale included the requirement to build one, but not more than ten, houses of European Type, for not less than \$200,000 within 36 months after the sale.

3.1.5 Redesign of Maryknoll House

By 1932, Little, Adams and Wood had produced plans for the new site at Stanley. The plans are broadly reminiscent of the original plans by Henry J McGill, having a central unit and two side wings around a landscaped area, entered via the main centrally sited gate. In both designs, the living quarters are on the upper levels of the main building and the two side wings are of a different height to the main building.

However, the chapel is incorporated more closely into the main structure in the Little, Adams and Wood design, as are the dining areas. The fenestration in Little, Adams and Wood's design is more noticeably neo-Georgian. While the overall Chinese appearance has been retained, although not to the same level of detail as in McGill's design, it has a more monumental appearance.

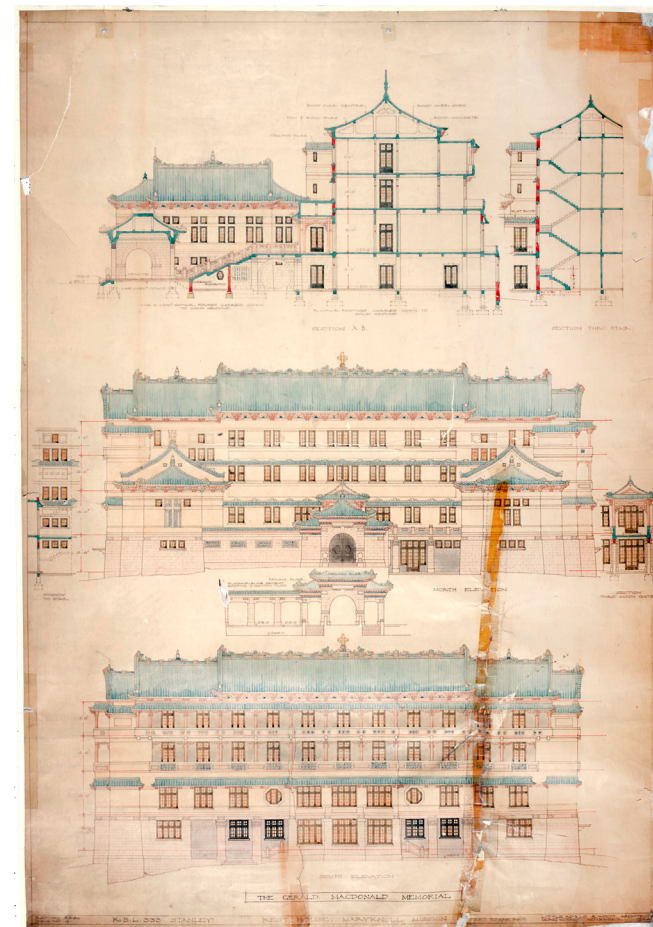


Fig 14: Plans for Gerald MacDonald Memorial in Stanley drawn by Little, Adams and Wood in November, 1932. Plans show North Elevation and South Elevation, Front Entrance Gate and Sections. (Source: Maryknoll Mission Archives New York).

43 Antiquities and Monuments Office, Leisure and Cultural Services Department, 'Declared monuments of Hong Kong, Hong Kong Island: School House of St Stephen's College' [website], accessed 31st October, 2016.

44 HE Goldsmith per DPW to Hon Colonial Secretary, 15th September 1931, HKRS 58 -1-163 (20).

45 Land Registry, Property Details, Rural Building Lot No 333.

46 General Conditions of Sale, Rural Building Lot 333; Special Conditions of Sale, Rural Building Lot 333.



On 8 April 1933, the tender of \$300,000, including building, equipment, road, architect fee, contingencies, exclusive of cost of property, was received. As the \$25,000 received from the MacDonalds did not cover the costs, additional funding was sourced. It came from a \$100,000 mortgage on the Austin Road Procure and Convent (both sold in 1947), \$15,000 Gold in loans from Bishop Dunn, Maryknoll, and the remainder came from the Vicar Apostolic of Canton and Maryknoll, Monsignor Antoine Fourquet.⁴⁷ Father James Drought, Vicar General of Maryknoll (New York), sent word not to start building and went to Hong Kong to make radical changes to the design.⁴⁸ Father Drought's changes included:

Took off the top storey -- took off the pavilion and the covered walk and the long stairway approach -- also reduced the upward stretch of the granite base -- lightened the roof -- took off the auxiliary roof extensions -- removed the double ceilings in the chapel and the library -- rearranged all the common and service rooms, and yet kept as many living rooms as there were in the original plan. Will send drawing.⁴⁹

These changes were necessitated by the Maryknoll's financial constraints⁵⁰ as well as from Pope Pius IX's direction to avoid erecting mission buildings should not be too costly or sumptuous.⁵¹ The total cost to the modified building and the land was approximately HK\$75,000.⁵²

3.1.6 Construction of the Maryknoll House.

Construction began in 1933. Mr Li P'eng was the contractor and Brother Albert Staubli, who had previously worked on projects in the southern China mission, supervised the project.⁵³

By 8 November 1934, the rest home was still under construction. The 36-month building time frame, part of the conditions of purchase, was not met, and an extension of time was applied for, and granted as the construction was almost completed.⁵⁴

Construction was completed in May of 1935, almost a year behind schedule. The Maryknoll Fathers moving into the building on 17th May 1935. A bronze memorial plaque to Gerald MacDonald with a large photograph to accompany it was meant to have been installed at the Maryknoll House. While the photograph still exists, the plaque has disappeared.⁵⁵



Fig 15: Maryknoll House under construction (Source: unknown, 'Construction of Maryknoll House, Stanley, Hong Kong, China, 1934', USC, Maryknoll Mission Archives, UC1856720).

⁴⁷ Fr. John A Cioppa, 'The building of the Maryknoll House at Stanley', p 7.

⁴⁸ Fr. John A Cioppa, 'The building of the Maryknoll House at Stanley', p 7.

⁴⁹ Fr. John A Cioppa, 'The building of the Maryknoll House at Stanley', p 7.

⁵⁰ Galvin, Maryknoll in Hong Kong, p 27.

⁵¹ Pius IX, '[Rerum Ecclesiae](#) Encyclical of Pope Pius XI on Catholic Missions to our Venerable Brethren, the Patriarchs, Primate, Archbishops, Bishops, and other Ordinaries in peace and communion with the Apostolic See', 28 February 1926, paragraph 31.

⁵² Fr. John A Cioppa, 'The building of the Maryknoll House at Stanley', p 7.

⁵³ McKiernan, *A History of the Maryknoll Centre House*, Unpublished.

⁵⁴ (CS) to Hon DPW, LO, Hon CT and Auditor, 8th December 1934. HKRS 58 -1-163 (20).

⁵⁵ Fr. John A Cioppa, 'The building of the Maryknoll House at Stanley', p 7.



3.1.7 Life in the Maryknoll House

Maryknoll House served as a rest home for Fathers and Brothers serving in Kongmoon (Jiangmen), Wuchow (Wuzhou), Kweilin (Guilin), and Kaying (Meixian), their four mission areas in South China.⁵⁶

In 1935, The Maryknoll House also became a language school, when the three existing language schools in the southern Chinese mission areas were merged into one.⁵⁷ The language school was under the direction of Father Thomas O'Melia, who taught Cantonese from 1935, Father William Downs who taught Hakka from 1939, and Fr. Francis X. Keelan who taught Mandarin from 1940.⁵⁸ The new language course established at Stanley was a four-year course. The student's first year was at Stanley, the second was private study while at their mission post and follow up courses were to be held at Stanley in the third and fourth years. However, practical considerations and the pressures of pastoral work made the follow-up courses "almost impossible to implement".⁵⁹ While operating as a language school, the Father Thomas O'Melia published textbooks of Cantonese including *First-Year Cantonese* in 1938, Monsignor Meyer and Brother Frances Wempe published *The Student's Cantonese-English Dictionary* in 1935, Father Downs published a Hakka textbook, and Father Keelan published *Spoken Chinese – First Year*. In 1940, *First-Year Cantonese* was formally adopted by Hong Kong government in 1940 as the official textbook of Cantonese for all Hong Kong government offices and has remained in use for more than 30 years.⁶⁰

Between 1936 and 1941, several major events took place in the Maryknoll community. An Extraordinary Chapter was called to elect a new Superior General, Father James E. Walsh, following the death of Father James A. Walsh on 14th April 1936.⁶¹

On 30th November 1937 the consecration of Adolph Paschang as Bishop and 'Vicar Apostolic' of Kongmoon, a title given to the head of an area not yet of the status of a diocese. The ceremony was jointly officiated by Maryknoll Bishop Francis X Ford, Bishop Valtorta of Hong Kong and Bishop Deswazieres and a bishop from the MEP Fathers in the Stanley Chapel.⁶²



Fig 16: Bishop Paschang sitting in the centre, with Bishop Ford to his left, surrounded by Maryknoll sisters in white (Source: Maryknoll Mission Archives, 'Consecration of Bishop Paschang, Hong Kong, China, November 30, 1937' Catholic Foreign Mission Society of America (subcollection), International Mission Photography Archive, ca.1860-ca.1960 (collection), MSA/China/07/10/11 (file)).

56 Fr. Bill Galvin, 'The Stanley House (A Short History)' [website], Chinahands, 28/07/2010.

57 Wiest, Maryknoll in China, pp 269-270.

58 Fr. John A Cioppa, 'The building of the Maryknoll House at Stanley', p 8.

59 Wiest, Maryknoll in China, pp 270-1.

60 Wiest, Maryknoll in China, p 271.

61 Galvin, Maryknoll in Hong Kong, p 28.

62 Galvin, Maryknoll in Hong Kong, p 28; University of Southern California, 'Consecration of Bishop Paschang, Hong Kong, China, November 30, 1937' [website], accessed 19/10/2017.



In the early 1940s, before the Japanese Occupation, Maryknoll House was a community trying to maintain ordinary existence against a background of ever-present and ever-threatening hostility. Notes kept by Father William Downs, sent to Hong Kong to recuperate after being injured in a 1938 Japanese attack on Swatow, Kwangtung, mention deck tennis, government recognition of Father O'Melia's work in the promotion and teaching of Cantonese, an evening on Chinese calligraphy, the Easter religious ceremonies, a celebration of Father Downs's own ordination anniversary at Stanley and missionaries arriving for the treatment of typhoid and dysentery.

There was also mention of many visitors: Dr Baker from the American Red Cross hoping to enlist Maryknoll support to distribute hundreds of tons of cracked wheat to a Hakka community in the East River area; three Passionist priests carrying mission supplies across Japanese lines into China with the assistance of Maryknoll Father John Elwood, who also took 28 cases of Red Cross supplies into China; Dr Wallace, an American Mission Doctor, Dr and Mrs Bagalawis describing work with Japanese gunfire victims in a hospital established by Father Joe Sweeney, and a visit by Father Joe Sweeney, who gave first-hand account of his escape from the Japanese.⁶³

The Royal Engineers requisitioned a portion of Maryknoll House's western end, and the garage as the fighting drew closer to Stanley. The House was damaged by sniper fire from the north, with glass windows in the front hall damaged. Artillery fire was also landing nearby, coming from the north and west.⁶⁴

3.1.8 The Japanese occupation

Hong Kong surrendered to the Japanese on 25 December 1941. The last battle for Hong Kong, was fought on Christmas Eve and Day 1941 in and around Maryknoll House and Stanley.⁶⁵ The Japanese occupied Maryknoll House itself on Christmas morning. The over 20 priests and Brothers living at the house, along with several priests belonging to other religious orders, were taken prisoner and kept near or at Maryknoll House until they were moved to the Stanley Internment Camp on 20 January 1942. Some objects such as chalices, vestments, bookkeeping books, and various other belongings were stored in the Carmelite Convent, while books and other things were hidden in the attic.⁶⁶ Maryknoll House was occupied by the Japanese until they surrendered on 15 August 1945.⁶⁷ In addition to the Japanese occupation, white ants also occupied the Maryknoll House and destroyed much of the woodwork.⁶⁸ There was little damage to the exterior, other than some chipped tiles.

The Maryknolls in Stanley Internment Camp were variously repatriated in June 1942 to New York,⁶⁹ and September 1942 to Bethanie, the home of the French MEP Fathers in Pokfulam. These Fathers and Brothers succeeded in being allowed to leave in January 1943 to the port of Kwangchauwan in southern China, then on to their various mission stations in China.⁷⁰ Two Maryknoll priests, Fathers Meyer and Hassler elected to stay at Stanley Camp to serve the remaining Catholic community there.⁷¹

3.1.9 Post-Occupation Repairs

The Japanese surrendered on 15 August 1945. Bishop Valtorta immediately requested some of the Carmelite Sisters to occupy Maryknoll House to protect it from looters. Fathers Meyer and Hassler returned to Maryknoll House as quickly as they could after the release. Much internal damage had been done to the House as the Japanese broke doors and panels to get into rooms, taking belongings, blankets and food as they searched the house. During their occupation, they destroyed or removed almost all equipment, furniture, books and records, apart from what was in the sacristy and chapel, which they closed and left untouched. This meant that included all the statues and stations of the cross that had been carved at the Maryknoll Technical School in Manchuria were saved. The Japanese had removed the top floor hardwood flooring and taken it to a valley near the Stanley Reservoir to build a "last stand field headquarters", although it wasn't used. Father Meyer recovered the timber, and later Father Mark Tennian (the Procurator) had them relaid.⁷²

Repairs of the house was undertaken mainly under two post-war Procurators, first Father Tennian and then Father Brack. Major repairs, apart from the re-laying of the timber floor, were not commenced until early 1946 because of the shortage of materials and inflated price of labour.⁷³

⁶⁵ Smith and Downs, 'The Maryknoll Mission', pp 72-73.

⁶⁶ Fr. John A Cioppa, 'The building of the Maryknoll House at Stanley', p 9.

⁶⁷ Smith and Downs, 'The Maryknoll Mission', pp 72-73.

⁶⁸ Smith and Downs, 'The Maryknoll Mission', p 146.

⁶⁹ Smith and Downs, 'The Maryknoll Mission', pp 105, 107.

⁷⁰ Smith and Downs, 'The Maryknoll Mission', pp 133-134.

⁷¹ Smith and Downs, 'The Maryknoll Mission', p 136.

⁷² Smith and Downs, 'The Maryknoll Mission', p 141.

⁷³ Smith and Downs, 'The Maryknoll Mission', p 142.

⁶³ J Smith and W Downs, "The Maryknoll Mission, Hong Kong 1941-1946", Journal of the Royal Asiatic Society, Hong Kong Branch, 1979: Vol 19, pp 27-32.

⁶⁴ Smith and Downs, 'The Maryknoll Mission', p 49.



3.1.10 The Immediate Post-War Period

The end of the War resulted in a large influx of people from the mainland and the population of Hong Kong trebled in size between 1945 and 1947. This was due to the return of those who had fled Hong Kong during the Japanese Occupation, and a later influx of refugees from the civil conflict between Nationalist and Communist forces.⁷⁴

It would be with these new struggling communities that Maryknoll would now engage. Having been forced to abandon their rural apostolates in southern China by the Chinese authorities in 1949, the Maryknoll community now turned their focus instead to these newly arrived refugees who, largely unsupported, were slowly and painstakingly carving out new lives in Hong Kong.⁷⁵ The Maryknoll community were able to make a real difference to people's lives and facilitate a large growth in the number of conversions to Catholicism. In 1947 there were 40,000 Catholics in the Hong Kong Diocese, in 1956 this had grown to 89,537 and in 1962 there were 190,461.362 Catholics in the Hong Kong Diocese.⁷⁶

In 1951 and 1952 thousands of Catholic missionaries, including 98 Maryknoll Priests and Brothers were expelled from China. Maryknoll House at Stanley sheltered over 250 missionaries while decisions were made about the future of the Maryknoll mission in China.⁷⁷

In the early 1950s, the Diocese of Hong Kong was under the administration of the Italian community of the Fathers of the Pontifical Foreign Missions Institute (PIME). They eventually agreed that Maryknoll would take responsibility for four of the new squatter areas in Hong Kong: Chai Wan, Tung Tao Tsuen, Kowloon Tsai, and Ngau Tau Kok. Kwun Tong was added to this group in 1959.⁷⁸

Father Howard Trube moved into a shack on the hillside of Tung Tau Tsuen in Eastern Kowloon in 1952.⁷⁹ After a series of fires in the refugee camps left thousands homeless, Fr. Trube began using granite from a quarry near his parish, and unemployed labourers, to construct small but sturdy houses. Maryknolls eventually built over 800 of these. The government became involved, commissioning another 500 before deciding the single storey cottages weren't an efficient use of land. After that the government built 'H' shaped blocks, often assigning spaces to the Maryknolls for nurseries, clinics and schools in Ngau Tau Kok, Kowloon Tsai and Kwun Tong.⁸⁰



Fig 17: Squatter structures built on the Kwun Tong Refuse dump, April 1955 (Source: Kong Kong Public Records Office, 'Kwun Tong Gallery' [website], Copyright @ 2015 Government Records Service. All Rights Reserved. last revision date: 16/12/2015).

⁷⁴ Galvin, Maryknoll in Hong Kong, p 64.

⁷⁵ Galvin, Maryknoll in Hong Kong, pp 64-65.

⁷⁶ Galvin, Maryknoll in Hong Kong, pp 119-120.

⁷⁷ Galvin, Maryknoll in Hong Kong, pp 8, 64-65.

⁷⁸ Galvin, Maryknoll in Hong Kong, p 66.

⁷⁹ Galvin, Maryknoll in Hong Kong, pp 71-72.

⁸⁰ Galvin, Maryknoll in Hong Kong, pp 88-89.

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Father Peter Reilly moved into Kowloon Tsai and became a “one-man employment bureau”. He also went on to open a primary school in Kowloon Tsai to teach refugee children.⁸¹ In Father Arthur Dempsey’s parish in Ngau Tau Kok, he imported some electric aluminium weaving looms from New York and setup ‘Pius Handicrafts’. Here, trainee workers were paid while they learned to make woven items. After the six-week course, they could stay on, or start their own home-based businesses.⁸² Father John Curran opened a community centre in Ngau Tau Kok in 1953.

Father Steve Edmonds, also known as “the Shepherd of Chai Wan”, started paying the fines of hawkers unable to afford the licence fee to sell vegetables. He later organised a boys’ club and eventually became a prison chaplain, which he remained for more than 50 years.⁸³

Later the Maryknolls also moved into secondary schooling. The government’s support of Maryknoll efforts included making land available, and paying salaries. Eventually the Maryknoll Fathers School Advisory Committee was established, with Father Reilly as Superintendent. This committee acted on behalf of Maryknoll in negotiations and discussions with the government, education department and architects and contractors. Further schools were established in Kwun Tong, Lok Fu, Wangtauhom and Jordan valley in the 1960s and early 1970s.⁸⁴

Another Maryknoll, Monsignor John Romaniello became known as the “Noodle Priest” after instituting production of noodles from surplus flour, powdered milk and corn meal donated by Catholic Relief Services in the United States. Eventually all Maryknoll parishes had noodle factories, making noodles from rice flour to feed refugees.⁸⁵

In 1959 the language school in Maryknoll House was reopened under the directorship of Fr. Thomas O’Melia and later Fr. Jim Smith.⁸⁶



Fig 18: The ‘Noodle Priest’ handing out his product (Source: Angelo Paratico, ‘Giovanni (John) Romaniello. The Noodle Priest’ [website], Ginko Edizioni, 7 August 2015).

3.1.11 Maryknoll 1960–2001

From 1962 until 1965, the Second Vatican Council, a series of sessions by Church leaders, was held in Rome. This was a significant event in the life of the modern Catholic Church, its subsequent decisions effecting changes in both the Church’s understanding of the meaning of faith and in its own mission. In December 1963, twelve Maryknolls attended the Vatican Council.⁸⁷



Fig 19: Twelve Maryknolls attending the Second Vatican Council. (Source: Maryknoll Mission Archives, ‘Timeline’ [Website], accessed 08/08/2024).

81 Galvin, Maryknoll in Hong Kong, p 95.

82 Galvin, Maryknoll in Hong Kong, p 78.

83 Galvin, Maryknoll in Hong Kong, pp 79–80.

84 Galvin, Maryknoll in Hong Kong, pp 93–95.

85 Galvin, Maryknoll in Hong Kong, 90–91; Angelo Paratico, ‘[Giovanni \(John\) Romaniello. The Noodle Priest](#)’ [website], Ginko Edizioni, 7 August 2015.

86 Fr. Bill Galvin, ‘[The Stanley House \(A Short History\)](#)’ [website], Chinahands, 28/07/2010.

87 Maryknoll Mission Archives, ‘[Timeline](#)’ [Website], accessed 08/08/2024.

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In 1960 a new group of missionaries arrived in Hong Kong, younger men without any China experience, but perhaps with a more intuitive understanding and a readier acceptance of the changes in the Church. While some older Maryknolls welcomed the fresh new thinking and new approaches, others found it more difficult and at times there were serious misunderstandings between the two groups. A significant proportion of the younger men eventually left the priesthood.⁸⁸

Maryknoll's 1966 General Chapter sought to reinterpret Maryknoll's mission considering Vatican pronouncements and documents, taking account of the new emphasis on the role of the laity, the importance of dialogue between different religious faiths, and the need to seek justice.⁸⁹

In 1968 Hong Kong became a separate Maryknoll Region, independent from Taiwan, and Maryknoll House became a Regional Center House as well.⁹⁰

In 1969, the Vatican issued a new pronouncement changing the nature of the relationship between local bishops and missionary communities and finally abolishing the principle of 'jus commissionis', whereby regions had been entrusted to a specific missionary institute.⁹¹

In the early 1970s, responsibility for eight Maryknoll parishes and for 11 of the fourteen schools, previously administered and staffed by Maryknoll, was transferred to the Diocese of Hong Kong, now under the first Chinese Bishop of Hong Kong, Francis Hsu. This was the beginning of a major re-structuring of the Maryknoll apostolate in Hong Kong. Freedom from parish responsibilities led to a range of other, more

specialised apostolates.⁹² These specialised apostolates generally emerged from a combination of perceived need and people's interests, and often provided creative and flexible solutions to pressing issues. One priest would describe the nineteen seventies as "a most creative period in the life of the Hong Kong Region".⁹³

Although the 1970s were a "creative period" in the life of Maryknoll, the house was not being used as much as previously, and the house needed some major repairs. It was decided to sell a portion of the site to developers and use the proceeds for repairs and renovations.⁹⁴

On 17th October 1975, the Maryknoll property was partitioned into two sections: Section A of Rural Building Lot 333 and Section B, the Remaining Portion of Building Lot 333. Section A was purchased by Simia Enterprises Limited while the Remaining Portion was retained by Maryknoll. The Memorial Number of this Assignment was UB1211044.⁹⁵

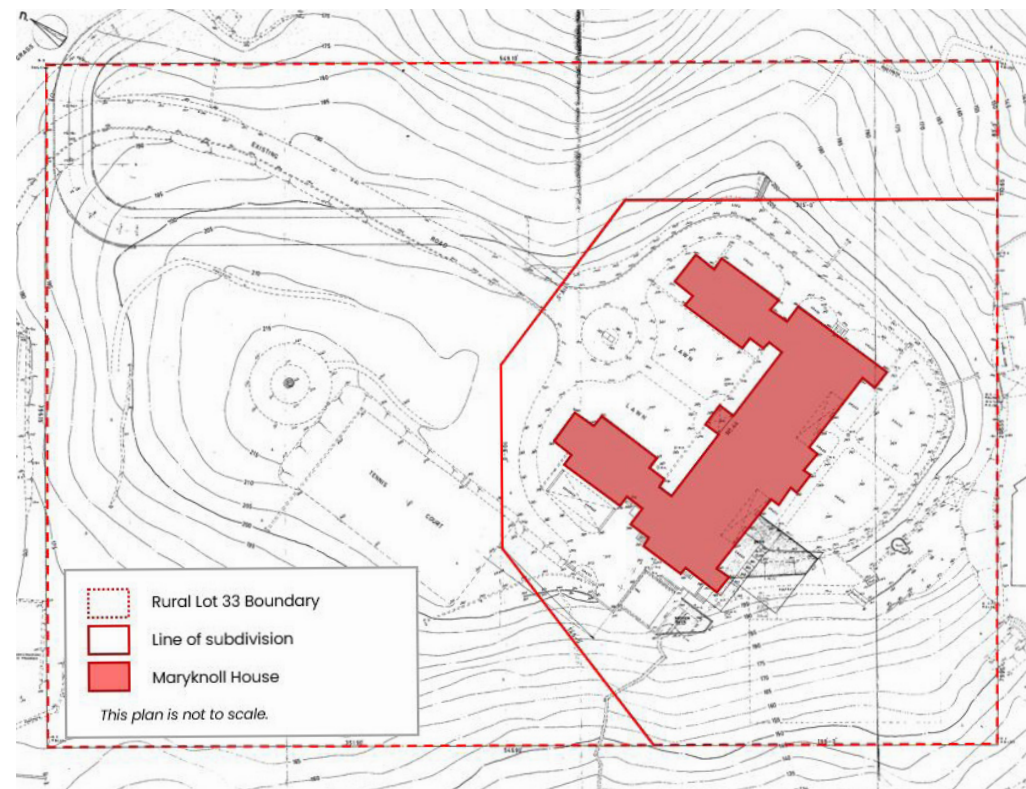


Fig 20: Plan of the site showing the subdivision (Source: design 3, 1979, overlaid by Purcell)

⁸⁸ Galvin, Maryknoll in Hong Kong, pp 120-121.

⁸⁹ Galvin, Maryknoll in Hong Kong, p 120.

⁹⁰ Fr. Bill Galvin, 'The Stanley House (A Short History)' [website], Chinahands, 28/07/2010.

⁹¹ Galvin, Maryknoll in Hong Kong, p 120.

⁹² Memorial 1211044, 18th November, 1975. Land Office; 'Issue of Government Lease', Section 9 and 'Carving out of Parent Lot', Section 10, Copy of Record sent by Solicitors acting for New Season Global Limited.

⁹³ Galvin, Maryknoll in Hong Kong, pp 125, 126, 129.

⁹⁴ Fr. Bill Galvin, 'The Stanley House (A Short History)' [website], Chinahands, 28/07/2010.

⁹⁵ Memorial 1211044, 18th November, 1975. Land Office; "Issue of Government Lease," Section 9 and "Carving out of Parent Lot," Section 10, Copy of Record sent by Solicitors acting for New Season Global Limited.

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The 1970s refurbishment was undertaken by design 3. The metal entrance gates were built in 1975 as part of this renovation. It is important to note though that while there were no plans for the original building, Fr James Drought's comments on his changes to the House provide some insights (see [section 3.1.5](#)). Fr James Drought summarises the design 3 changes as follows:

The larger part [the eastern wing] to be a retreat and meeting centre and the smaller part [the western section] a Centre House for Maryknollers. This work was completed in 1975, with 15 bedrooms and all new facilities for Maryknollers and 23 rooms on the retreat side for guests.⁹⁶

By 1979, a luxury residential development known as Stanley Knoll had been constructed on portion A. The development included five houses, each with garage and garden space; 32 flats; car parking; a tennis court and swimming pool; and management facilities.



Fig 21: Aerial view of the development on the sold portion of the site (Source: Fr. Bill Galvin, 'The Stanley House (A Short History) [website], Chinahands, 28/07/2010).

⁹⁶ Galvin, Maryknoll in Hong Kong, p 30.

In 1994 Maryknoll House was declared a "cultural asset by the Hong Kong Government."⁹⁷

In 1996 the Tenth General Chapter of Maryknoll was held at Stanley, exactly 60 years after the First General Chapter was held there in 1936. In preparation for this, and "perhaps more so because of the uncertainty of 1997" Father Mike McKiernan noted that the house had "again been refurbished."⁹⁸ There was no indication of what this refurbishment involved.

In 2001, a China Futures Meeting was held at Stanley to "review and evaluate Maryknoll's current service in China". This meeting noted that around 20 Maryknolls and 30 volunteers were currently working in China, but it also looked to "planning for a more effective implementation of the many programmes that have already been developed..."⁹⁹

In 2001, Father Tom Peyton, the Regional Superior in Hong Kong, wrote to the Maryknoll General Council in New York. His report was a recognition of the realities facing Maryknoll. Firstly, the Hong Kong community itself had changed. He noted that while the poverty of earlier years was much diminished, there was an "aggressive pursuit of material wealth" that was undermining "family unity and social welfare". He noted also the "gospel of materialism" being preached in China, and pointed out that while the pursuit of a materially better life was "a god-given right" for all of us, "...the mere pursuit of wealth for its own sake can be an obstacle to the fullness of life".¹⁰⁰

⁹⁷ Fr. John A Cioppa, 'The building of the Maryknoll House at Stanley', p 11.

⁹⁸ Galvin, Maryknoll in Hong Kong, p 180.

⁹⁹ Galvin, Maryknoll in Hong Kong, pp 183-184.

¹⁰⁰ Galvin, Maryknoll in Hong Kong, pp 220-221.

3.1.12 Grading of the house

In 2009 the AMO notified the Maryknolls that they were intending to grade Maryknoll House as a Grade 1 building. Father John Cioppa (Regional Superior), in a letter to the AAB dated 27 April 2009, requested that the building remained ungraded, and be deleted from the List of Historic Buildings in Hong Kong. The AAB responded in May (letter from the Fione Lo dated 8 May 2009), to inform Fr Cioppa, that the grading was an internal administrative mechanism that would not alter the ownership or management of the house.

The Grade 1 status of Maryknoll House was confirmed on 8 December 2016.¹⁰¹

3.1.13 Final years

At the end of 2010, Father Peyton noted that there were 28 Maryknoll missionaries based in Hong Kong, but that all members were over 50 and 17 of the 28 were over 70. He also drew attention to a perceptive insight first expressed years earlier, by one of the first four Maryknoll missionaries to China, Bishop James E. Walsh. Father Walsh had understood that the description of a missionary was "... one who goes where he is needed but not wanted and leaves when he is wanted but not needed".¹⁰²

Father Peyton went on to suggest the Maryknoll community now needed to understand a different mission, "seeking ways of being present in China, not as direct evangelizers, but as witness to the gospel values. Mission charity", he wrote, "can become a form of proclamation".¹⁰³

¹⁰¹ Antiquities Advisory Board (AAB), 'Historic Buildings' [website], Last Revision Date: 30 Jul 2024. [Graphics please hyperlink title to <https://www.aab.gov.hk/en/historic-buildings/search-for-information-on-individual-buildings/index.html?kw=Maryknoll&district=all&dm=all&pg=all&cg=all&year=all>]

¹⁰² Galvin, Maryknoll in Hong Kong, pp 220-221.

¹⁰³ Galvin, Maryknoll in Hong Kong, p 221.



Maryknollers “will continue to serve to the best of their abilities in the ways the diocese asks them...” They will undoubtedly also “... continue to seek ways of responding to the realities of today and tomorrow.”¹⁰⁴

In March, 2012 the old carpet was removed from the conference room, the floor was levelled and a new acoustic-friendly floor was laid.¹⁰⁵ In July a chair lift was installed to help older residents to get up and down the stairs.¹⁰⁶

3.1.14 Sale of Maryknoll House, 2016

Maryknoll House in Stanley was sold in 2016 to New Season Global Limited.

3.2 Chinese Renaissance Architecture

Chinese Renaissance architecture is the adaptation of traditional Chinese architecture to Western building technology and architectural practice. It arose out of the École des Beaux-Arts movement and the cultural changes in China that allowed consideration of foreign influences. It is variously referred to as ‘Chinese Renaissance’, and ‘Chinese Revival’.¹⁰⁷

Architecturally, Henry Killam Murphy (1877–1954), a Yale-trained, New York-based architect, Beaux-Arts practitioner is considered one of the fathers of this movement. Although earlier architects had mixed Chinese architectural elements with western buildings, it was generally done as an attempt to make a western building look Chinese (for example by adding a Chinese roof).¹⁰⁸

Murphy’s admiration for Chinese architecture began on his first trip to China in 1914, when he experienced ‘the “guanshi jianzhu (lit. “official buildings”) of the Ming (1368–1644) and Qing (1644–1911) dynasties in the Forbidden City. However, he considered that Chinese, alongside Classic, and Gothic, were the three great styles of architecture. He proposed a more rigorous study of Chinese architecture so that it could be made compatible with “modern building technology and ‘programmatically requirements’.”¹⁰⁹

The first generation of Chinese architects educated in the west in the 1920s and 1930s, recognised a similarity between the Beaux-Arts architectural principles and the traditional Chinese architectural styles and techniques. They returned to China and became architects, restorers of traditional Chinese buildings, and China’s first architectural historians.¹¹⁰ Many of these had been employed by Henry Killam Murphy after completing their studies. The movement only lasted around 50 years when the People’s Republic of China was proclaimed in 1949.¹¹¹ These architects rediscovered classical Chinese architectural rules, and combined them with modern construction techniques, especially the use of concrete to create the Chinese Renaissance aesthetic.¹¹²

3.2.1 Sino-Christian aesthetic and the Indigenous Church movement

In religious circles this architectural movement is also known as a ‘Sino-Christian aesthetic’, and is part of an ‘Indigenous Church movement’. This aesthetic, and movement, grew out of the desire for the Christian religions to become naturalised in other cultures, rather than remaining a foreign import. This was promulgated by the French Lazarist priests, Frederic Vincent Lebbe and Antoine Cotta. In 1922 Archbishop Celso Costantini, the first papal representative to China, began to put the movement’s ideas into action. Costantini had trained and worked in the fields of architecture, construction, sculpture and restoration and was sensitive to the power of art to express the spirit of a people. Costantini urged the development of a Sino-Christian aesthetic in the art and architecture of the church to embed Catholicism in the local communities.¹¹³

The Maryknolls had an unqualified commitment to China from the outset. They had corresponded with Cotta and Costantini, both proponents of the use of Chinese art and architecture. Their first building, the Ossining Seminary, was constructed in a Chinese style. The Maryknolls’ subsequent buildings were genuine attempts to combine Chinese and Western architecture, although not always successfully. However, it reflects their sincere desire to integrate Catholicism within the local communities.¹¹⁴

¹⁰⁴ Galvin, Maryknoll in Hong Kong, p 221.

¹⁰⁵ Chinahands, ‘[New Floor for the Stanley Conference Room](#)’ [website], 20/02/2012.

¹⁰⁶ Chinahands, ‘[Dedicating the new Chair Lift!](#)’ [website], 10/07/2012.

¹⁰⁷ Boyuan Zhang, ‘[A Chinese Renaissance: Henry Killam Murphy and His Interpretation of Traditional Chinese Architecture](#)’, *Journal of Traditional Building, Architecture and Urbanism*, no. 3, Nov. 2022, p 317.

¹⁰⁸ Zhang, ‘[A Chinese Renaissance](#)’, p 314.

¹⁰⁹ Zhang, ‘[A Chinese Renaissance](#)’, p 314.

¹¹⁰ Nancy S Steinhardt, “Chinese Architecture on the eve of the Beaux-Arts”, *Chinese Architecture and the Beaux-Arts*, edited by Jeffrey W. Cody et al., University of Hawai’i Press, 2011, pp. 3–22.

¹¹¹ Julian Davison, ‘Chinese Renaissance Architecture’ [website], 30 April 2018.

¹¹² Ho-Yin Lee and Lynne D Distefano, ‘[Chinese renaissance architecture in China and Hong Kong](#)’, Context, Institute of Historic Building Conservation, No 145, July 2016, p 17.

¹¹³ Ticozzi, ‘Celso Costantini’s Contribution’, p

¹¹⁴ Wiest, Maryknoll in China, pp 285, 289.

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The following table illustrates some of the Maryknoll buildings constructed in southern China.

Table 03: Maryknoll buildings constructed in southern China



Fig 22: The Maryknoll seminary at Kaying, [now Meixien] (Source: 'The Maryknoll Seminary at Meixien, China, 1929', USC Maryknoll Mission Archives, UC1878741)



Fig 23: Seminary at Jiangmen, China in 1931 (Source: 'Seminary at Jiangmen, China, 1931', University of Southern California (USC), Libraries (digital), Maryknoll Mission Archives, UC1887934).



Fig 24: The Chapel at Loting (now Luoding), (Source: Fr. Kennelly, 'The chapel at Luoding, China, 1932', USC Maryknoll Mission Archives, UC1820088).



Fig 25: Language school at Pakkai [now Beijie], China, 1935 (Source: 'Language school at Beijie, China, 1935', USC Maryknoll Mission Archives, UC1887354).



Fig 26: The Immaculate Heart of Mary Pro-cathedral in Pakkai [now Beijie], (Source: 'Kongmoon Pro-Cathedral, Kongmoon, China, ca. 1938', USC Maryknoll Mission Archives, UC1869960).



Fig 27: Bishop Ford's pagoda in Kaying [now Meixien], designed to serve as a powerhouse, water tank and as a landmark (Source: 'Bishop Ford's pagoda at Meixien, China, 1949', USC Maryknoll Mission Archives, UC1887354).

SECTION 3.0: HISTORY AND DEVELOPMENT



3.3 Associated Architects

3.3.1 Henry J. McGill

Henry J. McGill (born in Brooklyn, New York in 1890) was a New York-based architect. He started work as a draftsman in the firm of Murphy and Dana (Henry Killam Murphy and Richard Henry Dana), in around 1910.¹¹⁵ By 1915 the New York practice had moved into new office spaces at 331 Madison Avenue, designated as the 'Headquarters for the Oriental Department' of the practice.¹¹⁶ McGill accompanied Murphy to China in 1919. In January 1921, he became a partner in Murphy, McGill and Hamlin. The partnership ended in 1923, and McGill and Hamlin formed a new partnership which lasted until 1930. McGill generally worked on schools, churches and college buildings, with a little residential work as well.

McGill practiced in New York and was known for his Roman Catholic churches in New York and elsewhere in the United States. However, his career also encompassed several projects in China, and while his experience there may be less well known in the United States, he was for a time, in partnership with Henry K. Murphy, one of the leading Western exponents of Chinese Renaissance architecture. The other relevant aspect of his architecture experience is his work designing institutional accommodation.

It is likely to have been the combination of McGill's Catholic connections as well as his experience in China that led to his commission to design Maryknoll House.



Fig 28: The Church of the Most Precious Blood, 1931-1932 (Source: Novelty Theatre, Yorkton, 'Most Precious Blood Church, Astoria - front view' [website], 23/04/2017).



Fig 29: Yenching University in Beijing (1920), (Source: Campus of Yenching University with the Western Hills and the pagoda on the Summer Palace grounds seen in the distance. Scan from "Our University in Peking" 1926, published by Yenching University Peking, China, on Wikimedia, accessed 12/08/2024).



Fig 30: Brescia Hall (1926) in La Rochelle New York (Source: CNR Alum, 'Brescia Hall' [Facebook], timeline photo).

¹¹⁵ Application for Membership of the American Institute of Architects by Henry J. McGill, 1920. AIA Archive.

¹¹⁶ JW Cody, Building In China: Henry K. Murphy's Adaptive Architecture, 1914-1935, Hong Kong: The Chinese University Press, 2001, p 63.

SECTION 3.0: HISTORY AND DEVELOPMENT



3.3.2 Little, Adams and Wood

Little, Adams, and Wood, was a Hong Kong architectural and civil engineering practice, formed in 1916 from a partnership between Alexander Colbourne Little (initially worked for Public Works Department (PWD) from 1904 to 1913), Francis Robert John Adams (Authorized Architect between 1912 and 1927) and Ernest Marshall Wood (Authorized Architect from 1913-1927) following an earlier partnership known as Colbourne, Little. The partnership of Little, Adams and Wood had two offices, one in Hong Kong and the other in Canton. In 1922, Carlos Henrique S.F. Basto (Authorized Architect 1918-1941) was working for the firm.¹¹⁷ His sister was Maryknoll Sister, Sister Candida Marie Basto, who was studying in New York in the 1930s but would later be part of the China mission.¹¹⁸ It is purely speculative, but this may have been the link between the Maryknolls and the firm that won the project.

The practice was quite prolific around the time Maryknoll was built, and collectively they were important architects of their time. Many of their buildings remain to this date which is potentially reflective of the quality of their work, and/or in part the function i.e. largely institutional/education. Their works in Hong Kong included the residence, Kom Tong Hall,¹¹⁹ built in 1914, just prior to the partnership's formation; Tsan Yuk Hospital, opened in 1922 as a maternity hospital and later also became the teaching hospital of Hong Kong University's Department of Obstetrics and Gynaecology;¹²⁰ the original Quarry Bay School in Kings Road (1926);¹²¹ the Mong Kok

building of Diocesan Boys' College (1926); and a new building for St Paul's Girls' College in Macdonnell Road (1927). They also worked on the Maryknoll Convent School until 1936 when Mr Little became terminally ill.¹²²

Little, Adams and Wood were not noted for Chinese renaissance architecture, or for incorporating Chinese architectural motifs in their designs.



Fig 31: Main Building Old Tsan Yuk Maternity Hospital, completed 1922, Grade 1 (2009), (Source: AMO, 'Historic Buildings' [website], accessed 12/08/2024).



Fig 32: Original Quarry Bay School, completed 1926, Grade 3 (2010). (Source: AMO, 'Historic Buildings' [website], accessed 12/08/2024).



Fig 33: Main Building, Diocesan Boy's School, substantially completed, 1926; subsequently modified (Source: Diocesan Boy's School, 'The House they built from age to age', [links to a pdf], accessed 12/08/2024).



Fig 34: Main Building, St. Paul's Coeducational College, completed 1927, Grade 2 (2010).



Fig 35: La Salle College, school inaugurated 1932, demolished 1970s



Fig 36: Maryknoll Convent School (initial work done by Little, Adams and Wood), main school complex constructed 1937, Declared monument, (2008), (Source: AMO, 'Heritage Sites' [webpage], accessed 12/08/2024).

117 Chung Wai Tony Lam, 'From British Colonisation to Japanese Invasion. The Hundred Years Architects in Hong Kong, 1841-1941', HKIA journal: the official journal of the Hong Kong Institute of Architects (香港建築師學會), no.45, 2006, pp. 44-55.

118 Maryknoll Mission Archives, 'Sister Candida Marie Basto, MM' accessed 2nd November, 2016; *A History of the Maryknoll Centre House*, Unpublished.

119 Antiquities and Monuments Office, Leisure and Cultural Services Department, 'Declared Monuments of Hong Kong - Hong Kong Island, Kom Tong Hall', accessed 24th November 2016.

120 AMO Leisure and Cultural Services Department, 'Heritage Trail: Central and Western Heritage Trail - Old Tsan Yuk Maternity Hospital', accessed 24th November 2016.

121 Gwulo: Old Hong Kong, 'Original Quarry Bay School', accessed 24th November 2016.

122 Email from Ellen Pierce to author, 30th November, 2016.



4.1 Defining the Significance

4.1.1 Significance as the Basis of Conservation

The philosophy of conservation is centred on significance. It helps to define what contribution various aspects of a place make to a wider understanding and appreciation of history, society, and culture. As such, understanding the significance of the Maryknoll House is integral to its preservation and adaptive reuse, which will be an important consideration for all decision-making about the structure, both now and in the future.

‘Significance lies at the heart of every conservation action... unless we understand why a place is worthy of conservation, the whole business of conservation makes very little sense’¹²³

This section defines the importance, also known as cultural significance, of the site. This importance is both tangible and intangible and both contribute to understanding what should be retained and conserved.

4.1.2 Defining Significance

Significance – or, as it is also known, cultural significance – has been defined by ICOMOS as the *“aesthetic, historic, scientific, social, or spiritual value for past, present or future generations... Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places, and related objects.”¹²⁴*

This description and definition of significance is generally acceptable on an international basis, with variations on the language and approach but the overarching message remains clear: at the heart of significance is the understanding of why places are valued and who they are valuable to. This sentiment is described by ICOMOS as follows:

“Places of cultural significance enrich people’s lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences.”¹²⁵

4.2 Criteria and Methodology

While significance can be assessed and discussed with regards to factual and often tangible characteristics such as its aesthetic and design qualities, new and/or unique technologies and associations with important people or events, an important additional element of significance is what makes things valued by the people who experience and appreciate them. In this way, assessing significance can be subjective. It is therefore important to combine a broad set of principles to enable significance to be understood.

For the purposes of this CMP, significance is the overarching analysis and understanding of what is important about Maryknoll House. This section brings together information in the earlier sections of the CMP concerning the history of the site, the wider context and information about the site and its former use as a missionary.

¹²³ Clark, K. *Informed Conservation*, (2001).

¹²⁴ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 1.2

¹²⁵ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013



Level of Significance	Definition	Guidelines for Change of the Element
Exceptional	Where an individual space or element is assessed as displaying a strong contribution to the overall significance of the place. Spaces, elements or fabric exhibit a high degree of intactness and quality, though minor alterations or degradation may be evident. This category also includes spaces of Exceptional quality in terms of design and materials, though some of the materials were restored on a like-for-like basis in the past.	Every effort must be made to retain the element. Alteration or removal in any form should be avoided, unless it is assessed to be beneficial to its cultural significance.
High	Where an individual space or element is assessed as making a substantial contribution to the overall significance of the place. Spaces, elements or fabric originally of substantial quality, yet may have undergone considerable alteration or adaption resulting in presentation which is either incomplete or ambiguous. The category also includes spaces, elements or fabric of average quality in terms of design and materials, but which exhibit a high degree of intactness.	Every effort should be made to retain the element. Removal in any form should be avoided, large scale alteration should be strictly restricted, unless it is assessed to be beneficial to its cultural significance.
Moderate	Where an individual space or element is assessed as making a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone alteration or degradation. In addition, elements of relatively new construction, where the assessment of significance is difficult, may be included. This category also includes original spaces, elements or fabric of any quality which have undergone extensive alteration or adaption.	Effort should be made to retain the element. Removal is only allowed in special circumstances. Alteration should be restricted. An impact assessment should be made prior to any planned alteration or proposed removal.
Low	Where an individual space or element is assessed as making a minor contribution to the overall significance of the place, especially when compared to other features. Spaces, elements or fabric originally of little intrinsic quality, any may have undergone alteration or degradation. This category also includes original spaces, elements or fabric of any quality which have undergone extensive alteration or adaption to the extent that only isolated remnants survive (resulting in a low degree of intactness and quality of presentation).	A greater degree of flexibility for change is possible. It may be acceptable for removal or alteration through an impact assessment process.
Neutral	Where an individual space or element is assessed as having an unimportant relationship with the overall significance of the place. Spaces, elements or fabric are assessed as having little or no significance.	Alteration or removal is generally thought to be acceptable, as long as the proposed change is not resulting in negative heritage impact.
Adverse	Where an individual space or element detracts from the appreciation of cultural significance, by adversely affecting or obscuring other significant areas, elements or items.	Element should be removed, with care taken to avoid harming surrounding significant elements.

Table 04: Definition of significance level. Source: Author

SECTION 4.0: SIGNIFICANCE



The assessment of significance is based on a range of characteristics, known as heritage values, that contribute to its overall importance. Individual sites and buildings will have a number of heritage values that are uniquely applicable to them, however, all will have a core set of values that are in common. For Maryknoll House, heritage values are considered under the headings in Table 04. These assessment Criteria are extracted from the AAB’s ‘Historic Building Assessment Form’.¹²⁶

Value*	Attributes
Historical interest (4.3.1)	<ul style="list-style-type: none"> a Associated with historical event(s), phase(s) or activity(ies) b Associated with historic figure(s) c Importance in the historical development of Hong Kong d Age of the building
Architectural Merit (4.3.2)	<ul style="list-style-type: none"> a Style - as an example of an architectural style b Function - as an example of a building type c Construction - design, decoration, construction materials, technology and craftsmanship d Aesthetic Value - The building’s external appearance contributes to visual quality of its vicinity
Group Value (4.3.3)	<ul style="list-style-type: none"> a Importance in a building cluster of harmonious architectural design and style of Hong Kong or an integral component of an historical complex b Importance in a building cluster showing common cultural value(s) or historical development of Hong Kong
Social Value and Local Interest (4.3.4)	<ul style="list-style-type: none"> a Importance as a symbolic or visual landmark recognized by the community b Importance in depicting “cultural identity” and/ or perpetuating “collective memory” of the community

Value*	Attributes
Authenticity (4.3.5)	<ul style="list-style-type: none"> a Alterations to the building that adversely affect/ enhance its historical significance and architectural integrity b Modification to the cultural setting and the associated cultural landscapes
Rarity (4.3.6)	<p>Being rare due to the</p> <ul style="list-style-type: none"> a historical interest; and/or b architectural merit; and/or c group value; and/or d social value& local interest; and/or e authenticity of the building f (refer to Explanatory Notes, section 3.6)

Table 05: Summary of Values and their Attributes. Source: Author

(* text in brackets is the supporting section where the value is discussed.

In addition, the significance is rated in four different levels as extracted from the AAB’s ‘Historic Building Assessment Form’.¹²⁷

- a Only important to an area (e.g. a street or a village);
- b Community/ place [e.g. a clan or a small heung (鄉)];
- c District/ region [e.g. Fanling area or a large heung yeuk (rural alliance 鄉約 like Alliance of North Sai Kung 西貢北約)]
- d Territory-wide (HKSAR) or national level.¹²⁸

¹²⁶ AAB, ‘Historic Building Assessment Form’ [links to pdf], as at 29 December 2005, pp 2-5.

¹²⁷ AAB, ‘Historic Building Assessment Form’ [links to pdf], as at 29 December 2005, pp 2-5.

¹²⁸ AAB, ‘Historic Building Assessment Form’ [links to pdf], as at 29 December 2005, pp 2-5.



4.3 Assessment of Heritage Values

4.3.1 Historical Interest Exceptional

(a)	Associated with historical event(s), phase(s) or activity(ies)	<p>The story of Christianity in China and Hong Kong and the indigenous church movement;</p> <p>The establishment of the Maryknoll community and its century-long work in China and Hong Kong;</p> <p>The last stand in the Battle for Hong Kong took place in and around Maryknoll House. Royal Engineers garrisoned Maryknoll House before and during the battle. The Maryknoll Fathers and Brothers were interred in the Stanley Camp and ministered to the other internees. Fathers Meyer and Hassler voluntarily remained in the camp until its liberation to continue ministering to the internees.</p> <p>After the war Maryknoll House sheltered over 250 missionaries in the early 1950s after the Communists expelled them from China.</p> <p>Maryknolls' construction of or creation of leprosaria, orphanages, asylums, dispensaries, hospitals, schools, and homes, in South China and Hong Kong (specifically refuges in Chai Wan, Tung Tao Tsuen, Kowloon Tsai, Ngau Tau Kok, and Kwun Tong).</p>
(b)	Associated with historic figure(s)	<p>Father James A. Walsh, co-Founder of the Maryknoll Society;</p> <p>Father Thomas F. Price, co-Founder of the Maryknolls and one of the first Maryknolls to arrive in Hong Kong in 1918;</p> <p>Father Howard Trube (constructed granite housing in Tung Tau Tsuen refugee community);</p> <p>Father Peter Reilly (primary school in Kowloon Tsai, Maryknoll Fathers School Advisory Committee, schools in Kwun Tong, Lok Fu, Wangtauhom and Jordan valley);</p> <p>Father Arthur Dempsey (Pius Handicrafts in Ngau Tau Kok);</p> <p>Father Steve Edmonds MBE ("the Shepherd of Chai Wan" and prison chaplain for 50 years);</p> <p>Monsignor John Romaniello (the "Noodle Priest")</p> <p>Father Thomas O'Melia's book 'First-Year Cantonese' was adopted as an official textbook by the Hong Kong Government.</p> <p>Architects Henry J. McGill, Little, Adams and Wood, and design 3, all notable and well-known architects (see Section 3.3).</p>
(c)	Importance in the historical development of Hong Kong	Support of refugee communities in Hong Kong after the late 1940s Communist takeover of China (specifically refugees in Chai Wan, Tung Tao Tsuen, Kowloon Tsai, Ngau Tau Kok, Kwun Tong) through provision of food, dispensaries, hospitals, schools, and homes, with some support from the Hong Kong Government.
(d)	Age of the building	1920-1939



4.3.2 Architectural Merit **High** (exterior), **Moderate** (interior)

(a)	Style - as an example of an architectural style	<p>Maryknoll House was originally designed in the Chinese Renaissance style by Henry McGill (protégé of one of the fathers of Chinese Renaissance architecture, Henry Killam Murphy).</p> <p>Maryknoll House as built, is a much-simplified version of the original plan, modified first by Little, Adams, and Wood, and then by Fr. James Drought (Vicar General of Maryknoll New York).</p> <p>The Chinese Renaissance style was important to missionaries as part of the indigenous church movement and ideology endorsed by Pope Benedict XV. It was particularly important to the Maryknolls and reflects their sincere desire to adapt Catholicism to local cultures embed it within local communities.</p> <p>By comparison with Maryknoll House, King Yin Lei (c.1937) and Tung Lin Kok Yuen (1935) are excellent examples of Chinese Renaissance, both built with significantly larger budgets than Maryknoll House.</p>
(b)	Function - as an example of a building type	<p>As a combined retreat / rest home and language school, it is potentially unique. It appears that missionary buildings were generally on or the other, rather than combined. Further study would be required to substantiate this.</p> <p>Other examples in Hong Kong include Tao Fong Shan Christian Centre (1938) a known retreat home in Sha Tin, and 'Béthanie' (1875) and 'Nazareth' (1897) in Pok Fu Lam, a sanatorium and retreat house respectively, owned by the Missions Étrangères de Paris.</p>
(c)	Construction - design, decoration, construction materials, technology and craftsmanship	<p>The building's construction is adapted the tropical climate, using deep verandahs, aligning the house so the living accommodation takes advantage of the sea breezes and views. It incorporates Chinese design aesthetic of symmetry, four-sided enclosure using the courtyard, horizontal spatial arrangement, and main entrance forming a symbolic gateway.</p> <p>The religious function is symbolised thought the use of the crucifix and the monastic 'cell' style windows.</p> <p>The materials are a combination of western and local materials and techniques, such as exposed concrete post and beam structure, British style red bricks, granite walls, Shanghai Plaster, wood joinery, the green liuli pan and roll glazed tiled gable roofs, green glazed Chinese grilles, octagonal and hexagonal shaped windows, and various decorations and motifs on the façade.</p> <p>Craftmanship is probably typical of its time and it appears to be of good construction given its condition and relative authenticity.</p>
(d)	Aesthetic Value - The building's external appearance contributes to visual quality of its vicinity	<p>The Contrasting façade designs represent a response to the buildings highly prominent setting, notably for views from, and to, the house from the neighbouring village, bays and promontories. Noting however, this has been eroded to some degree over time with the construction around the site, as well as the growth of vegetation.</p> <p>It is one of the most spectacular historic buildings in the area.</p>



4.3.3 Group Value **Moderate/Low**

(a)	Importance in a building cluster of harmonious architectural design and style of Hong Kong or an integral component of an historical complex	Along with other remnants of Old Stanley, Maryknoll House illustrates Stanley's growth and development.
(b)	Importance in a building cluster showing common cultural value(s) or historical development of Hong Kong	

4.3.5 Authenticity **High**

(a)	Alterations to the building that adversely affect/ enhance its historical significance and architectural integrity	Externally the building has undergone minimal to no change. Limited damage was done to the building during the Battle for Hong Kong. The alterations made in the 1970s renovations appear to be largely internal to partition and prepare the house for its new functionality.
(b)	Modification to the cultural setting and the associated cultural landscapes	The immediate cultural setting has changed through the 1970s subdivision of the property to fund the renovations on which a residential complex was built. The wider cultural landscape has developed from a large fishing village to a residential and a bustling tourist haven.

4.3.4 Social Value and Local Interest **Moderate**

(a)	Importance as a symbolic or visual landmark recognized by the community	Historically, it would have been a notable and prominent landmark on top of the hill, visible from Stanley Bay and the peninsulas either side of it. It remains visible from some places, including Stanley Bay, the Blake Pier, and parts of the harbourside near Muray House.
(b)	Importance in depicting "cultural identity" and/ or perpetuating "collective memory" of the community	It was a purpose-built compound for the Maryknoll missionaries as a place of rest and recovery as well as a language school for missionaries to China. This allowed the Maryknoll missionaries to live among the communities they served, speaking their language, and to have a place to refresh and renew the missionaries physically, mentally and spiritually, and allow them to return to their communities to continue their mission.

4.3.6 Rarity **Exceptional**

Being rare due to the		
(a)	historical interest; and/or	As a combined retreat / rest house and language school, in Chinese Renaissance style, it is potentially unique in Hong Kong and possibly also in China.
(b)	architectural merit; and/or	
(c)	group value; and/or	
(d)	social value& local interest; and/or	Further study would be required to substantiate this.
(e)	authenticity of the building	



4.4 Significance Summary

Maryknoll House was constructed between 1933 and 1935 as a staging base, retreat and a language school for the Catholic Foreign Missionary Society of America's (the Maryknolls), mission to China. The extraordinary work of the approximately 350 men who have served as Maryknoll priests and brothers in China and Hong Kong occurred primarily in several dozen small villages in southern China in the first half of the twentieth century, and later among some of the most impoverished members of Hong Kong's post-war society. The missionaries often lived among people in the most acute poverty, sharing their situation to understand what difficulties were being faced, and to how best to respond sensitively to their needs. Maryknoll House played a key supportive role in this mission by providing for the physical, social, psychological and spiritual needs of the missionaries, sustaining them in a way that allowed their very challenging work elsewhere to take place.

In the immediate period leading up to the outbreak of hostilities with Japan Maryknoll House was important in staying open and welcoming to a wide variety of guests from all sectors: religious, secular, government and military. Meals were served, celebrations and religious services were held, visitors welcomed, and care was given to those in need. Additionally, the mission areas in China were supported, with plans made, supplies and personnel sent, and many missionaries passing through on their way to, and from, China.

The Maryknolls made a significant contribution to the growth of the Catholic Church both in China and Hong Kong. The Maryknoll's work is of significance for its role in the creation of a Chinese Catholic Church. They believed in a Church where the Chinese were as important as any Westerner, where Chinese were not limited to auxiliary or subordinate

roles, where the services were conducted in a Chinese language, and the art and architecture was local and familiar to the greatest extent possible. Maryknolls were not the first to do this, and it did not happen immediately, but they were perhaps the first community as a whole, at least in modern times, to embrace such an understanding.

Maryknoll House was built in the Chinese Renaissance style, designed by the New York based architect Henry J. McGill (a protégé of one of the fathers of Chinese Renaissance architecture, Henry Killam Murphy), modified by Hong Kong based architectural firm Little, Adams, and Wood, and substantially simplified by Father James Drought, Vicar General of Maryknoll (New York). The changes were necessitated by the Maryknolls' financial constraints and the Pope's directive to ensure mission buildings were not too costly or sumptuous. Despite this Maryknoll House retained many of its Chinese architectural features. It is one of the most spectacular historic buildings remaining in the Stanley area. It was originally highly visible from Stanley Bay and the peninsulas either side of it, becoming a prominent landmark on top of its hill. It remains visible from Stanley Bay, although has reduced visibility from the peninsulas either side owing to the high-rise development that has occurred in Stanley.

The exterior of the building remains authentic and substantially intact. It avoided significant damage from the final stand in the Battle of Hong Kong that raged around it, and from looting afterwards. The renovations that occurred in the 1970s were primarily to the interior, and design to adapt it to the Maryknolls' and Hong Kong's changing situation.

It is potentially rare as a combined retreat / rest house and language school constructed in the Chinese Renaissance style in Hong Kong and possibly also in China. However, further study would be required to substantiate this.

4.5 CHARACTER-DEFINING ELEMENTS

This section has been prepared as an important reference to gauge impacts and to guide future decisions for any changes planned on the Maryknoll House. It includes a summary description and analysis of the significance of individual elements of the site (commonly known as character-defining elements (CDEs) in Hong Kong). These elements may include spaces, architectural details, landscape elements or any other individual features of the site. This schedule is not intended to be an inventory list or a gazetteer.

The levels of significance are divided into six levels which are exceptional, high, moderate, low, neutral and adverse. Their explanations are illustrated in table 3.1 below. The criteria used to assess the significance of each element are the values described in Section 4.2. Where these criteria conflict, the resultant assessment score is aggregated. Each entry in the schedule is accompanied by a photograph of a sample of the item described. Similar example of each item can be seen by observation.

The entries are arranged in the following order:

- 4.5.1 Tangible
 - 1. Site and Context
 - 2. Exteriors
 - 3. Interiors

Brief guidance notes are given in the right-hand column of the table for each item.

SECTION 4.0: SIGNIFICANCE





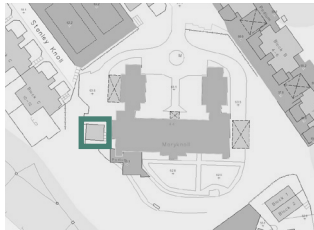




ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ¹²⁹)
Site and Context				
S1	Overall Setting	High		
S2	Entrance Gates and Posts 01 Metal gates with religious symbols 02 Red brick posts 03 Address plaque	Moderate		
S3	Entrance Courtyard 01 Overall setting	Moderate		

¹²⁹ Some images are extracted from the previously approved 'Proposed Conservation cum Development Conservation Management Plan – Maryknoll House, December 2023' prepared by MIRO, while some were taken by Purcell in 2016.



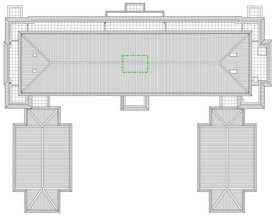


SECTION 4.0: SIGNIFICANCE



ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ²⁹)
S4	Back Garden 01 Soft landscape	Moderate		  
S5	Ancillary structures 01 2-storey Servants Quarters 02 Car porch	Low		 

SECTION 4.0: SIGNIFICANCE



ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ¹²⁹)
Exteriors				
E1	North elevation of Main Block with			
	01 red facing brick wall, granite band courses & plinth	High		
	02 timber windows	High		
	03 Chimney on the roof (4 nos.)	High		
	04 original cast iron rainwater down pipe with hopper	High		
	05 Window A/C	Adverse		
E2	Cross on the roof ridge	High		 





SECTION 4.0: SIGNIFICANCE



ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ¹²⁹)
E3	<p>Entrance porch at North elevation of Main Block with</p> <ul style="list-style-type: none"> 01 Entrance doors 02 Timber windows 03 Chinese style green glazed-tiled roof 04 Granite columns, steps & floor moulded ceiling 05 Light fittings 06 1/F terrace green glazed-tiled roof eave decoration 	<ul style="list-style-type: none"> Exceptional Moderate Exceptional Exceptional Moderate Exceptional 		
E4	<p>East elevation of West Wing with</p> <ul style="list-style-type: none"> 01 Verandah with red painted Chinese bracket style columns and beams 02 Red facing brick wall 03 Granite band courses and plinth 04 timber windows 05 Octagonal and hexagonal windows 06 Window A/C 	<ul style="list-style-type: none"> High High High High High Adverse 		







SECTION 4.0: SIGNIFICANCE



ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ¹²⁹)
E5	West elevation of East Wing with 01 Red facing brick wall 02 Granite band courses and plinth 03 Timber windows 04 Windows with stained glasses 05 Window A/C	High High High Exceptional Adverse		
E6	North elevation of West Wing with 01 red facing brick wall 02 granite band courses and plinth 03 timber windows	High High High		

SECTION 4.0: SIGNIFICANCE



ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ²⁹)
E7	<p>North elevation of East Wing with</p> <ul style="list-style-type: none"> 01 red facing brick wall 02 granite band courses and plinth 03 timber windows 04 embedded cross pattern on wall formed by tile finish 	<p>High</p> <p>High</p> <p>High</p> <p>High</p>		
E8	<p>West elevation of West Wing with</p> <ul style="list-style-type: none"> 01 original side entrances with timber doors, projecting canopies, granite steps and granite plinths 02 Verandah with red painted Chinese bracket style columns and beams 03 red facing brick wall 04 granite band courses and plinth 05 timber windows 06 Window A/C 07 Later added carpark shelter 	<p>Moderate</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>Adverse</p> <p>Adverse</p>		  

SECTION 4.0: SIGNIFICANCE



ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ²⁹)
E9	West elevation of Main Block with			
01	original side entrances with timber doors, projecting canopies, granite steps and granite plinths	Moderate		
02	red facing brick wall	High		
03	granite band courses and plinth	High		
04	timber windows	High		
05	Verandah on 2/F with square patterned parapet and brick column	Adverse		
06	Window A/C and awnings	Adverse		
07	Other later added building services	High		
E10	East elevation of East Wing with			
01	red facing brick wall	High		
02	granite band courses and plinth	High		
03	timber windows	High		
04	windows with stained glasses	Exceptional		
05	Window A/C	Adverse		
06	other later-added building services	Adverse		








SECTION 4.0: SIGNIFICANCE



ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ²⁹)
E11	East elevation of Main Block with			
01	original side entrances with timber doors, projecting canopies, granite steps and granite plinths	High		
02	red facing brick wall	High		
03	granite band courses and plinth	High		
04	timber windows	High		
05	verandah on 2/F with brick column and square patterned parapet	High		
06	Window A/C and other later added building services	Adverse		
07	Later-added porch	Adverse		
E12	South elevation of Main Block with			
01	verandahs on all three floors with Chinese ceramic grilles installed in different patterns on parapets, and facing brick and granite columns	High		
02	red facing brick wall	High		
03	granite band courses and plinth	High		
04	timber windows	High		
05	G/F granite staircase flight with Chinese style parapet	High		
06	1/F terrace with Chinese ceramic grilles installed on parapets	High		
07	Window A/C and other later added building services	Adverse		

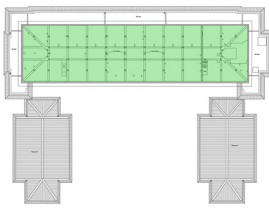





SECTION 4.0: SIGNIFICANCE



ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ¹²⁹)
E13	<p>Central protrusion bay at South elevation of Main Block with</p> <ul style="list-style-type: none"> 01 terrace on 2/F 02 verandah and terrace on 1/F 03 red facing brick columns and Chinese ceramic grilles in parapets 	<p>Exceptional</p> <p>Exceptional</p> <p>Exceptional</p>		
E14	<p>All elevations with</p> <ul style="list-style-type: none"> 01 timber windows and French doors 02 octagonal and hexagonal windows 03 windows with stained glasses 04 pitched (global or hip) roofs with Chinese green glazed-tiles and profiled ridges 05 ventilation tiles on gable walls 06 recessed gutter, chimneys and flying rafters at eaves 07 original cast iron rainwater down pipe with hopper 	<p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p>		   

SECTION 4.0: SIGNIFICANCE



ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ²⁹)
Interiors				
I1	Reinforced concrete roof trusses for pitched roof	Exceptional	 R/F	
I2	Staircases at east and west ends from G/F to 2/F, including 01 timber steps 02 cast iron balustrades and timber handrails 03 Stair lift and its guiderail	High High Adverse	 G/F	
I3	Verandah at the South elevation of Main Block with 01 cement floor tiles in geometric pattern 02 brown cement skirting tiles	Moderate	 1/F	



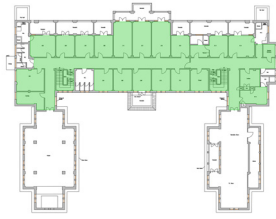



SECTION 4.0: SIGNIFICANCE



ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ²⁹)
14	<p>Corridors and bedrooms with</p> <p>01 cement floor tiles in geometric pattern</p> <p>02 border tiles and timber skirtings</p>	<p>Moderate</p> <p>Moderate</p>	 <p>1/F</p>	
15	<p>Solid timber strip flooring and skirting with cove details in bedrooms</p>	Moderate	 <p>1/F</p>	
16	Picture rails	Low	 <p>1/F</p>	





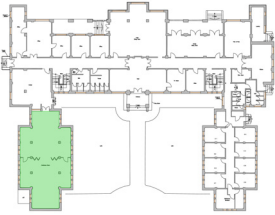

SECTION 4.0: SIGNIFICANCE



ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ¹²⁹)
17	Timber doors	Moderate	 <p>1/F</p>	
18	Ceiling moulding in simple profile	Moderate	 <p>1/F</p>	
19	Glazed porcelain floor tiles with religious symbol at entrance foyer of Main Block	Low	 <p>G/F</p>	






SECTION 4.0: SIGNIFICANCE



ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ¹²⁹)
110	Decorative architrave at foyer of Main Block	Moderate		
111	Mosaic floor tiles in geometric pattern next to foyer of Main Block	Moderate		
112	Decorative capital of columns at G/F Conference Room in East Wing	High		

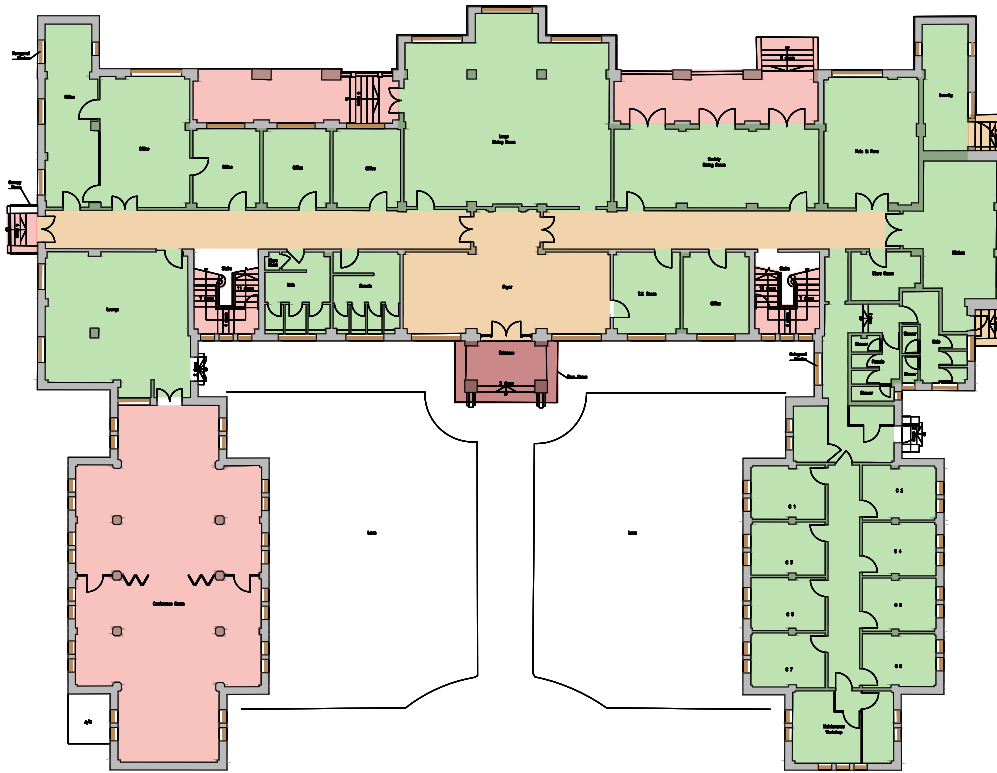
SECTION 4.0: SIGNIFICANCE



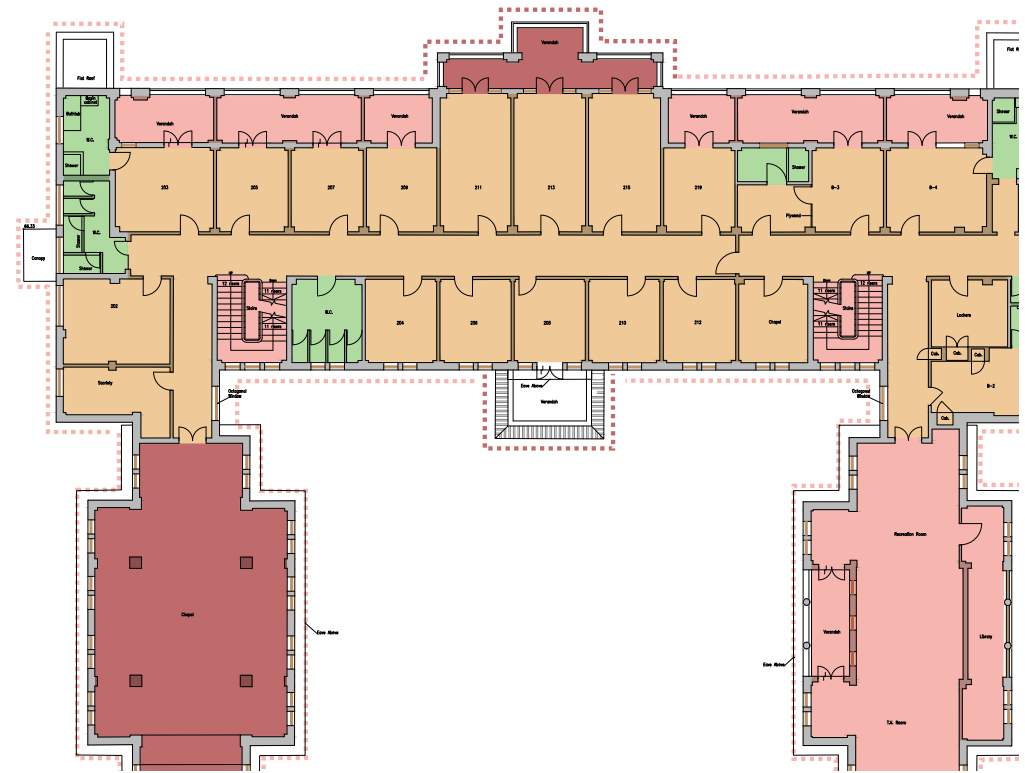
ID	Description	Level of Significance	Location Plan	Photographs (with photo reference extracted from previous CMPs ²⁹)
113	<p>1/F Chapel in East Wing</p> <p>01 High and barrel ceiling in Chinese Caisson alike pattern</p> <p>02 Red columns with Chinese Dou Gong alike capital</p> <p>03 Religious symbol on walls at high level</p>	<p>Exceptional</p> <p>Exceptional</p> <p>Exceptional</p>	 <p>1/F</p>	 
114	<p>1/F Recreation Room in West Wing</p> <p>01 high and barrel ceiling</p> <p>02 rhombus symbol on wall at high level</p> <p>03 enclosed verandah</p>	<p>High</p> <p>High</p> <p>Adverse</p>	 <p>1/F</p>	



4.6 Significance Plans



G/F Plan

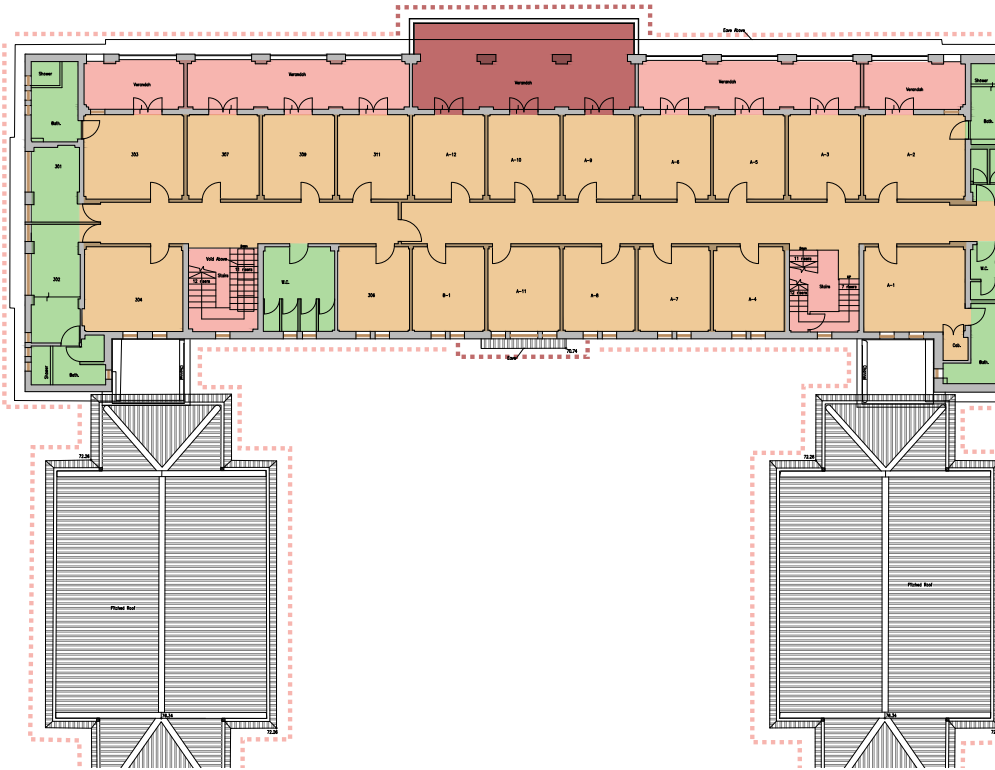


1/F Plan

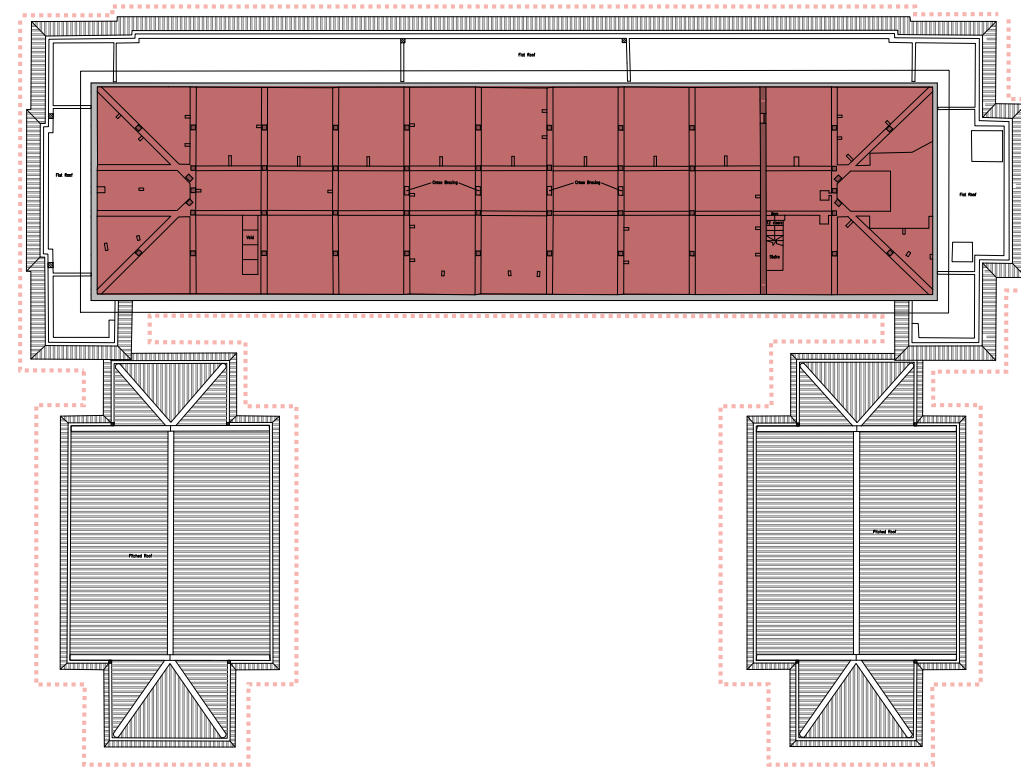
SECTION 4.0: SIGNIFICANCE



4.6 Significance Plans



2/F Plan



R/F Plan



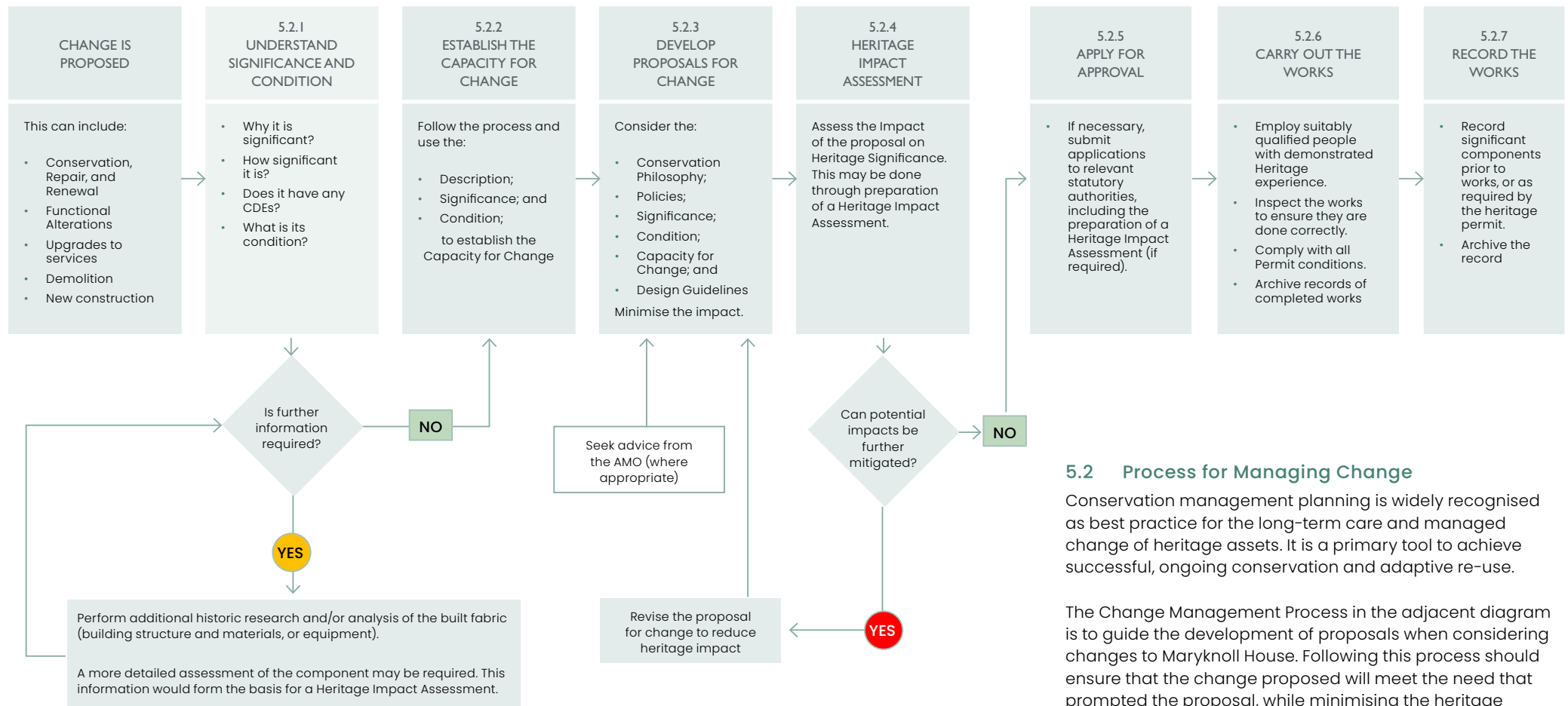
5.1 Introducing Change

This section describes the process of managing change to Maryknoll House. Following this process will protect and conserve the significant values of Maryknoll House when planning changes. Change can mean conservation, repair and renewal, or functional alterations and upgrades, or enhancement works. Such changes may be required to ensure that a place:

- Is appropriately maintained and does not fall into disrepair.
- Can be used, either for its original purpose or for an appropriate adaptive reuse.
- Is compliant with statutory legislation.
- Has barrier free access.
- Can adequately address the impacts of climate change.

Change must be managed to ensure that it does not reduce the historic cultural heritage significance of Maryknoll House overall, or of the component that is changed. Managing incremental changes is particularly important. Over time, many small changes that have little or no heritage impact, may cumulatively have an unforeseen, and much greater, detrimental heritage impact.

SECTION 5.0: CHANGE MANAGEMENT PROCESS



5.2 Process for Managing Change

Conservation management planning is widely recognised as best practice for the long-term care and managed change of heritage assets. It is a primary tool to achieve successful, ongoing conservation and adaptive re-use.

The Change Management Process in the adjacent diagram is to guide the development of proposals when considering changes to Maryknoll House. Following this process should ensure that the change proposed will meet the need that prompted the proposal, while minimising the heritage impact to the component and to Maryknoll House's overall historic cultural heritage significance.

The steps in the diagram are expanded on in the sections following the diagram. The headings below are hyperlinked to the relevant section numbers, which include management actions and links to relevant guidance documents.



5.2.1 Understand significance and condition

5.2.1.1 Significance

An understanding of significance should underpin every conservation decision and all change to a heritage site.

The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, uses, associations or meanings of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.¹³⁰

The first step when change is proposed, is to determine the significance of the component(s) that will be affected by the change. Understand why it is significant; how significant it is; and what condition it is in.

Understanding the relationships of CDEs to the area nominated for change is also a key consideration. It is important to know if there is anything around the component(s) that may be affected, even if they are not being changed.

For example, modern bathrooms are likely to be of low significance, although the spaces that contain them may be of high significance; modern services are likely to be of low significance, although their removal and replacement may have an impact on historic fabric of high or exceptional significance. Works may be proposed to fabric of little significance but present a visual impact to adjacent CDEs. Proposed works may also have a visual impact to adjacent or nearby components of exceptional or high historic cultural heritage significance.

To understand the significance of the component:

- Refer to the heritage values
- Consult any historic development or record plans (if any) to see if the component is original or modified
- Look for any surviving significant fabric adjacent, or nearby, components
- Look for any character-defining elements (Section 4.5) in, or around the area
- Consult the Grading of Significance Plans (Section 4.6)
- Check the potential for archaeology that may be disturbed (if applicable).

If there is not enough information about the history, carry out additional historical research and/or analysis of the built fabric (building structure, materials, or equipment). If there is not enough information about the significance, prepare a detailed significance assessment for component(s).

5.2.1.2 Condition

It is important to understand the condition and structural integrity of the component(s) that will be impacted by proposed changes. The Capacity for Change may be increased or decreased by the condition of a component.

For example, a component of exceptional or high historic cultural heritage significance in excellent condition may have less Capacity for Change than a similar component in poor condition. However, the retention of historic cultural heritage significance should always be the first consideration when change is proposed.

By understanding the historic cultural heritage significance and condition of the component(s), the Capacity for Change can be established.

5.2.2 Establish the Capacity for Change

The Capacity for Change is how much physical change can occur to the component or the setting with minimal or no harm to the historic cultural heritage significance of the component, or to the overall historic cultural heritage significance of Maryknoll House.

The amount of change to a place and its use should be guided by the cultural significance of the place and its appropriate interpretation.¹³¹

This will be the starting point for any detailed design work. It may be desirable to discuss the proposed change(s) with the Antiquities and Monuments Office before proceeding with the detailed design. Changes are likely to be more acceptable if it can be shown that it is based on a detailed understanding of the history and significance of the component in question. It is important to do this because the significance of any Historic Site can be reduced by a series of minor changes which have little effect individually, but may have a much larger cumulative effect, if they are carried out without thinking about the overall affect.

The Capacity for Change for components of different levels of significance is set out in the table on the next page. Use this table, with the significance of the area or component and the condition of the fabric, to establish the area's Capacity for Change and align this with the type and scale of change proposed. Depending on the amount and type of change that is proposed, and the reasons the change is required, the Capacity for Change may be different from the outline provided. Each proposal for change will be different and the Capacity for Change will need to be assessed for each new proposal.

¹³⁰ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 15.4

¹³¹ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 15.1 (Article 15. Change)



Significance	Capacity For Change	Considerations
Exceptional	<p>Very Minor</p> <p>Avoid large changes, unless it enhances heritage significance and CDEs or is required for statutory compliance.</p> <p>Demolition is not supportable.</p>	<ul style="list-style-type: none"> Protect, retain, and reveal, exceptional, and high, significance component and future use and strengthens the visibility of Exceptional or High historic cultural heritage significance components. Reveal previously hidden exceptional, and high, significance components where possible to enhance interpretation of cultural significance. Conservation, repair, and renewal may be approved if carried out on a like-for-like basis. Replacement of hazardous materials, or a defective detail, are examples of exceptions to this principle.
High	<p>Minor</p> <p>Avoid large changes, unless it enhances heritage significance and CDEs or is required for statutory compliance.</p> <p>More flexibility for change, especially if it enhances Significance.</p> <p>Demolition is generally not supported unless there is compelling justification.</p>	<ul style="list-style-type: none"> Service changes and upgrades may be approved, if they are related to long-term, sustainable use and cause little-to-no heritage impact They should not have a harmful, cumulative, or erosive effect on significance. Changes where permitted, should respect, and not obscure, the original design intent or significant spatial qualities. Sensitive change may be permitted with appropriate justification, if it supports continued and future use and strengthens the visibility of Exceptional or High historic cultural heritage significance components.
Moderate	<p>Minor-Moderate</p> <p>Retain significant fabric and CDEs. There is more flexibility for changes to be made, particularly if it enhances heritage significance, CDEs or provides a large public benefit.</p>	<ul style="list-style-type: none"> Assess, retain, and conserve moderate significance fabric and CDEs where possible. Make changes to moderate significance components instead of exceptional, and high, significance fabric and CDEs wherever possible. Sensitive change may be permissible if it supports continued use and improves the visibility of exceptional, or high, significant fabric and CDEs. Repair and Improvement works will be much more acceptable than in exceptional, or high, significance components (See Section 4.2 for definition) and to CDEs. Adaptation may be allowable if they do not damage or detract from significance or CDEs. Changes to significant fabric and CDEs (not including demolition), and some layout changes may be acceptable with appropriate justification. Conservation, repair, and renewal will be acceptable if it is carried out on a like-for-like basis.



Significance	Capacity For Change	Considerations
Low	<p>Considerable</p> <p>Greater capacity for change, especially if it increases or enhances significance; supports compatible use; and/or lessens the intrusiveness of the feature.</p> <p>Demolition is supportable where it will not impact adjacent significant fabric and CDEs.</p>	<ul style="list-style-type: none"> • Make changes to Low, Neutral or Adverse significance components instead of Exceptional, High, and Moderate, significance components wherever possible. • Change can be made without a great deal of justification. • Acceptable change may include, for example: Reinstating historic layouts – inclusive of adding or removing non-significant fabric. • Removal of later accretions, alterations, or extensions which are of Low, Neutral or Adverse significance. • Removal of later accretions, alterations, or extension of higher significance, but only where heritage impact is acceptable and there is a wider benefit. • Insertion of modern partitioning if there is a demonstrable need. • New openings formed, and existing openings in-filled, if there is a demonstrable need. • Maintenance, Repair and Improvement works will be acceptable in most cases and does not need to be carried out on a like-for-like basis. • Remove detracting fabric and detrimental elements whenever possible without causing harm to any adjacent significant fabric.
Neutral	<p>Considerable</p> <p>Considerable alteration, and removal is likely to be possible.</p>	
Adverse	<p>Considerable</p> <p>Considerable alteration or removal is encouraged, if it increases heritage significance and lessens the detrimental value of the component.</p>	



5.2.3 Develop Proposals for Change

The existing Maryknoll House site will be redeveloped. This proposal includes changes to the main block, east and west wings to suit adaptation of the building to residential use.

Changes proposed should always balance the significance of the component(s) against the need for the proposed change and any extra benefits that the change may provide. Some examples of extra benefits from the change may include:

- improved condition and integrity;
- improved interpretation of the component, or CDE;
- improved environmental sustainability;
- meeting statutory compliance; or
- improved accessibility.

For the existing building and its setting, any changes should be designed to ensure the protection and enhancement of heritage values, prioritising making changes to component(s) that are of lower significance wherever possible. Those designing the changes should find the right balance between meeting the functional, operational, and environmental, needs and maintaining the significance of built fabric.

Article 3 of The Burra Charter has the following guidance for change:

3.1 Conservation is based on a respect for the existing fabric, use, associations, and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

3.2 Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture.¹³²

It is advisable to discuss the proposed change(s) with the Antiquities and Monuments Office before proceeding with a detailed design. It is also recommended that the advice of a heritage consultant be sought in the early stages of planning changes to provide input into the development of the proposal and to review architectural drawings and documentation.

5.2.4 Heritage Impact Assessment

Assessing the potential impact of change on cultural significance is essential to ensure that any proposed change will be undertaken in a sensitive manner and will not negatively impact on the relative significance of an individual component and/or the whole place. The critical issue to be assessed is the impact on the heritage place, rather than the scale of change that is proposed. Small changes may have significant heritage impacts and conversely, large changes may have low impacts, depending on how and where the change occurs.

The HIA should address three basic questions:

- How will the proposed work impact on the ‘historic cultural heritage significance’ (i.e., heritage values) of a place?
- What measures (if any) are proposed to lessen any adverse impacts?
- Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?
- Whilst the Heritage Impact Assessment (HIA) process has been adopted by the statutory authority to understand the impact that major physical change will have on the significance of a place, it is also possible to apply the methodology – albeit in an abridged and less formal way – to minor proposed change. It does not have to be an onerous task and in some cases this process can be carried out by those proposing change, while in more complex cases heritage consultant’s input should be sought. It will also be important when proposing major change to consider the setting of Maryknoll House, its defined curtilage and the cultural significance of the site. Each proposal for change should be considered on its own merits.

If heritage impacts are identified, return to [Section 5.2.3 Develop Proposals for Change](#), and find ways to avoid, or decrease, the identified impacts. It may be necessary to generate multiple options to find one that best aligns the proposal’s objectives with the least impact on the place’s cultural significance, or to modify the proposal to provide a better overall heritage conservation outcome for the place.

Further details on the process and criteria of assessing heritage impact can be viewed in [Section 8](#).

¹³² The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 3. Cautious Approach.



5.2.5 Determine approval requirements and apply

Approval by the Antiquities and Monuments Office is required when there is a fresh planning application submitted to the Town Planning Board for any development involving the Maryknoll House. A complete set of CMP, with content updated to address new Proposal of Changes, should be appended to the planning application. As part of the approval to the CMP, the AMO may impose conditions. It is important to ensure that all conditions are complied with prior to, during and after the works as required.

If the proposed changes do not trigger a planning application, it does not require approval by the AMO prior to implementation, since the Maryknoll House is a Grade I historic building that does not have statutory protection under the Antiquities and Monuments Ordinance (Cap.53).

5.2.6 Carry out the works

5.2.6.1 Skills and experience

Conservation should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the place.¹³³

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.¹³⁴

While employees of any future building management team many not necessarily have specialist skills in conservation repairs, such as lime mortar repairs and pointing, there is an understanding that specialist contractors need to be commissioned to carry out these works.

Those responsible for the care and management of Maryknoll House should have awareness of, and access to, the CMP and feel confident in how to follow and implement its recommendations. They should also use, where necessary, the expertise of consultants, including specialist engineers, architects, landscape architects, historic place curators, conservators, and building contractors. This will ensure that the works are carried out in accordance with required standards and specifications, and that there is no undue damage to historic fabric.

Maintenance manuals to be published at the completion of the project should feature, detailed advice on maintenance, conservation, and repair. This could be done for each individual building, or for groups of buildings where the maintenance is similar. These manuals have been successfully achieved for many heritage assets, for use by both in-house maintenance staff and external consultants and contractors. As methodologies of repair, maintenance, and cleaning, develop, the guide could be updated to reflect the current best practice.

5.2.6.2 Workmanship, materials and techniques

Traditional techniques and materials are preferred for the conservation of significant fabric. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.¹³⁵

Best practice approaches to repair and restoration include the use of high-quality materials and techniques, and the use of a like-for-like approach wherever possible. This applies whether the changes are small or large.

Research and investigate the appropriateness of materials and techniques. For example, specialist mortar analysis when repointing is proposed, or paint analysis when redecoration is necessary. The detailing of repairs is also important, like matching the style, width, and depth, of mortar joints. Repairs may be detrimental to historic cultural heritage significance if they do not blend in suitably both initially, and in the long term.

While traditional materials and techniques are preferred for traditionally constructed buildings, modern materials and techniques may be more appropriate for modern buildings. However, such repairs may have adverse impacts if the long-term effects of repair materials and methods are unknown.

High-quality workmanship be a consistent aim. An inconsistent or inappropriate quality of workmanship or materials can have a negative impact on significance, both with regards to built fabric and aesthetic value. This impact frequently builds up over time, resulting in the incremental loss of significance and gradual erosion of character. It is therefore important pro-actively to ensure that the appropriate materials and workmanship are applied when carrying out works on any scale. Contractors with expertise on restoring buildings should be appointed to carry out the repair and restoration works.

¹³³ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 4.1. (Article 4. Knowledge, skills and techniques)

¹³⁴ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 30. Direction, supervision and implementation

¹³⁵ Burra Charter, Article 4.2.(Article 4. Knowledge, skills and techniques)



It is important that any new intervention takes into consideration the original and early materials and components as these strongly contribute to the character of the building. Any decisions related to material change need to take into account the significance and component heritage values attached to a particular area or feature, as well as its wider context. For example, the colour and composition of paint media. There is also potential to identify where original materials and methods have failed, and learn lessons from this to ensure the longevity of the structures.

In many cases, the materials used should be sourced as direct replacements as far as is possible to ensure consistency; for example, stone sourced from the same or comparable quarries and finished in a like-for-like manner. This will ensure that any new material will blend in more quickly. This may potentially be a lengthy and complicated process to achieve the correct results and will likely require specialist investigation to inform the specification of materials and techniques. Adopting this approach will, however, protect the significance of the site and could save time in the future when tasks are repeated.

Regular inspection by a conservation-accredited architect will substantially streamline the process of ensuring appropriate workmanship and materials, which should be considered on a case-by-case basis. No assumption should be made that a solution in one area will be suitable in another until the relevant assessments have been carried out.

5.2.6.3 Hazardous or unobtainable materials

There are always complexities involved in managing hazardous materials in a heritage context and it's important to consider creative approaches to remediating and containing contamination to ensure that sites are made safe for use without compromising heritage qualities and significance.

Buildings of this period are likely to retain evidence of lead paint, and investigation of historic schemes and preparation for painting should be managed in a manner which does not impact this historic record or present risk to personnel.

Where like-for-like is not possible because the materials are no longer available or are hazardous (such as lead-based paint, or asbestos), or it is not the most sensitive, or sustainable material, choose an appropriate material which matches the colour, texture, shape, dimensions, and technical performance of the original. An example of this includes replacing lead-based paint with an appropriate modern, non-toxic and low VOC paint.

5.2.7 Record the works

It is important to record components using best practice methods before works commence and after they are completed. Recording can include photographic archival recording, documents (including plans and as-built drawings), and records of decisions made and the reasons they were made.

Records should be archived so that it is possible to understand all the changes that have occurred to the component in the future and why the changes were made. This assists when determining the history of the component,

its cultural heritage significance, the capacity for change, and why that change was made in that way. This can save time later as the reason why the change was made may still be relevant to the current situation, and it will save time and money and prevent the need to reinvestigate the change if the information is readily accessible.

Existing fabric, use, associations, and meanings should be adequately recorded before and after any changes are made to the place.¹³⁶

Historical plans, drawings, and photographs are a valuable record of previous changes and can help identify what original components remain in situ, and where the most change has been made.

"If a record is worth making, it is worth securing its long-term survival and accessibility".¹³⁷ An easily accessible, well catalogued, archive of records should be created to keep all information in one place (digitally and/or physically), with appropriate backups, to prevent loss of information.

Recording should be done as part of regular building maintenance and linked to any Asset Management System. A well organised working archive of all records stored in suitable archiving facilities is considered best practice and is an invaluable resource for the future management and care of Maryknoll House.

¹³⁶ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 27. Managing Change

¹³⁷ Historic England, '[Understanding Historic Buildings: A Guide to Good Recording Practice](#)', May 2016, p 30.



6.1 INTRODUCTION

Maryknoll House Stanley presents an excellent opportunity to demonstrate how privately owned Graded buildings in Hong Kong can be adaptively reused, whilst adopting best conservation practice. Striking a balance between heritage conservation that retains, respects and enhances the significance and values of the place, and long-term sustainability, both economic and environmental.

Every historic building and site face unique issues, some of which may negatively affect their heritage value, and others which may require awareness and appropriate action but are not necessarily detrimental to the site unless poorly managed. These can range from substantially deteriorating built fabric as a result of neglect of extreme weather, to the need to prepare and apply for approvals to carry out work.

This section of the CMP which is structured by several key themes, seeks to outline constraints determined by assessment of the place for revitalisation and adaptation, where the developer is planning to change the former missionaries rest house and retreat to residential use and to authentically represent its cultural value. Opportunities and or management actions for enhancing the significance of the site are also identified. Methodologies, recommendations and policies for addressing these constraints, opportunities and management actions are set out in the conservation framework and the policy section [see Section 7.2]. The presumption is to recognise that long-term sustainability is vital, and that change may be a necessary component to achieve this aim. This is driven by key requirements to:

- a fulfil compliance to current building codes and regulations, regarding elements such as fire services installation, emergency vehicle access, and means of escape;

- b structural strengthening/ enhancement to facilitate the proposed uses and any increased loading requirements;
- c upgrade of building services such as MVAC, drainage and sewage system; and
- d fulfil operational needs by the user such as requirements for natural ventilation and daylighting, as well as guidelines for interior fitting out.

At the same time, heritage values are sacrosanct and cannot authentically be re-created. The task therefore, is to manage change, sensitively, and consistent with best practice. In this vein the Burra Charter advocates

“a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.”¹³⁸

6.2 PHYSICAL CONDITION

Opportunity / Management Action:

Essential and proper conservation repair works can enhance the aesthetic value of the heritage fabric and safeguard the buildings from deterioration. This adaptation project provides the opportunity to implement a major maintenance package alongside the other upgrade works to ensure the long-term sustainability of Maryknoll House.

Beyond the completion of any repair or maintenance type works, a robust heritage maintenance plan would be useful to guide the future building manager about daily and routine maintenance needs, ensuring that any change in building condition is managed promptly.

6.3 STATUTORY COMPLIANCE

As a Grade I Historic Building, the building does not have statutory protection under the Antiquities and Monuments Ordinance (Cap. 53) that would prevent its demolition. The current intention is to substantially preserve the existing main block, and east and west wings. The main block will be adapted to residential apartments, where the east wing will become a publicly accessible heritage gallery. Planned alterations will subject the building to a wide range of statutory compliance requirements which arise from the development of the building regulations since the building was first constructed. Proposals will also need to take account of changes in the levels of user expectation as to comfort, both physical and environmental. This is particularly the case in a building that will be permanently inhabited for residential purposes. Therefore, it is unavoidable that certain interventions may impact the historic fabric. Areas where compliance is most challenging, are summarised below:

6.3.1 Means of Escape

Weakness / Constraint

Existing staircases are non-compliant, and together with potential changes to the internal space planning, extended travel distances are expected. New staircases as means of escape, together with new protected corridors/lobbies that form new exit routes will need to be designed. New doors with Fire Resistance Rating (FRR) serving as exit doors shall be incorporated.

Opportunity / Management Action:

Whilst compliance with the Code of Practice for Fire Safety in Buildings 2011 (June 2023 version) is mandatory, its implementation could consider opportunities for Fire Engineering to justify alternative approaches, noting any deviation would be subject to the approval by Buildings Department and Fire Services Department.

138 The Australia ICOMOS Burra Charter, 2013, p.1



6.3.2 Fire Services Installation

Weakness / Constraints:

Fire exit signage, extinguishers, emergency lighting and sprinklers in common areas of the building are necessary. In many cases, the extensive nature of installation can appear ad-hoc and have a negative impact on the visual appearance of the historic fabric. There may also be a need of fire services water tank and pumps, that usually are built underground and thus require more excavation within the Site.

Opportunity / Management Action:

Going forward, any fire safety requirements should consider the heritage setting. For example, fittings should be the minimum necessary to fulfil the regulations, in order to avoid any unnecessary clutter and mitigate impact to fabrics.

6.3.3 Fire Resisting Construction (FRC)

Weakness / Constraints:

The existing building structure, subject to assessment, may require key structural elements, namely slabs, walls, columns and beams to be upgraded to fulfil the mandatory requirements for FRR as prescribed in the Code of Practice for Fire Safety in Buildings 2011 (June 2023 version). Existing preserved timber elements that are located at protected lobbies or form part of a fire barrier, may require fire protection in the form of fire-retardant coatings.

Opportunity / Management Action:

In respect of the upgrading works, necessary investigations to identify the fire resisting properties of the existing building materials/ fabrics are required. If any inadequacy is identified, upgrading works must consider the significance of the affected historic fabrics and surround spaces, as well as the reversibility of the upgrade proposal. The same applies where new additions are needed, for example, new walls forming protected lobbies or corridors.

6.3.4 Protective Barriers

Weakness / Constraints:

Generally, the heights of existing staircase and verandah balustrades are all below 1100mm with no sufficient structural information about the impact load capacity.

Opportunity / Management Action:

An exemption application may be considered in order to maintain the existing appearance without major upgrade or additional layer of code complied balustrade.

6.3.5 Barrier Free Access (BFA)

Weakness / Constraints:

Used as a private retreat and rest home for most of the building's history, it was not designed for the requirements of modern-day accessibility. The new adaptation scheme offers the opportunity to comply at least substantially with the Design Manual for Barrier Free Access 2008 (2024 Edition) and in turn offer potential future tenants and those with disability the chance to enjoy the same experience as everyone else. Currently there is a need to add the following:

- new accessible lift to provide public access to the heritage gallery on 1F, east wing;
- new accessible lift to improve access between floors within the main block;
- widths of existing doors;
- consideration of wheelchair manoeuvring space in lobbies; and
- ramps to accommodate level differences at various locations.

Opportunity / Management Action:

The ensuing adaptation of Maryknoll House will introduce controlled public access to the site for the first time. This enhancement of the sitewide accessibility and provision of new BFA facilities can enable a wider demographic to visit the site in the future and appreciate this heritage asset.

6.3.6 Structural Integrity

Weakness / Constraints:

The existing structure for slabs, wall, column and beams of the existing building may not meet the loading requirement as prescribed in the Building (Construction) Regulation and the Code of Practice for Dead and Imposed Loads 2011 (2021 Edition).

Opportunity / Management Action:

In respect of any upgrading works, necessary investigations and tests, inclusive of opening up to validate the structural strength and integrity are required. If any inadequacy is identified, upgrading works must consider the significance of the affected historic fabrics and surround spaces, as well as the reversibility of the upgrade proposal. The same applies where new additions are needed, for example, additional columns to support new floor loads.



6.4 UPGRADE OF BUILDING SERVICES

Weakness / Constraints:

The existing building services are out of date and will require major upgrade to fulfil the proposed new uses and current statutory requirements. For example, all plumbing works shall comply with Water Authority codes, regulations and requirements. The drainage system shall be upgraded to comply with the Building (Planning) Regulation and other relevant codes. The existing services are historically often buried in walls, under floors, or underground. Replacement or removal of existing, or installation of new services can damage historic and significant built fabrics, and archaeological remains, if any.

The introduction of MVAC can also be very destructive to the heritage assets, which shall be carefully designed and implemented. Major upgrades to electricity, drainage and sewage systems are also expected.

Opportunity / Management Action:

Planned upgrading works are needed to improve the habitability of the building and its adaptation to new use, therefore ensuring its long-term sustainability. Since the addition of modern building services to support this cannot be entirely eliminated, the current proposed works afford the opportunity to carefully plan and design service routes that are sensitive to the historic building and are planned and located in areas of lowest significance, and wherever practicable, accommodate services in existing routes, risers, ducts etc. There should be a presumption that the services are designed to fit within the existing structure, not that the structure is altered to accommodate plant or service routes. Fixing methods should be reversible and kept the minimum necessary to avoid damage. Factors such as serviceable life and maintenance should also be considered, such that building services can be easily accessed, removed and systems be renewed without further damage to the historic fabric.

6.5 REDEVELOPMENT

Opportunity / Management Action:

Spaces that are essential to the character and previous use of the building that should be conserved and be left as unaltered as is possible. However, given there are recent alterations, that have resulted in some loss of original fabric, some spaces are much less significant. Here a much greater degree of alteration will be possible to accommodate the new internal space planning. In places, it may be desirable to consider removing some of the historic fabric to accommodate changes necessary to meet modern day living standards. Each case must, of course, be judged on its merits – “how much will this particular change compromise the significance of the building?” In general, the building whilst historically significant, can tolerate some degree of change if it is carefully thought through.

Where any new development is contemplated on the site, it needs to be carried out in such a way that it is sympathetic to the historic buildings, as well as being either subsidiary to the existing buildings or markedly different in design and character. The new development should not make it more difficult to understand the historic layout and usage of the site. Minor alterations should generally be discreet and visually unobtrusive. Larger interventions should clearly distinguish between new fabric and the original.

6.6 DESIGN IN A HERITAGE CONTEXT

Opportunity / Management Action:

Proposals for new work, interventions and alterations shall reinforce the architectural language of the Maryknoll House and demonstrate a responsiveness to the characteristics of the site.

New design should not compete with the Maryknoll House. This means respecting the siting, bulk, form, scale, character, colour, texture and material of the house. Any new design

therefore should be readily identifiable as new and be of the highest quality to avoid harming the significance of Maryknoll House.

When proposing new design interventions opportunities should also be sought to remove intrusive elements so as to enhance the presentation of the place.

Where undertaking repairs, these should be done on a like-for-like basis. For example, when carrying out local repair to brick wall, bricks of the same or similar size, colour, and texture shall be used as replacement bricks.

6.7 SETTING

6.7.1 Key Views

Weakness / Constraints:

The prominent setting of Maryknoll House atop of a hill, as well as views out from it, was historically a very important part of the overall character of the site. Over time, large scale development in the surrounding area has eroded the townscape values and overall appearance of the surrounding area.

Opportunity / Management Action:

There are still some elements of the site which should be retained in order to ensure that the historic character of Maryknoll House survives. This includes views outwards from the building and from its verandahs facing south, as well as views towards the building from locations within Stanley Village and Stanley Plaza.



6.7.2 Landscape

Weakness / Constraints:

Vegetation has grown extensively around the grounds of Maryknoll House. This vegetation was previously surveyed, and this identified that more than half the existing trees are in poor health, or they are dead.

Several existing trees will require felling according to the Tree Preservation and Landscape Proposal prepared by the Landscape Architect to accommodate the proposed new structures on the site. None of these are listed as old and valuable trees (OVT).

Opportunity / Management Action:

A landscape masterplan would be beneficial to outline proposed changes that capture both hard and soft landscaping, all well as considering the requirements for tree preservation and/or relocation/replanning. The plan shall also consider requirements for lighting within the grounds, both statutory and ambient.

6.8 SUSTAINABILITY AND CLIMATE CHANGE

The roots of heritage conservation - the responsible stewardship of our inherited world - are inextricably linked with sustainability and climate adaptation. The continued use of existing buildings, coupled with measures to improve energy efficiency, is a global priority. Replacing an existing building with a new one requires a considerable investment of 'embodied' carbon in materials, transport, and construction. Therefore, prolonging the life of our existing buildings and safeguarding their future, is an inherently sustainable approach.

Opportunity / Management Action:

A building's re-use is an innately sustainable compared to new construction; however, 'green credentials' were not an important consideration when historical buildings were originally built. Historic buildings can be adapted to be more energy efficient, reducing carbon emissions and respecting biodiversity. The responsible retrofit of historic buildings can play a significant role in the reduction of carbon emissions without compromise to the CDEs for which Maryknoll House is recognised. This might include improved thermal efficiencies and improvements to cooling systems.

Any assessment of environmental impact and embodied energy should be secondary to the historical and cultural significance.

6.8.1 Whole of building approach

*"A whole of building approach uses an understanding of a building in its context, to find balanced solutions that save energy, sustain heritage significance, and maintain a comfortable and healthy indoor environment."*¹³⁹ It considers the building as a system of interconnected materials, functions, users, and services, with interventions designed to work together to deliver the maximum benefits, as effectively as possible.

A whole of building approach does not mean doing everything all at once, if needed, work can be carried out in phases. However, a whole of building approach ensures each phase is considered as part of the wider objectives and plan for the building while considering potential risks, and ensuring one measure doesn't adversely affect the outcomes and performance of another measure.

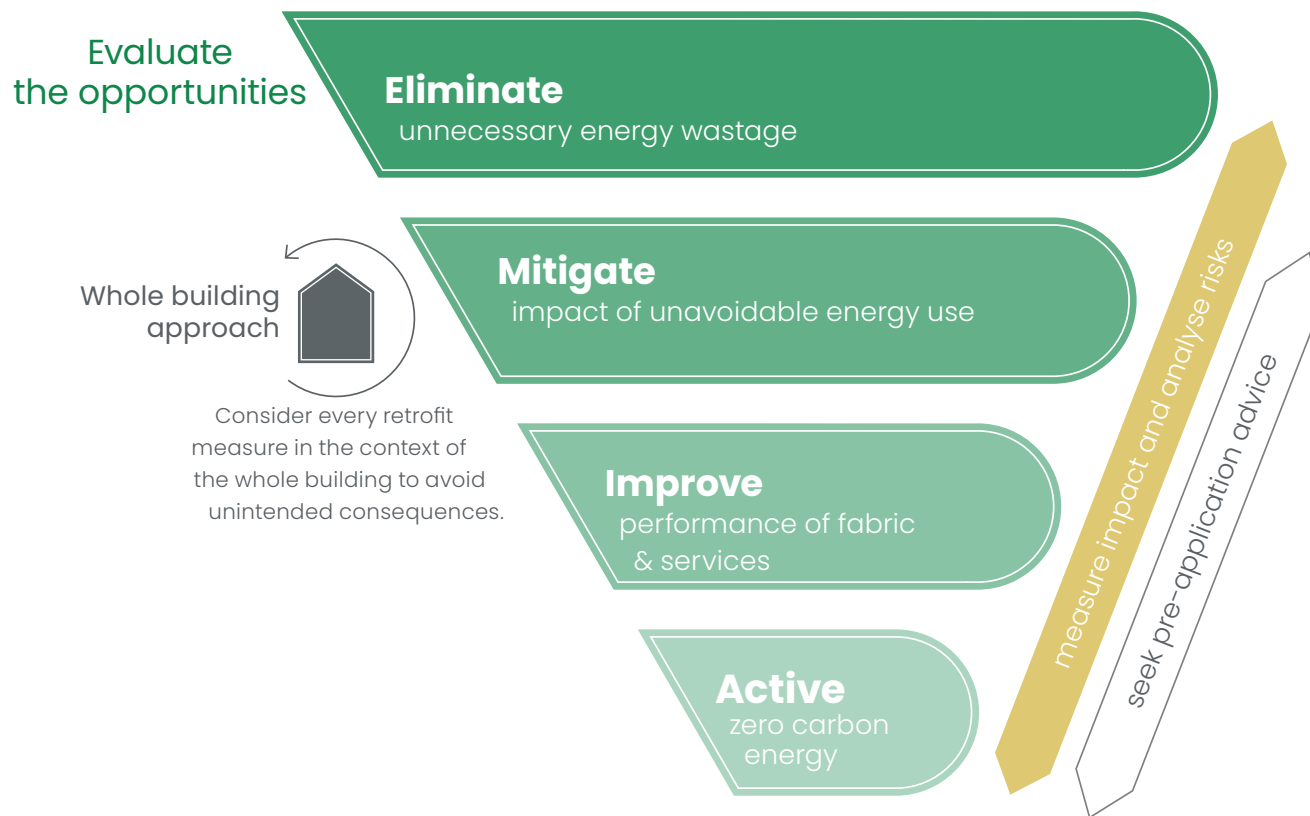
A whole of building approach follows a responsible retrofit hierarchy. This is a process that begins by eliminating energy wastage and reducing energy usage. These measures are often low cost, easy to install, and have limited heritage impact. Some examples include installing energy efficient lighting; optimising the building management settings for lights, heating and cooling; education of occupants about behavioural changes to reduce energy demand, such as switching off equipment, or wearing layers to cope with temperature fluctuations.

Improving the building fabric by means of insulation, airtightness measures, and minimising thermal bridging is likely to reduce heat gain / loss, heating / cooling demand, and reduce the required capacity of the heating system. These measures need to consider the movement of moisture and air, the permeability of the existing and proposed materials, and their impact on heritage significance.

Active systems (mechanical and electrical solutions that are zero carbon and renewable) are a vital part of achieving net zero carbon emissions. However, jumping to these measures without first reducing energy demand as much as possible, could mean the new energy source will need to be larger and work harder, ultimately costing more to install and run.

The diagram on the following page shows the hierarchy of a responsible retrofit. It is a planning tool to use in the early stages of a project to guide a whole building approach.

¹³⁹ Historic England, 'Energy Efficiency and Historic Buildings How to Improve Energy Efficiency', June 2018, p 9



Heritage buildings require a different approach to retrofit than non-heritage buildings. While carbon reduction and climate resilience measures present significant opportunities to ensure the continued enjoyment and relevance of these buildings, it is important to ensure these values are sustained for future generations.

Historical and traditionally constructed buildings behave in a very different way to most modern buildings. Traditional buildings often have solid wall construction, and take up, and release, moisture according to local environmental conditions. They also tend to have greater thermal mass than their modern counterparts, meaning they heat up and cool down more slowly. This ability to passively regulate moisture and heat helps to even out fluctuations in humidity and temperature.

The interrelationship between heat and moisture in traditional buildings is complex. In a well-maintained, adequately heated, and ventilated, building, the daily, and seasonal, cycles of wet, dry, hot, and cold, balance out naturally. However, alterations to the building fabric that prevent movement of air and moisture (for example the use of impermeable materials, and excessively sealing of the building) can lead to problems of moisture accumulation, overheating, fabric damage, and poor indoor environmental conditions.

Thermal comfort is influenced by temperature, humidity, airflow, clothing, gender, and activity level, and can vary widely between individuals. Airconditioning can form up to 50% of the energy usage in many buildings. Inappropriate air conditioning temperatures and humidity can cause condensation on interior surfaces, resulting in growth of mould or other disease-causing organisms, failure of paintwork, timber rot, and structural issues.

Fig 37: Purcell whole building approach (Source: Purcell, 'Heritage Building Retrofit Toolkit', 2023, p 15).



6.8.2 Renewable Energy

Opportunity / Management Action:

The development can consider applying for an environmental accreditation assessment such as BEAM Plus or international standard such as LEED. Under the BEAM Plus accreditation, which is mandatory if the development follows the Sustainable Building Design Guidelines and enjoys extra gross floor area concessions, there are credits given to on-site renewable and alternative energy systems. Shall solar panels or wind turbines be installed, they should be sited at locations that do not adversely affect the site setting and the roofs of Maryknoll House.

6.9 RETENTION OF SIGNIFICANCE

6.9.1 Authenticity

Opportunity / Management Action:

Authenticity of Maryknoll House can be retained by the careful repair and conservation of elements that contribute to its cultural significance. It is also the case that elements that are judged to be harmful to its significance are removed or adapted as appropriate to achieve the same outcome, providing that no further harm is caused.

6.9.2 Integrity

Weakness / Constraints:

Sites evolve over time and significant features and physical remnants from all periods should be respected.

Opportunity / Management Action:

The significance of past changes should be assessed for their impact on Maryknoll House. Elements contributing positively to Maryknoll's cultural significance should be retained. Consideration should be given to remove elements that detract from, or adversely impact the houses cultural significance, as long as this causes no further harm to its heritage values.

6.9.3 The Cross

Weakness / Constraints:

The existing cross located on the main block at the centre point of the roof ridge, serves as an important symbol of the sites former use and the missionaries association with the Christian faith. However, with the adaptation of the site to new residential use, retention of this emblem may not align with the faith of future residents and may limit the pool of prospective buyers.

Opportunity / Management Action:

Rather than remove and relocate the cross, consider to conceal the cross insitu using a reversible cladding and/ or enclosure. Details about the missionary faith and illustrations of the cross can be incorporated into the interpretation design and storytelling, within the proposed heritage gallery.

6.9.4 Reuse of the Chapel as a Heritage Gallery

Weakness / Constraints:

xx

Opportunity / Management Action:

xx

6.10 INTERPRETATION OF MARYKNOLL HOUSE

Opportunity / Management Action:

In conjunction with enhancing the site's accessibility, interpretation provides the means of understanding and communicating the heritage value of a site so that the sense of place may be retained or enhanced, and any negative impacts mitigated. It does this by providing information in a variety of formats and by storytelling. It is recommended that an interpretation action plan is prepared during the projects early design stages by the interpretative consultant and/or curator to support the implementation of the outline approach in [Section 8](#).



7.1 INTRODUCTION

7.1.1 Introducing Conservation

*Conservation means all the processes of looking after a place so as to retain its cultural significance.*¹⁴⁰

*Conservation may, according to circumstance, include the processes of: retention or reintroduction of a use; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and interpretation; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that related places and related objects make to the cultural significance of a place.*¹⁴¹

Conservation “is an integral part of good management of places of cultural significance”.¹⁴² It is “based on a respect for the existing fabric, use, associations, and meanings”¹⁴³ of a place.

Conservation does not prevent change but enables it to occur sensitively, without reducing cultural heritage significance, to support the long-term future of a place. The foundation for conservation is the understanding, retention, and enhancement, of cultural heritage significance. An understanding of significance should underpin all decision making and changes to a heritage asset. The purpose of conservation is to maintain a place of heritage value indefinitely. Fundamental to achieving this is a continued and meaningful use that will support its care and conservation. The aim of the Conservation Management

Plan is not to prevent changes, instead, it is to enable appropriate and sympathetic changes that are properly managed on the site so that the site’s long term sustainable future is safeguarded, and with its cultural significance preserved. This section therefore provides the foundation for understanding how to manage change sensitively, including a general introduction to conservation and the philosophy that underpins it.

*‘Conservation used to be synonymous with preservation. Yet conservation today is something much more dynamic, which ranges from maintenance and repair, through to finding appropriate new uses when necessary. Conservation may include interpretation, presentation, access, new development, marketing, research, fund-raising, or publication. It is as much about facilitation and mediation, as it is about regulation. Conservation is becoming increasingly positive and proactive, rather than negative and re-active.’*¹⁴⁴

7.1.2 Purpose of the Conservation Framework

Conservation management planning is now widely recognised as best practice for the long-term care and managed change of heritage assets and, as such, has become a principal tool in the process of conservation. and revitalisation It is the aim of this conservation framework to set out the strategic overarching guidance for the long-term management of the building, feeding into the more detailed guidance concerning the short-term actions related to the re-purposing of Maryknoll House.

The research, content and presentation of a conservation management plan is informed by a variety of charters and guidance published by governments and agencies around the World. This CMP has been prepared to accord with the terminology set out in the Burra Charter: The Australia

ICOMOS Charter for Places of Cultural Significance 2013,¹⁴⁵ is a common reference document used in Hong Kong. Other such documents are also valid; details of these are listed in the bibliography.

In the case of Maryknoll, the building has long-outlived its use as a missionary rest home and retreat. Whatever the new use there will inevitably be changes; these include alterations, some of which may be structural, to suit the proposed new uses, conservation and repair works, alterations to meet building codes and the provision of new building services.

The purpose of this framework is to set out the policies that are specific to the site, and to guide New Season Global Limited and the future property management company on decision-making, taking into account general best practice in conservation and the challenges and opportunities posed by the development proposal. This is not intended to be a rigid set of rules; rather, it looks to provide realistic guidance with reasonable flexibility to reflect the future use of the site.

The conservation framework should be taken into consideration and applied in every instance where change is proposed that will or may affect the significance of the site; from minor repairs, to major alteration, through to redevelopment. Reference should also be made to the recommendations in section 6 of this CMP (‘Constraints and Opportunities’), which responds to specific challenges, both positive and negative, that should be actively addressed in the near and foreseeable future.

It is important that the best practice approach set out in the conservation framework is applied now and for the foreseeable future to avoid any gradual erosion of character and significance over time, for example, due to uncontrolled and insensitive maintenance works.

¹⁴⁰ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 1.4 (Article 1. Definitions)

¹⁴¹ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 14. Conservation processes

¹⁴² The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 2.3 (Article 2. Conservation and management)

¹⁴³ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 3.1 (Article 3. Cautious approach)

¹⁴⁴ Kate Clark, *Informed Conservation*, (2001).

¹⁴⁵ Burra Charter (2013). Article 1. Definitions.



7.2 CONSERVATION POLICIES

(Note: All policies in this chapter should be read in conjunction with each other).

The following set of policies and guidelines are designed to aid the current and any future development of the building and the site. They have been developed through a holistic review and assessment of the site, a robust understanding of significance, the identification of issues and opportunities and knowledge of statutory requirements relating to heritage assets. While the policies respond to the need for future change, they are also based on the principle of maintaining the heritage importance of the building.

The policies are set out in a tabular format to aid navigation. Each policy statement is provided with a short explanation of its purpose and its objective, and a specific management action. Policies should reference sections 4, 5 and 6 of the CMP where further support and guidance is provided.

It is important to remember that a CMP is a management tool that is typically written in parallel with the project development¹⁴⁶ and as such it should be reviewed and amended if necessary. It should in any case be reviewed and updated every five years or when a major alteration to the building is being considered.

¹⁴⁶ The policies have been written at a time when the scheme is under development and are therefore subject to change.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
7.2.1	Overarching Policies		
Policy 01	The cultural heritage significance of the place is to be maintained and protected.	<p>To protect and enhance the heritage values and significance of the place in accordance with statutory requirements and best practice conservation.</p> <p>To retain the heritage values and significance of the place for future generations.</p>	<ul style="list-style-type: none"> Ensure that all decisions regarding the place are informed by a thorough understanding of the heritage values and significance of the place. Ensure that all decisions regarding the place are consistent with best practice conservation and, where required, any statutory controls and approvals.
Policy 02	This CMP is to be used to guide conservation and change.	To ensure that the principal aims of the CMP are implemented.	<ul style="list-style-type: none"> New Season Global Limited should be responsible for its implementation. Failure to implement the policies of the CMP will risk erosion of the cultural heritage value of the historic structure. Disseminate the Policy section of this CMP across the project team and monitor the design development of the project against the policy provisions.
Policy 03	Nothing in this Conservation Management Plan is intended to change the legal status of the building's ownership or management.	To establish the principle that the CMP does not alter the status of the building.	<ul style="list-style-type: none"> The building is owned by New Season Global Limited, having purchased it from the Maryknoll Mission during 2016. The CMP is merely a tool with which to manage changes arising from an assessment of its significance.
Policy 04	The relative significance and integrity of individual features should be considered in developing proposals for change.	To ensure that the heritage significance of the place is maintained and protected.	<ul style="list-style-type: none"> New work adjacent fabric of exceptional and high significance should be carefully considered, sensitively designed and located to prevent it detracting from the cultural heritage significance of the place.
Policy 05	The retention and conservation of fabric of exceptional and high significance is to be prioritised to ensure that significance and long-term integrity is maintained.	To ensure that the primary heritage significance is maintained and protected to avoid any major distraction of the overall significance of the place.	<ul style="list-style-type: none"> Develop and understand the level of significance of relevant historical fabrics.

¹⁴⁷ Note: Refer also to CMP Sections 5 and 6 where further support and guidance is provided.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
Policy 06	Comply with statutory procedures for heritage assets.	To ensure fitness for purpose and that all works carried out are in accordance with any statutory requirements relating to the building.	<ul style="list-style-type: none"> Failure to comply with any statutory requirements risks incurring a penalty and associated adverse publicity and damage to the building. All relevant statutory bodies are to be consulted including but not limited to the Antiquities and Monuments Office and Buildings Department. All works should have regard for the principles of the Australia ICOMOS Burra Charter, national and international guidelines and industry best practice for the conservation of historic buildings.
Policy 07	Changes that are necessary to comply with essential requirements of the building regulations related to its proposed function as a place of residence shall be considered holistically.	To ensure that changes that are necessary to comply with statutory regulations related to the use of the building as private residential apartments are balanced with the preservation of the heritage values of the place, and achievement of a viable and sustainable long-term use.	<ul style="list-style-type: none"> The building has to be fit for purpose whilst retaining its heritage value so far as possible. Cross-refer changes to the building to essential compliance with the regulations applicable to its ongoing use as private residential apartments.
Policy 08	Prepare a fit-out guide for homeowners	<p>To ensure communication of conservation requirements to all stakeholders, tenants and parties.</p> <p>To ensure that the fitout of individual residences complies with this CMP and best practice conservation.</p>	<ul style="list-style-type: none"> Provide information about the significance and CDEs of Maryknoll to homeowners.
Policy 09	Prior to planning or designing any changes, alterations, extensions, demolitions or any other material alterations, check the heritage value of the affected elements and take this into account.	To ensure that any changes carried out are based on a full understanding of their impact on the significance and historic character of the building in order that the resulting alterations are sympathetic with and minimise the loss of the heritage value of the site.	<ul style="list-style-type: none"> The heritage value will be lost over time if changes are not conceived with due regard to it. The CMP should first be checked to see if it contains the relevant up to date information on the area under consideration. If further research is required, the developer should engage a specialist heritage consultant to advise on the assessment of significance and impact. This should be done at the earliest stages of a project so that proposals are informed from the outset and designs do not have to be amended at later stages.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
7.2.2	Managing Condition		
Policy 10	Prepare a scheme of opening-up for the purpose of ascertaining condition and existence of surviving original or early historic fabrics if necessary.	To understand the nature and condition of the historic fabric where it is currently obscured from view, and to ensure that the authenticity of the building fabric is enhanced.	<ul style="list-style-type: none"> Opening up may be required to ascertain potentially key information to support the future repair works. Prepare and carry out a scheme of selected opening up. Original or early finishes should be researched, sampled, and reinstated where it is feasible to do so. Commission detailed technical research, sampling and analysis of architectural finishes.
Policy 11	Retain and repair where necessary character-defining elements that make a positive contribution to the heritage value of the site.	To preserve or enhance heritage value where it is feasible to do so.	<ul style="list-style-type: none"> Character-defining elements that make a positive contribution to the place play an important role in preserving or enhancing heritage value. Repairs should be as minimal, and invisible, as possible. They should also be reversible, meaning that they can be removed without causing further damage to the historic fabric. Monitor the design development against the statement of significance set out in this CMP and evaluate the heritage impact. Removal of any CDEs should be subject to specific appraisal and assessment. Refer to the Process for Managing Change (Section 5.2)
Policy 12	Any features which have an adverse impact on the heritage value of the place should be removed when the opportunity arises.	To enhance the character, appearance, and heritage value of the place.	<ul style="list-style-type: none"> Elements that are judged to have an adverse impact on the place diminish its heritage value.
7.2.3	Skills and Experience		
Policy 13	All those advising on, or implementing, works to historic fabric should have appropriate previous experience in, and knowledge of, the nominated works.	To ensure that appropriate understanding, experience, and expertise are in place so that the nominated works are properly implemented.	<ul style="list-style-type: none"> Ensure all those responsible for the care and management of Maryknoll House, including staff and contractors, have an awareness of and access to the CMP and are confident in its implementation. The CMP should be used as a basis for in-house training so that the recommended procedures are fully understood and applied consistently across the Site.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
Policy 14	Any Facilities Manager, Contractor or tradesperson working on site must be informed of the cultural heritage significance of the place and the resulting care with which fabric of exceptional and high significance should be treated.	To ensure the cultural heritage significance of the place is maintained and protected.	<ul style="list-style-type: none"> When tendering for any Facility Management staff, Contractors and tradespersons, a base line knowledge of heritage practice (where relevant), and an agreement to become familiar with the CMP should be a pre-requisite. Evidence of appropriate past experience shall be submitted by the parties involved in the nominated works before appointment and/or implementation.
Policy 15	Repair works related to historic fabric should be suitably specified, inspected, and endorsed by conservation professionals.	To ensure the cultural heritage significance of the place is maintained and protected.	<ul style="list-style-type: none"> Engage conservation professionals with demonstrated specialist expertise and experience. Refer also to Section 5.2.6.
Policy 16	Develop a heritage induction program for all operatives engaged in construction works on the site regardless of the scope of their work to ensure that they understand the significance of the building and the need to safeguard its physical characteristics in all respects.	To ensure that the construction works are carried out in accordance with the provisions of this Conservation Management Plan.	<ul style="list-style-type: none"> Much harm can be caused to historical buildings due to the failure to communicate effectively with those involved in construction operations due to the lack of understanding of the importance of the historical building fabric. Repairing damage caused by careless attention to this is not a substitute for correct procedures being followed. Provide an outline of the site induction process in the monitoring schedule. Consider including this induction as a condition in any contracts for ongoing or extended services for contractors prior to works commencing.
7.2.4	Repair		
Policy 17	Repairs should only be undertaken when the nature and cause of the defect or damage is understood and rectified.	To ensure that the existing building condition and structural integrity is appropriately assessed and understood before preparing design and repair proposals.	<ul style="list-style-type: none"> Inspections, condition surveys and/or opening up (if required) shall be carried out to investigate the cause of the identified defect before a repair proposal is prepared and implemented.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
Policy 18	Materials for repairs should, where possible be undertaken on a like-for-like basis.	To ensure that repairs are carried out sensitively.	<ul style="list-style-type: none"> Best practice approaches to repair and restoration include the use of high-quality materials and techniques, and the use of a like-for-like approach wherever possible. This applies whether the changes are small or large. Where feasible reclaim materials from planned demolition works.
Policy 19	Repairs should be undertaken based on a full understanding of possible impacts to fabric and significance.	To ensure that repairs are carried out sensitively.	<ul style="list-style-type: none"> When programming repair and remediation works ensure a sound understanding of condition and prioritise those works which will facilitate continued operations and long-term conservation. Poorly executed repairs would be likely to cause an adverse impact on the heritage values of the site. Measures should be taken to ensure compliance and to ensure that the specification of materials is appropriate. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.¹⁴⁸
Policy 20	Commission inspection, sampling and testing of the principal structural elements of the building.	To establish at an early stage that any intervention proposals do not undermine the buildings structural integrity and that the principal character-defining elements of the building are capable of retention and re-use.	<ul style="list-style-type: none"> The findings of any comprehensive survey of condition of the buildings structural elements should be assessed against the performance standards required to achieve statutory compliance with regards to structural safety. Where conflicts are identified and major impact is likely, proposals should be reassessed applying the Change Management Process (Section 6.0).
Policy 21	The building and its features should be properly protected at all times against damage related to construction operations, unauthorised access, graffiti, vandalism, weathering and infestation.	To ensure that the retained building fabric is not damaged.	<ul style="list-style-type: none"> The building is an historical artefact, which is best safeguarded by careful and considered protection against the hazards that it is vulnerable to during construction works. Repairing damage caused by lack of protection is not a substitute for careful protection. Prepare and adopt a heritage maintenance plan during the building's operation.

¹⁴⁸ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 4.2.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
Policy 22	Existing functional cast iron rainwater goods should be retained in their current locations, repaired and redecorated as necessary.	To ensure that the external facades are repaired in order to present the building in its original, or early, form and appearance.	<ul style="list-style-type: none"> The rainwater goods are an integral part of the building exterior. Survey building condition and assess scope of work. Replacement to match existing is acceptable where the condition is beyond repair. Any relocation required by proposed works will be subject to assessment. Refer to the Process for Managing Change (Section 5.2)
Policy 23	The roof structure and the glazed tile roof finishes should be retained and repaired where necessary using like-for-like materials.	To ensure that important historical fabric and integrity of the architectural design and CDEs is retained.	<ul style="list-style-type: none"> The roof form and finishes are characteristic of a Chinese style in the architecture of the period, which contribute substantially to the architectural value of the building. Survey the roof structure and finishes and schedule any repairs that are found to be necessary.
Policy 24	The existing timber windows should be retained and repaired.	To ensure that the external facades are repaired to present the building in its original appearance.	<ul style="list-style-type: none"> Where windows require upgrading, prepare proposals that minimize alterations to the exteriors. Where significant items cannot be retained, and approval is granted for their removal they should be recorded prior to removal.
Policy 25	Existing timber floorboards and skirtings where their condition is sound should be retained and re-used.	To ensure that selected parts of the interiors are retained and restored to their early or original form and appearance.	<ul style="list-style-type: none"> Assess condition. Any removal, storing, repair and re-fixing should be carried out and managed by skilled tradesmen. Refer to Section 5.2.6. Where the originals are not in sound condition they should be replaced in a like-for-like manner. Refer to Appendix B for further advice.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
7.2.5	Preventative Maintenance		
Policy 26	A management and maintenance plan for the site should be drawn up and implemented upon completion of the project. It should be developed from the base-line condition of the place at completion of the project.	<p>To ensure that the heritage values of the site are maintained.</p> <p>To ensure a comprehensive understanding of the condition and requirements of the site.</p> <p>To enable efficient planning of works and forecasting of expenditure.</p> <p>To ensure small issues do not become large and costly problems through lack of monitoring.</p>	<ul style="list-style-type: none"> The Maintenance Plan should be drafted at the completion of the post-contract works and be implemented as part of a proactive program of inspection, monitoring and recording when the building is in operation. Appropriate budget and resource allocation should be identified to support the implementation of the Plan. Regular condition surveys are important to understand the Site's condition, the complexities of material performance, and form the basis of effective preventative maintenance. Regular condition surveys at no less than 5 yearly intervals will enable early detection, monitoring and/or correction of any changes to prevent an escalation of preventable deterioration. The condition of the place, and works implemented should be recorded on an on-going basis in accordance with Section 7.2.6 Recording.
7.2.6	Recording		
Policy 27	Record any past and future changes to the built fabric and log in an archive so that the evolution of the place is understood in the future.	To keep the archive up to date so that it remains a useful repository of information that informs an understanding of the place.	<ul style="list-style-type: none"> The future building management team should set up, manage and maintain an archive of all recorded works. Include this record in an integrated Asset Management System where possible. The system of recording needs to transcend staff changes to ensure continuity over time. All records related to the development and changes to the site including layout plans, photographic and cartographic survey, a description of works, and who carried out the works should be kept. The cartographic survey can be supported by a fully measured 3D laser scan survey of all interiors and exteriors generating a point cloud model, where practicable. Any photographs taken should be related to a layout plan and should be deposited in an appropriate archive that can be referenced by the future management company when undertaking maintenance works.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
Policy 28	Any new material that is collected regarding the history or any other material that may add to the understanding of the site should be logged in the proposed archive.	To ensure that the archive remains up to date and is an authoritative source of information about the site.	<ul style="list-style-type: none"> The reliability and comprehensive nature of the archive and CMP is essential to its usefulness as a means of managing the site.
Policy 29	The Conservation Management Plan is a living document which should be regularly reviewed and updated whenever necessary to reflect any material changes in circumstances or when a major change is being considered.	The CMP will be a living document, with a clearly defined purpose, to be used and updated as required. The preparation of this document is not an end in itself, but will inform and shape future decision-making through understanding and specifically, the assessment of significance. Having a robust CMP will provide a firm foundation for management and resourcing decisions.	<ul style="list-style-type: none"> To promote interest in the Maryknoll House and demonstrate due diligence in its care. Appoint an owner of the CMP and identify review dates. Reviews can be undertaken internally or by a specialist heritage consultant. It is recommended that notes or records of changes are kept enabling easy updating of the CMP. It should be updated whenever necessary to reflect material changes in circumstances, but not less than every five years. Future revisions to the Conservation Management Plan should be submitted to AMO for records only.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
7.2.7	Sustainability and Climate Change		
Policy 30	Promote high environmental standards for sustainability, energy efficiency, carbon reductions and mitigations within new design and upgrades to existing built fabric where it does not compromise heritage values.	<p>To reduce running costs of the site through more energy efficient solutions whilst ensuring the heritage values are not compromised, so that long term viability is enhanced.</p> <p>To promote a balanced approach to carbon efficiency and the preservation of heritage value where it is applicable to do so.</p>	<ul style="list-style-type: none"> The sustainability of the site depends upon efficient operation and use of energy and therefore the long-term preservation of its heritage values. Consult the CMP to understand the impact of any proposed sustainability measures. Look to adopt green and efficient energy measures in the buildings when considering new systems. Improved carbon efficiency is a default objective in any project that should be tempered only where compliance would cause demonstrable harm to the heritage value of the building. Failure to adapt the building in due time may cause failure of systems and components that in turn may threaten heritage value or fitness for purpose. Monitor environmental changes that could affect the built fabric including air pollution. This may affect the timing of routine maintenance items such as redecoration. Compare environmental measures for the site against the impact on heritage value and make adjustments to the measures if necessary.
Policy 31	Monitor environmental changes that could affect the building.	To ensure that the building is adapted where necessary to cope with changed circumstances.	<ul style="list-style-type: none"> Failure to adapt the building in due time may cause failure of systems and components that in turn may threaten heritage value or fitness for purpose. Take note of changes observed. For example, periodically consider the design and capacity of Rainwater goods and ensure drainage systems can cope with predicted rainfall. Note observations in routine maintenance checks. These should be recorded in the Maintenance Log and archive.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
7.2.8	Adaptive Re-use		
Policy 32	Proposals for adaptive re-use and development are to be sympathetic to the setting and cultural significance of the place.	To balance the preservation of the heritage values of the place, and achievement of a viable and sustainable long-term use.	<ul style="list-style-type: none"> Develop any proposal(s) for change with reference to their relative significance and Capacity for Change (Section 5.2.3), together with the policies outlined in this CMP. Ensure new uses for existing buildings are compatible and sympathetic to minimise the amount of change required to the existing building.
Policy 33	All change will be grounded in a robust understanding of significance of the place.	To manage the change sensitively.	<ul style="list-style-type: none"> Any development that is likely to adversely affect the key values of significance – as a whole or an individual component – will not be acceptable unless the benefits of the proposals outweigh the harm. Conflict between heritage values may arise and will need to be resolved. Research and assessment of the heritage values and significance of the historic building should be carried out to ensure that decisions resulting in change are informed by a thorough understanding of them.
7.2.9	Alterations		
Policy 34	Any future sub-division of interior spaces of the Main Building should only be permitted subject to operational and/or statutory necessity and in any case should be designed to be reversible where it is feasible to do so. New walls should avoid conflict with the building's fenestration and external openings.	To protect the interior spatial quality of the building where it is feasible and beneficial to do so.	<ul style="list-style-type: none"> Although proposals for Maryknoll House are centred on dividing it into separate apartments, there should always be the potential to return the building into a single occupancy building for other purposes. This means that any major intervention into the buildings internal layout should be reversible (for example the insertion of partition walls) and where demolition or removal of elements is planned, a record of these elements should be made. The principle of reversibility is well-established in conservation, and it should be applied wherever it is feasible to do so. Justification for internal alteration and/or sub-division should be demonstrated by a compelling operational need or requirement for statutory compliance.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
Policy 35	Retain and conserve the interior layout, original finishes and fittings of the ground floor principal spaces and first floor central landing.	Some alteration will be necessary to accommodate the new uses, but this should be proportionate to the significance of the space or element.	<ul style="list-style-type: none"> Where significant items cannot be retained, and approval is granted for their removal they should be recorded prior to removal.
Policy 36	Existing partitions of low heritage value or below may be removed as required to suit the optimum space-planning arrangement of the interiors, provided always that there is a close recognition of the basic spatial layout intended in the original design as-built.	To ensure that any new space- planning acknowledges the rhythm and spatial form of the interiors	<ul style="list-style-type: none"> The internal layout is an important feature of the original building and as such it provides a means of understanding how the building functioned. A detailed proposed demolition plan should be prepared to suit the new use. Refer to grading of significance plans (Section 4.6) and Capacity for Change (Section 5.2.2).



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
Policy 37	New plant rooms, services and installation routes should be designed to minimise physical and visual impact to spaces and features of exceptional and high significance.	To minimise physical and spatial impacts on the building arising from the proposals.	<ul style="list-style-type: none"> Services installations are likely to impact on the spatial quality of the interiors. Ill-planned setting out will have an adverse impact on the architectural heritage value of the building(s). New service routes should therefore be consolidated where possible and installed in a manner which does not detract from significance of the place. Installation should have regard to the geometry of the spaces they occupy. Prepare a servicing strategy for the building across all types of installations including fire services; water and electrical supply; above-ground drainage; security; data distribution; and Wi-Fi. Ensure the services installation layout and design is well considered and meticulously documented and the approved design implemented in full. Ensure that plant rooms are sited in areas that have low significance and do not incur associated adverse impacts in adjacent areas due to service supply routes. New service installations or rerouting of existing services should use existing building penetrations whenever possible to avoid damage to significant built fabric. If it is not possible to use existing penetrations, bundle services to minimise the size of new penetrations, take care to locate them to minimise impact to fabric and visual intrusion wherever feasible. Take care to protect and conserve surrounding significant fabric during installation. Record the location and routes of new and existing services, especially if they are concealed and maintain the record so it is up to date. A comprehensive record of service routes, (particularly for concealed services) is invaluable for planning maintenance, repairs, or alterations to the services and to prevent accidental damage to services by other works occurring on the site.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
Policy 38	Generally, the exterior walls and their configuration should be retained intact, however, selective alteration of the fenestration is permissible subject ensuring that the scale and appearance of the facades is preserved.	To ensure that the characteristics of the external facades is retained.	<ul style="list-style-type: none"> The exterior walls comprise a major component of the building's architectural value. Prepare proposals that minimize alterations to the exteriors.
Policy 39	Existing doors and frames and their associated ironmongery (in common areas) should be retained in situ where feasible.	To ensure that selected parts of the interiors are retained and restored to their early or original form and appearance.	<ul style="list-style-type: none"> The existing doors and ironmongery are important features of the interiors that make a useful contribution to the architectural value of the building. However, it is accepted that retention may conflict with the Fire Services Code. A detailed schedule should be prepared that lists all existing components and identifies the intended purpose of each of them. Treatment of spaces of Primary significance should include the retention of original doors.
Policy 40	Any new façade lighting and luminated signage should be designed and installed such that it does not cause undue impact to the appearance of the historic building, and the site collectively.	The appearance of the historic buildings is as important at night as it is through the day. When carefully designed and specified, both operational and façade lighting have the potential to enhance the presentation of the place. Conversely when uncoordinated and poorly designed, lighting can detract from the presentation of the building and site collectively.	<ul style="list-style-type: none"> All new lighting should be designed and installed such that it makes a positive contribution to the heritage value of the building. The colour and intensity of lighting should be consistent across facades so as to ensure a uniform appearance which does not detract from the presentation of an elevation. The specification of lighting should take account of Sustainability principles and have a low energy demand and is fit for purpose. Prepare external lighting design proposals.
Policy 41	Proposals for new lightning protection should avoid disruption of the facades and unnecessary damage to the walls and external features.	To ensure that the external facades are repaired in order to present the building in its original, or early, form and appearance.	<ul style="list-style-type: none"> The incorporation of lightning protection can be achieved without harm to the external facades provided that care is taken in the placement and routing of protection tapes. The use of an early streamer system of protection provides greater opportunity to reduce the physical impact. Any proposal to add lightning protection should be visually discrete and reversible.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
Policy 42	The building should be made accessible to people with disability to the extent that is feasible with regard to its heritage values and commensurate with the proposed use.	To ensure that the building is accessible to people with disability whilst ensuring that the impacts on its heritage values are proportionate to the operational needs of the residential complex	<ul style="list-style-type: none"> Ensure that the access strategy for the site exploits the potential offered by the redevelopment plans for the site. Develop a site wide strategy for Barrier Free Access.
Policy 43	The existing cross located on the roof ridge should be retained insitu.	To ensure retention of significant fabric and symbolism characteristic of the original and historic use.	<ul style="list-style-type: none"> Any proposal to encapsulate or screen the cross so be visually discrete and reversible.
Policy 44	Construction works should be monitored to ensure that the conservation policies set out in the Conservation Management Plan are adhered to	To ensure that the construction works are carried out in accordance with the provisions of this Conservation Management Plan.	<ul style="list-style-type: none"> The proponent of any project should prepare a monitoring plan that sets out the inspection and review protocols for the works against the approved design drawings and this Conservation Management Plan. The Plan should identify who should be represented, the frequency of review and the procedure for dealing with any deviations. The plan should be monitored by the appointed conservation consultant.
Policy 45	The exterior walls should be cleared of all modern services, such as cables, conduits, condenser units, redundant above-ground waste drainage pipework etc., and the brickwork made good where necessary.	To remove redundant features and reduce visual clutter of intrusive elements to facades.	<ul style="list-style-type: none"> Identify and schedule all extraneous and redundant services to be removed and exterior facades to be made good after removal.
Policy 46	Demolish and remove intrusive elements, such as: the garage block on the west side of the building; the outbuildings sited at the east and west ends of the Central Wing; infilling of the open veranda on the east side of the Library, and the water storage tank sited next to the Chapel.	<p>To remove elements that are intrusive and that have a negative effect on the setting of the building.</p> <p>To restore features of the original design as built that have been compromised by the recent changes.</p>	<ul style="list-style-type: none"> Prepare proposals that capture the extent of these enhancement measures. Include for repairs to historic fabric that may have been damaged by the intrusive alterations.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
7.2.10	New Built Form and Features		
Policy 47	The compatible and sympathetic reuse of existing buildings and vacant/redundant spaces should take priority over the construction of new buildings.	To minimize the potential impacts, both tangible and intangible, arising from the construction of any new building/structure.	<ul style="list-style-type: none"> Conduct study to review the feasibility of reusing existing buildings and vacant/redundant spaces.
Policy 48	The setting of Maryknoll House should be preserved or enhanced where feasible.	To retain elements of the setting that have a positive impact, and to remove those that have a negative impact.	<ul style="list-style-type: none"> Whilst it is accepted that the prevailing character of the setting has been substantially altered during modern times, restoration of the setting so far as practical is necessary to ensure that the significance of the building is not compromised. Prepare proposals for the exterior of the building.
Policy 49	Significant trees identified in any landscape studies should be retained and managed to ensure their protection and improve their health and vigour.	To ensure that the setting is recognised as an integral part of the building's significance, and to retain trees that are important features of the setting.	<ul style="list-style-type: none"> Provide design proposals for the external works and landscaping including retention of trees and any associated remediation aimed at improving their health. Care should be taken during construction and operation phases to ensure clearance of the root protection zones and to manage and maintain the tree canopy.
Policy 50	Access roads to the existing and any new buildings should be designed to avoid negative impact on the existing main building and east/west wings.	To ensure that the setting is recognised as an integral part of the building's significance.	<ul style="list-style-type: none"> Access roads are necessary, but they should be subordinate to the existing building and east/west wings. A parking plan should be developed during the planning and design process. Access roads should be doubled-up with EVA provision and conceived as part of the hard landscaping.
Policy 51	Vehicle access should be limited as far as possible. Traffic calming measures, such as textured paving and/or speed bumps, should be incorporated into the design to enable pedestrians to share these spaces with vehicles without undue risk to their safety.	To ensure that the setting is recognised as an integral part of the building's significance, and to ensure safe access by the public on foot.	<ul style="list-style-type: none"> Whilst it is accepted that the prevailing character of the setting has been substantially altered during modern times, restoration of the setting so far as practical is necessary to ensure that the significance of the building is not compromised. Include proposals within the landscape masterplan and assess. Refer to the Process for Managing Change (Section 5.2).



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
Policy 52	The design and siting of new structures and features should be sympathetic in scale, form and materiality and be readily distinguishable from those features of primary and contributory significance on the Main Building, and east and wings.	To avoid or mitigate adverse impacts on the heritage value of the place. To ensure the prominence of the buildings form, its characteristics and details.	<ul style="list-style-type: none"> Any new buildings should be sited so as to limit the visual impact on the setting of the existing main building and east and west wings. Assess design proposals in accordance with the Process for Managing Change (Section 5.2).
Policy 53	The existing courtyard should be retained. Record if alterations are required.	To retain a part of the original landscape design.	<ul style="list-style-type: none"> Removal of any CDEs should be subject to specific appraisal and assessment. Refer to the Process for Managing Change (Section 5.2).
Policy 54	The most important views from the building toward Stanley Village should be retained. In designing the new building the principal views should be left uncompromised.	The setting of Maryknoll House a key element to understanding its design and contributes to the heritage value of the place. The main view looking out to the coastline over Stanley Village is most easily appreciated from the south facing verandahs.	<ul style="list-style-type: none"> To be prepared.
Policy 55	Views toward Maryknoll House from Stanley	To be prepared.	<ul style="list-style-type: none"> To be prepared.
7.2.11	Interpretation		
Policy 56	Prepare and install formal proposals for interpretation.	To celebrate the tangible and intangible heritage values of the place.	<ul style="list-style-type: none"> Commission and execute an interpretation action plan. Interpretation should account for the Principles of the ICOMOS Charter for the Interpretation and Presentation of Cultural Heritage Sites.
Policy 57	Curate interpretive displays, virtual or physically, of artefacts related to the building's historical and social heritage values.	To celebrate the tangible and intangible heritage values of the place.	<ul style="list-style-type: none"> Virtual resources can inform the public on areas of the place that will have limited or no public access. Elements that may not be capable of being retained in situ nevertheless have important heritage value which can be displayed elsewhere onsite to help visitors to understand the building's significance.



POLICY NO.	POLICY	OBJECTIVES	Management Action / Guidance ¹⁴⁷
Policy 58	Prepare and operate a heritage tour.	To ensure that the building manager, students and non-academic visitors can appreciate the building's significance.	<ul style="list-style-type: none"> Promote the tour to targeted interest groups and audiences.
Policy 59	A heritage gallery should be designed and installed within the east wing (former Chapel).	To ensure that the building manager, residents, students and non-academic visitors can appreciate the building's significance.	<ul style="list-style-type: none"> Set aside designated areas across the site that may be used for interpretive purposes.
7.2.12	Archaeology		
Policy 60	When planning any work across the site the possibilities of archaeological remains are to be carefully considered.		<ul style="list-style-type: none"> Desk top studies of potential archaeology should be a necessity for any new construction on the site. Where any excavation work is planned this should either be investigated by archaeologists in advance or as a minimum they should have a watching brief for all below ground work. Prepare an Unanticipated Finds Procedure in the event that archaeology is uncovered. This should take the position that all works on site cease until an archaeologist has been notified and instruction received.



This HIA is currently based on a review of the proposed works as detailed in the design teams plans and documents as follows:

- 01 LWK package dated August 2024 (refer to [Appendix E](#))
- 02 StudioMilou package dated August 2024 (refer to [Appendix E](#))

This HIA report is not a standalone publication. It should be read in conjunction with sections 1 to 7 of the Conservation Management Plan by Purcell.

This HIA is structured as follows:

- 8.1 Introduction
This includes an outline of the assessment criteria.
- 8.2 Proposed Work
This includes a brief introduction to the project vision and the works involved on Maryknoll House based on the latest design proposals. It also outlines the approach to interpretation.
- 8.3 Assessment of Impact
This divides the assessment into a series of sub-sections as explained within the introduction, which is categorises elements under site and setting, exterior (by elevation), and interior (by section of the building). The impact assessment result is listed out in a table format. The level of impact stated is after the application of the proposed mitigation measures.

- 8.4 Key Mitigation Measures
Although detailed mitigation measures have been identified on an itemised basis within the Impact Assessment section, this section expands on those, and includes several key measures that should be implemented as part of the planned redevelopment of Maryknoll House.
- 8.5 Recommendations
This HIA concludes with an overall assessment of impact, and way forward plan.

8.1 INTRODUCTION

8.1.1 Guidance Documentation

This assessment has been informed by the following document which outlines best practice management framework of historic sites:

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013

8.1.2 Assessment Criteria

This assessment is based on a review of the design proposal for redevelopment. It addresses the impact of the proposal, and its effect on the cultural heritage significance of the building as well as the site and its context. The assessment considers the potential for detrimental impacts because of the proposal, as well as all mitigation measures proposed. Works have been assessed in terms of their impact on the heritage value of Maryknoll House as identified in the Conservation Management Plan (notably the statement of significance, and the schedule of character-defining elements). The overall stated impact is after mitigation measures have been applied. Monitoring for compliance against these mitigation measures shall continue throughout design and construction stages of the project.

SECTION 8.0: IMPACT ASSESSMENT



The degree of impact on elements being assessed, after considering the level of significance of the affected element, and the corresponding mitigation measures, is classified into five levels as follows:

Degree (level) of Impact		Description
Positive	Beneficial	The impact is beneficial if the project will enhance the preservation of the heritage site(s) such as improving the flooding problem of the historic building after the sewerage project of the area.
	Acceptable	If the assessment indicates that there will be no significant effects on the heritage site(s).
	Acceptable impact with mitigation measures	If there will be some adverse effects, but these can be eliminated, reduced, or offset to a large extent by specific measures, such as conduct a follow-up Conservation Proposal or Conservation Management Plan for the affected heritage site(s) before commencement of work in order to avoid any inappropriate and unnecessary interventions to the building;
Neutral	Undetermined impact	If the significant adverse effects are likely, 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.
Negative	Unacceptable impact	If the adverse effects are considered to be too excessive and are unable to mitigate practically;

Table 06: Degree of Impact¹⁴⁹

The impact assessment table which follows in [Section 8.3](#) identifies the current known proposed changes to Maryknoll House and cross-refers them to the significance listed in the CDE schedule that would be affected by the changes and the impact upon them. This is then followed by the justification for the change, the proposed mitigation measures where applicable, and the overall impact after mitigation.

8.1.3 Assessment Structure

The proposed work and the impact assessment table is structured under the following headings:

- Site and Setting
- Main Block Exterior
- East Wing Exterior
- West Wing Exterior
- Main Block Interior
- East Wing Interior
- West Wing Interior

¹⁴⁹ Antiquities and Monuments Office – Guidelines for Built Heritage Impact Assessment based on the Criteria for Cultural Heritage Impact Assessment May 2020.



8.2 PROPOSED WORKS

Maryknoll House is a privately led residential development by New Season Global Limited/ Couture Homes Properties Limited, which in part will adapt the existing main block, and the east and west wings into apartments. In the curtilage of the main block, further new residential units will be built on the northerly facing slope, lower platform, in front of the main block.

8.2.1 Project Aims and Objectives

According to the planning and design statements, the project aims and objectives are defined under key headings as follows:

8.2.1.1 Planning and Design

- To conserve the entire building in-situ and the site setting.
- To preserve and enhance main block and the east and west wings relationship to the surrounding landscape and the open view from the main block toward Stanley Village and the waterfront.
- To adapt the Grade I building to a new, compatible and beneficial new use that supports the buildings long-term sustainability. This includes selective alterations that are necessary for a building in residential use and to fulfil statutory compliance.
- To increase the habitable area of the Grade I building by adding well-articulated contemporary designed extensions on the east and west sides of the main building.
- To preserve and enhance the existing courtyard and arrival experience.
- To reinforce Maryknoll House as one of the important landmarks in Stanley.

- To retain the main block as a symbolic structure on top of the hill by citing new buildings on the lower portion of the sites topography and integrated with the ground level of the garden to the north of the main block. This shall also comply with the stipulated building height restrictions.
- To minimise the height of any extension to the west side of the main block so it remains largely unseen from the long view from Kwun Yum Temple.
- To maintain current vehicular access arrangements, but with the addition of underground parking beneath the new main block east extension.

8.2.1.2 Building Conservation Aspects

- To assess change using a heritage impact assessment as set out in this section 8.
- To ensure no new structures are taller than the main block.
- To preserve the most significant front and rear elevations of the main block.
- To preserve, restore and interpret all high and exceptional significant character-defining elements within the main block and east and west wings. Where any of these CDEs cannot be preserved in-situ, they should be salvaged and relocated as far as practicable.
- To undertake a comprehensive record of the main block, east and west wings before any CDEs within them are removed, relocated or demolished.

8.2.1.3 Social and Community Aspects

- To allow controlled public access through guided heritage tours around parts of the site and main block to support public appreciation and understanding of the place.

8.2.2 Vision Statement

The designer's overall vision for the project is as follows:

Like architectural lanterns nested in the lush landscape A design of intentional simplicity, like architectural lanterns nested in the lush landscape around the existing historical building, will reinforce the significance and beauty of the Maryknoll building in the Stanley Hill. In this design proposal, vehicular access, drop off, parking spaces, pedestrian access, lift access to apartments, extending the composition of the historical buildings without juxtapositions.

A project mixing exemplary heritage conservation, with the conservation of significant historical and architectural elements merging with sublime contemporary architecture that is skilfully, and discretely inserted within the complex geometry of the land, merged within lush vegetation.¹⁵⁰

8.2.3 Proposed Alterations

The proposed alterations are summarised under key headings below.

8.2.3.1 Site and Setting

- Construction of new residential blocks at upper deck & lower deck
- Extensive excavation for the construction of the basement & new buildings
- New layout and design of main entrance courtyard
- New design of landscape
- New car ramp to new basement level
- Construction of new swimming pool

¹⁵⁰ Source: Studio Milou PTE Limited



8.2.3.2 Exterior – Main Block

- Addition of new entrance canopy
- Repair and redecoration of timber windows on both sides of the Entrance Porch
- Enclosure of the existing cross at roof ridge
- New circulation core structure on both sides
- New extension to east side
- New extension to west side
- Replacement of timber windows
- Repair and retention of 2nos. porches on West elevation
- Addition of loggias on G/F
- Enclosed verandah on 1/F and 2/F
- Removal of window A/C units and awnings
- New metal capping to underside of roof eaves
- Restoration and retention of all cast iron rainwater downpipes and associated hoppers, and removal of all external wastewater pipes

8.2.3.3 Exterior – West Wing

- Relocation of main stair and addition of vertical circulation core
- Relocation of octagonal window with stained glass panels onto the new façade
- Repair of timber windows
- Replacement of metal windows of sympathetic design

- Salvage of stained-glass panels for display at heritage gallery
- Restoration and reinstatement of remaining stained-glass panels
- Removal of all external window A/C units, other later added building services and awnings
- New metal capping to underside of roof eaves
- Restoration and retention of all cast iron rainwater downpipes and associated hoppers, and relocation of those clash with the new circulation core

8.2.3.4 Exterior – East Wing

- Relocation of main stair and addition of vertical circulation core.
- Restoration of octagonal windows with clear glass panels on the new façade
- Removal of carpark shelter
- Reinstatement of enclosed verandahs
- Repair of timber windows and replacement of metal windows with sympathetic design
- Salvage of windows with clear glass panels for display at heritage gallery and windows with clear glass panels for repair of other windows
- Removal of all external window A/C units, other later added building services and awnings
- New metal capping to underside of roof eaves
- Restoration and retention of all cast iron rainwater downpipes and associated hoppers, and relocation of those clash with the new circulation core.

8.2.3.5 Interior – Main Block

- Recasting of horizontal elements (beams and slabs) and assessment of the existing vertical elements (columns and walls)
- Salvage and relocation of the patterned mosaic floor tiles next to foyer for display at Heritage Gallery
- Removal of the floor tile with religious emblem in existing entrance foyer, internal partitions, wall, floor and ceiling finishes in the overall.
- Relocation of staircases at East and West ends from G/F to 2/F to new circulation cores

8.2.3.6 Interior – East Wing

- Repairs to decorative capital of columns
- Repairs to the interiors of the Chapel
- Establish a heritage gallery for interpretive purposes


8.2.3.7 Interior – West Wing


- Removal of later added false ceiling and restoration of religious emblems on walls at high level
- Installation of mechanical plant in the existing and reinstated verandahs




8.3 ASSESSMENT OF IMPACT


8.3.1 Site and Setting

Item description		
Construction of new residential blocks at upper deck & lower deck		
Assessment		Mitigation <ul style="list-style-type: none"> New buildings to be kept to a height that does not affect the appreciation of the existing buildings from the long view from Stanley Village and Kwun Yum Temple. The roof level of new buildings on lower deck on the south of the Main Block shall not be higher than the G/F level of the Main Block. The roof level of the new buildings on upper deck shall not be higher than the roof level of the Main Block.
CDE Affected	Significance of CDE	
S1	Moderate	
Potential impact		
<ul style="list-style-type: none"> Visual impact to curtilage, setting, prominence and appreciation of existing building 		
Justification		
To facilitate the site adaptive reuse.		
Level of impact		
Acceptable impact with mitigation measures		

Item description		
Extensive excavation for the construction of the basement & new buildings		
Assessment		Mitigation <ul style="list-style-type: none"> Further underground investigations, detailed sub-structure design proposals and methodologies with regular monitoring to be developed with minimal impact. The treatment of any discovery of antiquities during excavation shall adhere to the Antiquities and Monuments Ordinance. Structure proposals to be submitted for approval by relevant government departments.
CDE Affected	Significance of CDE	
S1, S4	Moderate	
Potential impact		
<ul style="list-style-type: none"> Visual impact of the Main Block Structural integrity Disturbance to possible archaeological remains 		
Justification		
Provision of carpark to facilitate the sites adaptive reuse and to meet operational needs.		
Level of impact		
Acceptable impact with mitigation measures		





Item description		
New layout and design of main entrance courtyard		
Assessment		Mitigation
CDE Affected	Significance of CDE	<ul style="list-style-type: none"> • Landscape elements to be kept to a height that does not affect the appreciation of the existing buildings from the site entrance. • Landscape design to respect symmetry and order of the existing setting. • Enhancement to existing building to emphasise the key features and character defining elements, and clearly distinguish new elements from heritage elements • Further impact assessment to landscape design proposals shall be conducted once they become available.
S3	Moderate	
Potential impact		
<ul style="list-style-type: none"> • Visual impact to curtilage, setting, prominence and appreciation of existing building 		
Justification		
Consideration of accessibility from the site entrance to the Main Block, and security		
Level of impact		
Acceptable impact with mitigation measures		

Item description		
New design of landscape		
Assessment		Mitigation
CDE Affected	Significance of CDE	<ul style="list-style-type: none"> • New proposal will be designed to minimise loss of trees and greenery, with on-site replacement where appropriate. • Further impact assessment to landscape design proposals shall be conducted once they become available.
S1, S3, S4	Moderate	
Potential impact		
<ul style="list-style-type: none"> • Loss of trees and green landscape • Surfaces for vehicular access • Setting of existing building, visibility and appreciation of existing building 		
Justification		
Existing trees are not Old and Valuable Trees (OVTs). Some existing trees are in poor condition. Refer to the Tree Preservation and Landscape Proposal by others.		
Level of impact		
Acceptable impact with mitigation measures		

SECTION 8.0: IMPACT ASSESSMENT




Item description	
<p>East side of Main Block:</p> <p>New car ramp to new basement level</p>	
	
Assessment	
CDE Affected	Significance of CDE
S5	Low
Potential impact	
<ul style="list-style-type: none"> • Potential fabric impact of the main entrance area • Structural integrity of the existing building 	
Justification	
<p>Vehicular access to basement carpark to facilitate the sites adaptive reuse and to meet operational needs.</p>	
Level of impact	
<p>Acceptable impact with mitigation measures</p>	
Mitigation	
<ul style="list-style-type: none"> • Layout of the car ramp integrated with surrounding soft landscape elements to minimise impact • Material to be complimentary to the existing buildings and new elements • Structure proposals to be submitted for approval by relevant government departments. • Further visual impact assessment to be conducted in later design stage. 	

Item description	
<p>West side of West Wing:</p> <p>Construction of new swimming pool with material complimentary to the existing buildings and new elements</p>	
	
Assessment	
CDE Affected	Significance of CDE
S5	Low
Potential impact	
<ul style="list-style-type: none"> • Fabric impact to the West Wing • Structural integrity 	
Justification	
<p>Modern provision to residents to facilitate the sites adaptive reuse.</p>	
Level of impact	
<p>Acceptable impact with mitigation measures</p>	
Mitigation	
<ul style="list-style-type: none"> • Integrate with the surrounding using soft landscape elements while maintaining privacy • Structure proposals to be submitted for approval by relevant government departments. • Further visual impact statement and reference to images to be produced for review and assessment 	



8.3.2 Exterior – Main Block

<p>Item description</p> <p>Entrance porch at North elevation of Main Block:</p> <p>Addition of a freestanding porte-cochere structure with translucent panels surrounding the existing entrance porch</p>		
<p>Assessment</p>		<p>Mitigation</p>
<p>CDE Affected</p> <p>E3</p>	<p>Significance of CDE</p> <p>Exceptional</p>	<ul style="list-style-type: none"> • Minimise fixings to the historic fabric and coordinate these with the existing porch details so as to mitigate impact to significant detailing. • The design and material of new additions (including architectural finishes) shall be compatible with but distinguishable from the surrounding historic fabric, notably the highly significant porch and overall highly significant north elevation. • New additions should align with the language of other new external interventions across the main building. The width of the porch, when read in elevation should align with the rhythm and fenestration of the main façade and avoid conflict with the pattern of fenestration • Carry out a visual study that illustrates the appearance of the new design from key views and vistas, specifically along the vehicle and pedestrian approach. • Carry out a detailed condition survey prior to commencement of the works, and complete any required repair or maintenance works to the entrance porch prior to fixing the new canopy. • Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works. • Structural design calculations should be provided to demonstrate there is no impact to the building's structural integrity.
<p>Potential impact</p> <ul style="list-style-type: none"> • Visual impact – view from Courtyard • Fabric impact arising from fixing detail 		
<p>Justification</p> <p>The new canopy is desirable as part of the building's revitalisation and the provision of increased weather/ sheltered protection at resident drop off area.</p>		
<p>Level of impact</p>		
<p>Acceptable impact with mitigation measures</p>		





Item description North elevation of Main Block: Repair and redecorate 2nos. timber windows on both sides of the Entrance Porch; and Replacement of the remaining windows		
Assessment		
CDE Affected	Significance of CDE	Mitigation <ul style="list-style-type: none"> Carry out a condition survey to the windows to be preserved for specifying the works required. Paint analysis to be carried out to understand the original colour of the windows. The 2nos. of timber windows to be repaired and redecorated are at a prominent location. The other windows that are in good condition, including timber sections and ironmongery, will be salvaged for later use as detailed in item 1.2 in Section 5.2.3 and item 1.2 in Section 5.2.4.
E1.2	High	
Potential impact		
<ul style="list-style-type: none"> Visual – appreciation of the north elevation Fabric – change in connection detail of windows and wall openings 		
Justification		
The weather tightness and environmental parameters can be improved.		
Level of impact		
Acceptable impact with mitigation measures		

Item description North elevation of Main Block: Enclose the cross by metal or glass claddings		
Assessment		
CDE Affected	Significance of CDE	Mitigation <ul style="list-style-type: none"> Carry out a condition survey to the affected roof ridge and cross for specifying the works required. The cladding enclosing the cross shall be designed as reversible, and sympathetic but distinguishable to the existing. The enclosure design shall consider its interface with the decorative features along the ridge. Include details about the cross and site's religious association in the Heritage Gallery for interpretation purpose. Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works. Carry out a visual study that demonstrates the appearance of the new design from key views and vistas both within the site and outside the site boundary is acceptable.
E2	High	
Potential impact		
<ul style="list-style-type: none"> Visual – view in Courtyard Fabric – connection with existing building and partial demolition of existing fabric 		
Justification		
To suit the sites adaptive reuse.		
Level of impact		
Acceptable impact with mitigation measures		

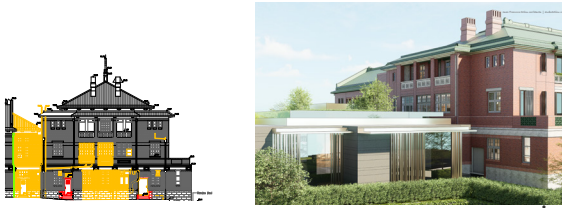
SECTION 8.0: IMPACT ASSESSMENT




Item description	
North elevation of Main Block: New circulation core structure on both sides of the north elevation facing the Courtyard	
Assessment	Mitigation
CDE Affected	Significance of CDE
EI	High
Potential impact	
<ul style="list-style-type: none"> Visual – view in Courtyard Fabric – connection with existing building and partial demolition of existing fabric 	
Justification	
To suit the revised layout and circulation of interior space.	
Level of impact	
Acceptable impact with mitigation measures	
<ul style="list-style-type: none"> Carry out a condition survey to the affected external wall for specifying the works required. The new circulation core structures will be set back from the existing north elevation façade so the windows and brickwork will not be altered. The wall of the lift core to be constructed as an independent structure to the north façade of the Main Block with connections to the Main Block. The infilling internal floor slabs and walls in these locations will not be connected to the wall areas immediate surrounding the window openings. The existing octagonal windows (plain and stained glass) on the west elevation of east wing and east elevation of west wing will be salvaged for installation to the new circulation façade. 	

Item description	
East elevation of Main Block: New building extension connected to the existing building involving demolition of historic brick column, square patterned parapet, brick wall, timber windows, and granite dado on G/F, 1/F and 2/F.	 <p>East elevation Proposed east extension</p>
Assessment	Mitigation
CDE Affected	Significance of CDE
EI1.1	High
EI1.2	High
EI1.3	High
EI1.4	High
EI1.5	High
Potential impact	
<ul style="list-style-type: none"> Visual impact to the appreciation of the East Elevation of the Main Block from within the site and afar. Fabric impact arising from the demolition for connection with new interventions. 	
Justification	
To suit the site adaptive reuse needs.	
Level of impact	
Undetermined	
<ul style="list-style-type: none"> The height of the east extension is lower than the whole historic building. Minimise fixings to the historic fabric around the affected area. Carry out a visual study that illustrates the appearance of the new design from key views and vistas, specifically along the vehicle and pedestrian approach. Undertake a further impact assessment based on this study. Carry out a detailed condition survey to the whole elevation prior to commencement of the works. Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works. The design and material of new additions (including architectural finishes) shall be compatible with but distinguishable from the surrounding historic fabric. New additions should align with the language of other new external interventions across the main building. 	







Item description		Mitigation
<p>West elevation of Main Block:</p> <p>New building extension connected to the existing building that involves demolition of historic brick wall, timber windows, and granite dado on G/F and 1/F</p>	 <p>West elevation Proposed west extension</p>	
Assessment		<ul style="list-style-type: none"> The existing verandahs on 2/F with squared patterned parapet and brick column to be retained. The height of the west extension is to be lower than the historic building, being a single storey. Minimise fixings to the historic fabric around the affected area. Carry out a visual study that illustrates the appearance of the new design from key views and vistas, specifically along the vehicle and pedestrian approach. Undertake a further impact assessment based on this study. Carry out a detailed condition survey prior to commencement of the works. Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works. The design and material of new additions (including architectural finishes) shall be compatible with but distinguishable from the surrounding historic fabric. New additions should align with the language of other new external interventions across the main building.
CDE Affected	Significance of CDE	
E9.2	High	
E9.3	High	
E9.4	High	
Potential impact		
<ul style="list-style-type: none"> Visual impact to the appreciation of the West Elevation of the Main Block from within the site and afar. Fabric impact arising from the demolition for connection with new interventions 		
Justification		
To suit the site adaptive reuse needs.		
Level of impact		
<p>Acceptable impact with mitigation measures</p>		

Item description		Mitigation
<p>East and West elevations of Main Block:</p> <p>Replacement of the timber windows</p>	 <p>East elevation West elevation</p>	
Assessment		<ul style="list-style-type: none"> Record the condition of the affected timber windows prior to the commencement of works. The windows that are in good condition, including timber sections and ironmongery, will be salvaged for later use.
CDE Affected	Significance of CDE	
E9.4	High	
E11.4	High	
Potential impact		
<ul style="list-style-type: none"> Visual – appreciation of the east and west elevations Fabric – change in connection detail 		
Justification		
The weather tightness and environmental parameters can be improved.		
Level of impact		
<p>Acceptable impact with mitigation measures</p>		

SECTION 8.0: IMPACT ASSESSMENT





Item description	
<p>East and West elevations of Main Block:</p> <p>2nos. of porches on West elevation: Repair and retention</p> <p>Ino. of porch on East elevation: Salvaging of the projecting canopy, original timber doors, granite steps, and granite plinths on G/F for later reinstatement in the Heritage Gallery.</p>	
  	
<p>Porch (1) on west elevation</p> <p>Porch (2) on west elevation</p> <p>Porch on east elevation</p>	
Assessment	
CDE Affected	Significance of CDE
E9.1	Moderate
E11.1	High
Potential impact	
<ul style="list-style-type: none"> Visual impact to the appreciation of the East and West elevations of the Main Block from within the site and afar. Fabric impact arising from the demolition for connection with new interventions 	
Justification	
To suit the site adaptive reuse needs.	
Level of impact	
Acceptable impact with mitigation measures	
Mitigation	
<ul style="list-style-type: none"> Carry out a detailed condition survey to the porches for specifying the repair / salvaging works required, notably the side entrance porch with high significance and to be salvaged, prior to commencement of the works. Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works. 	

Item description	
<p>G/F of South elevation of Main Block: Addition of loggias, and installation of new doors at the modified opening of original windows. Demolition of granite band course and plinth, timber windows, granite flight of staircase within the loggia extension.</p>	
	
<p>1/F of South elevation of Main Block: Demolition of 4nos. bays of parapet walls to provide access to new flat roof above the loggias, and retention of 2nos. bays.</p>	
Assessment	
CDE Affected	Significance of CDE
E12	High
E13	Exceptional
Potential impact	
<ul style="list-style-type: none"> Visual impact to the appreciation of the South elevations of the Main Block from within the site and afar. Fabric impact arising from the demolition for connection with new interventions 	
Justification	
To suit site adaptive reuse needs.	
Level of impact	
Undetermined	
Mitigation	
<ul style="list-style-type: none"> The new fabric, including the glass walls, metal cladding of the loggias, and the parapet at 1/F surrounding the new flat roof, shall be compatible with but distinguishable to the existing. Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works. Carry out a detailed condition survey prior to commencement of the works. New additions should align with the language of other new external interventions across the main building. 	

SECTION 8.0: IMPACT ASSESSMENT





Item description			
<p>1/F and 2/F of South elevation of Main Block:</p> <p>Addition of folding/sliding glazed enclosure to full extent of the verandahs except the central protrusion bay of 1/F.</p>			
Assessment			Mitigation
CDE Affected	Significance of CDE		<ul style="list-style-type: none"> The design of the new glazed enclosure to be compatible with but distinguishable to the existing. The verandahs with the french doors of the central protrusion bay on 1/F to be kept intact and repaired. The rear verandah walls are retained so that from long views the characteristics of verandahs could still be distinctive. The fixing folding/sliding glazed enclosure to be designed carefully so that the existing cornice feature is not disturbed. The glazed enclosure to be set back from the existing parapet. Division of the panels to be sympathetic with the glazed block distribution. New additions should align with the language of other new external interventions across the main building.
E12	High		
E13	Exceptional		
Potential impact			
<ul style="list-style-type: none"> Visual impact to the appreciation of the South elevations of the Main Block from within the site and afar. Fabric impact arising from the demolition for connection with new interventions 			
Justification			
To suit site adaptive reuse needs.			
Level of impact			
Acceptable impact with mitigation measures			

Item description			
<p>All elevations of Main Block:</p> <p>New metal capping to underside of roof eaves</p>			
Assessment			Mitigation
CDE Affected	Significance of CDE		<ul style="list-style-type: none"> Record the condition of the affected eaves and flying rafter ends prior to the commencement of works. Fixing details of the capping to be designed with gaps to allow natural ventilation so to minimise mould and condensation. The change is reversible, and it should be ensured that there will be no fixings to the retained flying rafter ends. The covered underside of roof eaves and flying rafter ends will be featured in interpretation proposals.
E1	High		
E9	High		
E11	High		
E12	High		
Potential impact			
<ul style="list-style-type: none"> Visual impact – to overall composition Fabric impact arising from fixing detail and risk of condition deterioration of covered area 			
Justification			
The new metal capping will be distinguishable and compatible to the original building.			
Level of impact			
Acceptable impact with mitigation measures			




8.3.3 Exterior – East Wing

Item description		
West elevation of East Wing: Addition of vertical circulation core		
Assessment		Mitigation
CDE Affected	Significance of CDE	<ul style="list-style-type: none"> Any affected elements to be recorded before construction, restored and displayed as interpretation elements if retention in-situ is not possible New element will be clearly distinguishable from the existing elements, with connection between the new elements with the existing elements will be designed to minimise impact of the existing elements, and any impact to be managed in a reversible manner as much as possible.
E5	High	
Potential impact		
<ul style="list-style-type: none"> Visual impact on view in courtyard Connection with existing building 		
Justification		
<ul style="list-style-type: none"> Change of internal layout New building fabric will be distinguishable and compatible with the existing building. 		
Level of impact		
Acceptable impact with mitigation measures		


Item description		
West elevation of East Wing (existing Chapel on 1/F): Relocation of octagonal window with stained glass panels onto the new façade		
Assessment		Mitigation
CDE Affected	Significance of CDE	<ul style="list-style-type: none"> Carry out a detailed condition survey to the octagonal window prior to commencement of the works. Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works.
E5	High	
E14.2	High	
Potential impact		
<ul style="list-style-type: none"> Visual impact on view in courtyard 		
Justification		
<ul style="list-style-type: none"> Change of internal layout 		
Level of impact		
Acceptable impact with mitigation measures		



Item description									
<p>West elevation of East Wing:</p> <p>Repair of timber windows using sections from salvaged windows from the Main Block; and to</p> <p>East & North elevation of East Wing:</p> <p>Replacement of metal windows of sympathetic design based on the characteristics of the existing timber windows.</p>	 <p>West elevation East elevation</p>								
Assessment									
<table border="1"> <thead> <tr> <th>CDE Affected</th> <th>Significance of CDE</th> </tr> </thead> <tbody> <tr> <td>E5.2</td> <td>High</td> </tr> <tr> <td>E7.3</td> <td>High</td> </tr> <tr> <td>E14.3</td> <td>High</td> </tr> </tbody> </table>	CDE Affected	Significance of CDE	E5.2	High	E7.3	High	E14.3	High	<p>Mitigation</p> <ul style="list-style-type: none"> Carry out a condition survey to the windows to be repaired and preserved for specifying the works required. Paint analysis to be carried out to understand the original colour of the windows. All windows to be repaired and redecorated are facing the Courtyard and can be seen from the site entrance.
CDE Affected	Significance of CDE								
E5.2	High								
E7.3	High								
E14.3	High								
Potential impact									
<ul style="list-style-type: none"> Visual – appreciation of the elevations Fabric – change in connection detail 									
Justification									
<p>The replaced metal windows can have the weather tightness and environmental parameters improved.</p>									
Level of impact									
<p>Acceptable impact with mitigation measures</p>									

Item description		Item description								
<p>East & West elevations of East Wing:</p> <p>Salvage of 4 nos. of stained-glass panels for display at heritage gallery; and</p> <p>Restoration and reinstatement of remaining stained glass panels.</p>		 <p>West elevation</p>								
Assessment		Mitigation								
<table border="1"> <thead> <tr> <th>CDE Affected</th> <th>Significance of CDE</th> </tr> </thead> <tbody> <tr> <td>E5.2</td> <td>High</td> </tr> <tr> <td>E7.3</td> <td>High</td> </tr> <tr> <td>E14.3</td> <td>High</td> </tr> </tbody> </table>	CDE Affected	Significance of CDE	E5.2	High	E7.3	High	E14.3	High		<ul style="list-style-type: none"> Carry out a condition survey to all the windows prior to works. Paint analysis to be carried out to understand the original colour of the windows. Four nos. of stained-glass panels will be removed, restored and displayed for interpretation purposes.
CDE Affected	Significance of CDE									
E5.2	High									
E7.3	High									
E14.3	High									
Potential impact										
<ul style="list-style-type: none"> Level of retention and restoration Overall composition Restoration – authenticity, consistency 										
Justification										
<p>A minor number of stained glass panels are to be salvaged to suit new layout.</p>										
Level of impact										
<p>Acceptable impact with mitigation measures</p>										




Item description		
<p>East & West elevations of East Wing:</p> <p>Removal of all external window A/C units, other later added building services and awnings</p>		
Assessment		Mitigation
CDE Affected	Significance of CDE	<ul style="list-style-type: none"> Record the condition of the affected timber windows prior to the commencement of works. Windows will be reinstated at the locations with outdoor A/C units
E5.5	Adverse	
E10.5	Adverse	
Potential impact		
<ul style="list-style-type: none"> Enhance the appearance of the facades 		
Justification		
<p>The window A/C units and awnings are modern additions to the building and are considered intrusive. The original window configuration can be reinstated.</p>		
Level of impact		
Beneficial		

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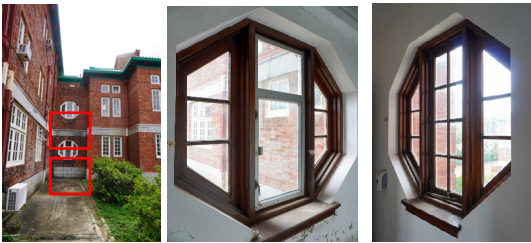
Item description	
<p>All elevations of East Wing:</p> <p>New metal capping to underside of roof eaves</p>	
	
Assessment	
CDE Affected	Significance of CDE
E5	High
E7	High
E10	High
Potential impact	
<ul style="list-style-type: none"> Visual impact – to overall composition Fabric impact arising from fixing detail and risk of condition deterioration of covered area 	
Justification	
<p>The new metal capping will be distinguishable and compatible with the original building.</p>	
Level of impact	
<p>Acceptable impact with mitigation measures</p>	
Mitigation	
<ul style="list-style-type: none"> Record the condition of the affected eaves and flying rafter ends prior to the commencement of works. The change is reversible, and it should be ensured that there will be no fixings to the retained flying rafter ends. Fixing details of the capping to be designed with gaps to allow natural ventilation so to minimise mould and condensation. The covered underside of roof eaves and flying rafter ends will be featured in interpretation proposals. 	

Item description	
<p>All elevations of East Wing:</p> <p>Restoration and retention of all cast iron rainwater downpipes and associated hoppers, and relocation of those clash with the new circulation core.</p>	
	
Assessment	
CDE Affected	Significance of CDE
E10	Moderate
E14.7	High
Potential impact	
<ul style="list-style-type: none"> Visual 	
Justification	
<p>To enhance the appearance of the facades with pipes in coordinated locations.</p>	
Level of impact	
<p>Beneficial</p>	
Mitigation	
<ul style="list-style-type: none"> Record the condition of the external downpipes prior to the commencement of works. Make good openings in the masonry façade to match existing. All external cast iron rainwater downpipes and hoppers will be restored and re-instated in-situ where technically possible, for example, where they will not clash with newly introduced fabric or openings. Options will be studied for the appropriate relocation of the prominent cast iron rainwater downpipe and decorated hopper in the East Wing area affected by the insertion of the new vertical circulation core. 	





8.3.4 Exterior - West Wing

Item description		
East elevation of West Wing: Addition of vertical circulation core.		
Assessment		Mitigation <ul style="list-style-type: none"> Any affected elements to be recorded before construction, restored and displayed as interpretation elements if retention in-situ is not possible. New element will be clearly distinguishable from the existing elements, with connection between the new elements with the existing elements will be designed to minimise impact of the existing elements, and any impact to be managed in a reversible manner as much as possible. Windows on the affected external wall to be salvaged for display and interpretation use.
CDE Affected	Significance of CDE	
E4	High	
E8	High	
Potential impact		
<ul style="list-style-type: none"> Impact on view in courtyard Connection with existing building requires demolition of existing walls Details such as the octagonal windows 		
Justification		
<ul style="list-style-type: none"> Change of internal layout New building fabric will be distinguishable and compatible with the existing building. 		
Level of impact		
Acceptable impact with mitigation measures		




Item description		
East elevation of West Wing: Restoration of octagonal windows with clear glass panels on the new façade		
Assessment		Mitigation <ul style="list-style-type: none"> Carry out a detailed condition survey to the octagonal window prior to commencement of the works. Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works.
CDE Affected	Significance of CDE	
E4.5	High	
Potential impact		
<ul style="list-style-type: none"> Impact on view in courtyard Connection with existing building Details such as the octagonal windows 		
Justification		
<ul style="list-style-type: none"> Change of internal layout 		
Level of impact		
Acceptable impact with mitigation measures		



Item description		
West elevations of West Wing: Removal of carpark shelter		
Assessment		Mitigation
CDE Affected	Significance of CDE	N/A
E8.7	Adverse	
Potential impact		
<ul style="list-style-type: none"> Overall composition Restoration – authenticity, consistency 		
Justification		
The carpark shelter is a later addition to the site.		
Level of impact		
Beneficial		


Item description		
West elevation of West Wing (1/F): Reinstatement of enclosed verandahs with red painted Chinese bracket style columns and beams		
Assessment		Mitigation
CDE Affected	Significance of CDE	<ul style="list-style-type: none"> Carry out a detailed condition survey prior to commencement of the works. Complete a cartographic (using a digital 3D laser scan) and photographic record of the windows to be demolished prior to commencement of the works. Carry out a detailed condition survey prior to commencement of the works, and complete any required repair or maintenance works to the entrance porch prior to fixing the new canopy. Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works. Carry out a detailed condition survey prior to commencement of the works, and complete any required repair or maintenance works to the entrance porch prior to fixing the new canopy. Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works. Make good the surrounding building fabric if necessary.
E8.5	Adverse	
Potential impact		
<ul style="list-style-type: none"> Overall composition Restoration – authenticity, consistency 		
Justification		
To restore the verandah to its original appearance.		
Level of impact		
Beneficial		




Item description	
<p>East elevation of West Wing:</p> <p>Repair of timber windows using sections from salvaged windows from the Main Block; and to</p> <p>West & North elevations of West Wing:</p> <p>Replacement of metal windows of sympathetic design based on the characteristics of the existing timber windows</p>	 <p>East elevation</p>  <p>West elevation</p>  <p>North elevation</p>
Assessment	
CDE Affected	Significance of CDE
E4.4	High
E6.3	High
E8.5	Moderate
Potential impact	
<ul style="list-style-type: none"> Visual – appreciation of the elevations Fabric – change in connection detail 	
Justification	
The replaced metal windows can have the weather tightness and environmental parameters improved.	
Level of impact	
Acceptable impact with mitigation measures	
Mitigation	
<ul style="list-style-type: none"> Carry out a condition survey to the windows to be repaired and preserved for specifying the works required. Paint analysis to be carried out to understand the original colour of the windows. All windows to be repaired and redecorated are facing the Courtyard and can be seen from the site entrance. 	

Item description	
<p>East & West elevations of West Wing:</p> <p>Removal of all external window A/C units, other later added building services and awnings</p>	
Assessment	
CDE Affected	Significance of CDE
E4.6	Adverse
E8.6	Adverse
Potential impact	
<ul style="list-style-type: none"> Enhance the appearance of the facades 	
Justification	
The window A/C units and awnings are modern additions to the building and are considered intrusive. The original window configuration can be reinstated.	
Level of impact	
Beneficial	
Mitigation	
<ul style="list-style-type: none"> Record the condition of the affected timber windows prior to the commencement of works. Windows will be reinstated at the locations with outdoor A/C units 	




Item description		
<p>All elevations of West Wing:</p> <p>New metal capping to underside of roof eaves</p>		
Assessment		Mitigation
CDE Affected	Significance of CDE	<ul style="list-style-type: none"> Record the condition of the affected eaves and flying rafter ends prior to the commencement of works. The change is reversible, and it should be ensured that there will be no fixings to the retained flying rafter ends. Fixing details of the capping to be designed with gaps to allow natural ventilation so to minimise mould and condensation. The covered underside of roof eaves and flying rafter ends will be featured in interpretation proposals.
E4	High	
E6	High	
E8	Moderate	
Potential impact		
<ul style="list-style-type: none"> Visual impact – to overall composition Fabric impact arising from fixing detail and risk of condition deterioration of covered area 		
Justification		
<p>The new metal capping will be distinguishable and compatible with the original building.</p>		
Level of impact		
<p>Acceptable impact with mitigation measures</p>		

Item description		
<p>All elevations of West Wing:</p> <p>Restoration and retention of all cast iron rainwater downpipes and associated hoppers, and relocation of those clash with the new circulation core.</p>		
Assessment		Mitigation
CDE Affected	Significance of CDE	<ul style="list-style-type: none"> Record the condition of the external downpipes prior to the commencement of works. Make good openings in the masonry façade to match existing. All external cast iron rainwater downpipes and hoppers will be restored and re-instated in-situ where technically possible, i.e. at locations that will not clash with newly introduced fabric or openings. Options will be studied for the appropriate relocation of the prominent cast iron rainwater downpipe and decorated hopper in the East Wing area affected by the insertion of the new vertical circulation core.
E4	High	
E6	High	
E8	Moderate	
Potential impact		
<ul style="list-style-type: none"> Visual 		
Justification		
<p>To enhance the appearance of the facades with pipes in coordinated locations.</p>		
Level of impact		
<p>Acceptable impact with mitigation measures</p>		

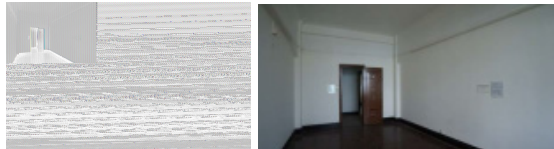


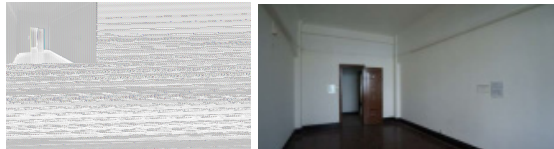
8.3.5 Interior - Main Block


Item description		
Main Block: G/F to 2/F: Recasting of horizontal elements (beams and slabs) and assessment of the existing vertical elements (columns and walls)		
Assessment		Mitigation
CDE Affected	Significance of CDE	<ul style="list-style-type: none"> Detailed cartographic, structural and condition surveys of reinforced concrete structure to be carried out Final extent of alterations to be confirmed following further pre-construction intrusive structural investigations and opening up works during construction
I8	Moderate	
Potential impact		
<ul style="list-style-type: none"> Level of retention and restoration Overall composition Spatial arrangement and legibility Structural integrity and safety Strengthening and restoration – authenticity, consistency 		
Justification		
To suit sites adaptive reuse needs.		
Level of impact		
Acceptable impact with mitigation measures		

Item description		
Main Block: Salvage and relocation of the patterned mosaic floor tiles next to foyer for display at Heritage Gallery		
Assessment		Mitigation
CDE Affected	Significance of CDE	<ul style="list-style-type: none"> Recording of all existing internal elements will be carried out prior to construction Removed elements of good condition will be salvaged for further repair or interpretation purposes
III	Moderate	
Potential impact		
<ul style="list-style-type: none"> Level of retention and restoration Overall composition Alterations required – authenticity, consistency Structural integrity and safety 		
Justification		
Change of use of the interior.		
Level of impact		
Acceptable impact with mitigation measures		



Item description	
<p>Main Block:</p> <p>Removal of the floor tile with religious emblem in existing entrance foyer, internal partitions, wall, floor and ceiling finishes in the overall.</p>	
	
Assessment	
CDE Affected	Significance of CDE
16	Low
19	Low
Potential impact	
<ul style="list-style-type: none"> Visual and fabric - overall composition Alterations required – authenticity, consistency 	
Justification	
To suit the future residential layout.	
Level of impact	
<p>Acceptable impact with mitigation measures</p>	



Item description	
<p>Main Block:</p> <p>Relocation of staircases at East and West ends from G/F to 2/F to new circulation cores</p>	
	
Assessment	
CDE Affected	Significance of CDE
12	High
Potential impact	
<ul style="list-style-type: none"> Relocation of key architecture feature Level of retention and restoration Overall composition Alterations required – authenticity, consistency Structural integrity and safety 	
Justification	
<ul style="list-style-type: none"> Change of internal layout New building fabric will be distinguishable and compatible with the existing building. 	
Level of impact	
<p>Acceptable impact with mitigation measures</p>	






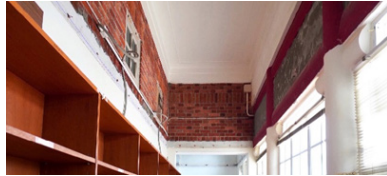

8.3.6 Interior – East Wing



Item description	
East Wing (existing Conference Room on G/F): Repairs to decorative capital of columns	
Assessment	
CDE Affected	Significance of CDE
I12	High
Potential impact	
Positive	
Justification	
N/A	
Level of impact	
Beneficial	
Mitigation	
<ul style="list-style-type: none"> Detailed condition survey to be conducted to determine the scope of repair works required. 	

Item description	
East Wing (Chapel on 1/F): Repair of the Chapel with the high ceiling, structures and form of the ornate columns and religious emblems on walls; and Establish a heritage gallery for interpretive purposes .	
Assessment	
CDE Affected	Significance of CDE
I13	Exceptional
Potential impact	
Positive	
Justification	
N/A	
Level of impact	
Beneficial	
Mitigation	
<ul style="list-style-type: none"> Overall interiors of the Chapel for the new use will respect the original scale, form and sense of volume, and incorporate interpretation solutions. 	



8.3.7 Interior - West Wing

Item description West Wing (existing Recreation Room & Library on 1/F): Removal of later added false ceiling and restoration of religious emblems on walls at high level		  
Assessment		Mitigation
CDE Affected	Significance of CDE	N/A
I14	High	
Potential impact		
N/A		
Justification		
N/A		
Level of impact		
Beneficial		

Item description West Wing (existing Recreation Room & Library on 1/F): Installation of plant equipment in the reinstated verandahs		 
Assessment		Mitigation
CDE Affected	Significance of CDE	<ul style="list-style-type: none"> The installation of plant equipment will not affect the appreciation of the overall layering and volumetric quality, as well as the features, such as balustrade, columns, column heads of the verandahs, especially when viewed externally. Overall interiors of the Recreation Room for the new use will respect the original scale, form and sense of volume, and incorporate interpretation solutions. The plant equipment layout and elevation shall be reviewed when available.
I14	Adverse (when enclosed)	
Potential impact		
<ul style="list-style-type: none"> Retention of key architecture feature Level of retention and restoration Spatial quality Public appreciation Interior intervention Restoration – authenticity, consistency 		
Justification		
N/A		
Level of impact		
Undetermined		



8.4 KEY MITIGATIONS MEASURES

8.4.1 General

In general, there are a series of key principles that will apply:

- “Investigate before action” meaning original or early finishes should be researched, sampled, and reinstated where it is feasible to do so.
- Wherever it is feasible to do so, the disturbance to and the loss of historic building fabric should be kept to a minimum. This applies during the detailed design development and the design and execution of temporary works, as well as the permanent works.
- Repair and alteration works should include provision for salvage of existing building fabric and its re-use where feasible and appropriate; and retention for possible future use including the identification of suitable locations, preferably at the site.
- Retain and repair all existing elements that have been identified as contributing to the heritage values of the building, provided always that this is commensurate with compelling operational needs and statutory compliance.
- The alteration and additions to the building should have regard to the authenticity and integrity of the building. This means ensuring that where repairs are necessary, these should be done on a “like-for-like” basis and using matching materials and components.
- New additions should be “of their time”, which means they should be distinguishable from the existing building / historical fabric so that the narrative of the building can be understood.

- Prepare visualisations from key sightlines to assess the visual impact of the external alterations on its settings/context and well as to appraise significant interventions that may alter the outward facing appearance of Maryknoll, notably the verandahs.
- All interventions in the building should be designed and constructed so that they are reversible where it is feasible to do so.
- The heritage significance of the building should be always observed, particularly during construction operations, which means ensuring that adequate protection of retained elements is installed and maintained throughout the duration of the works.
- Retain and repair where necessary character-defining elements that contribute to the heritage value of the site.
- An interpretation plan shall be implemented.

8.4.2 Structural

- Structural appraisal would be carried out to verify the details and conditions of structural members and structural performance of the building to ensure the structural integrity of the historic buildings. If any defects/sign of distress are identified, the repair work proposal would be submitted for approval prior to commencement of works. The corresponding monitoring proposal will be also submitted. Submission of structural appraisal and drawings to the statutory authorities for approval will be concluded by the end of the detail design stage.
- ELS / foundation works will be carried out to safeguard the existing historic building and enhance the structural capacity to support the new additions required to the long-term operation of the building.



SECTION 8.0: IMPACT ASSESSMENT

- Temporary structural supports including propping and protection will be installed prior to the commencement of construction works to safeguard the historic building.
- Close monitoring to the structural integrity of the historic building, will be implemented prior to the commencement of construction works in accordance with an agreed monitoring proposal.
- The condition of historic building will be inspected regularly during construction, in particular during demolition and foundation works.
- Pre and post condition survey should be carried out to record conditions of the heritage site.

8.4.3 Record Surveys

- Record Surveys such as cartographic and photographic surveys shall be prepared to record the heritage building before works commence.
- Any requirements or standards in relation to the conservation works as specified in the Conservation Management Plan shall be incorporated into the tender documents. This includes but not limited to the conservation guidelines and treatments of the character-defining elements, and list out all the elements to be preserved and salvaged.

8.4.4 Site supervision and documentation

- Periodic site supervision and monitoring by conservation specialists shall be carried out throughout the conservation process to ensure the conservation works to be properly conducted on site and the quality of the workmanship is up to the specifications and standards. The frequency and level of supervision should be increased at different critical works stage when close inspection and monitoring is required. This supervision staff shall be provided by the main operator or the contractor. A resident project clerk of work with conservation background is suggested; and
- Documentation of the whole conservation process during the course of the works is necessary, such as site progress photo, record drawings and all kinds of textual of other records shall be well-documented. This is important to record all the conservation history and is essential as a tool to understand the authenticity of the building fabric and help to identify between historic fabric and new works. Progress photos shall be taken at least bi-weekly or at other frequency that fit the site progress meeting and to be incorporated in the site report.



8.5 Recommendations

8.5.1 Overall Assessment

Based on the impact assessment in section 8.3, it is recommended the overall impacts on the Site and Maryknoll House itself are considered acceptable and manageable with appropriate mitigation measures stated in this report. Overall, the proposed redevelopment of the site can revitalise the main block and its supporting east and west wings, whilst respecting its cultural significance with acceptable heritage impacts based on the following observations:

- The updating of the buildings internal space planning tries to respect the original building design, configurations, and spatial quality. The essential spaces and essence of the early building is preserved, and selective enhancements are introduced to suit the buildings long-term sustainability.
- The repair and restoration works will significantly improve the existing buildings condition and its appearance. In view of the built heritage value, it deserves a high standard of care and workmanship during the planned works.
- Alterations and additions within the main block are necessary for statutory compliance and operational needs are considered acceptable.
- The alterations and additions around the main block, and the construction of additional residential properties are considered necessary to support the sites long-term sustainability.
- Once the construction is completed, a holistic asset management framework should be implemented, which seeks to maintain the historical building to the standard it requires.

8.5.2 Way Forward

The coming works for the redevelopment of the Maryknoll House site should follow this HIA report. Purcell who are engaged as the conservation specialist, shall monitor across the design and construction stages compliance with this HIA report and ensure that the conservation policies stated in the CMP can be executed appropriately and effectively.

In case there is any further significant change to the design plans in the future, which deviates from this HIA report and affects the cultural significance of the Site, the assessment and recommendations made in this report should be reviewed accordingly to reassess the appropriateness of the proposed works and formulate new mitigation measures. The CMP should be the document that any revision of this HIA report should refer to and be based on.



9.1 OVERVIEW

Interpretation provides the means of understanding the heritage value of a site so that the sense of place may be retained or enhanced, and any negative impacts mitigated. It does this by providing information in a variety of formats and by storytelling. The Australia ICOMOS Burra Charter (2013) defines interpretation as ‘*all the ways of presenting the cultural significance of a place*’.¹⁵¹

While buildings and their settings convey a certain amount of information in their fabric and spatial relationships, other information, particularly relating to their history and associations, may require communication through a variety of culturally appropriate means that would enhance visitor understanding and enjoyment.

Well-planned and executed interpretation adds significantly to the community’s understanding and appreciation of heritage places and is an important part of the conservation process. Interpretation also offers opportunities for the re-imaging of the place. The process for identifying and designing culturally appropriate heritage interpretation is two-fold:

- A **Heritage Interpretation Strategy** identifies the significance of the place, establishes relevant themes and stories, identifies existing and potential audiences, and recommends suitable interpretive media, devices, and locations.
- A **Heritage Interpretation Plan** provides for the implementation of the Strategy through detailed design and construction of recommended media and devices in the locations recommended in the Strategy.

The interpretation of historic properties should use the landscape, buildings, and collections of the place to provide insights into the lives of the people who lived there and as the springboard to explore ideas relating to their time and place. There is the potential to enhance appreciation of lesser-known aspects of the site’s significance through carefully planned and well-designed interpretation.

Interpretation can further include conservation works, guided tours and lectures, printed materials, digital access (e. g. downloadable apps, brochures, book, virtual tours), other media, and public programs and special events. Any interpretation should form a backdrop to, and not hinder the operation of the place, or the occupant, user, and visitor experience.

Since there are no statutory requirements relating to the production of interpretation plans in Hong Kong, the production of this interpretation approach is guided by Article 25 of the Burra Charter, the associated practice note: ‘*Interpretation*’ (*Practice Note Version 1: November 2013*), and the *ICOMOS Ename Charter for the Interpretation and Presentation of Cultural Heritage Sites (2008)*. The contents within this interpretation approach are prepared based on a description of the site and assessment of its heritage significance of Maryknoll House stated in this CMP.

9.2 Why Interpret?

Heritage is a cultural asset. As such, it belongs and relates to all people in a community and is linked to other aspects of a community’s cultural traditions, the physical environment and community life. The heritage interpretation of a place should therefore connect to audiences on all cultural levels and engage them in forming their personal association with the site and a sense of place. It should be adaptable to audiences from all backgrounds, whilst respecting the culture and values of any target audience.

The interpretation methodology is to be developed in conjunction with New Season Global Limited so that the interpretation is communicated effectively, using a multi-faceted approach of digital media and physical installations.

Interpretation is an opportunity to provide visitors with an experience that helps them explore the history and importance of the site in ways in that they might not be able to do on their own. It is intended to be inclusive and appropriate to a diverse demographic and on a variety of levels, be it casual visitors, academics, or enthusiasts.

9.2.1 Who is the Audience?

To determine the most appropriate interpretation approach for Maryknoll House, it is important to identify and consider the key audience groups that will encounter the interpretive content. Given the intended use of the site and its private nature, all audiences are expected to visit the site purposely. Therefore, knowing the audience is key to determining the content required. The interpretation may need to cater to different audiences, and therefore different approaches or programmes may be appropriate.

A provisional list of audience groups is shown below. The groups are in no particular order:

- General visitors for recreational purposes (both national and international)
- Heritage and architectural professionals
- Special interest groups
- Academics
- Residents

¹⁵¹ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Article 1.17.



The range of stories that could be told about the site and the number of interpretive techniques available to share those stories are considerable. Any presentation of the site and its history should be preceded by a thorough investigation of what stories would most interest the target audience and which methods of interpretation they would be most likely to engage with.

9.3 INTERPRETATION THEMES AND STORIES

Themes are expected to focus not only on the history of the building or the site overall, but consider the surrounding context of the site and neighbouring historic buildings. The future interpretative consultant and/or curator are expected to develop this during the project design stages.

There is an opportunity to acknowledge the building's architectural, historical social and technological values through the display of original or early drawings, photographs and other documents, including the architect's design drawings and the roles played by people such as Father James A Walsh, Father James Draught, the Architect Henry McGill, and the Hong Kong Architects Little, Adams and Wood.

9.4 INTERPRETATION TYPES / TOOLS

9.4.1 Digital Media

With the development of modern technology, the interpretation of heritage sites can benefit from techniques such as Virtual Reality (VR), Augmented Reality (AR), Quick Response (QR) code and mobile apps, etc. These digital media formats enable visitors to explore sites themselves from within a single location. They can even be used remotely if necessary and can even provide immersive and realistic visitor experiences, which has the potential to attract a broader audience. This can also incorporate the information gathered from the comprehensive heritage recording (drawings, 3D laser scanning and photogrammetry, etc.) carried out as noted in item 6.5.5ii.

Key considerations may include:

- Development of a website
- Creation of a 3D model with a combination of VR technique to map out the historic development of the site at different times including the past, present and, potentially, the future.
- A QR code system that is embedded in and integrated with the other interpretive measures.
- Audio/ video resources including oral history and historical footage

The platform is intended to support the ongoing management of the interpretive events, programmes and to celebrate milestones.

9.4.2 Conservation works:

The high-quality conservation strategy and completed repair work is a critical method for interpreting the heritage significance of a historic site or asset. With the adoption of appropriate conservation principles and repair strategies, a successful conservation project will be able to retain and enhance the heritage values of a site or asset, especially when major renovation works (e.g. restoring original colour scheme and finishes) or reconstruction works are carried out.

The following documentary works will therefore be carried out throughout the project and be used for interpretation purposes to explain the process involved in revitalisation and some of the key changes that have taken place.

- a Further research including specific areas such as the historic development of Stanley, the founders of the Maryknoll movement in Southern China, the architects of Maryknoll House and the Chinese Eclectic styles;
- b Cartographic and condition survey of existing building;
- c Detailed photographic survey and cataloguing of all elements of all existing buildings;
- d 3D scanning of all existing buildings;
- e Oral history by interviews with members of the Maryknoll and Stanley communities, as appropriate and to the extent such individuals are willing to participate; and
- f Photography and videography of conservation and revitalisation process.



SECTION 9.0: INTERPRETATION APPROACH

9.4.3 Integration with Way-finding

Interpretation displays together with wayfinding signage should reflect the heritage value of the site, minimise physical impacts on the building and present a coherent story across the visitor experience. The signage should be developed as part of a site wide signage strategy to ensure that it is aesthetically sympathetic and affixed to fabrics in an manner which mitigates impact.

9.4.4 Online Resources

A dedicated website will be setup, managed and maintained by the future building management company. The website is expected to contain the following information (in text, images, videos, and interactive formats) specific to Maryknoll House:

- a Introduction;
- b History;
- c Other archival information, such as surveys of the existing building and final design proposals (without confidential information on private areas of the site);
- d Conservation and revitalisation process of Maryknoll House; and
- e Bookings for guided tours and other heritage programmes.

9.4.5 Public Programmes

In general, since the residential development will be occupied, tours will be managed as indicated in table 07 below. Bookings will be coordinated through the proposed online resource – see item iv.

Public accessibility is designed to appeal to a broad cross-section of the community and to provide a range of cultural and educational activities within the Heritage Gallery and cultural heritage tour that support the promotion of cultural appreciation and enhance the public understanding and appreciation of heritage conservation in Hong Kong.

Programme Type	Pax	Duration	Hosting period	Notes
Regular Cultural Heritage Tour (Conducted in Chinese, English and Mandarin)	20	90mins	12 times per year.	By appointment only, with advance reservation through online platform hosted by management office / organiser of the guided tour - see item iv.

Table 07: Summary of Cultural Heritage Tour Programme



9.4.6 Cultural Heritage Tour

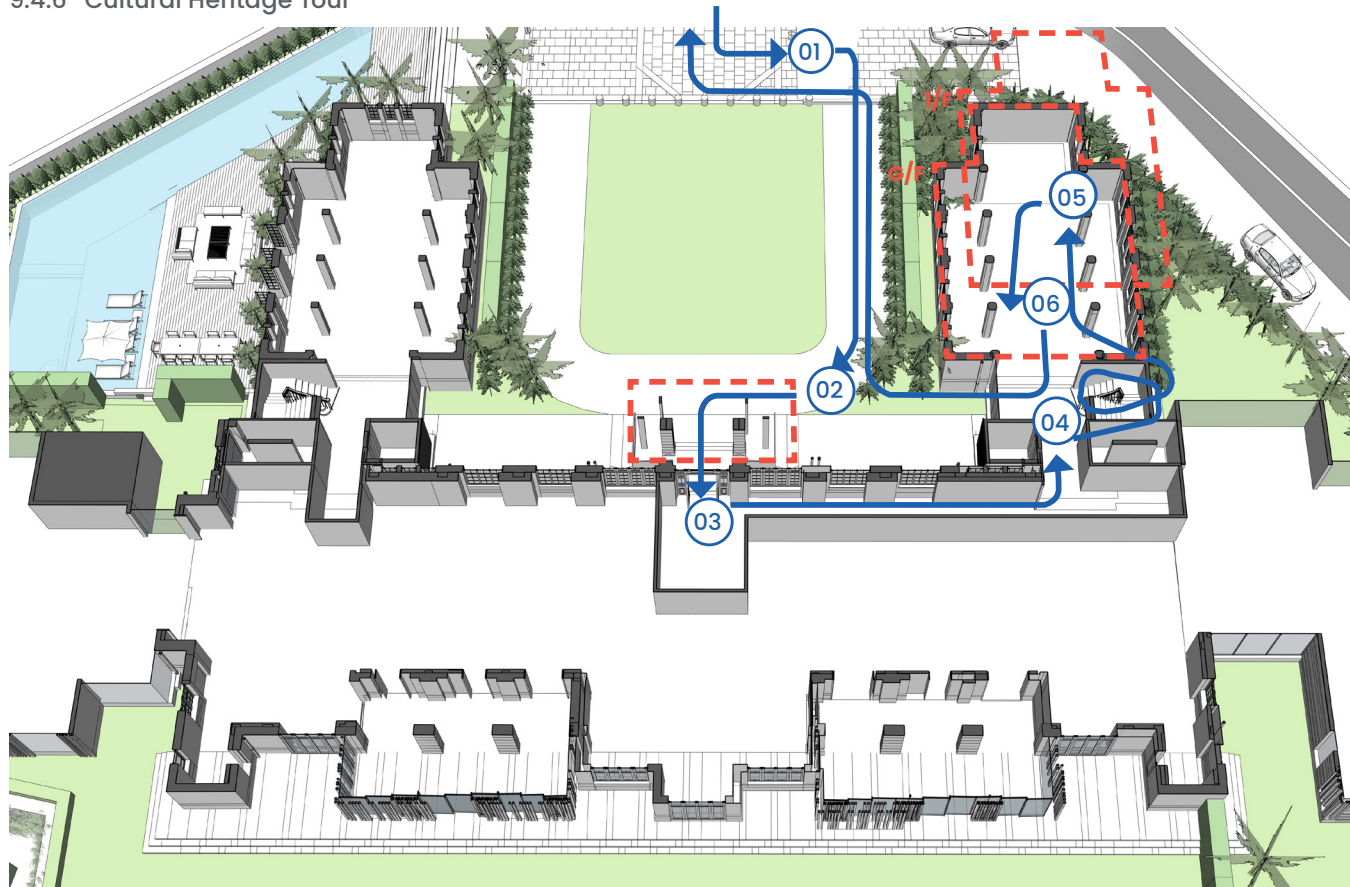


Fig 38: Proposed cultural heritage tour route

Heritage tours for a targeted audience to visit significant places are a vital means to promote cultural heritage. A heritage tour is a well-recognised medium to encourage community engagement in the site, and its implementation would allow visitors to discover the history of Maryknoll guided by a docent. Docents will explain the site cultural heritage, whilst taking visitors to several key locations within both the public indoor and outdoor locations. By walking around selective parts of the site and spending time in the heritage galleries, visitors will be able to understand the transformation of the building that has taken place, how key space and features have been preserved, how it has been revitalized and converted to new use, and what was needed to ensure the building continues to be fit for modern times.

The proposed 90-minute guided heritage tour will start at Murray House/Stanley Plaza and participants will arrive at Maryknoll House by transportation arranged by the organiser.

The precise theme of the cultural heritage tour and any permanent exhibition within the Heritage Galleries shall be further developed with an interpretative consultant and/or curator to be appointed at the future design stage. Key themes are expected to address the heritage and architecture of Maryknoll House itself, as well as its social significance through its religious association.

Information about the buildings and/or key points of interest within the site that are significant will also be incorporated on selective totem display boards that will be located along the heritage tour route.



9.4.7 Object Displays and Exhibitions

Locations where the public and residents can learn about Maryknoll House through display and exhibitions can be found in common spaces, notably the Heritage Gallery and selected external points of interest featured along the cultural heritage tour. Salvaged items can support the interpretation of key historic functions of the site that may not otherwise be evident. They may also enhance the visitors' understanding of the contextual changes in a heritage site. They should be presented in their original location where feasible to ensure the interpretive heritage value is authentic. Where these items may be salvaged from a building/structure due to be demolished, these items may be curated within an exhibition space.

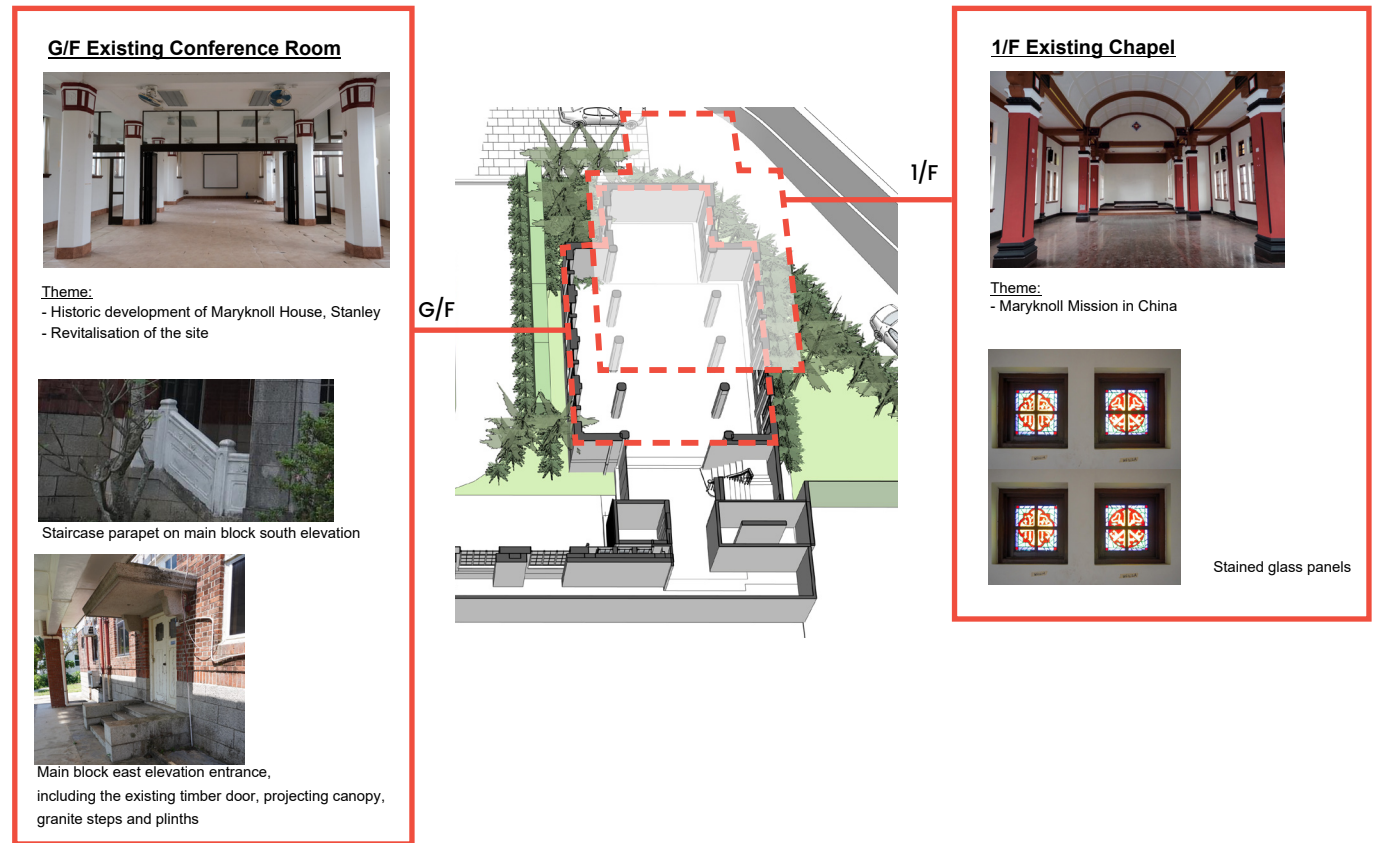


Fig 39: Proposed salvaged artefacts to be relocated to heritage gallery



SECTION 9.0: INTERPRETATION APPROACH

Key locations in the guided tour are summarised below, with preliminary details on the content and object displays:

Externally including:

- 01 1) Courtyard
- 02 2) North elevation entrance porch

Common Internal spaces including:

- 03 Entrance lobby in Main Block
- 04 Relocated staircase in East Wing
- 05 Heritage Gallery 1F (Existing Chapel)
 - Salvaged items to be displayed:
 - Stained glass panels
- 06 Heritage Gallery - GF (Existing Conference Room)
 - Salvaged items to be displayed:
 - Main block east elevation entrance
 - Staircase parapet on main block south elevation

9.4.8 Souvenirs

It is intended that the operating model for the interpretive strategy is constructed on a not-for-profit basis. There may be opportunities for heritage souvenir design, information pamphlets etc that will be part of the sites overall marketing and branding.



ARCHIVES

Hong Kong Lands Department, Survey and Mapping Office

Rural Building Lot No 333.

Remaining Portion of Rural building Lot No 333.

The Land Registry. <https://www1.iris.gov.hk/eservices/searchlandregister/search.jsp>

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File HKRS 58 -1-163 (20). RBL No 333.

Private

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Term	Definition
Authenticity	Authenticity resides in the original materials, workmanship and design of a site and its setting, as well as in its historical, cultural, and social characteristics and qualities.
Burra Charter	<p>The Australia ICOMOS Burra Charter is widely adopted internationally. It sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers, and custodians.</p> <p>The Burra Charter defines various terms and identifies principles and procedures observed in conservation work and underpins heritage management practice.</p> <p>The Burra Charter can be applied to all types of places of cultural significance including natural, Indigenous, and historic, places with cultural values.</p>
Compatible use	Compatible use means a use which respects the cultural significance of place. Such a use involves no, or minimal, impact on cultural significance.

Term	Definition
Conservation	Conservation means all the processes of looking after a place so as to retain its cultural significance. ⁰¹
Distinguishability	New work should be identifiable on close inspection or to the trained eye, but should not impair the aesthetic integrity or coherence of the whole.
Fabric	Fabric means all the physical material of the place including, elements, fixtures, contents and objects. ⁰²
Intactness	Intactness refers to the state of being whole and unaltered.
Integrity	Integrity refers to the retention of the principal characteristics and values, including those embodied in the physical fabric and setting.

Term	Definition
Interpretation	Interpretation refers to the full range of potential activities intended to heighten public awareness and enhance understanding of cultural heritage site. These can include print and electronic publications, public lectures, on-site and directly related off-site installations, educational programmes, community activities, and ongoing research, training, and evaluation of the interpretation process itself. ⁰³
Like-for-like repair	Like-for-like repair is defined as are repairs that use the original material if available, or one that is the same specification or technique as the existing material. Refer to table below for examples.
Maintenance	Maintenance means the continuous protective care of a place, and its setting. ⁰⁴
Minimal Intervention	To do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained. ⁰⁵

⁰¹ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013

⁰² The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013

⁰³ https://www.icomos.org/images/DOCUMENTS/Charters/interpretation_e.pdf

⁰⁴ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013

⁰⁵ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, p.1



Term	Definition
Place	Place means geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. ⁰⁶
Preservation	Preservation means maintaining a place in its existing state and retarding deterioration. ⁰⁷
Reconstruction	Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material. ⁰⁸
Restoration	Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material. ⁰⁹

Term	Definition
Reversible	Reversible changes should be considered temporary ¹⁰ and that can be removed without causing any damage or impact to the fabric or space, when circumstances permit.
Sympathetic	Considering the existing fabric in siting, bulk, form, scale, character, colour, texture and material. Being distinct from, yet seamlessly integrated within, the overall context, and focusing attention on the historic fabric. Not imitating, but interpreting. Finding the optimal balance between conserving and enhancing heritage significance, and the environment, and ensuring the long term use of the place.

⁰⁶ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013

⁰⁷ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013

⁰⁸ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013

⁰⁹ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013

¹⁰ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013



Examples of like-for-like repair	Examples of what is not like-for-like repair	Examples of where like-for-like is not appropriate*
Replacing a small number of roof tiles with the same material and using the same fixings.	Re-building an entire chimney stack, even when re-using materials and design.	Repair using materials now known to be hazardous Such as using asbestos cement roof tiles.*
Re-pointing in the same or similar lime mortar mix.	Replacement of an entire door or window with a replica of the existing.	Re-pointing an area with cement mortar that was previously, inappropriately repointed with cement mortar instead of lime mortar.
Re-painting an interior room or an exterior wall using the same paint type and colour.	Repainting in a paint system or specification which differs from the original, and/or employs a different colour scheme.	Repair using materials now known to be hazardous, such as lead paint. *
Replacement of window panes with the same style of single glazing.	Replacement of an entire door or window with a replica of the existing, or with an aluminium frame / mullions or using a different type of glazing.	
Replacement of timber window mullions with the same design in timber while retaining the frame and glazing.		
Laying carpet of the same material and style without causing damage to skirting boards or floorboards.	Laying acrylic (or other synthetic) carpet in a modern pattern instead of a wool carpet in a traditional or unique colour or pattern.	

*Where materials are no longer available, or safe, choose an appropriate material that matches the original material's colour, texture, and technical performance. This will reduce the visual impact, as new materials will develop the correct patina, wear, and weathering, and blend with the historic context. It will also reduce the risk of damage to adjacent heritage fabric.



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Historic Building Appraisal Maryknoll House No. 44 Stanley Village Road, Stanley, Hong Kong

Maryknoll House (瑪利諾會) was established by **Bishop James A. Walsh**, the first Maryknoll priest who set foot in Hong Kong in 1917. Built in 1935 with funds borrowed from the **Paris Foreign Mission Society**, it served as the headquarters of the Maryknoll Fathers and Brothers, and also as a summer rest home and a language school for priests who were going to preach in China.

Historical Interest

In 1941, the House was used by the British in preparation for the battle against the Japanese military. As the Japanese gradually approached Hong Kong Island, Maryknoll House became a refuge for many Chinese refugees. It did not take long for the Japanese to conquer Hong Kong, and they requisitioned two classrooms at the House for quartering their men numbering some two hundred. Later, the priests were ordered by the Japanese to evacuate Maryknoll House and they were interned at the Stanley Internment Camp together with several hundred other British, Canadian and Dutch civilians. The House was immediately converted into the Japanese military headquarters.

After World War II, many refugees found shelter there including displaced missionaries from the mainland. From then on, education and social welfare turned out to be the missionaries' major endeavour, as exemplified by the opening of a community centre administered by Father John Curran in Ngau Tau Kok and the Bishop Ford School in Tung Tao Tsuen (1953) as well as the Maryknoll Fathers School (1957). Medical care was also provided for the Chinese as the Maryknollers erected clinics in Ngau Tau Kok, Kowloon Tsai and Kwun Tong. The most ambitious project of all was the opening of Our Lady of Maryknoll Hospital in Wong Tai Sin.

The three-storey building has a handsome red-brick facade showing the strong character of Chinese architecture combined with western elements and details in a style known as **Chinese Eclectic**. This style was purposely chosen by the Maryknoll Fathers according to their vision of spreading the gospel in China. Chinese architectural features include green glazed tiled roofs, green glazed Chinese grilles, octagonal and hexagonal shaped windows, and various decorations and motifs on the façade. The building is symmetrical in plan and the façades also exhibit regular fenestration with only minor deviations here and there. There have been renovations, alterations and additions internally over the years to meet changing requirements, but

Architectural Merit
Rarity,
Built Heritage

Number 187

externally the building remains fairly authentic and a rare piece of built heritage of architectural interest and value.

Value & Authenticity

Today, the House stands as a reminder of the changes that have taken place in Stanley and is one of the most spectacular historic buildings in the area.

Social Value & Local Interest

The building is situated in a quiet environment overlooking the beautiful scene of Stanley. Although its immediate environment has been developed into residential clusters, and the fishing village of Stanley has long since disappeared and replaced by a bustling tourist haven, several of its surviving predecessors in its proximity still hold the memory of Old Stanley. For instance, the declared monuments Old Stanley Police Station (舊赤柱警署) and School House of St. Stephen's College (聖士提反書院校舍) can be found in the area. The building is also close to historic buildings graded by the Antiquities Advisory Board such as the Stanley Fort (赤柱炮台) (Proposed Grade 2 or Grade 3), historic buildings at St. Stephen's College (聖士提反書院) (Grade 3) and Stanley Post Office (Grade 2).

Group Value

Economic pressures and changing circumstances may mean that an adaptive re-use may have to be found for the House in the future.

Adaptive Re-use



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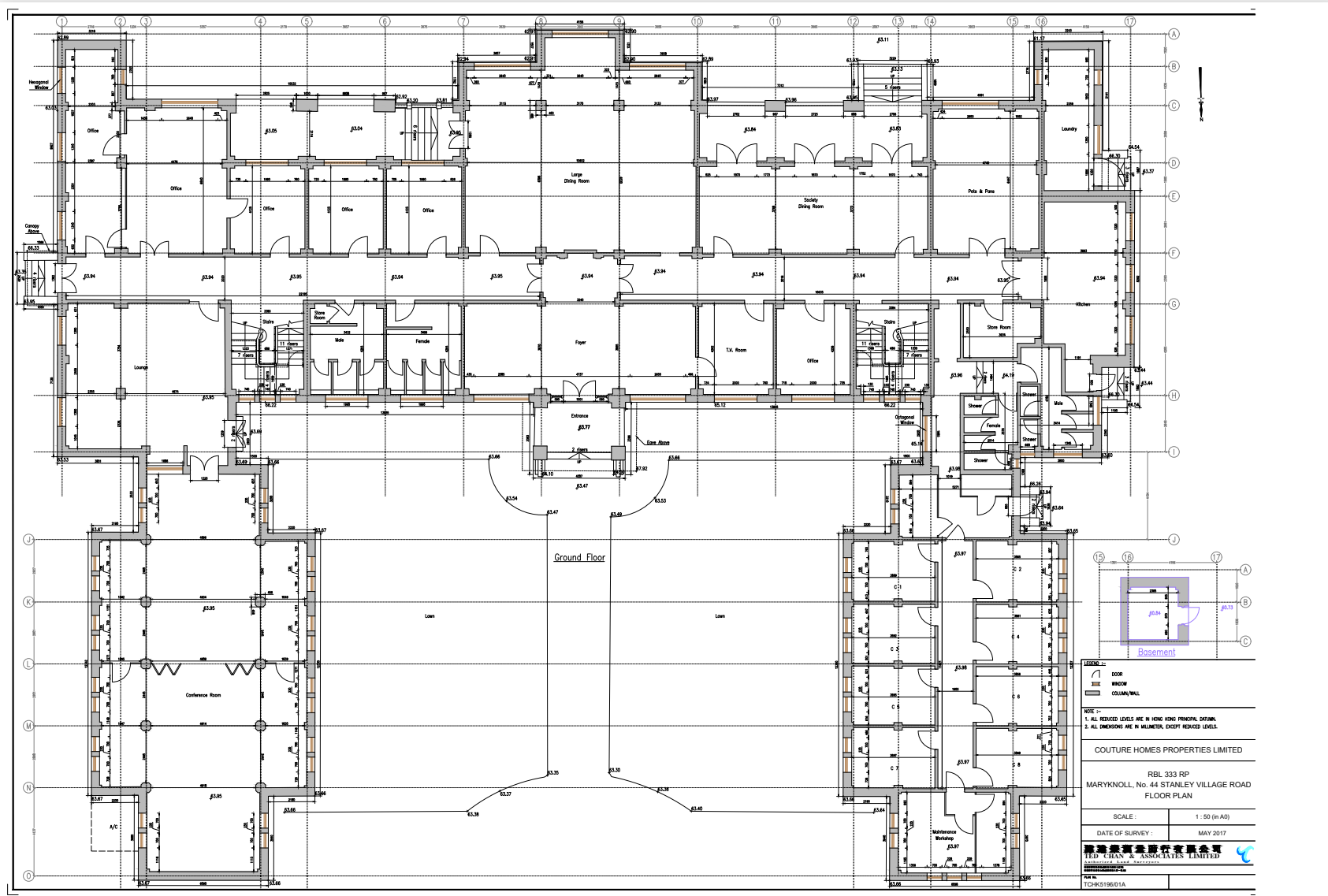
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APPENDIX D: EXISTING PLANS



1.0 Introduction

2.0 Understanding

3.0 History and Development

4.0 Significance

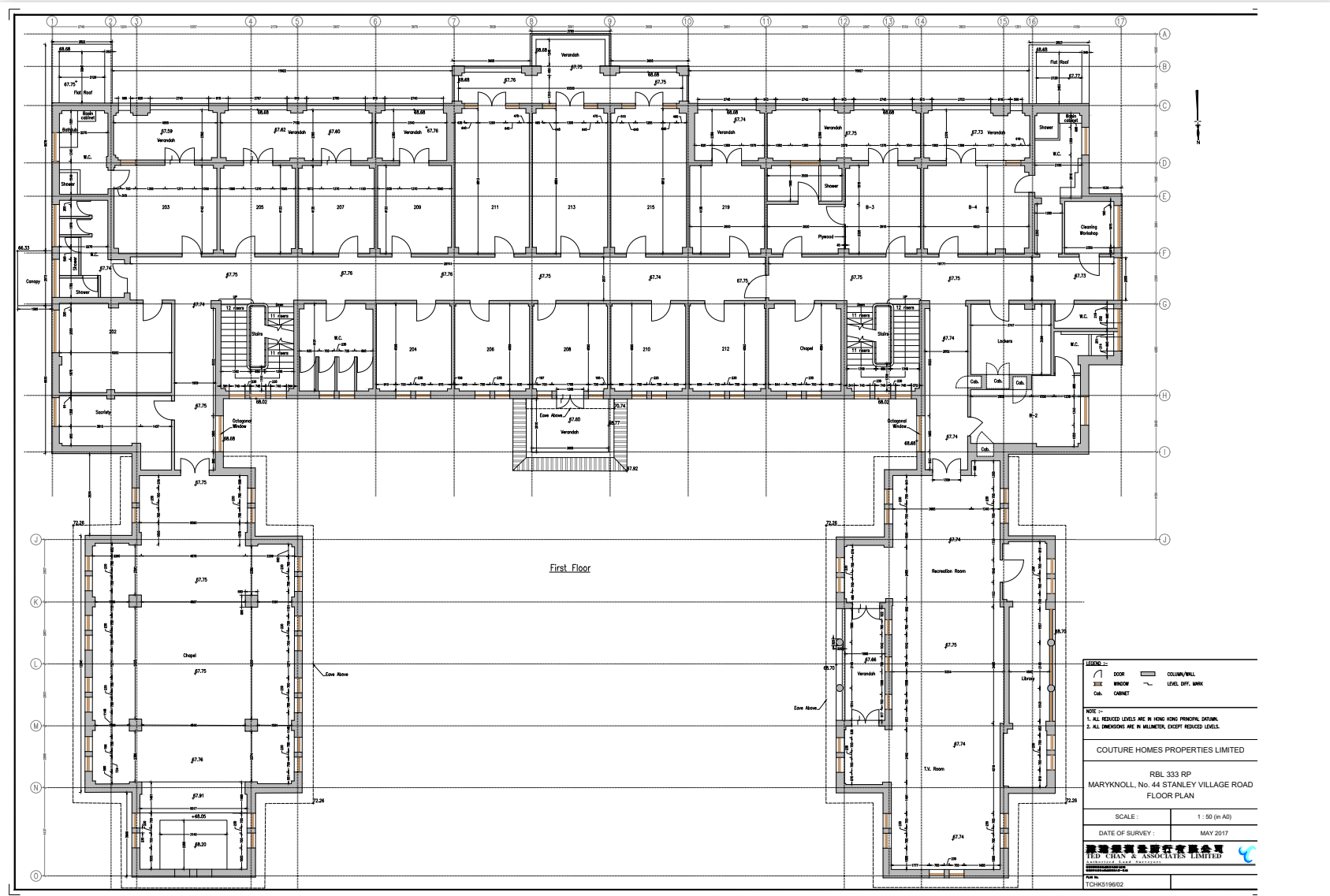
5.0 Change Management Process

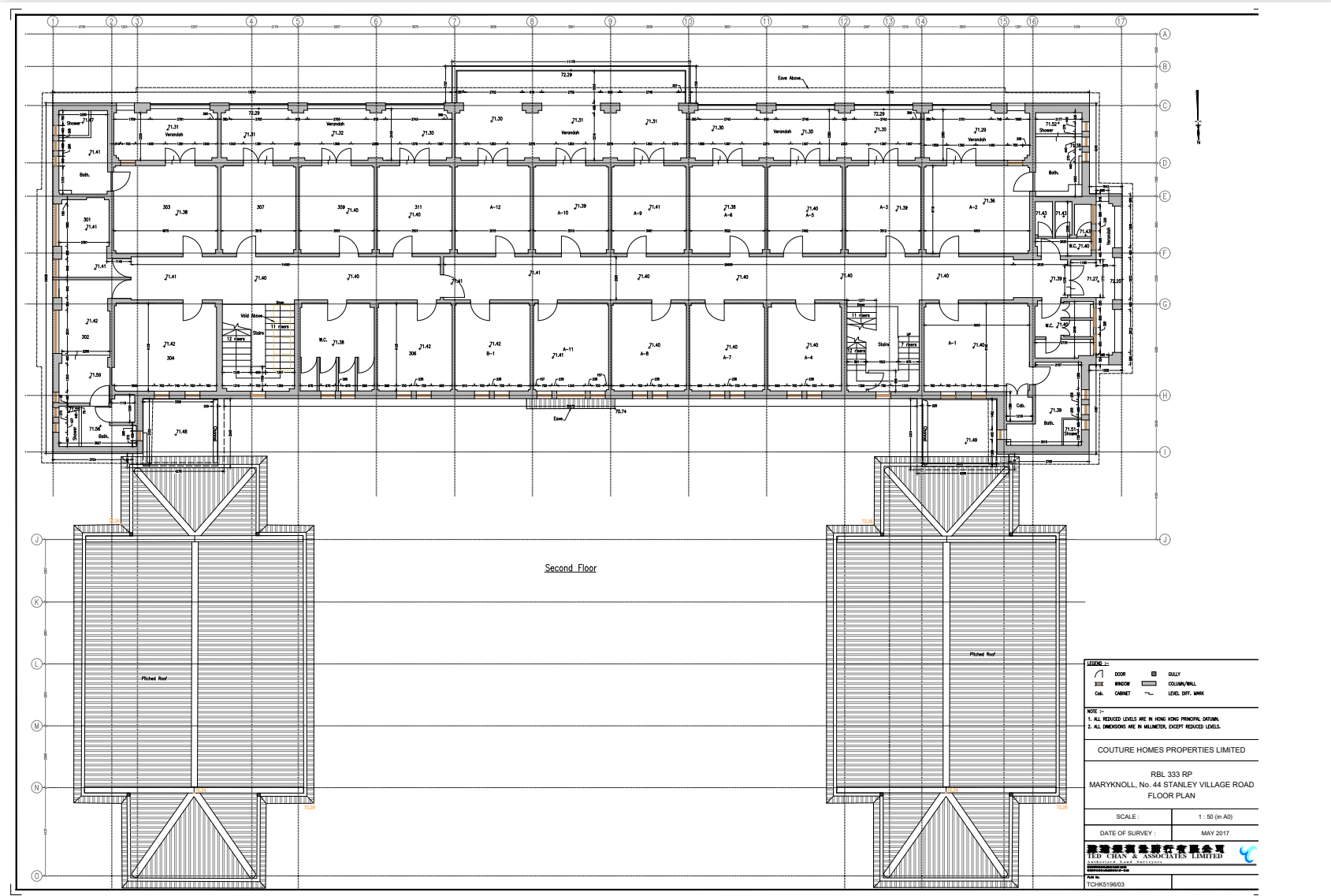
6.0 Constraints and Opportunities

7.0 Conservation Framework

8.0 Impact Assessment

9.0 Interpretation Approach





1.0 Introduction

2.0 Understanding

3.0 History and Development

4.0 Significance

5.0 Change Management Process

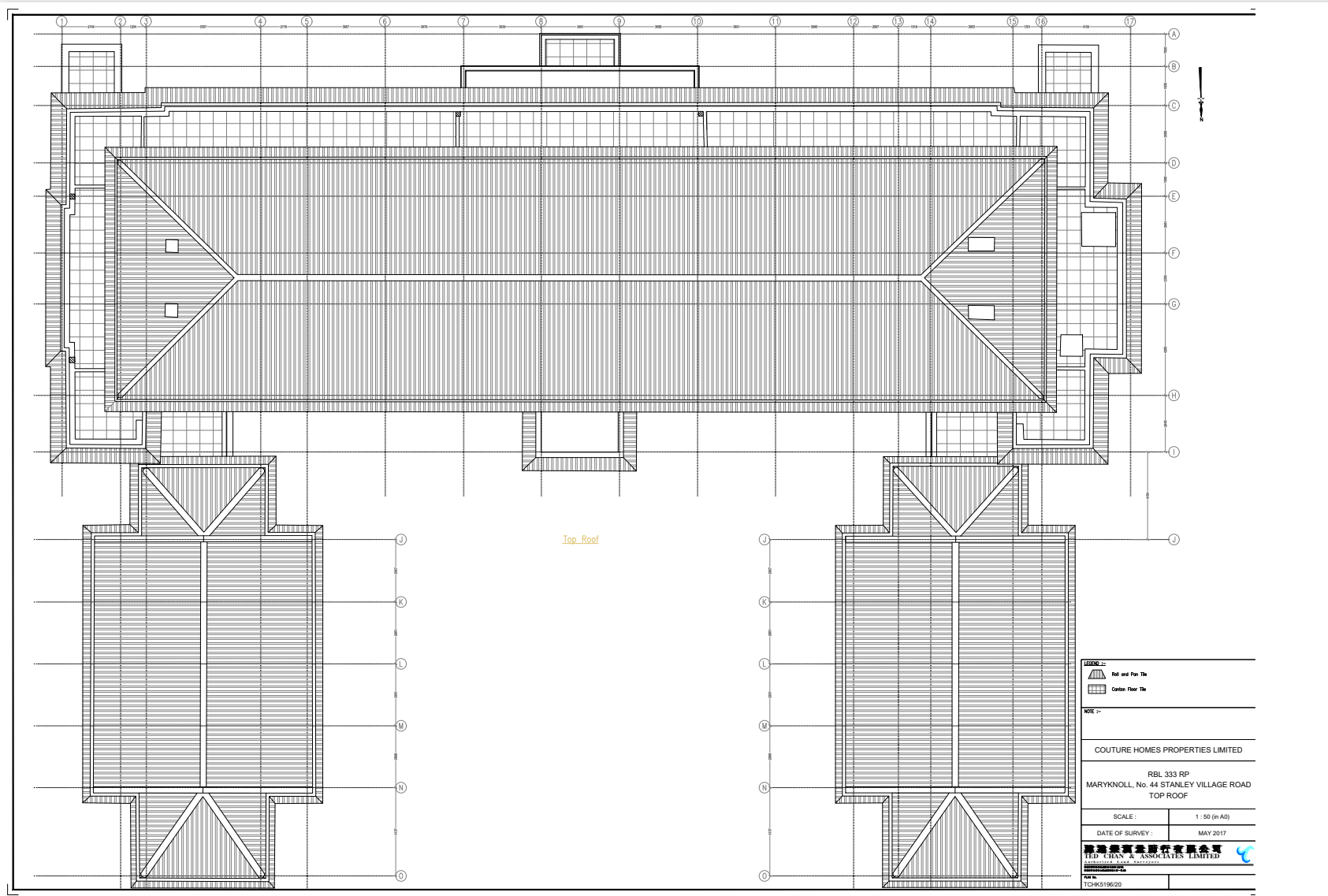
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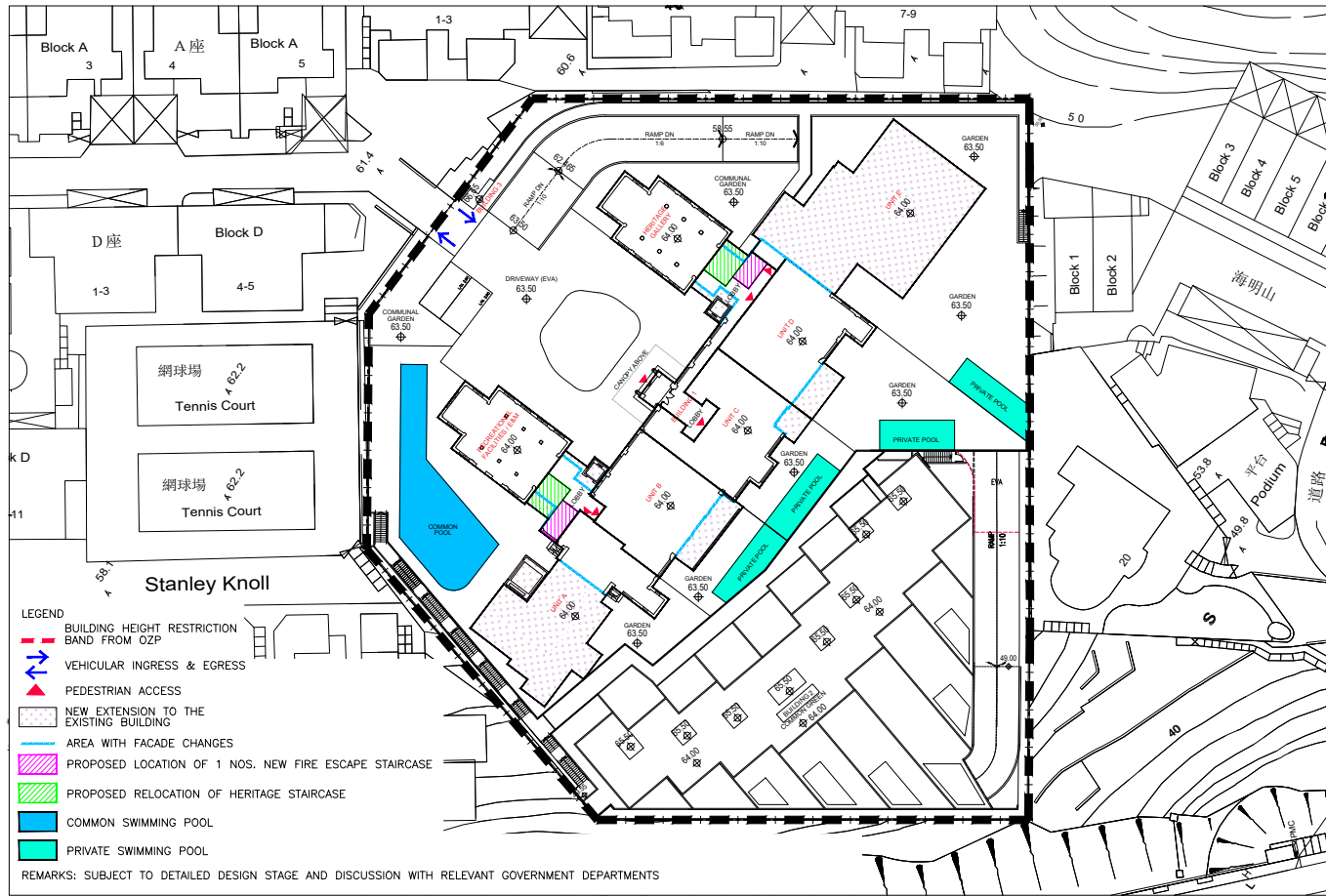
8.0 Impact Assessment

9.0 Interpretation Approach



MARYKNOLL BUILDING, STANLEY UPPER DECK G/F LAYOUT PLAN

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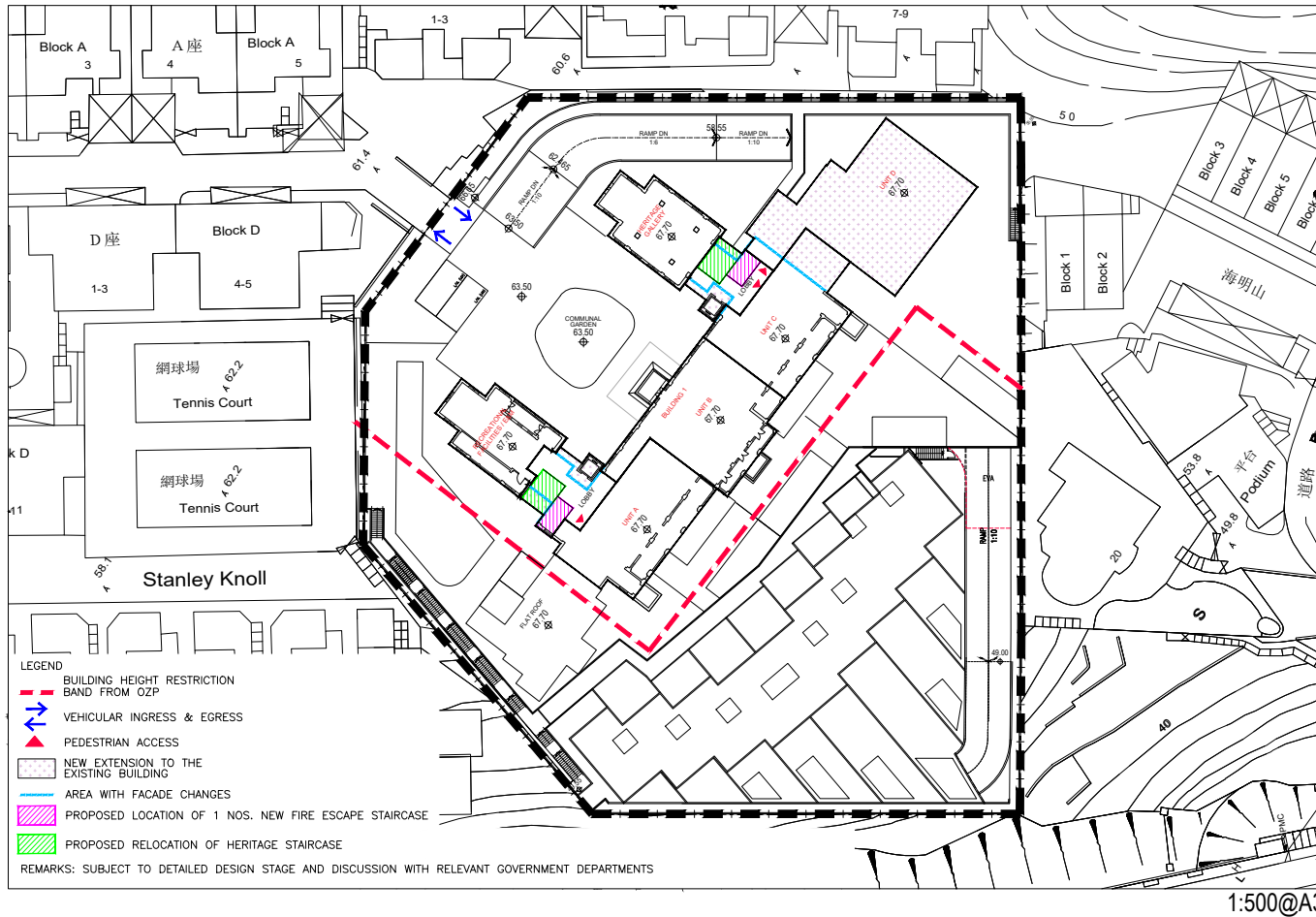


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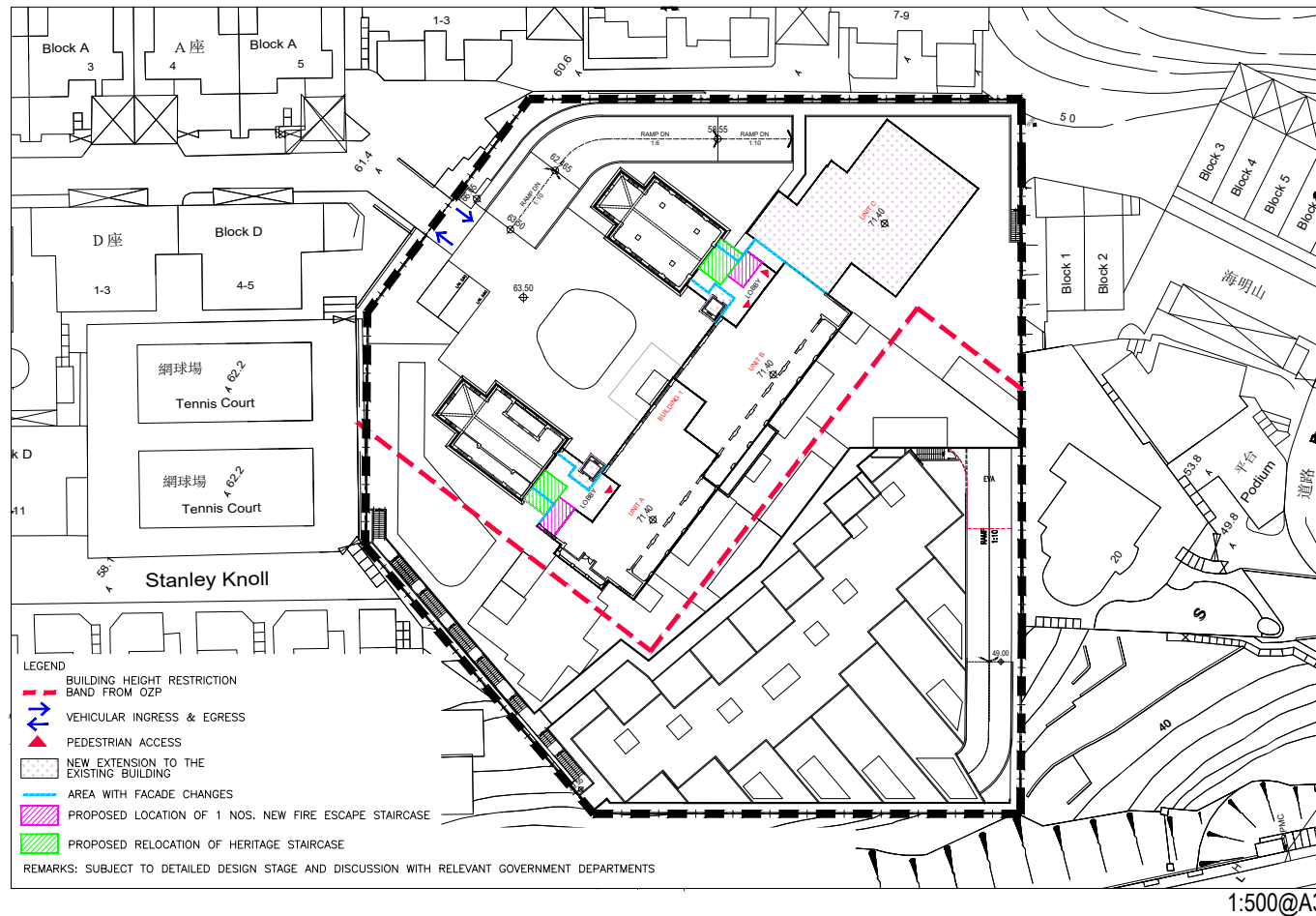
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MARYKNOLL BUILDING, STANLEY UPPER DECK 2/F LAYOUT PLAN

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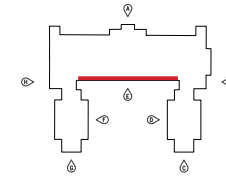
DESIGN PROPOSAL

STUDIOMILOU | AUG 2024

44 Stanley Village Road Maryknoll House | Design Update | Aug 2024 | 1



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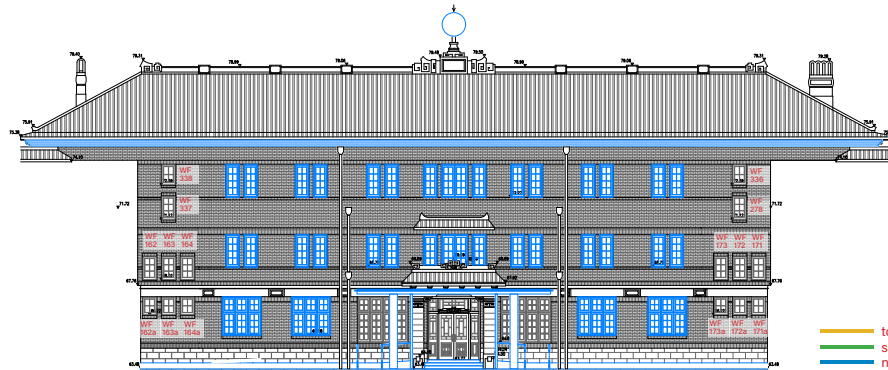
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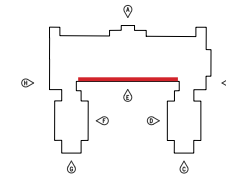


Elevation E - Existing



Elevation E - Proposal

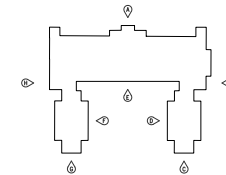
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44 Stanley Village Road Maryknoll House | Design Update | Aug 2024 | 6

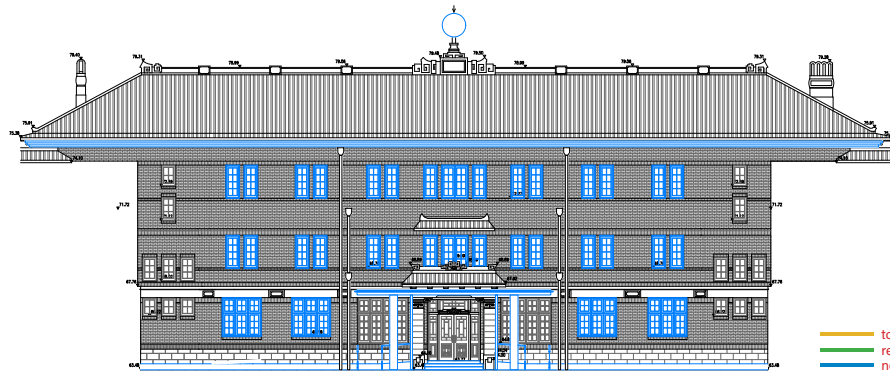




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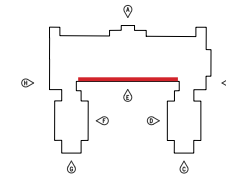


Elevation E - Existing



Elevation E - Proposal

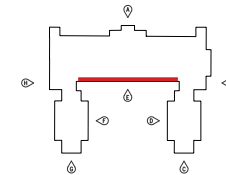
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44 Stanley Village Road Maryknoll House | Design Update | Aug 2024 | 8



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44 Stanley Village Road Maryknoll House | Design Update | Aug 2024 | 9

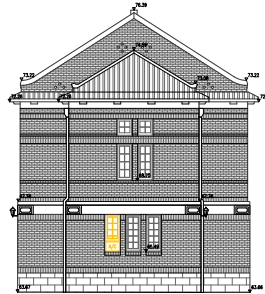
APPENDIX E: DESIGN PROPOSALS



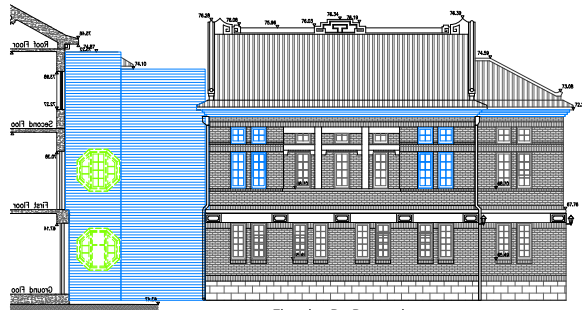
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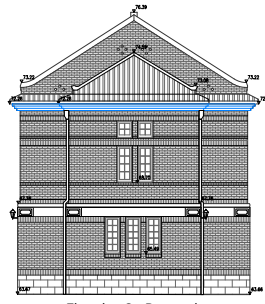
Elevation D - Existing



Elevation C - Existing

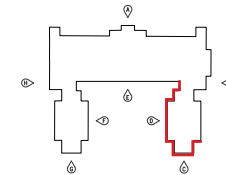


Elevation D - Proposal



Elevation C - Proposal

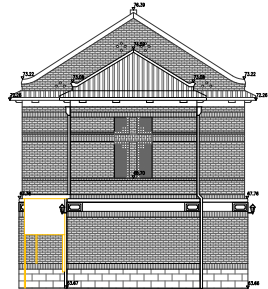
to be removed
salvaged
new element



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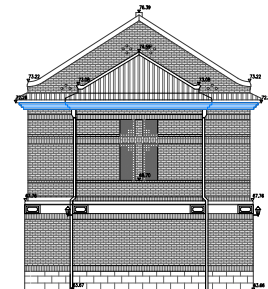
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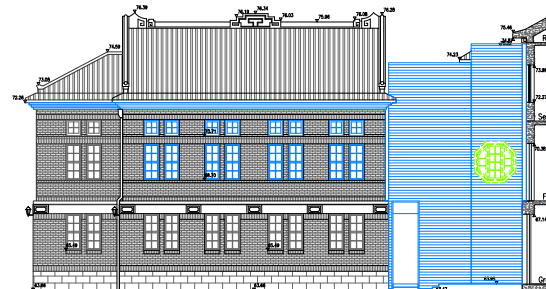
Elevation G - Existing



Elevation F - Existing

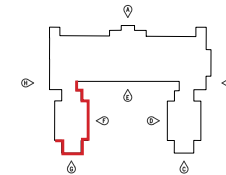


Elevation G - Proposal



Elevation F - Proposal

— to be removed
— salvaged
— new element

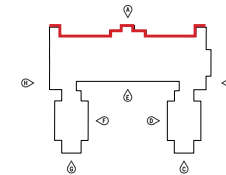


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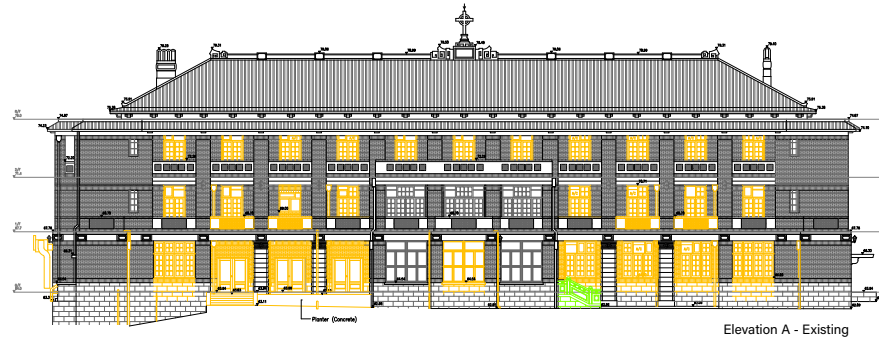
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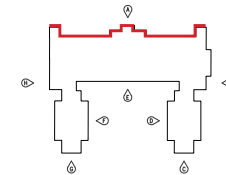


Elevation A - Existing



Elevation A - Proposal

— to be removed
— salvaged
— new element

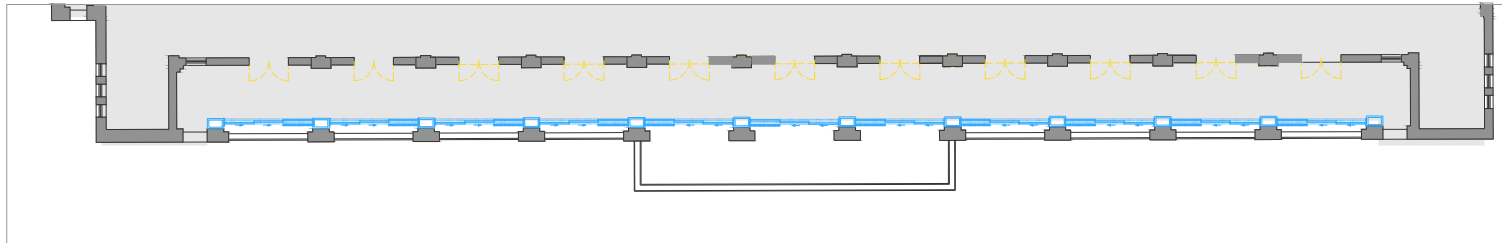


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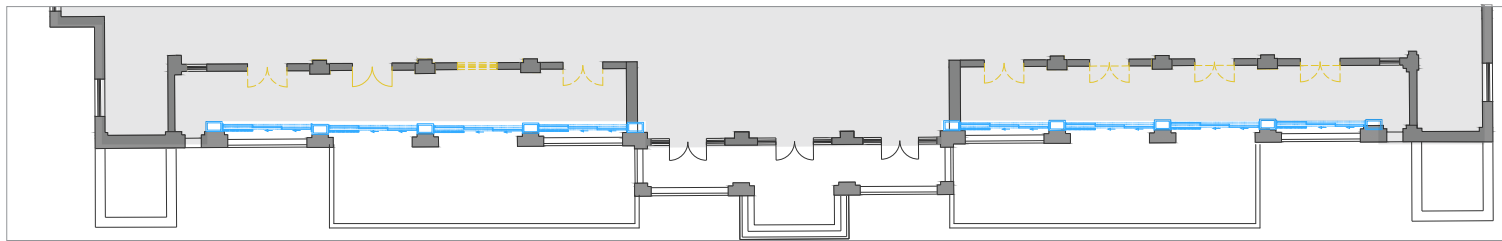


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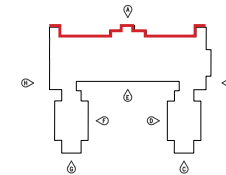
— to be removed
— new element



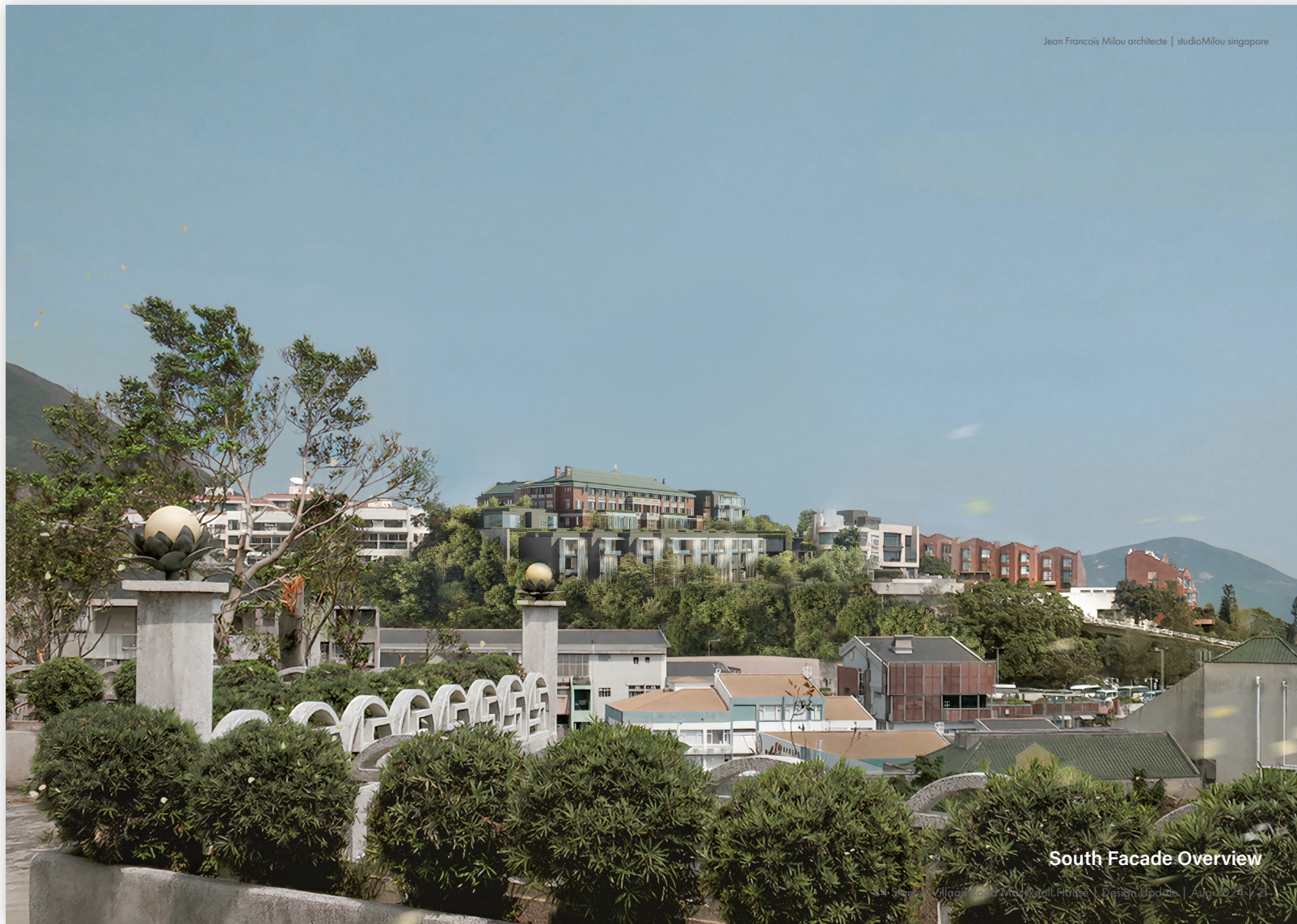
2F Schematic Plan



1F Schematic Plan



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South Facade Overview

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1.0
Introduction

2.0
Understanding

3.0
History and
Development

4.0
Significance

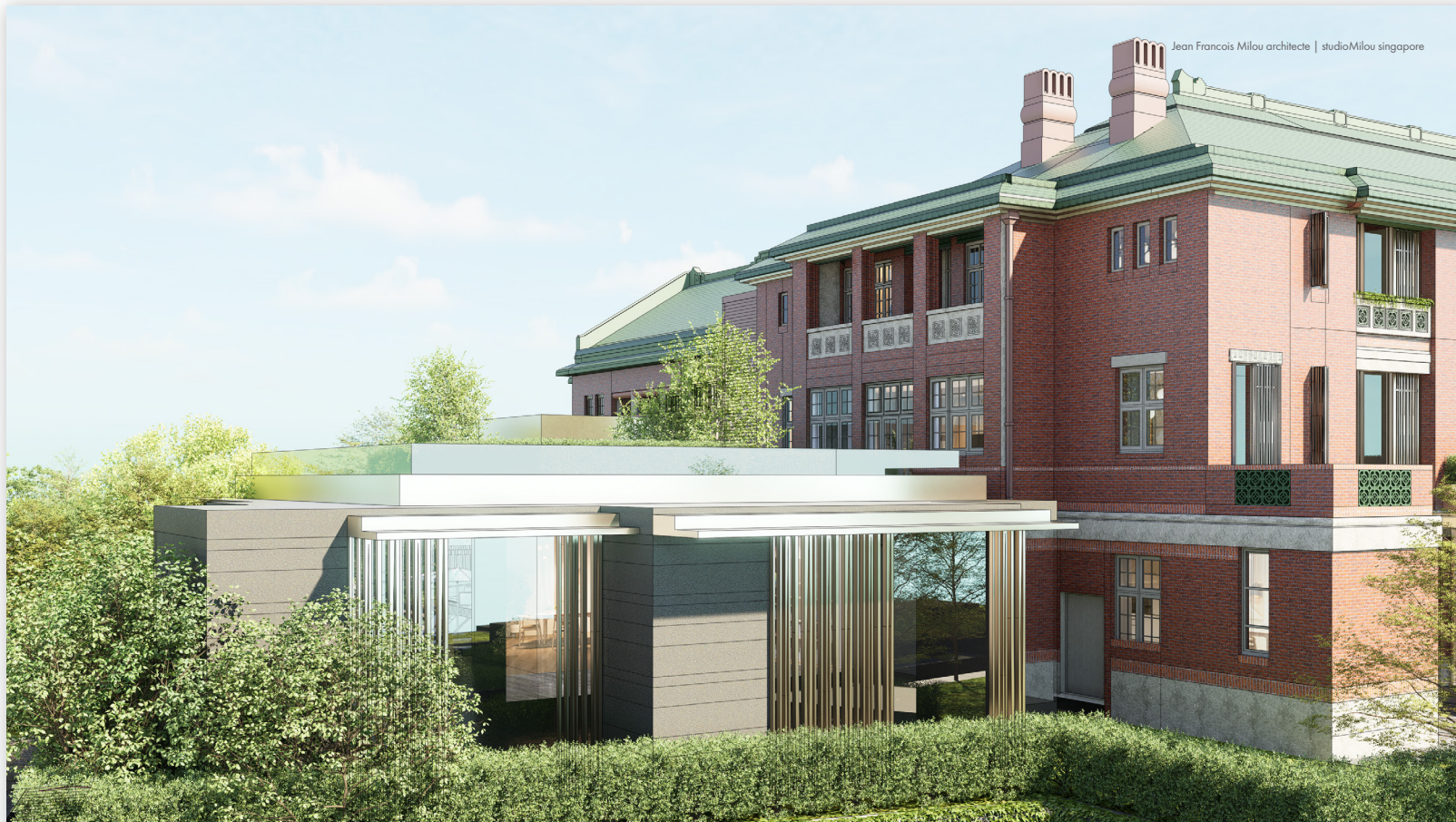
5.0
Change
Management
Process

6.0
Constraints and
Opportunities

7.0
Conservation
Framework

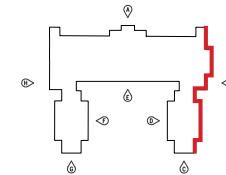
8.0
Impact
Assessment

9.0
Interpretation
Approach



West extension overview

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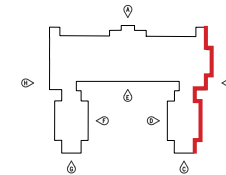


Elevation B - Existing



Elevation B - Proposal

— to be removed
— salvaged
— new element



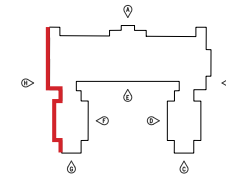
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East extension overview

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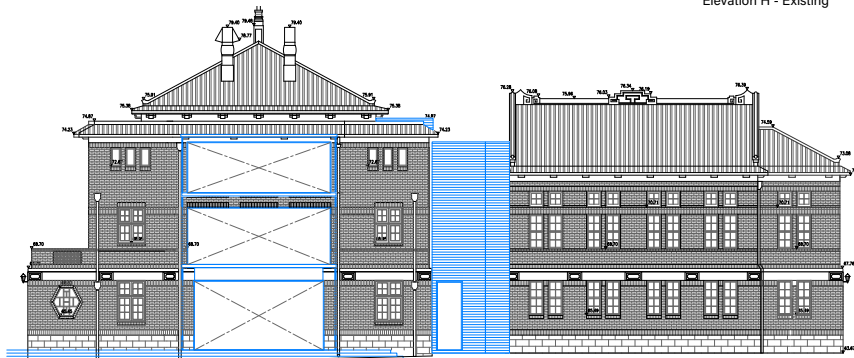
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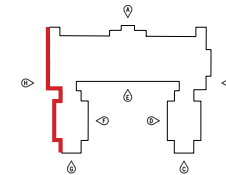


Elevation H - Existing



Elevation H - Proposal

— to be removed
— salvaged
— new element



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