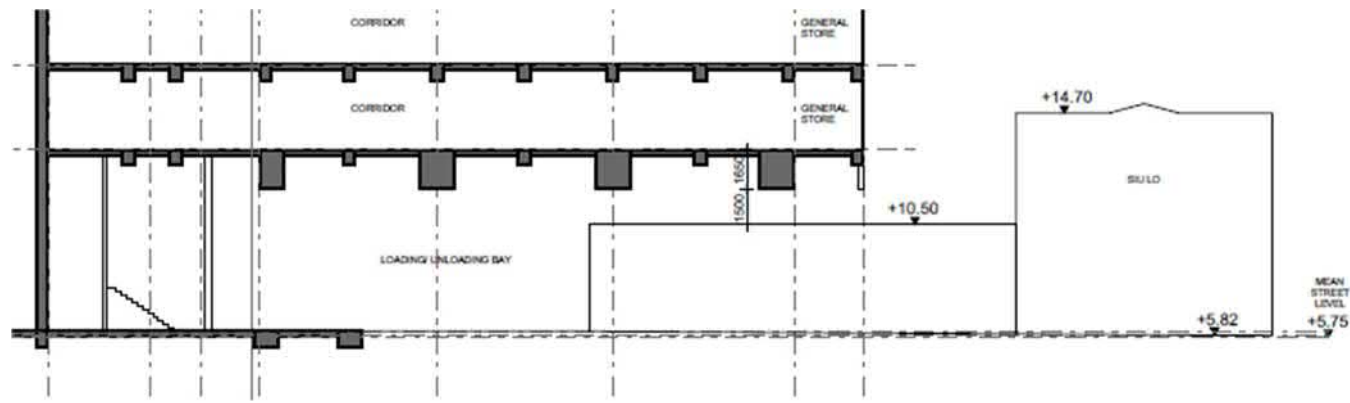


Appendix 2

Replacement Pages of the Planning Statement



The distance between the ceiling of the G/F of the proposed RCHE building and the pitched roof of the Annex Block of Siu Lo is ranged from approx. 1.5m (at the ridge) to 3.15m, which has considered the need for future necessary maintenance space for the pitched roof. The proposed space allows enough working space for the workers to stand straight within the space in between. More separation space can be provided at the locations without structural beams. This will allow enough working space for the workers to re-tile of the pitched roof under the deck-over area of the annex block. In addition, a circular form is adopted for the column shape to soften the visual impact when looking at the front façade of the annex block from the site entrance. Every effort would also be made to avoid any physical impact arising from the construction works on Siu Lo.

Thus, the proposed floor-to-floor height of 7.45m at G/F of the proposed RCHE building is considered an optimal height for providing the vertical clearance required while balancing the energy saving merit on G/F for air-conditioning, and the building structural considerations given in Section 4.2 above. An application for modifications / exemptions will be included for the GBP submission to exclude voids/high headroom on G/F from GFA calculations in respect of B(P)R 23(3)(A). CHO & AMO are invited to grant a support for this exceptional floor-to-floor height due to the reason of historic building conservation on the same site.

Reference has also been made to other projects to study the space needed for the pitched roof maintenance works, which suggest that the 1.5m clearance (with additional 0.3m currently proposed as compared with the Second Approved Scheme) with a slant roof of the Annex Block as the basis will be sufficient for the future maintenance of the Annex Block including its roof.

Tsang Ancestral Hall



Tat Yan Study Hall

As an approval condition of the Second Planning Application, the Applicant has to submit a Conservation Management Plan (CMP) for the conservation of Siu Lo, and a full set of photographic and cartographic records to AMO for its endorsement. Comprehensive aspects of historic building conservation have been covered in the CMP, including but not limited to the following aspects:-

- An outline of the conservation approach of the development project;
- Documentation of the proposed works to 'Siu Lo';
- Evaluation of the impacts of the proposed works on 'Siu Lo';
- Provision of protective measures for 'Siu Lo' throughout the project period;
- Recommendations of mitigation measures for 'Siu Lo' for managing the changes arising from the development project; and
- The interpretation, future maintenance, management, documentation and implementation measures.