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香港中環統一碼頭道 38 號  
海港政府大樓 11 樓  
中西區區議會秘書處  
關注中西區市區重建計劃工作小組主席  
許智峯議員

郵寄及電郵送遞

許議員：

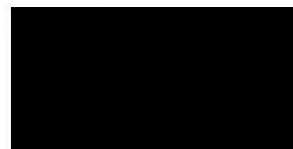
公開威靈頓街 120 號(前「永和號」)建築物的研究報告

多謝閣下於 2017 年 2 月 21 日的來信，就貴工作小組要求公開威靈頓街 120 號(前「永和號」)建築物的研究報告，本人謹回覆如下：

本局規劃及設計總經理區俊豪先生於 2016 年 12 月 13 日關注中西區市區重建計劃工作小組會議上指出，市建局(本局)早在 2007 年擬備卑利街/嘉咸街發展計劃(H18)的總綱發展藍圖時，儘管威靈頓街 120 號的樓宇未有被評為歷史建築物及規劃大綱亦沒有要求保育，本局已主動提出保育威靈頓街 120 號建築物的外立面，希望藉此保留嘉咸街露天市集街道的氛圍及地區特色。其後，本局聘請香港大學建築學院建築文物保護課程學部的李浩然博士和狄麗玲教授評估有關建築物的文物價值及保育方案，以及委託結構工程師評估建築物的結構狀況，以進一步深化有關的保育方案。隨信附上研究報告內有關建議保育外牆方案的內容，以供參考。

本局了解有個別人士關注威靈頓街 120 號建築物保育的工作。本局已經在今年 2 月 23 日，應中西區關注組(關注組)的要求，安排關注組代表進入威靈頓街 120 號視察建築物內部的樓宇狀況。

如對上述事宜有任何查詢，請與本人(電話：[REDACTED])或本局社區發展助理經理趙沛雅女士(電話：[REDACTED])聯絡。



市區重建局  
社區發展高級經理 殷倩華

附件：研究報告內容：有關建議保育外牆方案

2017 年 3 月 6 日



## 5.0 Summary of CDEs and Conservation Recommendations

### 5.1 Summary of Heritage Value and Associated CDEs

The following is a matrix that sums up the heritage values of the two properties and the associated CDEs, as well as the reasons for conserving these CDEs:

| Heritage Value             | Level  | Associated CDEs   | Significance for Conservation  |
|----------------------------|--------|-------------------|--|
| Historical                 | High   | Shophouse façades | Illustrative of the shophouse way of life.                                     |
| Aesthetic                  | Low    | Shophouse façades | Reminder of the historical streetscape   |
| Social                     | Medium | Shophouse façades | Reminder of the community function of traditional everyday-shopping activities |
| Commemorative and Symbolic | High   | Shophouse façades | Remembrance of the “old Hong Kong” urban community                             |

### 5.2 Conservation Recommendations

From the above matrix, it is clear that the façades of the two properties are the primary CDEs that express the most important heritage values – the historical value (illustrative of the shophouse way of life), and the commemorative and symbolic value (remembrance of “old Hong Kong,” when it was dominated by shophouses). (Figs. 15 and 16)

The conservation of the shophouse façades will provide some degree of socio-historical continuity for the local community in the new development. The following guidelines are recommended for their conservation:

- (1) For the Wellington Street Shophouse, the façade should include the elevations facing Wellington Street as well as Graham Street. Older photographs (such as Fig. 1) of the building shows that cast-iron and timber projecting balconies were originally featured on the second and third storeys on the elevation facing Wellington Street, but these balconies have been removed due to dilapidation.

Based on current international best practice, reconstruction of these balconies should only be carried out if there is complete documentation regarding their design and construction. Otherwise, conserving the façade as found would be the preferred approach.