Appendix V

Revised Conservation Management Plan

MARYKNOLL HOUSE STANLEY
CONSERVATION MANAGEMENT PLAN
ISSUE 03
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Purcell ®
22/F, 169 Electric Road, North Point, Hong Kong
info@purcelluk.com
www.purcelluk.com

A team of experienced consultants from Purcell jointly contributed to the completion of this Conservation Management Plan.

Name	Position and Qualifications	Role
Carla Lung	Architect, Purcell BA(Arch Stud) MArch HKIA RA(HK) PDip(Conservation) HKICON	Contributing Author
Steve Phillips	Partner, Purcell BA(Hons) IntArch MA DipArch RIBA HKICON (Assoc.)	Project Partner, Contributing Author
Lucy Burke-Smith	Associate Partner, Purcell BSc(Arch) B.Arch(Hons 1) Grad Certificate HertCons RAIA	Contributing Author
Linda Mott	Senior Heritage Consultant, Purcell BAppSc BDes (Int Des Hons 1) MHeritCons	Contributing Author
Ady Fung	Assistant Architectural Conservationist, Purcell BBA(Hons) MSc(Conservation)	Contributing Author
Tracey Rowe	Senior Graphics Assistant	Report Design

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MARYKNOLL HOUSE STANLEY: CONSERVATION MANAGEMENT PLAN

CONTENTS

1.1 PREAMBLE

1.1.1 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.

1.1.2 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

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

1.2.2 This CMP serves only as a guide to review and assess impacts, and provide mitigation measures for changes outlined in the design package by LWK and studiomilou dated January 2025 (Section 5, originally Section 8), based on the assessment of significance of the Site (Sections 2 to 4). The primary function of the CMP, as a guidance document and to inform decision-making, has not been captured in this report. It is recommended that a conservation framework section should be incorporated with conservation policies to ensure there is a robust strategy for conservation and managing change on Maryknoll House, Stanley.

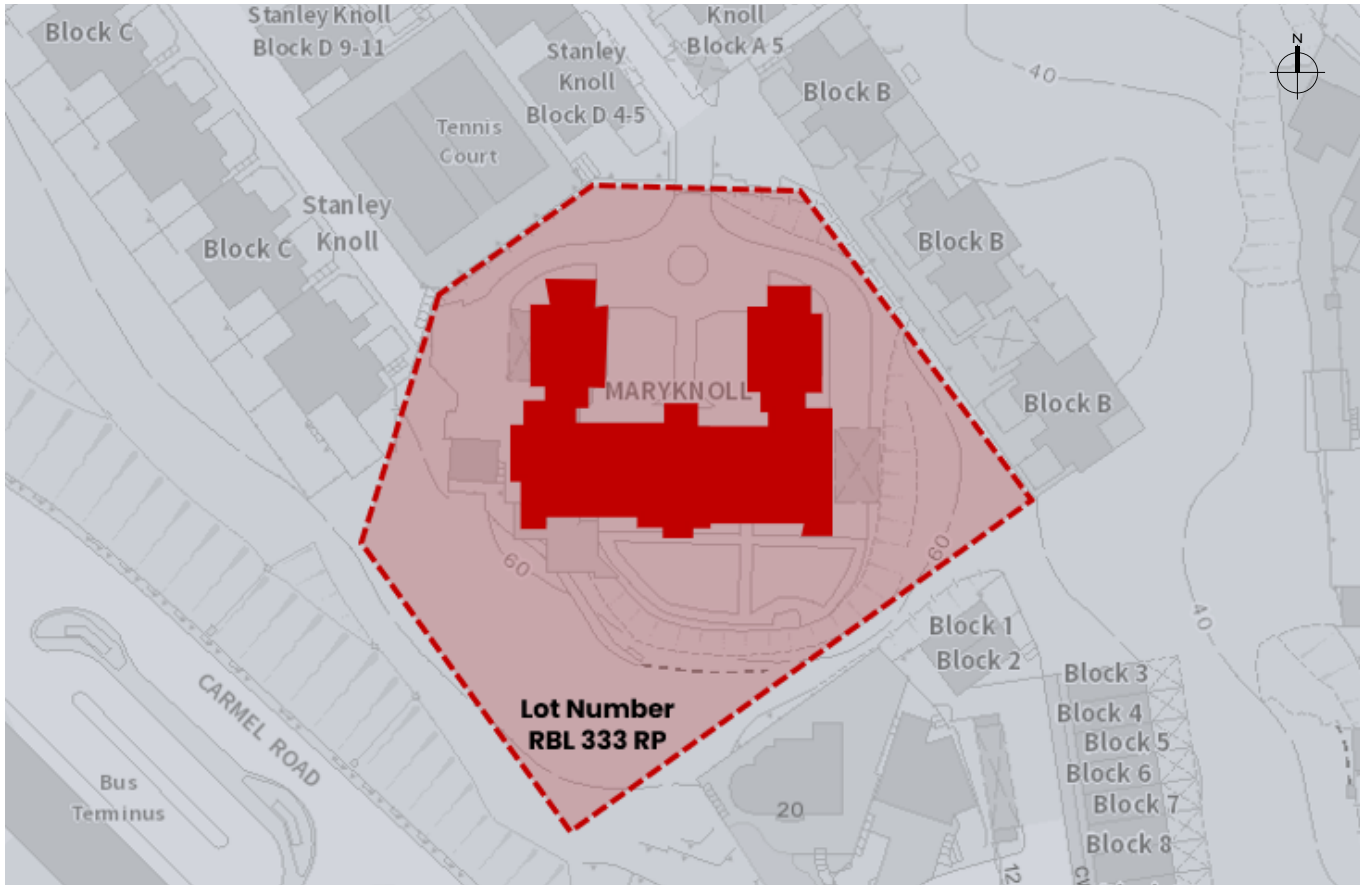


Fig 01: Existing plan showing the features of Maryknoll House and gardens, approximate lot boundary dashed red. (Source: Base map from Hong Kong Map Service 2.0, attributed to the Government and Hong Kong Geodata Store, modified by Purcell).

1.3 CMP STRUCTURE

1.3.1 The principal chapters of this CMP encompass:

01 Understanding (Chapter 2): provides a general understanding of the Site and its heritage destination.

02 History and Development (Chapter 3): details the development of the Site within its wider historical context.

03 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.

04 Impact Assessment (Chapter 5): the proposed works are assessed for the impact on the buildings' CDEs and heritage values outlined in Chapter 4. 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.

1.3.2 This CMP is structured to assess impacts on the CDEs arising from the proposed changes to the Site. The CMP is not an inventory list or a gazetteer.

1.4 METHODOLOGY

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

01 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

02 James Semple Kerr, Conservation Plan, 7th edition, 2013.[01]

1.4.2 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

1.5.1 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.

1.6 CURRENT STATUS

1.6.1 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.

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.

S.12A Application

1.6.2 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.

1.6.3 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.

1.6.4 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.*

1.6.5 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.

1.6.6 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

1.6.7 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 minior 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

1.6.8 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.

1.6.9 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.

S.16 Application

1.6.10 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.

1.6.11 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.

1.6.12 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 Antiquities and Monuments Office which were received from the District Planning Office. Hong Kong on 27th October 2021.

1.6.13 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 Antiquities and Monuments Office.

1.6.14 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 Antiquities and Monuments Office.

1.6.15 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 Antiquities and Monuments Office.

1.6.16 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

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

01 MIRO, 'Proposed Conservation cum Development Conservation Management Plan – Maryknoll House, December 2023.*

02 AAB, Historic Building Appraisal (undated) – see Appendix C.

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

1.7.2 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

2.1.1 This section tells you about Maryknoll House and its location and surrounding historical buildings (2.2), an overview of the site (2.3), and its heritage designation (2.4).

2.2 LOCATION AND HISTORICAL CONTEXT

2.2.1 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.

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

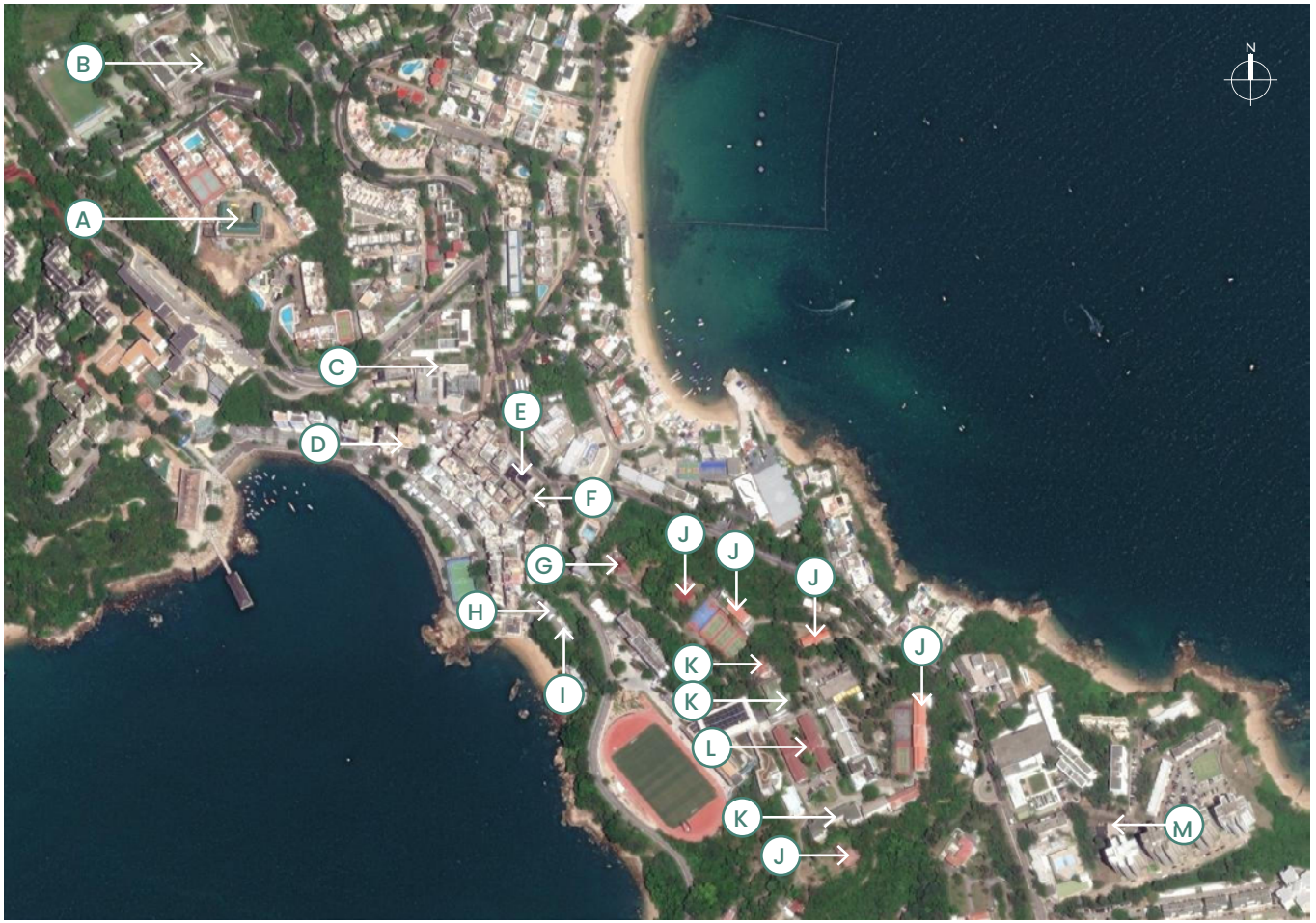


Fig 02: Maryknoll House and context see table 01 for key. (Source: Hong Kong Historic Maps, 'HKMaps' [website], Last Revision Date: 20 May 2024, Aerial Photograph from Lands Department 航空照片由地政總署提供, overlaid by Purcell).

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

Ref.	Name	Confirmed Grade	AMO Ref. Number
A	Maryknoll House (瑪利諾神父宿舍)	Grade 1	187
B	Buildings of the Ma Hang Prison (馬坑監獄)	Grade 3	917-920, 962, 963
C	Carmelite Monastery (嘉爾默羅聖衣會女修院)	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	Stanley Public Dispensary (赤柱公□醫局)	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	School House of St. Stephen's College (聖士提反書院大樓)	Declared Monument	
M	Stanley Mosque (赤柱回教廟)	Grade 1	120

Table 01: Maryknoll and context marked on Figure 02 above.

2.3 MARYKNOLL HOUSE SITE OVERVIEW

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

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

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

2.4 HERITAGE DESIGNATION

2.4.1 Maryknoll House's status as a Grade 1 Historic Building (Number 187) was confirmed on 8 December 2016.[03]

2.4.2 Grade I Buildings are defined as:

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

2.4.3 The Appraisal for Maryknoll House is included at Appendix C.

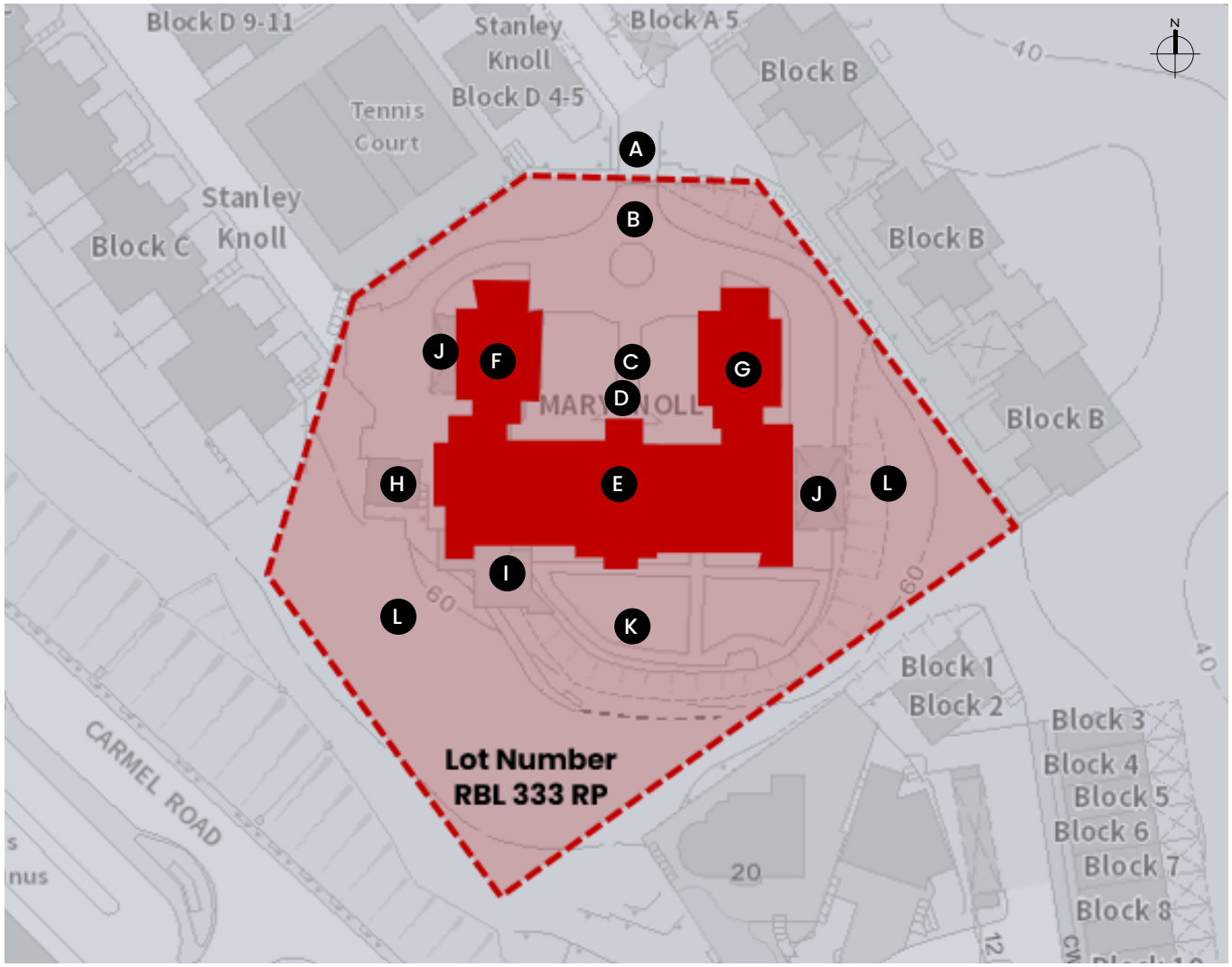


Fig 03: Existing plan showing the features of Maryknoll House and gardens, approximate lot boundary dashed red. (Source: Base map from Hong Kong Map Service 2.0, attributed to the Government and Hong Kong Geodata Store, modified by Purcell).

03 Antiquities Advisory Board (AAB), 'Historic Buildings' [website], Last Revision Date: 30 July 2024.

04 AMO, 'Heritage Sites' [website], Last Revision Date: 12 January 2022.

3.0.1 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

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

Stanley Village before Maryknoll was built

3.1.2 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]

3.1.3 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]

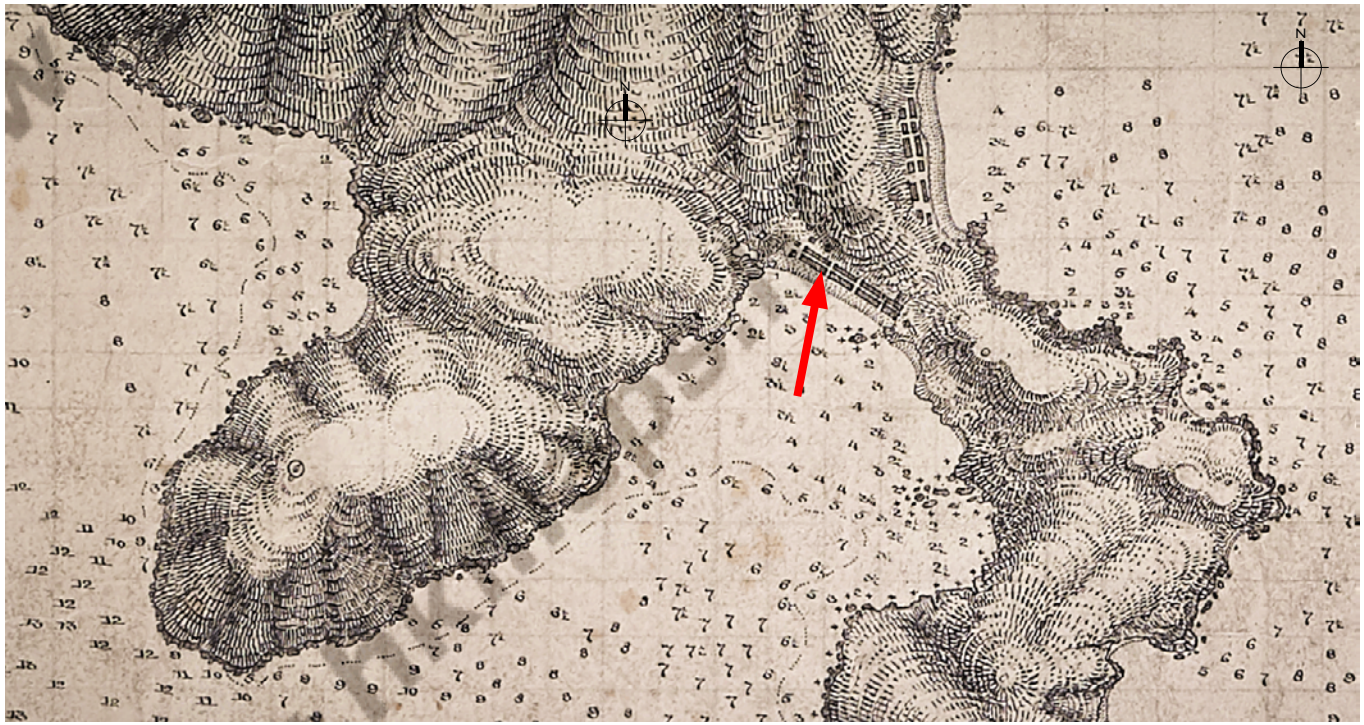


Fig 04: An early map of the Stanley area, the Check Chu village indicated by the red arrow (Source; UK Hydrographic Office, 'Plan of Her Britannic Majesty's Island of Hong Kong including the Peninsular of Kowloon - Lama and other Islands', 1841, from Hong Kong Historic Maps, 'HKMaps' [website], Last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

07 AAB, 'Historic Building Appraisal, Nos. 86 and 88 Stanley Main Street, Stanley', download from 'Historic Buildings' [website], Last Revision Date: 30 July 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 October 2016.

3.1.4 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 5 August 2024).

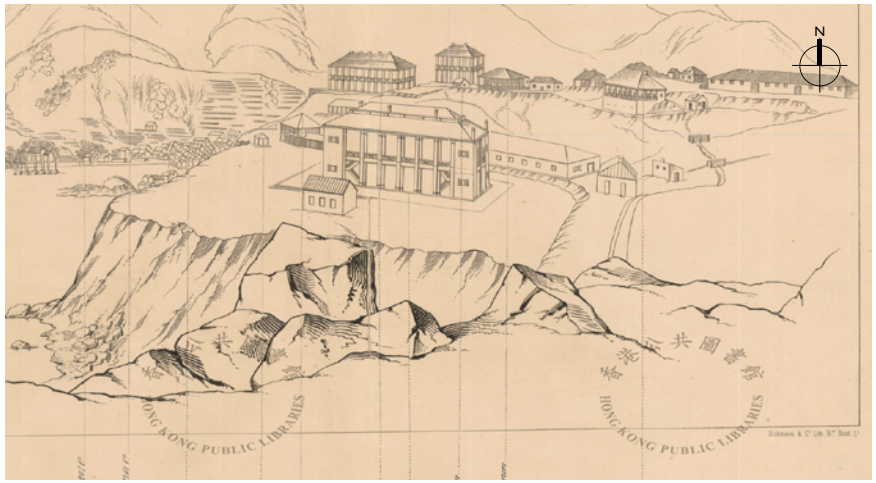


Fig 07: An 1846 Outline sketch the Stanley area showing (left to right) Chuckchu Town, the Barrack Hill, Guard House, Officers Quarters, Hospital, Field Officers Quarters, Royal Engineers Quarters, and Canteen. (Source; 'Chuck-Chu (Stanley) from the South West', part of 'Ten outline sketches of the Island of Hong Kong', Royal Engineers' Office, 1846, [London] : Dickson & Co., detail, from Hong Kong Public Libraries, 'Chuck-Chu (Stanley) from the Southwest' [website], accessed 5 August 2024).

3.1.5 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]

3.1.6 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]

3.1.7 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 7 August 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 October 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 31 October 2016.

Founding and Mission of the Maryknolls

3.1.8 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.

3.1.9 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]

3.1.10 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:

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

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

3.1.13 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]

3.1.14 The subsequent Maryknoll seminary training did not always equip missioners 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

3.1.15 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:

3.1.16 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]

3.1.17 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]

3.1.18 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.

3.1.19 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]

3.1.20 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]

3.1.21 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, Primates, 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 Kettl" [website], Catholic Archives.

3.1.22 The Maryknoll missioners 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.

The brief for the Maryknoll House

3.1.23 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.

3.1.24 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]

3.1.25 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]

3.1.26 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 lien 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]

Selecting the site

3.1.27 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.

3.1.28 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.

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

3.1.30 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]

3.1.31 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.

3.1.32 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]

3.1.33 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 Conditions[46] 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.

Redesign of Maryknoll House

3.1.34 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.

3.1.35 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.

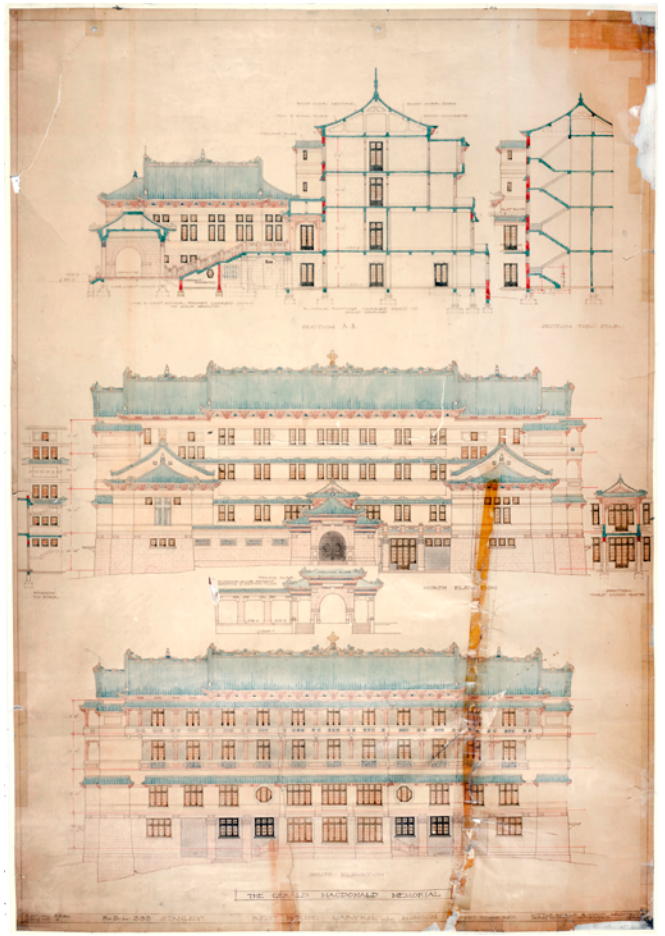


Fig 14: Plans for Gerald MacDonald Memorial in Stanley drawn by Little, Adams and Wood in November, 1932. Plans show North Elevation and South Elevation, Front Entrance Gate and Sections. (Source: Maryknoll Mission Archives New York).

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 31 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.

3.1.36 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:

3.1.37 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]

3.1.38 These changes were necessitated by the Maryknoll's financial constraints[50] 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]

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, Primates, 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.

Construction of the Maryknoll House.

3.1.39 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]

3.1.40 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]

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

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).

3.1.41 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]

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

Life in the Maryknoll House

3.1.42 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]

3.1.43 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]

3.1.44 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]

3.1.45 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 Paschange 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 July 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 October 2017.

3.1.46 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 missioners arriving for the treatment of typhoid and dysentery.

3.1.47 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]

3.1.48 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]

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.

The Japanese occupation

3.1.49 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.

3.1.50 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]

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.

Post-Occupation Repairs

3.1.51 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]

3.1.52 Repairs of the house was undertaken mainly under two post-war Procurators, first Father Tennien 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]

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

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

The Immediate Post-War Period

3.1.53 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]

3.1.54 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]

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

3.1.56 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]

3.1.57 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 December 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.

3.1.58 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.

3.1.59 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]

3.1.60 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]

3.1.61 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]

3.1.62 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).

Maryknoll 1960-2001

3.1.63 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 8 August 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 July 2010.
87 Maryknoll Mission Archives, 'Timeline' [Website], accessed 8 August 2024.

3.1.64 In 1960 a new group of missioners 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]

3.1.65 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]

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

3.1.67 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]

3.1.68 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]

3.1.69 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]

3.1.70 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]

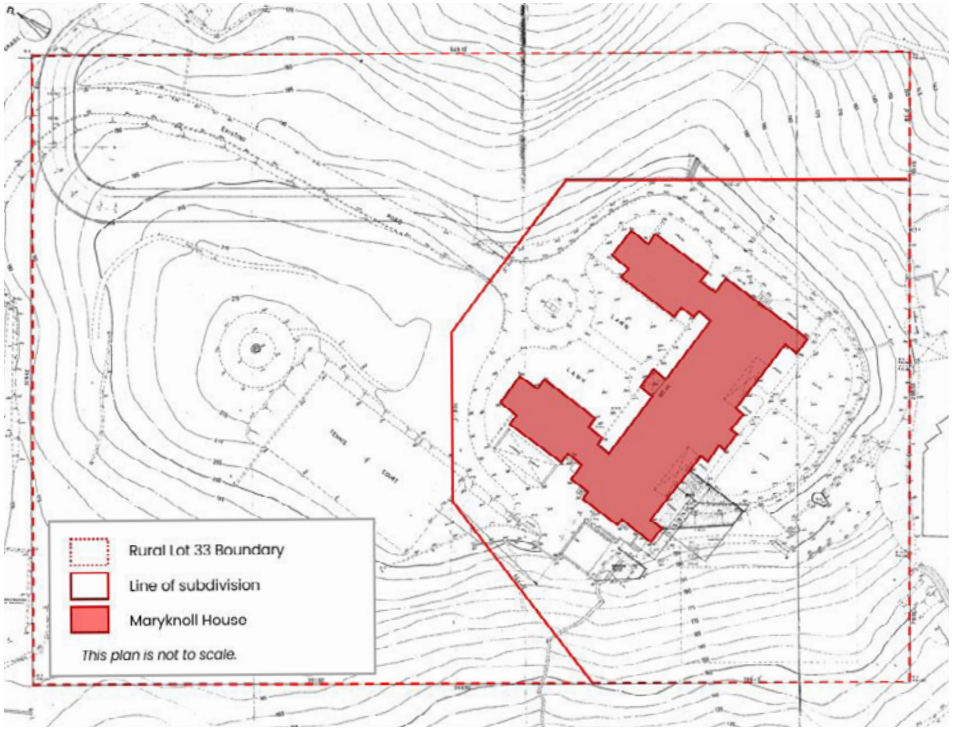


Fig 20: Plan of the site showing the subdivision (Source: design 3, 1979, overlaid by Purcell)

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 July 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 July 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.

3.1.71 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 paragrahs 3.1.34-3.1.38). Fr James Drought summarises the design 3 changes as follows:

> 3.1.72 *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]

3.1.73 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 July 2010).

96 Galvin, Maryknoll in Hong Kong, p 30.

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

3.1.75 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.

3.1.76 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]

3.1.77 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.

Grading of the house

3.1.78 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.

3.1.79 The Grade 1 status of Maryknoll House was confirmed on 8 December 2016.[101]

Final years

3.1.80 At the end of 2010, Father Peyton noted that there were 28 Maryknoll missioners 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 missioners to China, Bishop James E. Walsh. Father Walsh had understood that the description of a missioner was "… one who goes where he is needed but not wanted and leaves when he is wanted but not needed".[102]

3.1.81 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. 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.

3.1.82 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]

3.1.83 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]

Sale of Maryknoll House, 2016

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

3.2 CHINESE RENAISSANCE ARCHITECTURE

3.2.1 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]

3.2.2 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]

3.2.3 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 'programmatic requirements".[109]

3.2.4 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]

Sino-Christian aesthetic and the Indigenous Church movement

3.2.5 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 movements 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]

3.2.6 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 February 2012.

106 Chinahands, 'Dedicating the new Chair Lift!!' [website], 10 July 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.

3.2.7 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).

3.3 ASSOCIATED ARCHITECTS

Henry J. McGill

3.3.1 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 Herny 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.

3.3.2 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.

3.3.3 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.

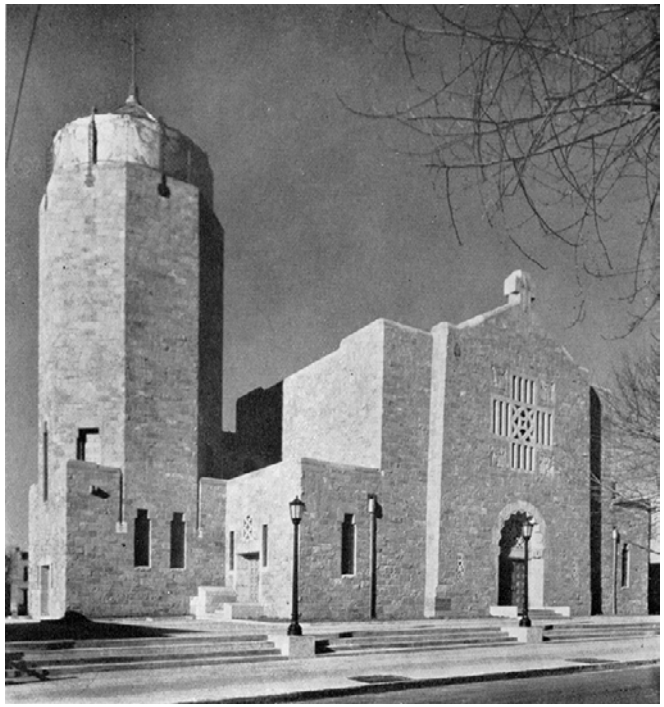


Fig 28: The Church of the Most Precious Blood, 1931-1932 (Source: Novelty Theatre, Yorkton, 'Most Precious Blood Church, Astoria - front view' [website], 23 April 2017).

Fig 29: Yengching 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 August 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.

Little, Adams and Wood

3.3.4 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.

3.3.5 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]

3.3.6 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 August 2024).

Fig 32: Original Quarry Bay School, completed 1926, Grade 3 (2010). (Source: AMO, 'Historic Buildings' [website], accessed 12 August 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 August 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 August 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 (香港建築師學報), no.45, 2006, pp. 44-55.

118 Maryknoll Mission Archives, 'Sister Candida Marie Basto, MM' accessed 2 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 24 November 2016.

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

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

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

4.1 DEFINING THE SIGNIFICANCE

Significance as the Basis of Conservation

4.1.1 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.

4.1.2 *'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]

4.1.3 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.

Defining Significance

4.1.4 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]

4.1.5 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:

4.1.6 *"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

4.2.1 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.

4.2.2 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

4.2.3 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)	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)	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)	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)	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
Authenticity (4.3.5)	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)	Being rare due to the 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.

4.2.4 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)	The story of Christianity in China and Hong Kong and the indigenous church movement; The establishment of the Maryknoll community and its century-long work in China and Hong Kong; 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. After the war Maryknoll House sheltered over 250 missioners in the early 1950s after the Communists expelled them from China. 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).
(b)	Associated with historic figure(s)	Father James A. Walsh, co-Founder of the Maryknoll Society; Father Thomas F. Price, co-Founder of the Maryknolls and one of the first Maryknolls to arrive in Hong Kong in 1918; Father Howard Trube (constructed granite housing in Tung Tau Tsuen refugee community); Father Peter Reilly (primary school in Kowloon Tsai, Maryknoll Fathers School Advisory Committee, schools in Kwun Tong, Lok Fu, Wangtauhom and Jordan valley); Father Arthur Dempsey (Pius Handicrafts in Ngau Tau Kok); Father Steve Edmonds MBE ("the Shepherd of Chai Wan" and prison chaplain for 50 years); Monsignor John Romaniello (the "Noodle Priest") Father Thomas O'Melia's book 'First-Year Cantonese' was adopted as an official textbook by the Hong Kong Government. Architects Henry J. McGill, Little, Adams and Wood, and design 3, all notable and well-known architects (see Section 3.3).
(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	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). 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). 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. 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.
(b)	Function - as an example of a building type	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. 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.
(c)	Construction - design, decoration, construction materials, technology and craftsmanship	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. The religious function is symbolised thought the use of the crucifix and the monastic 'cell' style windows. 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. Craftmanship is probably typical of its time and it appears to be of good construction given its condition and relative authenticity.
(d)	Aesthetic Value - The building's external appearance contributes to visual quality of its vicinity	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. It is one of the most spectacular historic buildings in the area.

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	

4.3.4 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 Murray House.
(b)	Importance in depicting "cultural identity" and/ or perpetuating "collective memory" of the community	It was a purpose-built compound for the Maryknoll missioners as a place of rest and recovery as well as a language school for missioners to China. This allowed the Maryknoll missioners to live among the communities they served, speaking their language, and to have a place to refresh and renew the missioners physically, mentally and spiritually, and allow them to return to their communities to continue their mission.

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.

4.3.6 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. Further study would be required to substantiate this.
(b)	architectural merit; and/or	
(c)	group value; and/or	
(d)	social value& local interest; and/or	
(e)	authenticity of the building	

4.4 SIGNIFICANCE SUMMARY

4.4.1 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 missioners 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 missioners, sustaining them in a way that allowed their very challenging work elsewhere to take place.

4.4.2 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 missioners passing through on their way to, and from, China.

4.4.3 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.

4.4.4 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.

4.4.5 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.

4.4.6 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

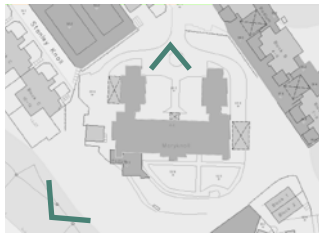
4.5.1 This section has been prepared as an important reference to gauge impacts and to guide future decisions for any changes planned on the Maryknoll House. It includes a summary description and analysis of the significance of individual elements of the site (commonly known as character-defining elements (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.

4.5.2 The levels of significance are divided into six levels which are exceptional, high, moderate, low, neutral and adverse. Their explanations are illustrated in the CDE table below. The criteria used to assess the significance of each element are the values described in Section 4.2, table 04. Where these criterions 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.

4.5.3 The entries are arranged in the following order:

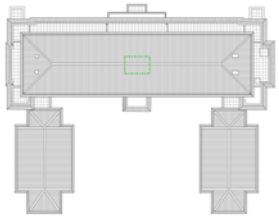
- Tangible
  1. Site and Context
  2. Exteriors
  3. Interiors

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

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.

ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
S4	Back Garden 01 Soft landscape	Moderate		  
S5	Ancillary structures 01 2-storey Servants Quarters 02 Car porch	Low		 

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		 

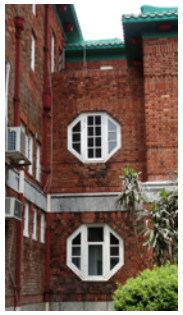
ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
E3	Entrance porch at North elevation of Main Block with			   
	01 Entrance doors	Exceptional		
	02 Timber windows	Moderate		
	03 Chinese style green glazed-tiled roof	Exceptional		
	04 Granite columns, steps & floor moulded ceiling	Exceptional		
	05 Light fittings	Moderate		
	06 1/F terrace green glazed-tiled roof eave decoration	Exceptional		
E4	East elevation of West Wing with			 
	01 Verandah with red painted Chinese bracket style columns and beams	High		
	02 Red facing brick wall	High		
	03 Granite band courses and plinth	High		
	04 Timber windows	High		
	05 Octagonal and hexagonal windows	High		
	06 Window A/C	Adverse		

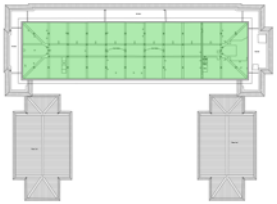
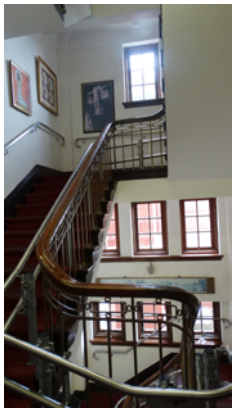
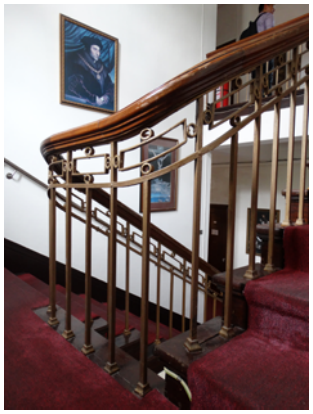
ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
E5	West elevation of East Wing with			
	01 Red facing brick wall	High		
	02 Granite band courses and plinth	High		
	03 Timber windows	High		
	04 Windows with stained glasses	Exceptional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

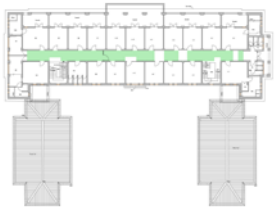
ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
E7	North elevation of East Wing with			
	01 Red facing brick wall	High		
	02 Granite band courses and plinth	High		
	03 Timber windows	High		
	04 Embedded cross pattern on wall formed by tile finish	High		
E8	West elevation of West Wing with			  
	01 Original side entrances with timber doors , projecting canopies, granite steps and granite plinths	Moderate		
	02 Verandah with red painted Chinese bracket style columns and beams	High		
	03 Red facing brick wall	High		
	04 Granite band courses and plinth	High		
	05 Timber windows	High		
	06 Window A/C	Adverse		
	07 Later added carpark shelter	Adverse		

ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
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	High		
	06 Window A/C and awnings	Adverse		
	07 Other later added building services	Adverse		
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 Wwindows with stained glasses	Exceptional		
	05 Window A/C	Adverse		
	06 Other later-added building services	Adverse		

ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
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		

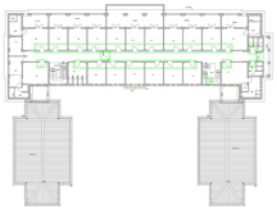
ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
E13	Central protrusion bay at South elevation of Main Block with			
	01 Terrace on 2/F	Exceptional		
	02 Verandah and terrace on 1/F	Exceptional		
	03 Red facing brick columns and Chinese ceramic grilles in parapets	Exceptional		
E14	All elevations with			    
	01 Timber windows and French doors	High		
	02 Octagonal and hexagonal windows	High		
	03 Windows with stained glasses	Exceptional		
	04 Pitched (global or hip) roofs with Chinese green glazed-tiles and profiled ridges	High		
	05 Ventilation tiles on gable walls	High		
	06 Recessed gutter, chimneys and flying rafters at eaves	High		
	07 Original cast iron rainwater down pipe with hopper	High		
	08 External waste pipes	Low		

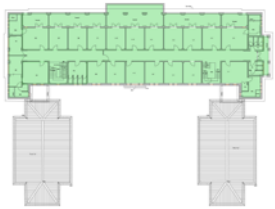
ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
Interiors				
I1	Reinforced concrete roof trusses for pitched roof	Exceptional	 R/F	
I2	Staircases at east and west ends from G/F to 2/F, including		 G/F	 
	01 Timber steps	High		
	02 Cast iron balustrades and timber handrails	High		
	03 Stair lift and its guiderail	Adverse		
I3	Verandah at the South elevation of Main Block with		 1/F	  
	01 Cement floor tiles in geometric pattern	Moderate		
	02 Brown cement skirting tiles	Moderate		

ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
I4	Corridors and bedrooms with		 2/F  1/F  G/F	
	01 Cement floor tiles in geometric pattern	Moderate		
	02 Border tiles and timber skirtings	Moderate		

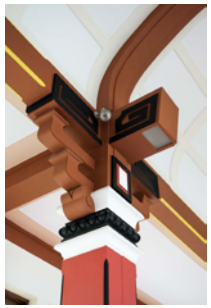
ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
I5	Solid timber strip flooring and skirting with cove details in bedrooms	Moderate	 2/F  1/F  G/F	 

ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
I6	Picture rails	Low	 2/F  1/F  G/F	

ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
I7	Timber doors	Moderate	 2/F  1/F  G/F	

ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
I8	Ceiling moulding in simple profile	Moderate	 2/F  1/F  G/F	

ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
I9	Glazed porcelain floor tiles with religious symbol at entrance foyer of Main Block	Low	 G/F	
I10	Decorative architrave at foyer of Main Block	Moderate	 G/F	
I11	Mosaic floor tiles in geometric pattern next to foyer of Main Block	Moderate	 G/F	

ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
I12	Decorative capital of columns at G/F Conference Room in East Wing	High	 G/F	 
I13	1/F Chapel in East Wing		 1/F	    
	01 High and barrel ceiling in Chinese Caisson alike pattern	Exceptional		
	02 Red columns with Chinese Dou Gong alike capital	Exceptional		
	03 Religious symbol on walls at high level	Exceptional		

ID	Description	Level of Significance	Location Plan	Photographs(with photo reference extracted from previous CMPs[129])
I14	1/F Recreation Room in West Wing		 1/F	  
	01 High and barrel ceiling	High		
	02 Rhombus symbol on wall at high level	High		
	03 Enclosed verandah	Adverse		

5.0.1 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)

5.0.2 This HIA report is not a standalone publication. It should be read in conjunction with Sections 1 to 4 of the Conservation Management Plan by Purcell.

5.0.3 This HIA is structured as follows:

5.1 Introduction
This includes an outline of the assessment criteria.

5.2 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.

5.3 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.

5.4 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.

5.5 Recommendations
This HIA concludes with an overall assessment of impact, and way forward plan.

5.1 INTRODUCTION

Guidance Documentation

5.1.1 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

Assessment Criteria

5.1.2 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.

5.1.3 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 shown adjacent:

5.1.4 The impact assessment table which follows in Section 5.3 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.

Assessment Structure

5.1.5 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

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 Impact[130]

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

5.2 PROPOSED WORKS

5.2.1 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 residentials units will be built on the northerly facing slope, lower platform, in front of the main block.

Project Aims and Objectives

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

Planning and Design

01 To conserve the entire building in-situ and the site setting.

02 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.

03 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.

04 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.

05 To preserve and enhance the existing courtyard and arrival experience.

06 To reinforce Maryknoll House as one of the important landmarks in Stanley.

07 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.

08 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.

09 To maintain current vehicular access arrangements, but with the addition of underground parking beneath the new main block east extension.

Building Conservation Aspects

01 To assess change using a heritage impact assessment as set out in this section 8.

02 To ensure no new structures are taller than the main block.

03 To preserve the most significant front and rear elevations of the main block.

04 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.

05 To undertake a comprehensive record of the main block, east and west wings before any CDEs within them are removed, relocated or demolished.

Social and Community Aspects

01 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.

Vision Statement

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

Like architectural lanterns nested in the lush landscape

5.2.4 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.

5.2.5 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.[131]

Proposed Alterations

5.2.6 The proposed alterations are summarised under key headings below.

Site and Setting

01 Construction of new residential blocks at upper deck & lower deck

02 Extensive excavation for the construction of the basement & new buildings

03 New layout and design of main entrance courtyard

131 Source: Studio Milou PTE Limited

04 New design of landscape

05 New car ramp to new basement level

06 Construction of new swimming pool

Exterior – Main Block

01 Addition of new entrance canopy

02 Restore retained in-situ timber windows on both sides of the Entrance Porch

03 Enclosure of the existing cross at roof ridge

04 New circulation core structure on both sides

05 New extension to east side

06 New extension to west side

07 Replacement of timber windows with new metal windows of sympathetic design

08 Repair and retention of 2nos. porches on West elevation

09 Addition of loggias on G/F

10 Enclosed verandah on 1/F and 2/F

11 Removal of window A/C units and awnings

12 New metal capping to underside of roof eaves

13 Restoration and retention of all cast iron rainwater downpipes and associated hoppers, and removal of all external waste water pipes

Exterior - East Wing

01 Relocation of main stair and addition of vertical circulation core

02 Relocation of octagonal window with stained glass panels onto the new façade

03 Existing retained timber windows will be repaired as close to the original as possible, making use of salvaged timber from those which are removed elsewhere.

04 Replacement of metal windows of sympathetic design

05 Salvage of 4nos. of stained-glass panels to be affected by the new circulation core for display at Heritage Gallery

06 Restoration and reinstatement of remaining stained-glass panels

07 Removal of all external window A/C units, other later added building services and awnings

08 New metal capping to underside of roof eaves

09 Restoration and retention of all cast iron rainwater downpipes and associated hoppers, and relocation of those clash with the new circulation core

Exterior - West Wing

01 Relocation of main stair and addition of vertical circulation core.

02 Relocation of octagonal windows with clear glass panels on the new façade

03 Removal of carpark shelter

04 Reinstatement of enclosed verandahs

05 Existing retained timber windows will be repaired as close to the original as possible, making use of salvaged timber from those which are removed elsewhere. Where replacement of timber windows is required, new metal windows of sympathetic design will be installed.

06 Salvage of windows with clear glass panels for display at heritage gallery and windows with clear glass panels for repair of other windows

07 Removal of all external window A/C units, other later added building services and awnings

08 New metal capping to underside of roof eaves

09 Restoration and retention of all cast iron rainwater downpipes and associated hoppers, and relocation of those clash with the new circulation core.

Interior - Main Block

01 Recasting of horizontal elements (beams and slabs) and assessment of the existing vertical elements (columns and walls)

02 Salvage and relocation of the patterned mosaic floor tiles next to foyer for display at Heritage Gallery

03 The patterned mosaic floor tiles, and floor tiles with religious emblem in existing entrance foyer, internal partitions, wall, floor, and ceiling finishes will be removed. Removed elements in good condition will be salvaged for future use as repairing retained elements elsewhere or kept for interpretation purposes.

04 Relocation of staircases at East and West ends from G/F to 2/F to new circulation cores

Interior - East Wing

01 Repairs to decorative capital of columns

02 Repairs to the interiors of the Chapel

03 Establish a heritage gallery for interpretive purposes

Interior - West Wing

01 Removal of later added false ceiling and restoration of religious emblems on walls at high level

02 Installation of mechanical plant in the existing and reinstated verandahs

5.3 ASSESSMENT OF IMPACT

Site and Setting

ID Number		5.3.1
Item description		
Construction of new residential blocks at upper deck & lower deck		
Assessment		Mitigation Measures
CDE Affected	Significance of CDE	• 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.
S1	High	
Potential impact		
• 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		

ID Number		5.3.2
Item description		
Extensive excavation for the construction of the basement & new buildings		
Assessment		Mitigation Measures
CDE Affected	Significance of CDE	• 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.
S1, S4	High, Moderate	
Potential impact		
• Visual impact of the Main Block • Structural integrity • Disturbance to possible archaeological remains		
Justification		
Provision of carpark to faciliate the sites adaptive reuse and to meet operational needs.		
Level of impact		
Acceptable impact with mitigation measures		

ID Number		5.3.3
Item description		
New layout and design of main entrance courtyard		
Assessment		Mitigation Measures
CDE Affected	Significance of CDE	• 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		
• 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 in line with the buildings adaptive reuse		
Level of impact		
Acceptable impact with mitigation measures		

ID Number		5.3.4
Item description		
New design of landscape		
Assessment		Mitigation Measures
CDE Affected	Significance of CDE	• 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	High, Moderate, Moderate	
Potential impact		
• 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		

ID Number	5.3.5
Item description	
East side of Main Block: New car ramp to new basement level	
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E11	High

Potential impact

- Potential fabric impact of the main entrance area
- Structural integrity of the existing building

Justification

Vehicular access to basement carpark to faciliate the sites adaptive reuse and to meet operational needs.

Level of impact

Acceptable impact with mitigation measures

Mitigation Measures

- 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.

ID Number	5.3.6
Item description	
West side of West Wing: Construction of new swimming pool with material complimentary to the existing buildings and new elements	
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E8	High

Potential impact

- Fabric impact to the West Wing
- Structural integrity

Justification

Modern provision to residents to faciliate the sites adaptive reuse.

Level of impact

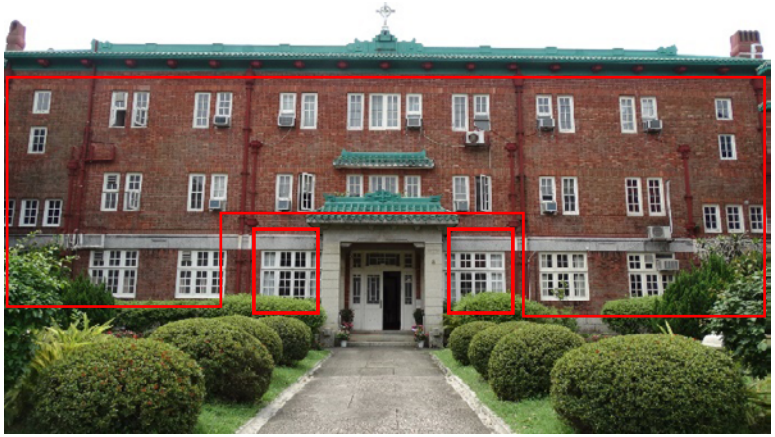
Acceptable impact with mitigation measures

Mitigation Measures

- 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

Exterior - Main Block

ID Number		5.3.7
Item description		
Entrance porch at North elevation of Main Block: Addition of a porte-cochere structure with translucent panels surrounding the existing entrance porch		
Assessment		**Mitigation Measures**
CDE Affected	**Significance of CDE**	• The construction of the porte-cochere structure shall minimise any fixings into the historic fabric. Any separation layer/ material at the interface between the new structure and the historic fabric should be reversible in nature. • 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 installing the new structure. • 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.
E3	Exceptional	
Potential impact		
• Visual impact – view from Courtyard • Fabric impact arising from fixing detail		
Justification		
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.		
Level of impact		
Acceptable impact with mitigation measures		

ID Number		5.3.8
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		**Mitigation Measures**
CDE Affected	**Significance of CDE**	• 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 reuse to repair other retained windows elsewhere. • Replacement of timber windows by new metal windows of sympathetic design to the exterior façade (except the two windows next to the Entrance Porch) will reference the design and characteristics of existing original windows.
E1.2	High	
Potential impact		
• Visual – appreciation of the north elevation • Fabric – change in connection detail of windows and wall openings		
Justification		
Improving fabric condition and environmental performance.		
Level of impact		
Acceptable impact with mitigation measures		

ID Number	5.3.9.1

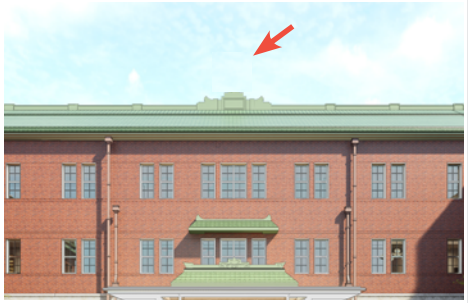
Item description

North and south elevation of Main Block:

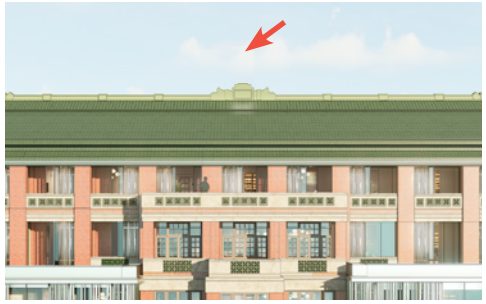
Option 1 (preferred scheme):

Relocation of cross to Heritage Gallery with retention of plinth in-situ.

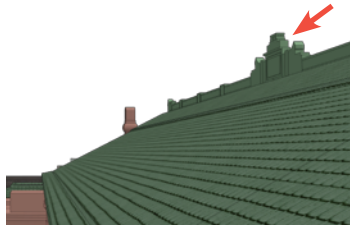
Removal of lightning protection rod.



North elevation



South elevation



View from the side

Assessment

CDE Affected	Significance of CDE
E2	High

Potential impact

- Visual – building appearance is altered
- Fabric –
  Cross: loss of authenticity with significant fabric being removed / relocated.
  Lightning Protection: removal of modern accretions.

Justification

- Removal of the cross is necessary to remove religous references that may otherwise signify the site's religious beliefs/practice.
- Removal of the cross is also necessary to suit the site's intended adaptive reuse as a residential development with no religious association.
- The proposed change is reversible.

Level of impact

Acceptable impact with mitigation measures

Mitigation Measures

- Carry out a visual study of the Main Block from key views and vistas both within the site and outside the site boundary.
- Carry out a condition survey of the existing cross prior to removal for record.
- Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works for record purposes.
- Ensure any future lightning protection installations shall not be positioned on the cross plinth, and shall be visually discrete and reversible.
- Prepare a method statement for removal and relocation of the cross, inclusive of protection measures during handling and moving.
- Proposals for making good the plinth shall consider ease of future reinstatement of the cross.
- The cross shall be preserved in the heritage gallery and be re-instated on the roof ridge plinth when circumstances permit.
- Viewing the physical cross in the heritage gallery will be supported by interpretation including details about the site's former religious associations, and the cross' original installation position.

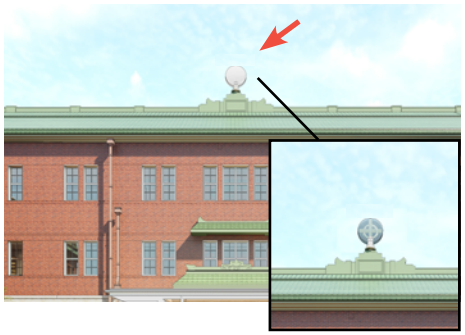
ID Number	5.3.9.2

Item description

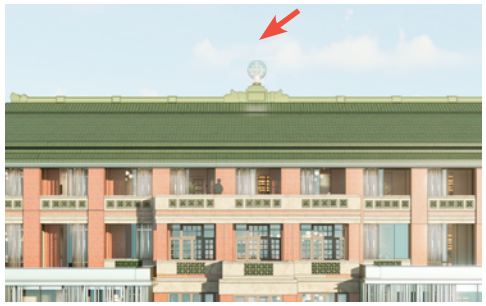
North and south elevation of Main Block:

Option 2:

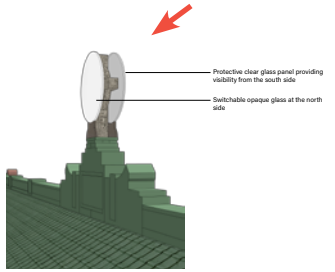
Enclose the cross by switchable smart glass cladding to the north side, and clear glass to the south side



North elevation - smart glass cladding in opaque mode;
(in callout box) smart glass cladding in transparent mode



South elevation



View from the side

Assessment

CDE Affected	Significance of CDE
E2, E14.4	High

Potential impact

- Visual – building appearance is altered
- Fabric –
  Fixings for new intervention.
  Lightning Protection: removal of modern accretions.

Justification

- Retention of the cross in its original location is an important component of the heritage interpretation of this site.
- Partial adjustment to how the cross is viewed is required to suit the site's intended adaptive reuse as a residential development with no religious association.
- The partial adjustment is reversible.

Level of impact

Acceptable impact with mitigation measures

Mitigation Measures

- Carry out a visual study of the Main Block from key views and vistas both within the site and outside the site boundary.
- Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works for record purposes.
- Carry out a detailed condition survey prior to commencement of the works for record purpose, and complete any required repair or maintenance works.
- The cladding installation shall be reversible.
- Fixings should be avoided on the cross itself. Structural fixings to the existing roof ridge, that may lead to localised removal of the roof tiles, should also be minimised, but compliance with latest building regulations and codes should take precedent.
- The lower side of the cladding should be designed with gaps to allow natural ventilation to minimise mould and condensation.
- New glass cladding shall be distinguishable from the existing fabric and sympathetic to the buildings overall appearance.
- The edge treatment of the glass cladding should be visually distinguishable from the cross.
- Ensure any future lightning protection installations shall not be positioned on the cross, and shall be visually discrete and reversible.
- Include details about the cross and site's religious association in the Heritage Gallery for interpretation purpose.

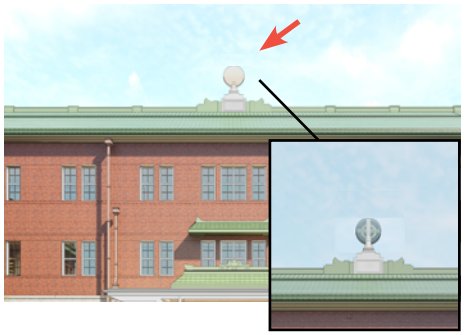
ID Number	5.3.9.3

Item description

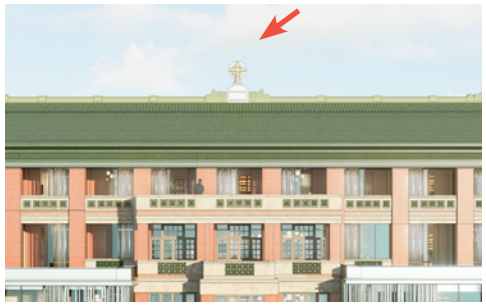
North and south elevation of Main Block:

Option 3:

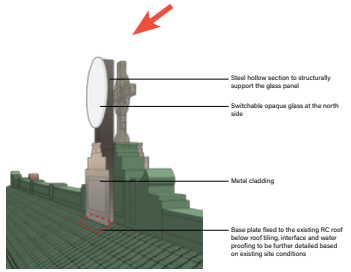
Cover the cross by switchable smart glass cladding on the north elevation only



North elevation - smart glass cladding in opaque mode;
(in callout box) smart glass cladding in transparent mode



South elevation



View from the side

Assessment

CDE Affected	Significance of CDE
E2, E14.4	High

Potential impact

- Visual – building appearance is altered
- Fabric –
  Fixings for new intervention.
  Lightning Protection: removal of modern accretions.

Justification

- Retention of the cross in its original location is an important component of the heritage interpretation of this site.
- Partial adjustment to how the cross is viewed is required to suit the site's intended adaptive reuse as a residential development with no religious association.
- The partial adjustment is reversible.

Level of impact

Acceptable impact with mitigation measures

Mitigation Measures

- Carry out a visual study of the Main Block from key views and vistas both within the site and outside the site boundary.
- Complete a cartographic (using a digital 3D laser scan) and photographic record prior to commencement of the works for record purposes.
- Carry out a detailed condition survey prior to commencement of the works for record purpose, and complete any required repair or maintenance works.
- The cladding installation shall be reversible.
- Fixings should be avoided on the cross itself. Structural fixings to the existing roof ridge, that may lead to localised removal of the roof tiles, should also be minimised, but compliance with latest building regulations and codes should take precedent.
- To prevent disturbing the cross fabric, a separation should be maintained between the smart glass cladding and the cross.
- New glass cladding shall be distinguishable from the existing fabric and sympathetic to the buildings overall appearance.
- The edge treatment of the glass cladding should be visually distinguishable from the cross.
- Ensure any future lightning protection installations shall not be positioned on the cross, and shall be visually discrete and reversible.
- Include details about the cross and site's religious association in the Heritage Gallery for interpretation purpose.

ID Number	5.3.10
Item description	
North elevation of Main Block: New circulation core structure on both sides of the north elevation facing the Courtyard	
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E1	High

Potential impact

- 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

Mitigation Measures

- Carry out a condition survey to the affected external wall for specifying the works required.
- 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 new RC slab as landings of the relocated historic staircases will be structurally independent from and impose minimal impact to the existing building external envelope.
- 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.

ID Number	5.3.11
Item description	
East elevation of Main Block: New building extension connected to the existing building involving demolition of historic brick spandrel, square patterned parapet, timber windows, and granite dado on G/F, 1/F and 2/F.	 East elevation  Proposed east extension
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E11.1	High
E11.2	High
E11.3	High
E11.4	High
E11.5	High

Potential impact

- 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

Acceptable impact with mitigation measures

Mitigation Measures

- 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.
- New building fabric / elements will be clearly distinguishable from and compatible with the existing building. The 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.
- New additions should align with the language of other new external interventions across the main building.
- Structural A&A proposals to be submitted for approval by relevant government departments.

ID Number	5.3.12
Item description	
West elevation of Main Block: New building extension connected to the existing building that involves demolition of historic brick spandrel, timber windows, and granite dado on G/F and 1/F	 West elevation  Proposed west extension
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E9.2	High
E9.3	High
E9.4	High

Potential impact

- 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

Acceptable impact with mitigation measures

Mitigation Measures

- 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.
- Structural A&A proposals to be submitted for approval by relevant government departments.

ID Number	5.3.13
Item description	
East and West elevations of Main Block: Replacement of the timber windows	 East elevation  West elevation
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E9.4	High
E11.4	High

Potential impact

- Visual – appreciation of the east and west elevations
- Fabric – change in connection detail

Justification

Improving fabric condition and environmental performance.

Level of impact

Acceptable impact with mitigation measures

Mitigation Measures

- 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 reuse elsewhere onsite.
- Where replacement of timber windows is required, new metal windows of sympathetic design to the exterior façade, will also reference the design and characteristics of existing original windows.

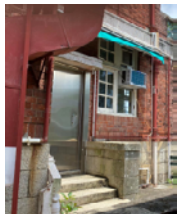
ID Number	5.3.14

Item description

East and West elevations of Main Block:

2nos. of porches on West elevation:
Repaired and retained in-situ.

1no. 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.


Porch (1) on west elevation


Porch (2) on west elevation


Porch on east elevation

Assessment

CDE Affected	Significance of CDE
E9.1	Moderate
E11.1	High

Potential impact

- 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 Measures

- 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.

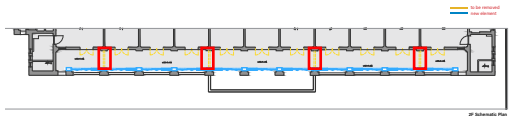
ID Number	5.3.15

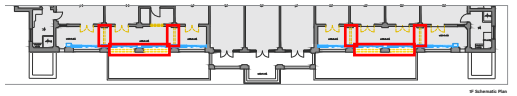
Item description

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 extention.

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.

1/F & 2/F of South elevation of Main Block:
Demolition of the inner parapets within the verandah.





Assessment

CDE Affected	Significance of CDE
E12	High
E13	Exceptional

Potential impact

- 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

Mitigation Measures

- 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.

ID Number		5.3.16
Item description		
1/F and 2/F of South elevation of Main Block: Addition of folding/sliding glazed enclosure to full extent of the verandahs except the central protrusion bay of 1/F. Replacement of windows at central protrusion bay.		
Assessment		**Mitigation Measures**
CDE Affected	**Significance of CDE**	• The design of the new glazing system to be compatible with but distinguishable to the existing. • New additions should align with the language of other new external interventions across the main building. • No new glazed enclosure to the central protrusion bay on 1/F. Where replacement of timber doors is required, new metal windows of sympathetic design to the exterior facade, will also reference the design and characteristics of existing original windows. • The fixing folding/sliding glazed enclosure shall be designed for reversibility, i.e. the necessary fixings to the existing building can be made good if the glazed enclosure is removed, with minimised irreversible damage to the façade and parapets. • As a principle, fixing to the floor slab and underside ceiling soffit is preferred rather than to the facing brickwork piers, subject to structural survey of the existing building. • The glazed enclosure shall be openable so that the rear verandah walls remain visible from outside the building. • The setting out of the glazed enclosure shall not disturb the existing cornice feature. It shall be set back from the existing parapet to maintain a separation of 100mm min. ensuring the existing outer layer of facades remains physically and visually distinct. Division of the panels to be sympathetic with the glazed block distribution. • A condition survey for the affected timber doors and windows on the South Elevation should be conducted. The concerned doors and windows should be salvaged for the restoration / replacement of other windows and doors of other elevations wherever possible.
E12	High	
E13	Exceptional	
Potential impact		
• 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		

ID Number	5.3.17
Item description	
All elevations of Main Block: New metal capping to underside of roof eaves	

Assessment		Mitigation Measures
CDE Affected	**Significance of CDE**	• The new metal capping will be distinguishable and compatible with the original building. • 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		
• Visual impact – to overall composition • Fabric impact arising from fixing detail and risk of condition deterioration of covered area		
Justification		
The proposed metal capping to the underside of the roof eaves is added as part of the buildings lighting installation, which is required to provide suitable light level of the new use as residential development.		
Level of impact		
Acceptable impact with mitigation measures		

ID Number	5.3.18
Item description	
All elevations of Main Block: Restoration and retention of all cast iron rainwater downpipes and associated hoppers, and relocation of those clash with the new circulation core. Removal of redundant external waste downpipes.	

Assessment		Mitigation Measures
CDE Affected	**Significance of CDE**	• 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. • New waste water drainage system will be designed to suit the changes in internal layout, preferrably running in internal pipe ducts to avoid affecting the external facades.
E1.1	High	
E1.4	High	
E14.8	Low	
Potential impact		
• Enhance the appearance of the facades		
Justification		
• To enhance the appearance of the facades with pipes in coordinated locations. • To suit changes in internal layout.		
Level of impact		
Beneficial		

Exterior - East Wing

ID Number	5.3.19
Item description	
West elevation of East Wing: Addition of new circulation core; and Relocation of heritage staircase to new circulation core.	
Assessment	**Mitigation Measures**
CDE Affected / **Significance of CDE** E5 / High	• Any affected elements to be recorded before construction, restored and displayed as interpretation elements if retention in- situ is not possible • New building fabric / elements will be clearly distinguishable from and compatible with the existing building. The 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.
Potential impact	
• Visual impact on view in courtyard • Connection with existing building	
Justification	
• To suit change of internal layout. • New circulation core comprises escape staircase and lift to fulfil compliance to current building codes and regulations.	
Level of impact	
Acceptable impact with mitigation measures	

ID Number	5.3.20
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 Measures**
CDE Affected / **Significance of CDE** E5 / High E14.2 / High	• 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.
Potential impact	
• Visual impact on view in courtyard	
Justification	
• To suit change of internal layout	
Level of impact	
Acceptable impact with mitigation measures	

ID Number	5.3.21
Item description	
West elevation of East Wing: Repair of timber windows using sections from salvaged windows from the Main Block; and to East & North elevation of East Wing: Replacement of metal windows of sympathetic design based on the characteristics of the existing timber windows.	 West elevation  East elevation
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E5.3	High
E7.3	High
E14.3	High

Potential impact

- Visual – appreciation of the elevations
- Fabric – change in connection detail

Justification

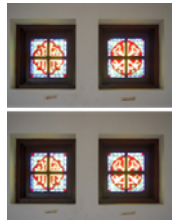
Improving fabric condition and environmental performance.

Level of impact

Acceptable impact with mitigation measures

Mitigation Measures

- 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.
- Existing retained timber windows facing the courtyard will be repaired as close to the original as possible, making use of salvaged timber from those which are removed elsewhere.
- The replaced metal windows can have the weather tightness and environmental parameters improved.

ID Number	5.3.22
Item description	
East & West elevations of East Wing: Salvage of 4 nos. of stained-glass panels to be affected by the new circulation core for display at the heritage gallery; and Restoration and reinstatement of remaining stained glass panels.	  West elevation
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E5.4	Exceptional
E7.3	High
E14.3	High

Potential impact

- Level of retention and restoration
- Overall composition
- Restoration – authenticity, consistency

Justification

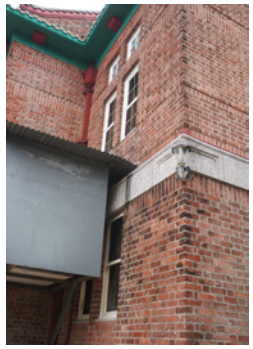
- To suit change of internal layout
- Improving fabric condition

Level of impact

Acceptable impact with mitigation measures

Mitigation Measures

- 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 to be affected by the new circulation core will be removed, restored and displayed for interpretation purpose.

ID Number		5.3.23
Item description		
East & West elevations of East Wing: Removal of all external window A/C units, other later added building services and awnings		
Assessment		Mitigation Measures
CDE Affected	Significance of CDE	• Record the condition of the affected timber windows prior to the commencement of works. • Windows following the original configuration will be reinstated at the locations with outdoor A/C units.
E5.5	Adverse	
E10.5	Adverse	
Potential impact		
• Enhance the appearance of the facades		
Justification		
The window A/C units and awnings are modern additions to the building and are considered intrusive.		
Level of impact		
Beneficial		

ID Number	5.3.24
Item description	
All elevations of East Wing: New metal capping to underside of roof eaves	

Assessment	
CDE Affected	**Significance of CDE**
E5	High
E7	High
E10	High

Potential impact

- Visual impact – to overall composition
- Fabric impact arising from fixing detail and risk of condition deterioration of covered area

Justification

The proposed metal capping to the underside of the roof eaves is added as part of the buildings lighting installation, which is required to provide suitable light level of the new use as residential development.

Level of impact

Acceptable impact with mitigation measures

Mitigation Measures

- The new metal capping will be distinguishable and compatible with the original building.
- 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.

ID Number	5.3.25
Item description	
All elevations of East Wing: Restoration and retention of all cast iron rainwater downpipes and associated hoppers. Relocation of those that clash with the new circulation core. Removal of redundant external waste downpipes.	 

Assessment	
CDE Affected	**Significance of CDE**
E10	Moderate
E14.7	High
E14.8	Low

Potential impact

- Enhance the appearance of the facades

Justification

- To enhance the appearance of the facades with pipes in coordinated locations.
- To suit changes in internal layout.

Level of impact

Beneficial

Mitigation Measures

- 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.
- New waste water drainage system will be designed to suit the changes in internal layout, preferrably running in internal pipe ducts to avoid affecting the external facades.

Exterior - West Wing

ID Number	5.3.26
Item description	
East elevation of West Wing: Addition of new circulation core; and Relocation of heritage staircase to new circulation core	
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E4	High
E8	High

Potential impact

- Visual impact - view from courtyard
- Fabric impact arising from connection with existing building that requires demolition of existing walls and historic fabric such as the octagonal windows

Justification

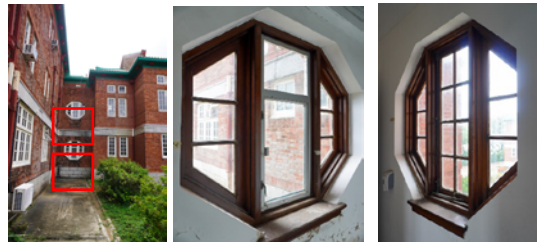
- To suit change of internal layout
- New circulation core comprises escape staircase and lift to fulfil compliance to current building codes and regulations.

Level of impact

Acceptable impact with mitigation measures

Mitigation Measures

- Any affected elements to be recorded before construction, restored and displayed as interpretation elements if retention in-situ is not possible.
- Two octagonal windows with clear glass will be relocated to the new façade. (See section 5.3.27)
- Four typical rectangular windows shall be salvaged to use to repair the remaining timber windows.
- Two square windows with clear glass panels will be salvaged for display in the Heritage Gallery.
- New building fabric / elements will be clearly distinguishable from and compatible with the existing building. The 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.

ID Number	5.3.27
Item description	
East elevation of West Wing: Relocation of two octagonal windows with clear glass panels onto the new facade	
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E4.5	High

Potential impact

- Visual impact - view from courtyard
- Fabric impact arising from connection with existing building that requires demolition of existing walls and historic fabric such as the octagonal windows

Justification

- To suit change of internal layout

Level of impact

Acceptable impact with mitigation measures

Mitigation Measures

- 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.

ID Number	5.3.28
Item description	
West elevations of West Wing: Removal of carpark shelter	
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E8.7	Adverse

Potential impact

- Overall composition
- Restoration – authenticity, consistency

Justification

The carpark shelter is a later addition to the site.

Level of impact

Beneficial

- Make good the surrounding building fabric if necessary.

ID Number	5.3.29
Item description	
West elevation of West Wing (1/F): Reinstatement of enclosed verandahs with red painted Chinese bracket style columns and beams	
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E8.2	High

Potential impact

- Overall composition
- Restoration – authenticity, consistency

Justification

To restore the verandah to its original appearance.

Level of impact

Beneficial

- 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.
- Make good the surrounding building fabric if necessary.

ID Number	5.3.30
Item description	
East elevation of West Wing: Repair of timber windows using sections from salvaged windows from the Main Block; and to West & North elevations of West Wing: Replacement of metal windows of sympathetic design based on the characteristics of the existing timber windows	 East elevation   West elevation North elevation
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E4.4	High
E6.3	High
E8.5	High

Potential impact

- Visual – appreciation of the elevations
- Fabric – change in connection detail

Justification

Improving fabric condition and environmental performance.

Level of impact

Acceptable impact with mitigation measures

- 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.
- Existing retained timber windows facing the courtyard will be repaired as close to the original as possible, making use of salvaged timber from those which are removed elsewhere.

ID Number	5.3.31
Item description	
East & West elevations of West Wing: Removal of all external window A/C units, other later added building services and awnings	 
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
E4.6	Adverse
E8.6	Adverse

Potential impact

- Enhance the appearance of the facades.

Justification

The window A/C units and awnings are modern additions to the building and are considered intrusive.

Level of impact

Beneficial

- Record the condition of the affected timber windows prior to the commencement of works.
- Windows following the original configuration will be reinstated at the locations with outdoor A/C units

ID Number	5.3.32
Item description	
All elevations of West Wing: New metal capping to underside of roof eaves	

Assessment	
CDE Affected	Significance of CDE
E4	High
E6	High
E8	Moderate
Potential impact	
• Visual impact – to overall composition • Fabric impact arising from fixing detail and risk of condition deterioration of covered area	
Justification	
The proposed metal capping to the underside of the roof eaves is added as part of the buildings lighting installation, which is required to provide suitable light level of the new use as residential development.	
Level of impact	
Acceptable impact with mitigation measures	

Mitigation Measures
• The new metal capping will be distinguishable and compatible with the original building. • 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.

ID Number	5.3.33
Item description	
All elevations of West Wing: Restoration and retention of all cast iron rainwater downpipes and associated hoppers, and relocation of those clash with the new circulation core. Removal of redundant external waste downpipes.	 

Assessment	
CDE Affected	Significance of CDE
E4	High
E6	High
E8	Moderate
E14.7	High
E14.8	Low
Potential impact	
• Enhance the appearance of the facades	
Justification	
• To enhance the appearance of the facades with pipes in coordinated locations. • To suit changes in internal layout.	
Level of impact	
Beneficial	

Mitigation Measures
• Record the condition of the external downpipes prior to the commencement of works. • Make good openings in the masonry façade to match existing. • Most of the external cast iron rainwater downpipes and hoppers will be restored and re-instated in-situ, where technically possible. At locations that clash with newly introduced fabric or openings, the cast iron rainwater downpipes will be salvaged and relocated. • Options will be studied for the appropriate relocation of the prominent cast iron rainwater downpipe and decorated hopper in the West Wing area affected by the insertion of the new vertical circulation core. • New waste water drainage system will be designed to suit the changes in internal layout, preferrably running in internal pipe ducts to avoid affecting the external facades

Interior - Main Block

ID Number	5.3.34
Item description	
Main Block: G/F to 2/F (except the Library and teh Chapel): Recasting of horizontal elements (beams and slabs) and relocation of existing vertical elements (columns and walls) to comply with current statutory standards	
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
I8	Moderate

Potential impact

- Fabric impact - Level of retention and restoration
- Visual impact - Overall composition and spatial arrangement
- Structural impact

Justification

- To suit the site's adaptive reuse needs.
- Structural enhancement to facilitate the proposed use and any increased loading requirements.

Level of impact

Acceptable impact with mitigation measures

Mitigation Measures

- 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.

ID Number	5.3.35
Item description	
Main Block: Salvage and relocation of the patterned mosaic floor tiles next to foyer for display at Heritage Gallery	
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
I11	Moderate

Potential impact

- Fabric impact - level of retention and restoration
- Visual impact - appearance of the entrance foyer

Justification

Change of use of the interior.

Level of impact

Acceptable impact with mitigation measures

Mitigation Measures

- 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

ID Number	5.3.36
Item description	
Main Block: Removal of the floor tile with religious emblem in existing entrance foyer, internal partitions, wall, floor and ceiling finishes in the overall.	 
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
I6	Low
I9	Low

Potential impact

- Visual and fabric - overall composition
- Alterations required – authenticity, consistency

Justification

To suit the future residential layout.

Level of impact

Acceptable impact with mitigation measures

- Recording of all existing internal elements will be carried out prior to construction
- Removed elements in good condition will be salvaged for future use as repairing retained elements elsewhere or kept for interpretation purposes.

ID Number	5.3.37
Item description	
Main Block: Erection of new circulation core and relocation of heritage staircase to new circulation core	
Assessment	**Mitigation Measures**

CDE Affected	Significance of CDE
I2	High

Potential impact

- Relocation of key architecture feature
- Level of retention and restoration
- Overall composition
- Alterations required – authenticity, consistency
- Structural integrity and safety

Justification

- To suit the change of internal layout

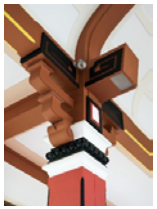
Level of impact

Acceptable impact with mitigation measures

- Any defective parts of the above will be repaired rather than replaces, and replacement will only be considered as the last resort
- Detail design of the existing stair in the relocated positions, including integrated solutions for necessary upgrades to meet current building regulations subject to further design development and technical submission for approval by BD/AMO
- Method statements for all related works to be submitted prior to commencement of work
- New building fabric / elements will be clearly distinguishable from and compatible with the existing building. The 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.

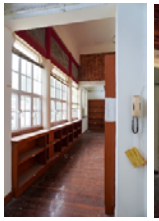
Interior - East Wing

ID Number		5.3.38
Item description		
East Wing (existing Conference Room on G/F): Repairs to decorative capital of columns		  
Assessment		Mitigation Measures
CDE Affected	Significance of CDE	• Detailed condition survey to be conducted to determine the scope of repair works required.
I12	High	
Potential impact		
Positive		
Justification		
To conserve the CDE with high significance for residents' and visitors' appreciation.		
Level of impact		
Beneficial		

ID Number		5.3.39
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		Mitigation Measures
CDE Affected	Significance of CDE	• Interior design and fitting out proposals for the Heritage Gallery in Chapel will respect the original characteristics of the interior in terms of scale, form and sense of volume.
I13	Exceptional	
Potential impact		
Positive		
Justification		
To conserve the CDEs with high significance for residents' and visitors' appreciation.		
Level of impact		
Beneficial		

Interior - West Wing

ID Number	5.3.40
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 Measures**
CDE Affected / **Significance of CDE** I14.1 / High	• Make good the surrounding building fabric if necessary.
Potential impact	
Positive	
Justification	
To enhance the presentation of original rooms and reveal previously concealed architectural details.	
Level of impact	
Beneficial	

ID Number	5.3.41
Item description	
West Wing (existing Recreation Room & Library on 1/F): Installation of plant equipment in the reinstated verandahs	  
Assessment	**Mitigation Measures**
CDE Affected / **Significance of CDE** I14.3 / Adverse (when enclosed)	• 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. • The new plant room use within the former Recreation Room will be designed to respect the original interior characteristics in respect of scale, form and sense of volume, minimising impact on key elements. • The plant equipment layout and elevation shall be reviewed when available and where new openings are required on the facade, these will need to be separately assessed.
Potential impact	
• Visual impact arising from restoration of verandahs and installation of equipment • Fabric impact arising from fixings of plant equipment	
Justification	
Necessary building services to support the adaptive reuse.	
Level of impact	
Acceptable impact with mitigation measures	

5.4 KEY MITIGATIONS MEASURES

General

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

01 "Investigate before action" meaning original or early finishes should be researched, sampled, and reinstated where it is feasible to do so.

02 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.

03 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.

04 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.

05 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.

06 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.

07 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.

08 All interventions in the building should be designed and constructed so that they are reversible where it is feasible to do so.

09 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.

10 Retain and repair where necessary character-defining elements that contribute to the heritage value of the site.

11 An interpretation plan shall be implemented.

Structural

01 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.

02 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.

03 Temporary structural supports including propping and protection will be installed prior to the commencement of construction works to safeguard the historic building.

04 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.

05 The condition of historic building will be inspected regularly during construction, in particular during demolition and foundation works.

06 Pre and post condition survey should be carried out to record conditions of the heritage site.

Record Surveys

01 Record Surveys such as cartographic and photographic surveys shall be prepared to record the heritage building before works commence.

02 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.

Site supervision and documentation

01 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

02 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.

5.5 Recommendations

Overall Assessment

5.5.1 Based on the impact assessment in Section 5.3, 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:

01 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.

02 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.

03 Alterations and additions within the main block are necessary for statutory compliance and operational needs are considered acceptable.

04 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.

05 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.

Way Forward

5.5.2 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.

5.5.3 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.

APPENDIX A: LIST OF SOURCES

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

Hong Kong Public Record Office

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

Private

American Institute of Architects Archives. Henry J McGill: Membership File.

http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1029481.aspx

American Institute of Architects Archives. Talbot Faulkner Hamlin: Membership File.

http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/F-H/HamlinTalbot.PDF

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Maryknoll Mission Archives. "Biographies: Bishop James E. Walsh, MM. "Accessed 5th October, 2016. http://maryknollmissionarchives.org/?deceased-fathers-bro=bishop-james-e-walsh-mm

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

Cody, Jeffrey W. Exporting American Architecture 1870-2000. London and New York: Routledge, 2003.

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APPENDIX B: GLOSSARY

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	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. The Burra Charter defines various terms and identifies principles and procedures observed in conservation work and underpins heritage management practice. The Burra Charter can be applied to all types of places of cultural significance including natural, Indigenous, and historic, places with cultural values.
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.
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 he 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.
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

APPENDIX B: GLOSSARY

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 lace 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]
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.

Number 187

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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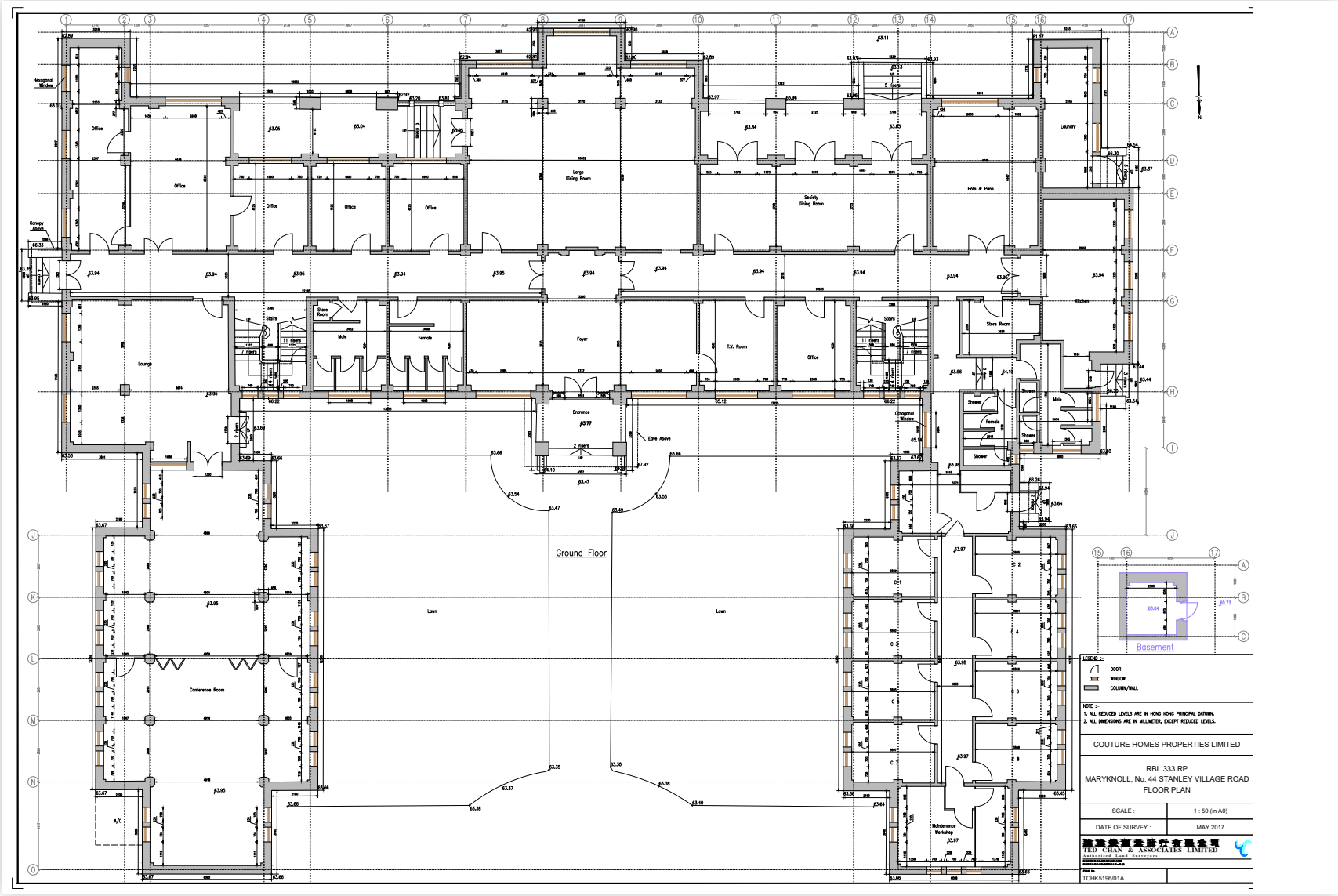
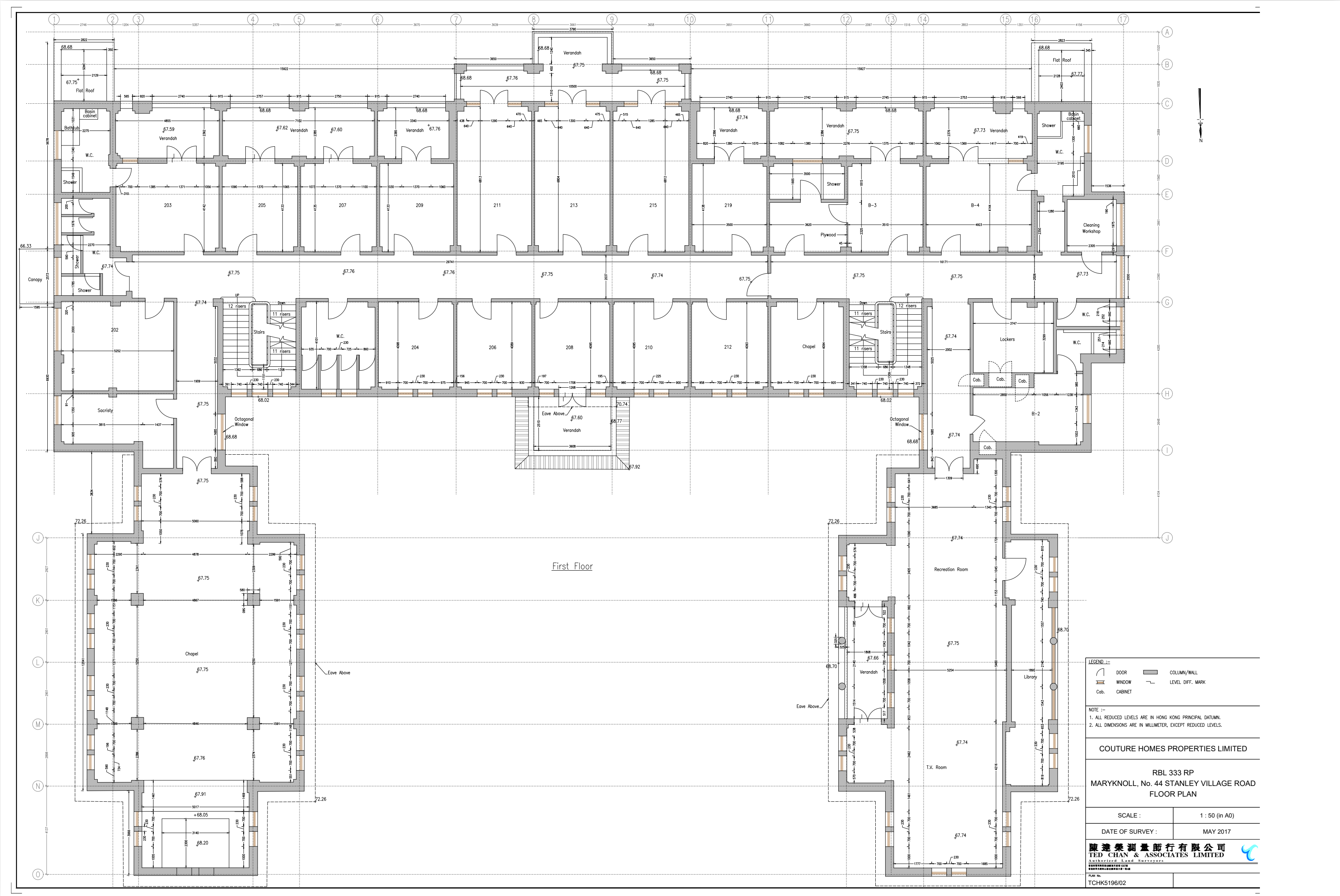
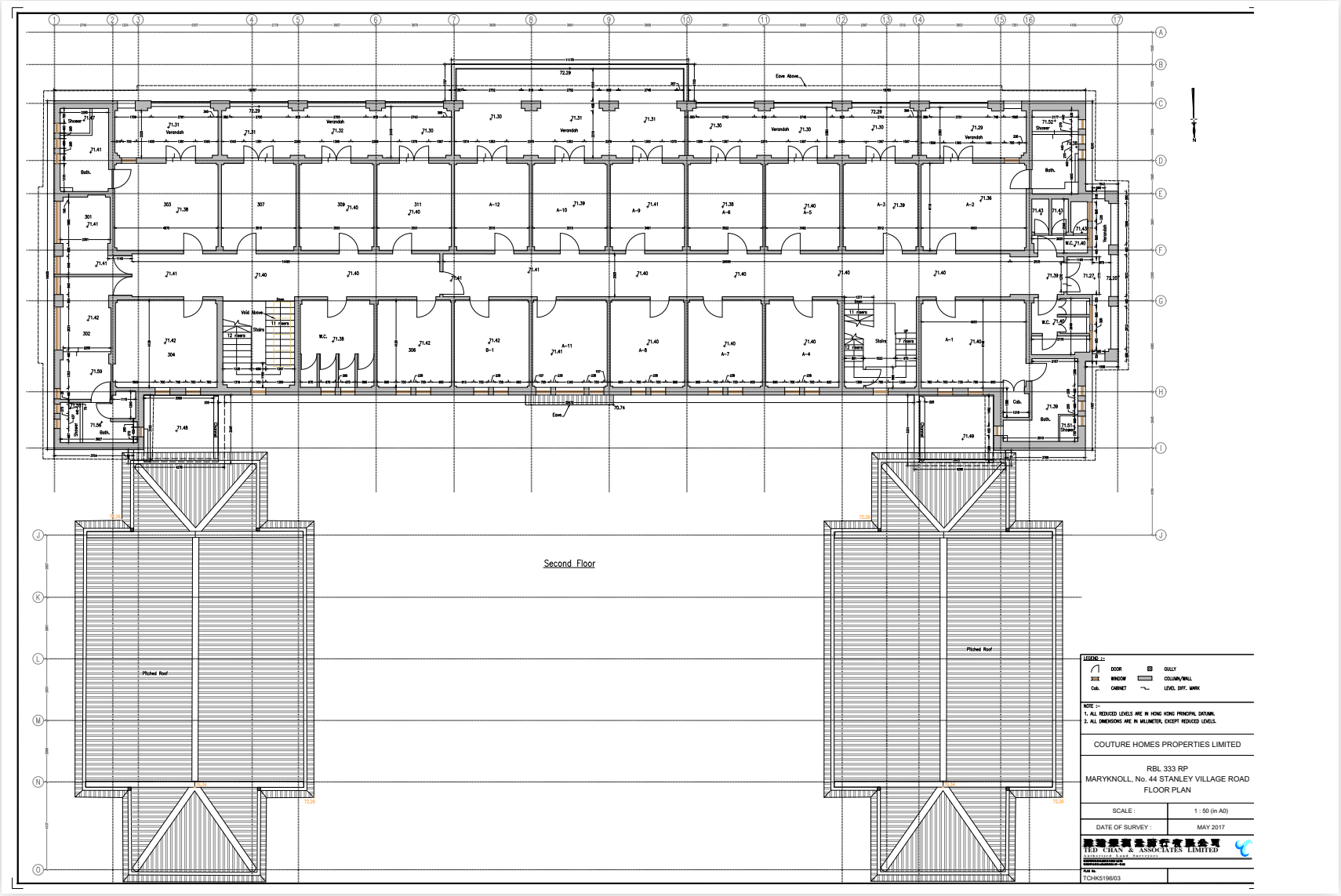

Ground Floor
Basement
COUTURE HOMES PROPERTIES LIMITED
RBL 333 RP
MARYKNOLL, No. 44 STANLEY VILLAGE ROAD
FLOOR PLAN
SCALE : 1 : 50 (in A0)
DATE OF SURVEY : MAY 2017
TED CHAN & ASSOCIATES LIMITED
TCHK5196/01A


First Floor
LEGEND :-
DOOR
COLUMN/WALL
WINDOW
LEVEL DIFF. MARK
Cab.
CABINET
NOTE :-
1. ALL REDUCED LEVELS ARE IN HONG KONG PRINCIPAL DATUMN.
2. ALL DIMENSIONS ARE IN MILLIMETER, EXCEPT REDUCED LEVELS.
COUTURE HOMES PROPERTIES LIMITED
RBL 333 RP
MARYKNOLL, No. 44 STANLEY VILLAGE ROAD
FLOOR PLAN
SCALE :
1 : 50 (in A0)
DATE OF SURVEY :
MAY 2017
陳達燊測量師行有限公司
TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors
PLAN No.
TCHK5196/02


Second Floor
Pitched Roof
Pitched Roof
LEGEND :-
DOOR
WINDOW
Cab. CABINET
GULLY
COLUMN/WALL
LEVEL DIFF. MARK
NOTE :-
1. ALL REDUCED LEVELS ARE IN HONG KONG PRINCIPAL DATUMN.
2. ALL DIMENSIONS ARE IN MILLIMETER, EXCEPT REDUCED LEVELS.
COUTURE HOMES PROPERTIES LIMITED
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MARYKNOLL, No. 44 STANLEY VILLAGE ROAD
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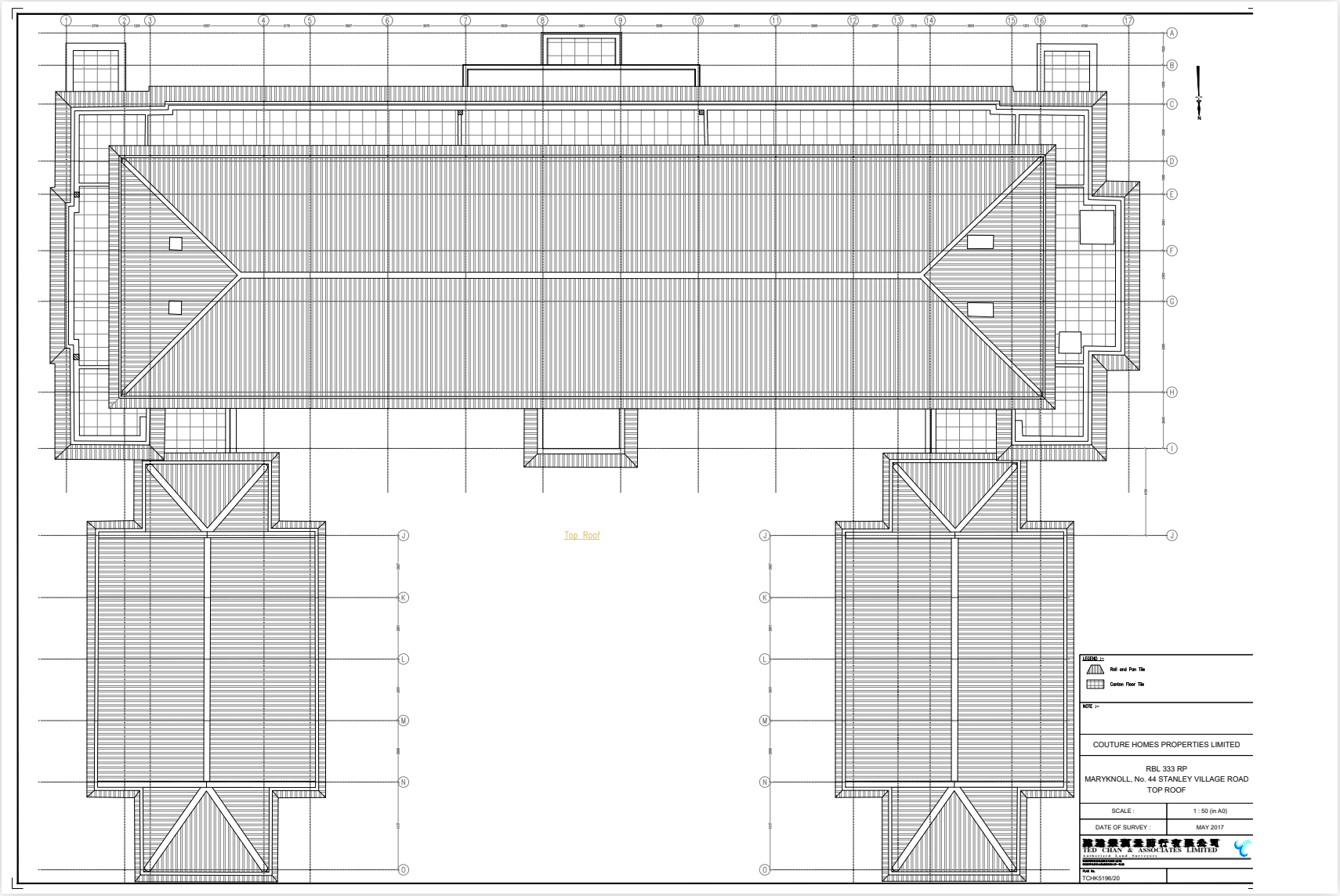
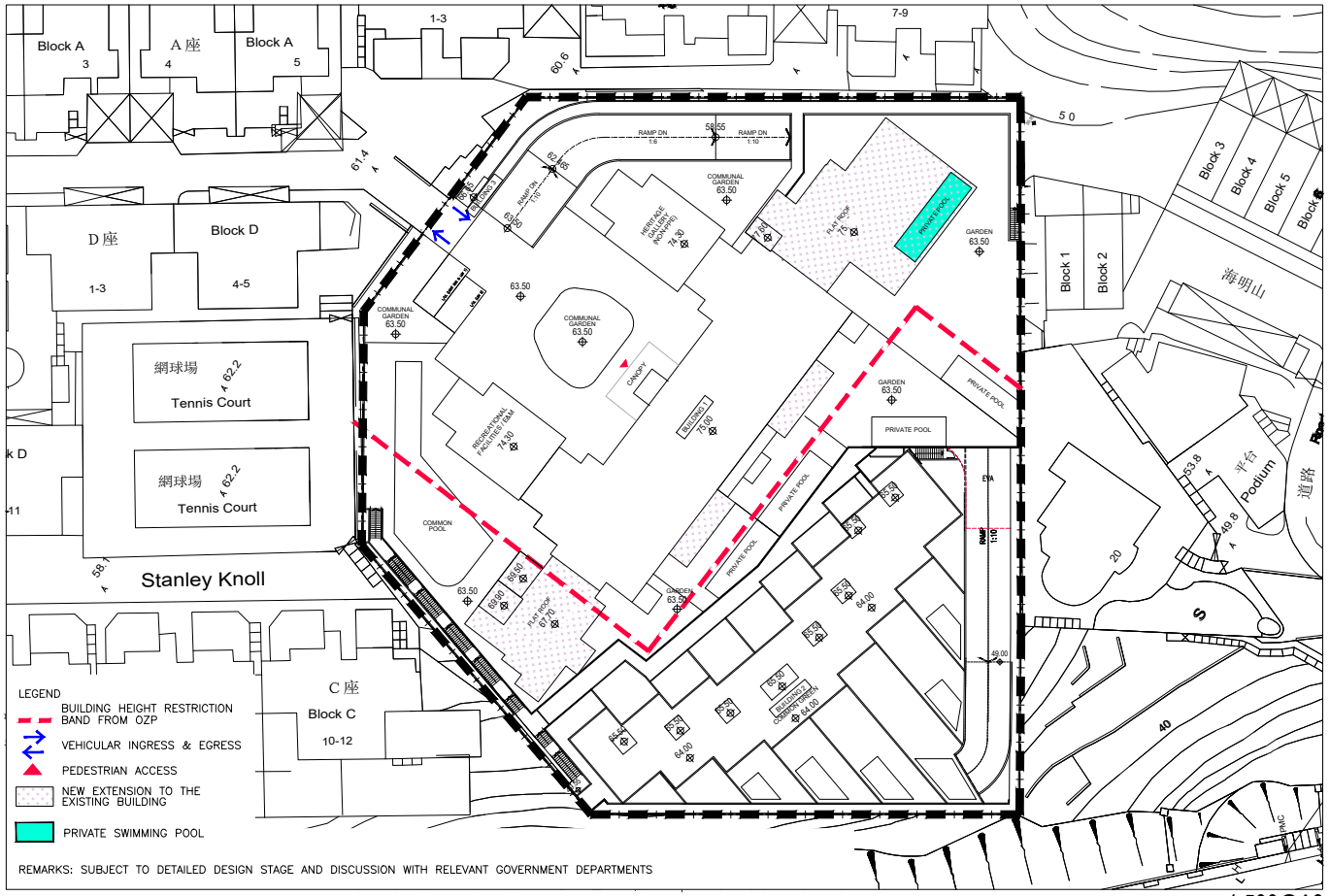

Top Roof
LEGEND :-
Roll and Pan Tile
Canton Floor Tile
NOTE :-
COUTURE HOMES PROPERTIES LIMITED
RBL 333 RP
MARYKNOLL, No. 44 STANLEY VILLAGE ROAD
TOP ROOF
SCALE :
1 : 50 (in A0)
DATE OF SURVEY :
MAY 2017
TED CHAN & ASSOCIATES LIMITED
TCHK5196/20

MARYKNOLL BUILDING, STANLEY
MASTER LAYOUT PLAN

8 JAN 2025



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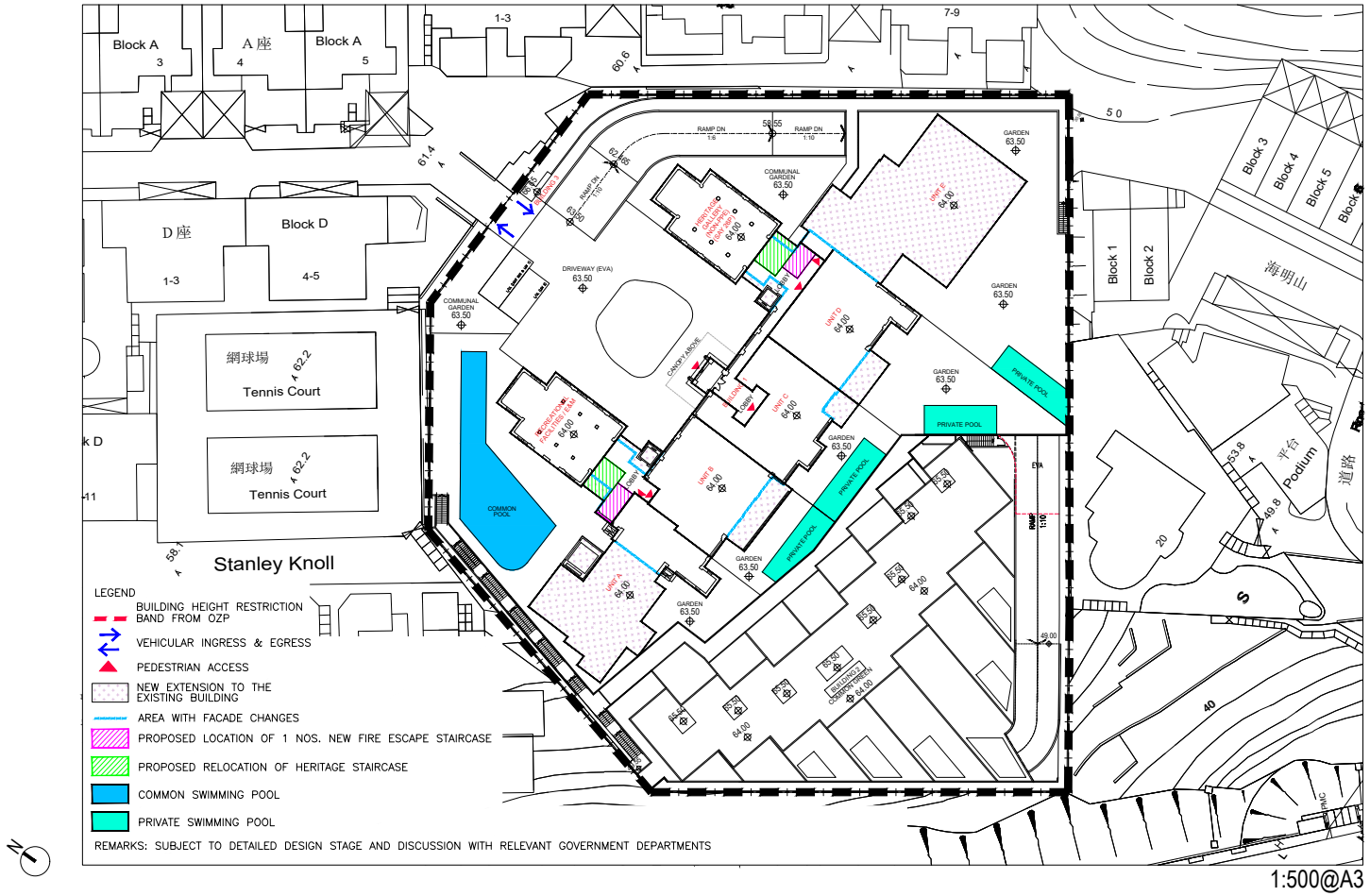
MARYKNOLL BUILDING, STANLEY
UPPER DECK G/F LAYOUT PLAN

8 JAN 2025



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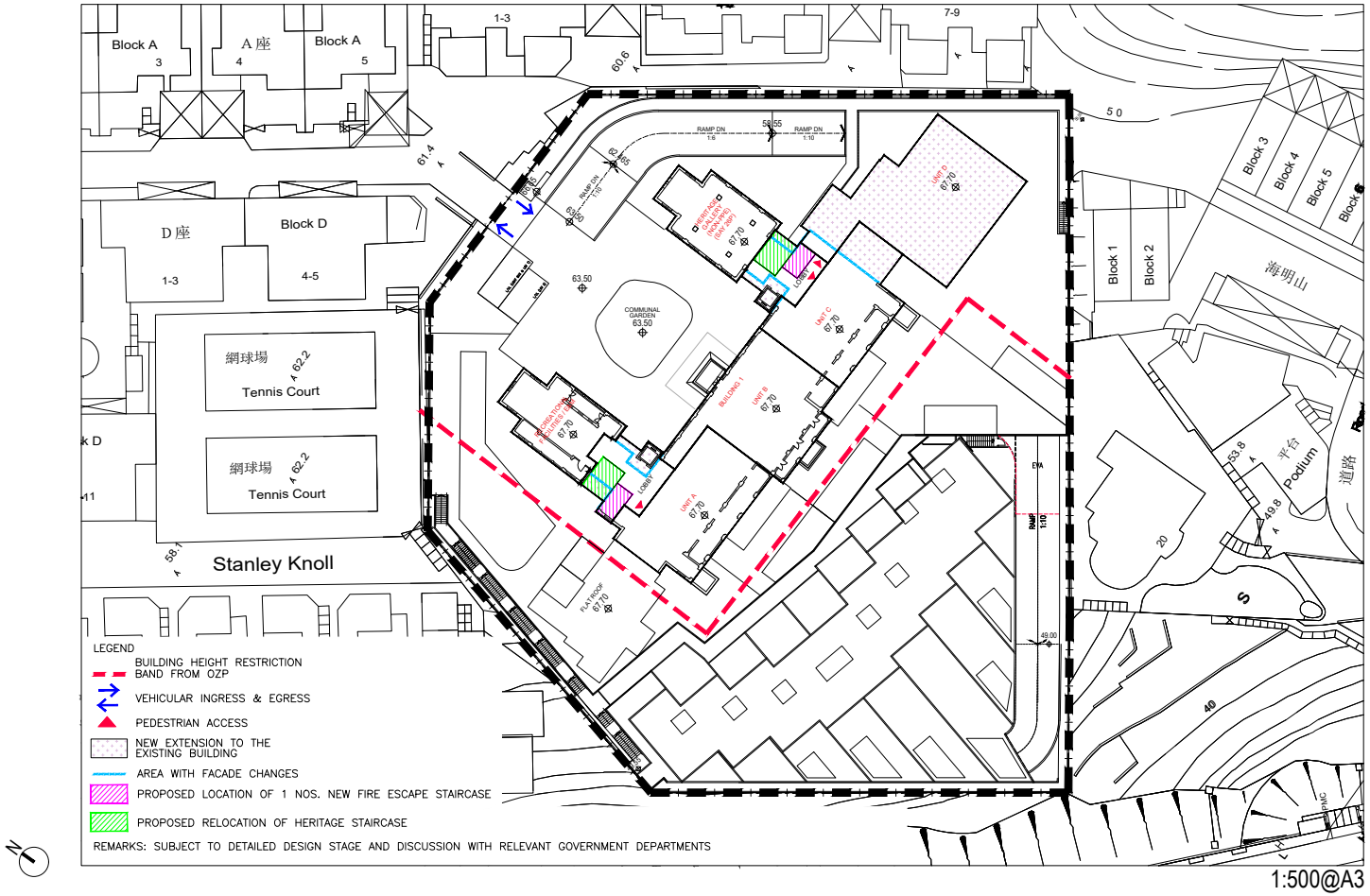
MARYKNOLL BUILDING, STANLEY
UPPER DECK 1/F LAYOUT PLAN

8 JAN 2025



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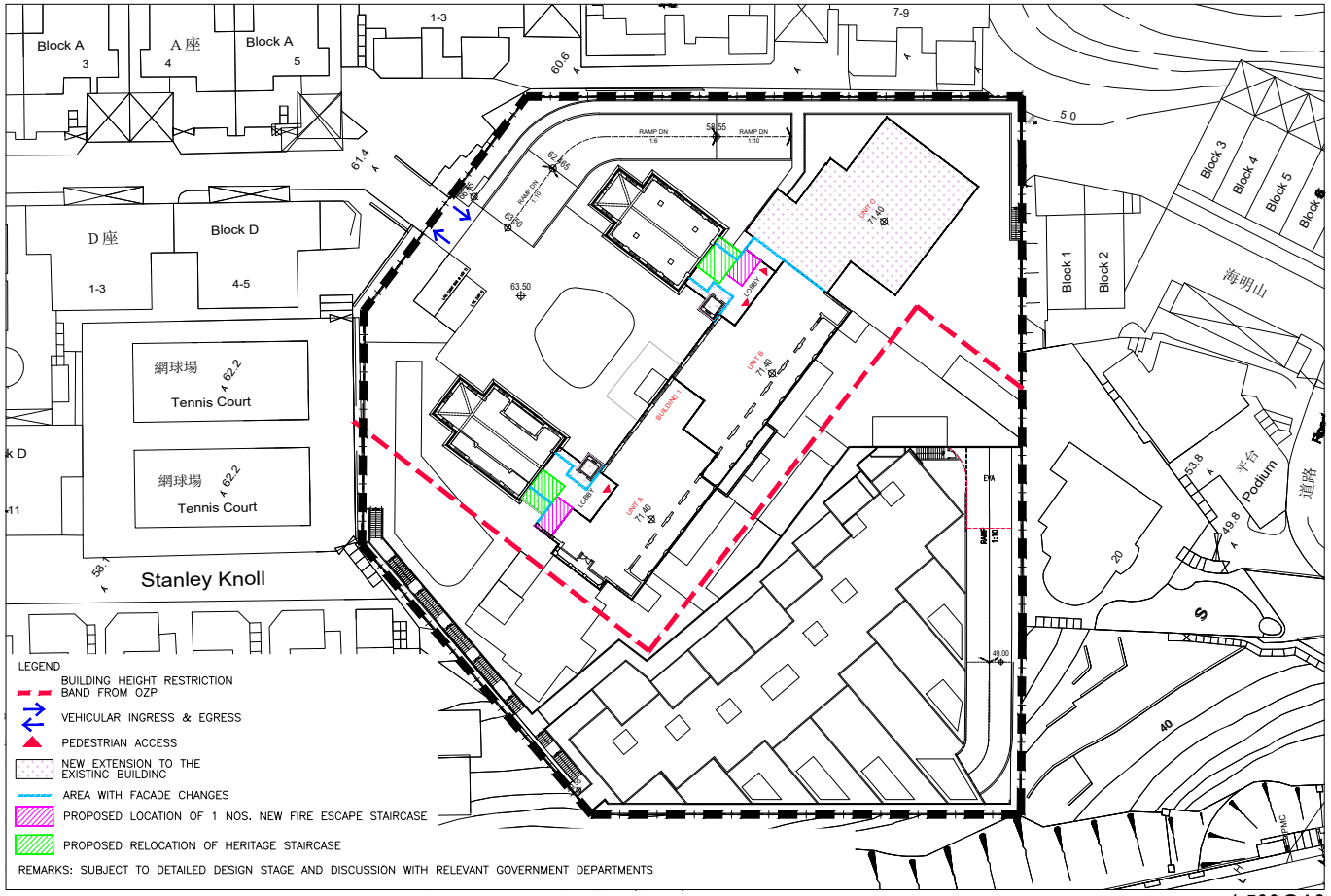
MARYKNOLL BUILDING, STANLEY
UPPER DECK 2/F LAYOUT PLAN

8 JAN 2025



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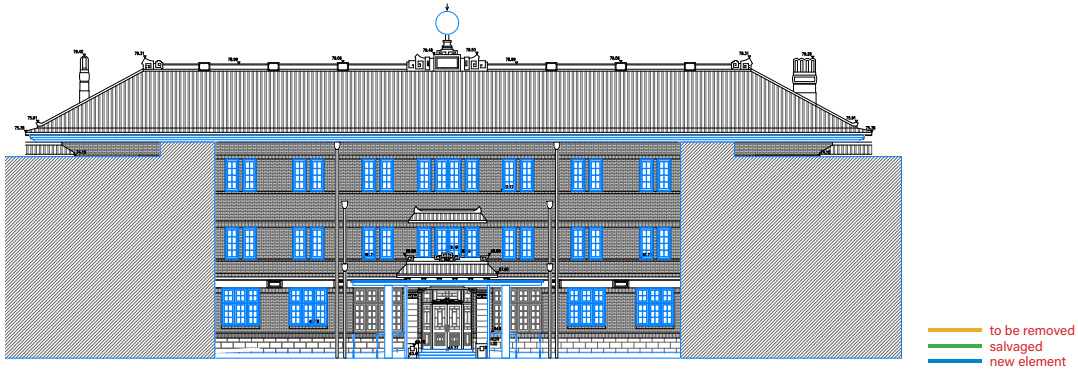
DESIGN PROPOSAL

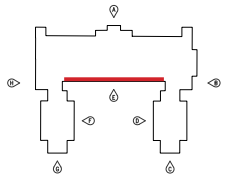
STUDIOMILOU | DEC 2024

Elevation E - Existing

View of the current condition



Elevation E - Proposal

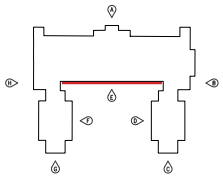


Proposed modification to the existing cross:

Option 1 - Relocation of Cross to the Heritage Gallery

North Elevation

The cross is to be relocated to the heritage gallery for public appreciation.



** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*

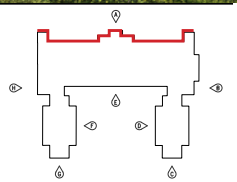
Proposed modification to the existing cross:

Option 1 - Relocation of Cross to the Heritage Gallery

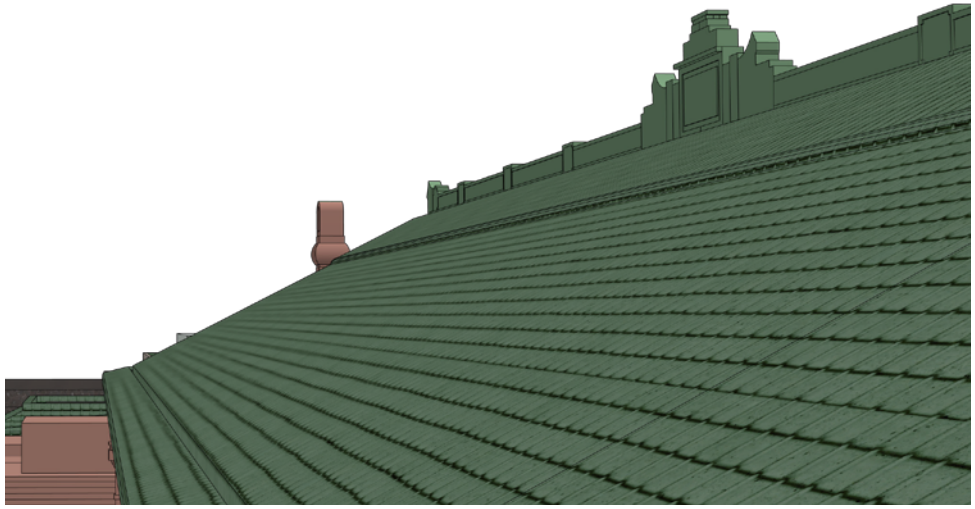
South Elevation

The cross is to be relocated to the heritage gallery for public appreciation.

** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*



Current condition of existing building



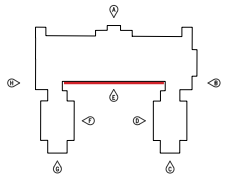
Proposed relocation of cross

Proposed modification to the existing cross:

Option 1 - Relocation of Cross to the Heritage Gallery

Side View

The cross is to be relocated to the heritage gallery for public appreciation.



** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*

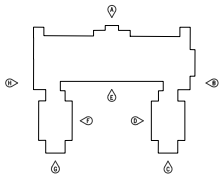
Proposed modification to the existing cross:

Option 2 - Proposed Glass Claddings at Both Sides

North Elevation - Normal Condition

At the north facade, the cross is to be cladded by a disk-shaped glass, opaque under normal conditions. During a guided tour, the opaque glass will become transparent and the cross will be visible for public appreciation.

** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*



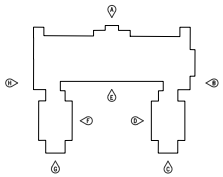
Proposed modification to the existing cross:

Option 2 - Proposed Glass Claddings at Both Sides

North Elevation - During a guided tour

At the north facade, the cross is to be cladded by a disk-shaped glass, opaque under normal conditions. During a guided tour, the opaque glass will become transparent and the cross will be visible for public appreciation.

** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*



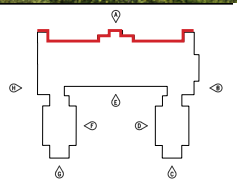
Proposed modification to the existing cross:

Option 2 - Proposed Glass Claddings at Both Sides

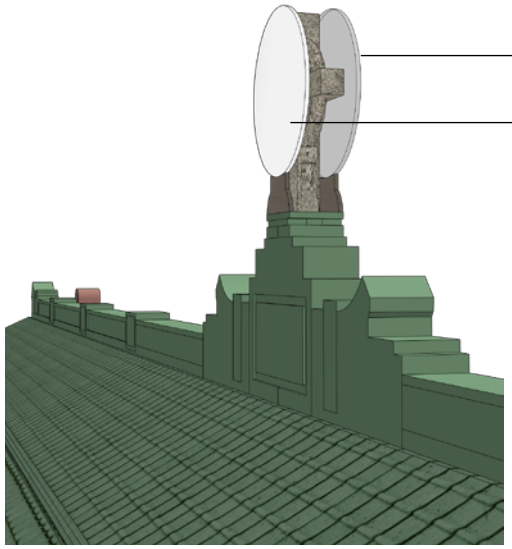
South Elevation

At the south facade, a clear disk-shaped glass is proposed. The cross will remain visible for public view from afar, e.g. from Stanley Plaza/ Blake Pier at Stanley.

** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*



Current condition of existing building



Proposed enclosure of cross at both sides

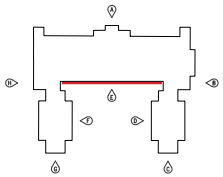
Proposed modification to the existing cross:

Option 2 - Proposed Glass Claddings at Both Sides

Side View

At the south facade, a clear disk-shaped glass is proposed. The cross will remain visible for public view from afar, e.g. from Stanley Plaza/ Blake Pier at Stanley.

** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*



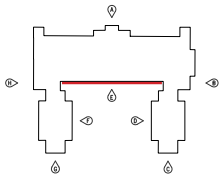
Proposed modification to the existing cross:

Option 3 - Proposed Glass Cladding at the North Facade with Fixing at Existing Roof Structure

North Elevation - Normal conditions

A switchable disk-shaped glass is proposed only at the north facade. It remains opaque under normal conditions. During a guided tour, the opaque glass will become transparent and the cross will be visible for public appreciation.

** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*



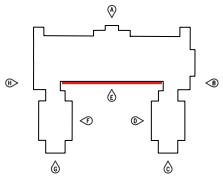
Proposed modification to the existing cross:

Option 3 - Proposed Glass Cladding at the North Facade with Fixing at Existing Roof Structure

North Elevation - During a guided tour

A switchable disk-shaped glass is proposed only at the north facade. It remains opaque under normal conditions. During a guided tour, the opaque glass will become transparent and the cross will be visible for public appreciation.

** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*

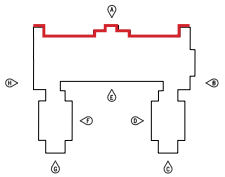


Proposed modification to the existing cross:

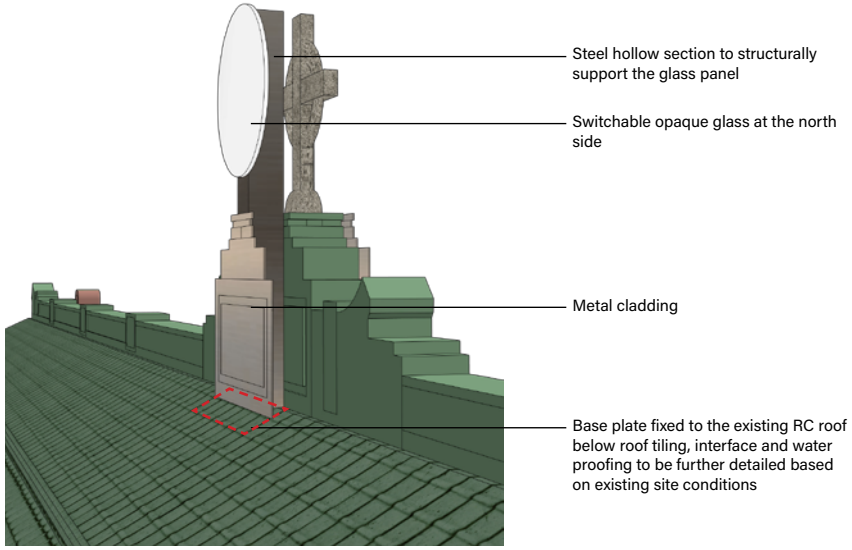
Option 3 - Proposed Glass Cladding at the North Facade with Fixing at Existing Roof Structure South Elevation

A switchable disk-shaped glass is proposed only at the north facade. The cross will remain visible for public view at the south facade from afar, e.g. from Stanley Plaza/ Blake Pier at Stanley.

** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*



Current condition of existing building



Proposed enclosure of cross at north facade only

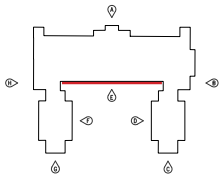
Proposed modification to the existing cross:

Option 3 - Proposed Glass Cladding at the North Facade with Fixing at Existing Roof Structure

Side View

A switchable disk-shaped glass is proposed only at the north facade. The cross will remain visible for public view at the south facade from afar, e.g. from Stanley Plaza/ Blake Pier at Stanley.

** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*

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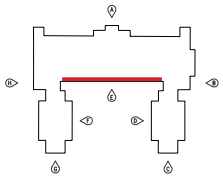
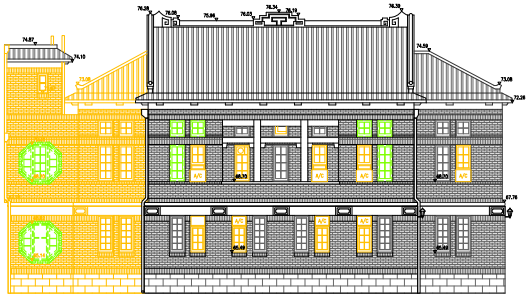
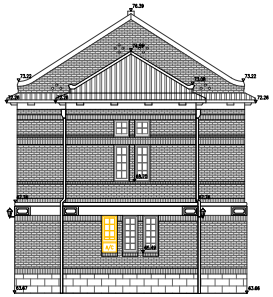
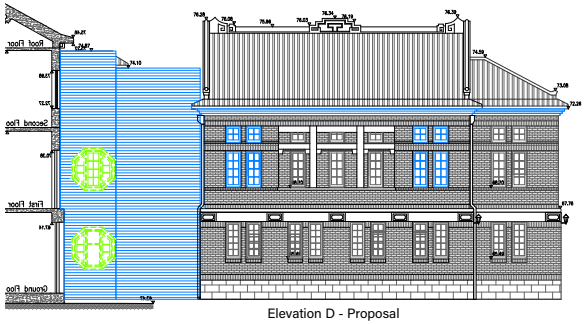




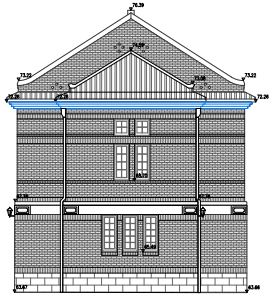
Elevation D - Existing



Elevation C - Existing

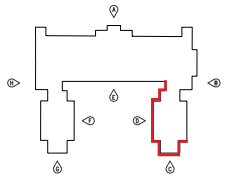


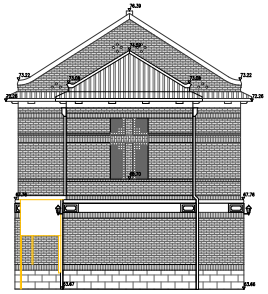
Elevation D - Proposal



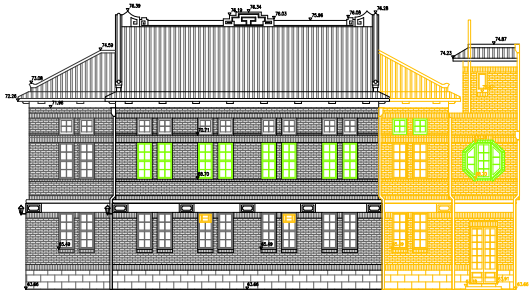
Elevation C - Proposal

to be removed
salvaged
new element

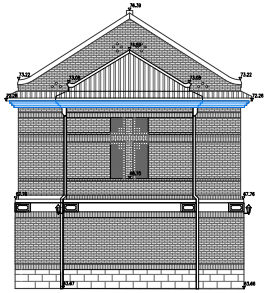




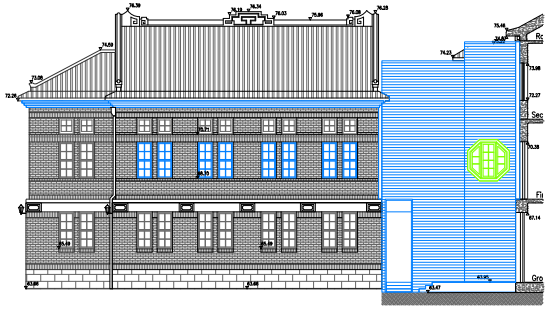
Elevation G - Existing



Elevation F - Existing

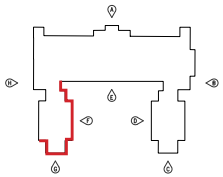


Elevation G - Proposal

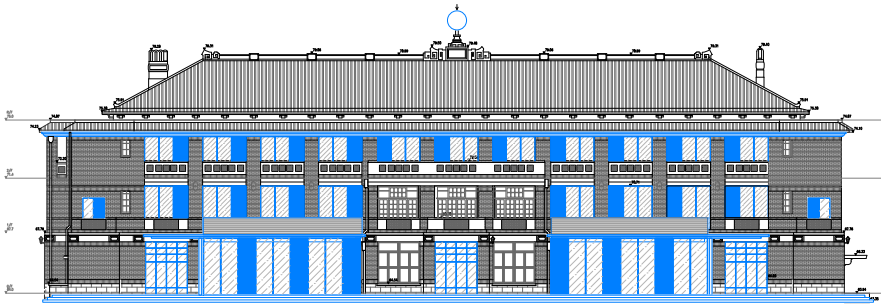


Elevation F - Proposal

to be removed
salvaged
new element

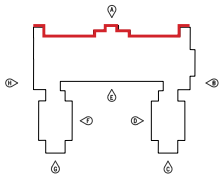


Elevation A - Existing

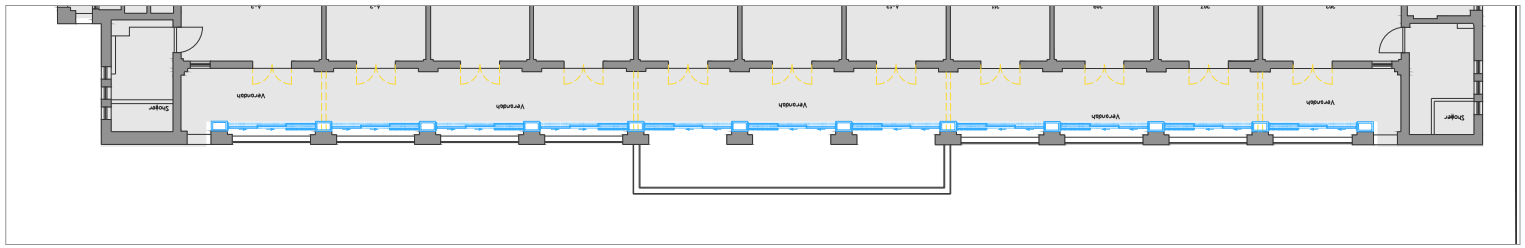


Elevation A - Proposal

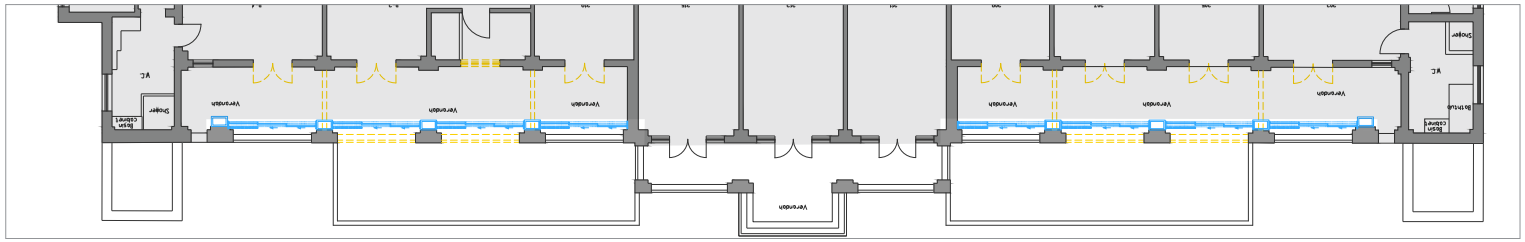
to be removed
salvaged
new element



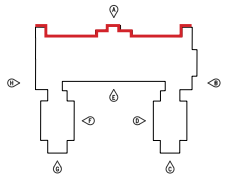
to be removed
new element



2F Schematic Plan

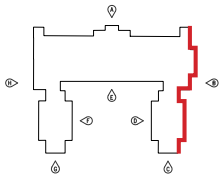


1F Schematic Plan



West extension overview

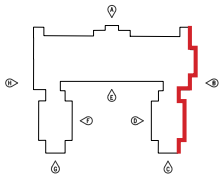
** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*



Elevation B - Existing

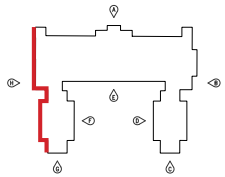
Elevation B - Proposal

to be removed
salvaged
new element

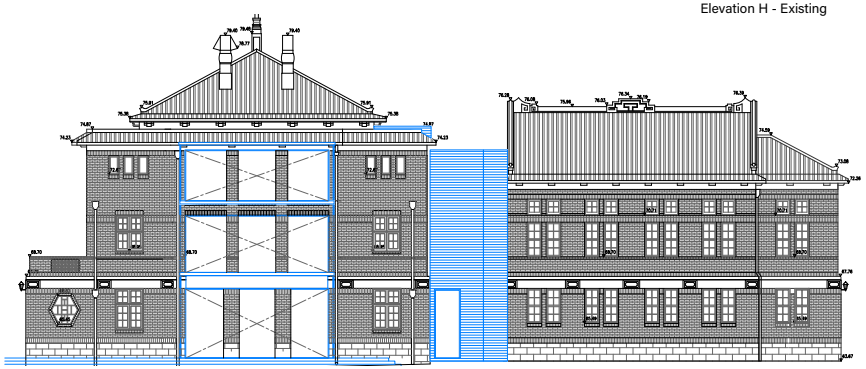


East extension overview

** The above rendering is preliminary design proposal only, subject to design development and statutory approval by relevant government departments.*

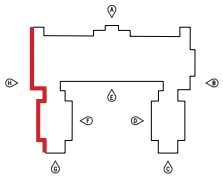


Elevation H - Existing



Elevation H - Proposal

to be removed
salvaged
new element



F.1 OVERVIEW

F.1.1 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'*.[132]

F.1.2 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.

F.1.3 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:

01 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.

02 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.

F.1.4 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.

F.1.5 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.

F.1.6 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.

F.2 Why Interpret?

F.2.1 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.

F.2.2 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.

F.2.3 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.

Who is the Audience?

F.2.4 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.

F.2.5 A provisional list of audience groups is shown below. The groups are in no particular order:

01 General visitors for recreational purposes (both national and international)
02 Heritage and architectural professionals
03 Special interest groups
04 Academics
05 Residents

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

F.2.6 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.

F.3 INTERPRETATION THEMES AND STORIES

F.3.1 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.

F.3.2 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.

F.4 INTERPRETATION TYPES / TOOLS

Digital Media

F.4.1 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 documentary works (drawings, 3D laser scanning and photogrammetry, etc.) carried out as noted in Section paragraphs F.4.4-4.5.

F.4.2 Key considerations may include:

01 Development of a website

02 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.

03 A QR code system that is embedded in and integrated with the other interpretive measures.

04 Audio/ video resources including oral history and historical footage

F.4.3 The platform is intended to support the ongoing management of the interpretive events, programmes and to celebrate milestones.

Conservation works:

F.4.4 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.

F.4.5 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.

Integration with Way-finding

F.4.6 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.

Online Resources

F.4.7 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 appointment only guided tours and other heritage programmes.

Public Programmes

F.4.8 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 paragraph F.4.7.

F.4.9 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 paragraph F.4.7.

Table 07: Summary of Cultural Heritage Tour Programme

Cultural Heritage Tour

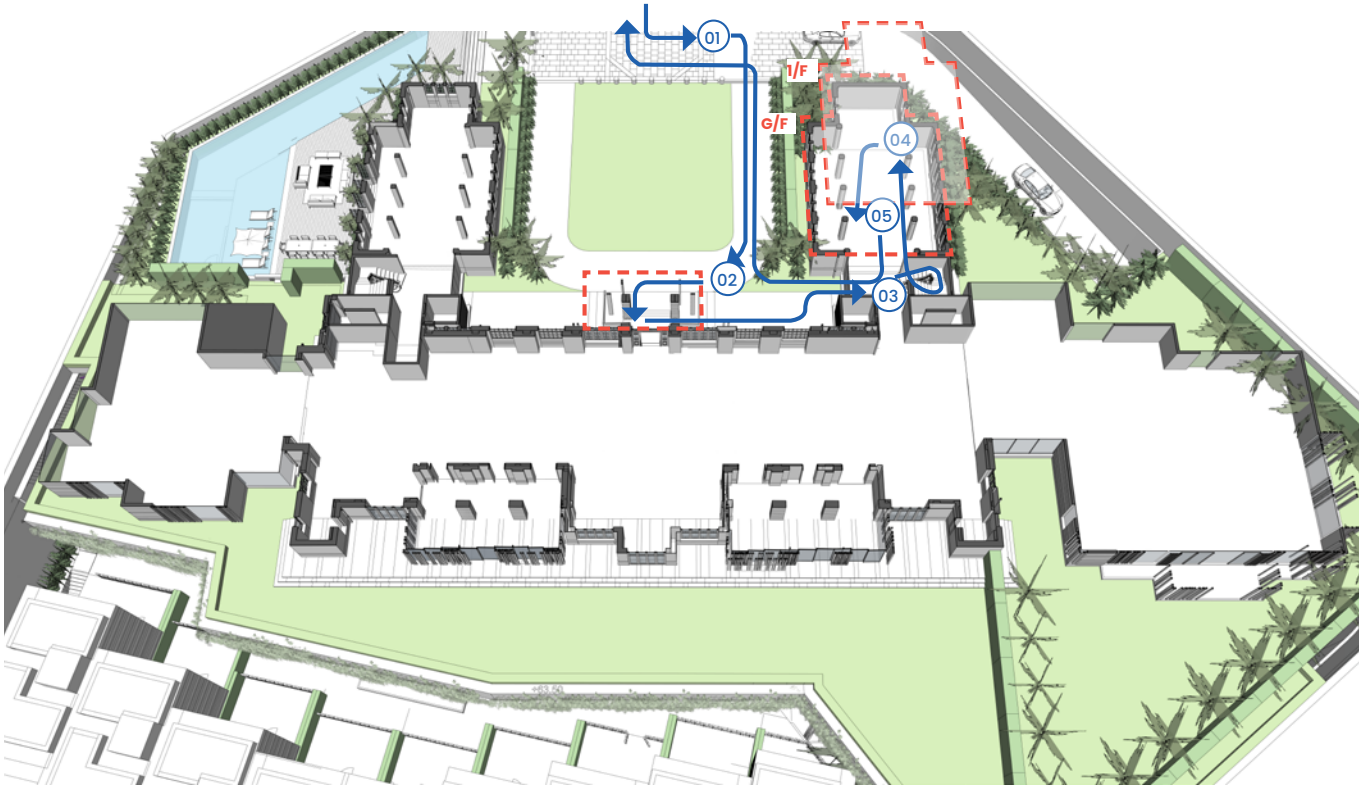


Fig 37: Proposed cultural heritage tour route

01 Courtyard
02 North Elevation entrance porch
03 Relocated staircase in East Wing
04 Heritage Gallery 1F
05 Heritage Gallery GF

F.4.10 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 Gallery, 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.

F.4.11 The proposed 90-minute guided heritage tour will start at Stanley Plaza and participants will arrive at Maryknoll House by complimentary transportation arranged by the organiser. Participants will be returned to same starting point after concluding the tour.

F.4.12 The precise theme of the cultural heritage tour and any permanent exhibition within the Heritage Gallery 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.

F.4.13 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.

Object Displays and Exhibitions

F.4.14 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 aspects of the site that may not otherwise be evident. They may also enhance the visitors' understanding of the contextual changes in a heritage site. These salvaged items where removed from their original local may be curated within the Heritage Gallery, with supporting explanatory text, a location plan and site photos to explain their heritage values.

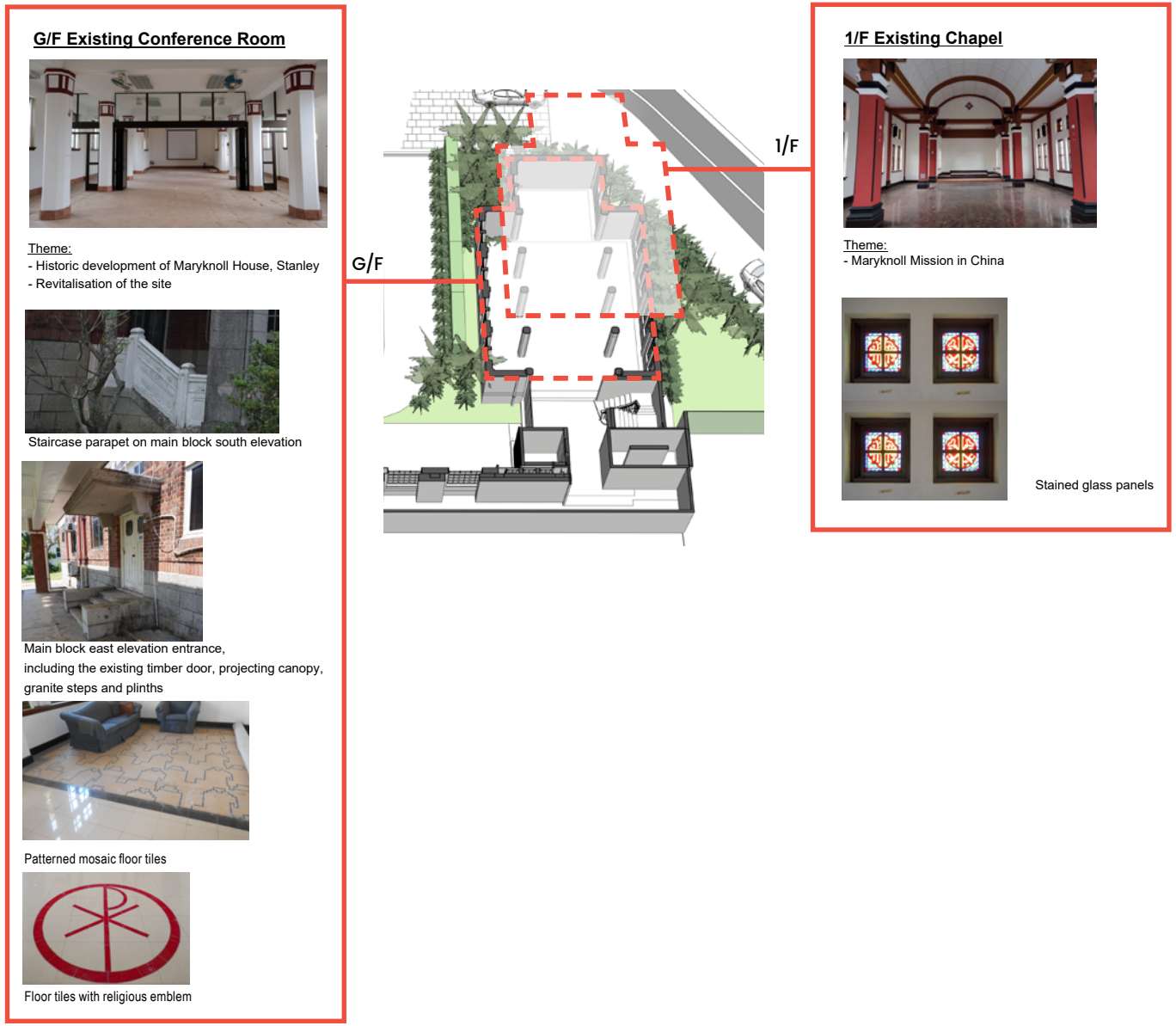


Fig 38: Proposed salvaged artefacts to be relocated to heritage gallery

F.4.15 Key locations in the guided tour as indicated on Fig. 37 are summarised below, with preliminary details on the content and object displays:

F.4.16 Externally including:

01 Courtyard

02 North elevation entrance porch

F.4.17 Common Internal spaces including:

03 Relocated staircase in East Wing

04 Heritage Gallery 1F (Existing Chapel)

- Salvaged items to be displayed:
  - Stained glass panels

05 Heritage Gallery - GF (Existing Conference Room)

- Salvaged items to be displayed:
  - Main block east elevation entrance
  - Staircase parapet on main block south elevation

Souvenirs

F.4.18 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.

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ABN: 23 609 207 301

Purcell Hong Kong
22/F, 169 Electric Road
North Point
Hong Kong

Purcell New South Wales
Warrane
Office 26, The Commons George Street,
388 George Street,
Sydney, NSW 2000
Nominated Architect NSW:
Tracey Skovronek 11029

Purcell Victoria
Narrm
Level 4, 182 Victoria Parade,
East Melbourne VIC 3002
Architect Director:
Tracey Skovronek 20440
ARBV Architectural Company Registration: C51926

Purcell Tasmania
nipaluna
183 Macquarie Street
Hobart Tasmania 7000
Nominated Architect: Lucy Burke-Smith
ARN 898 CC6606

Other studio locations:
Bristol, Cambridge, Canterbury, Cardiff, Colchester, Leeds, London, Manchester, Norwich, Oxford, York.

www.purcellap.com
ABN: 23 609 207 301

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

Professor **Simon Thurley** CBE

Clifton House, 17 Queen Street, King's Lynn, Norfolk PE30 1HT, United Kingdom

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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.

1.8 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 supressed 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 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 undoubtably 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 reversable 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 façade 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 reversable (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 relocate the cross from the roofline to the new heritage and interpretation centre. 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. If it had been easy of access, it is likely that the fathers would have removed it before sale.

4.6 As Maryknoll is converted into apartments it finally loses all aspects of its quasi-religious identity. However, 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 memory of its former role needs to be retained and explained. The creation of an interpretation centre in the house gives the opportunity to display relics from the building, including stained glass and the cross, with material loaned from the Maryknoll fathers and material collected from elsewhere. This ensures that the wider significance of the building and the purpose of the cross 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.