

Viva Blue House

Conservation First Community Always



**The Changing Wan Chai:
The Loss of Communities due to Urban Renewal**

Urban Renewal in Wan Chai since 2000



Images: (upper left) URA; (the rest) Lee Ho Yin

**The Buildings and the Community:
Three Graded Historic Buildings known as
the “Blue House Cluster”**

The large building on top of the hill is the Royal Naval Hospital. Damaged during World War II, the hospital was rebuilt after the war as Ruttongee Sanatorium to treat tuberculosis patients, and expanded in 1991 to become today's Ruttongee Hospital.

The always mistaken tong lau as the Blue House

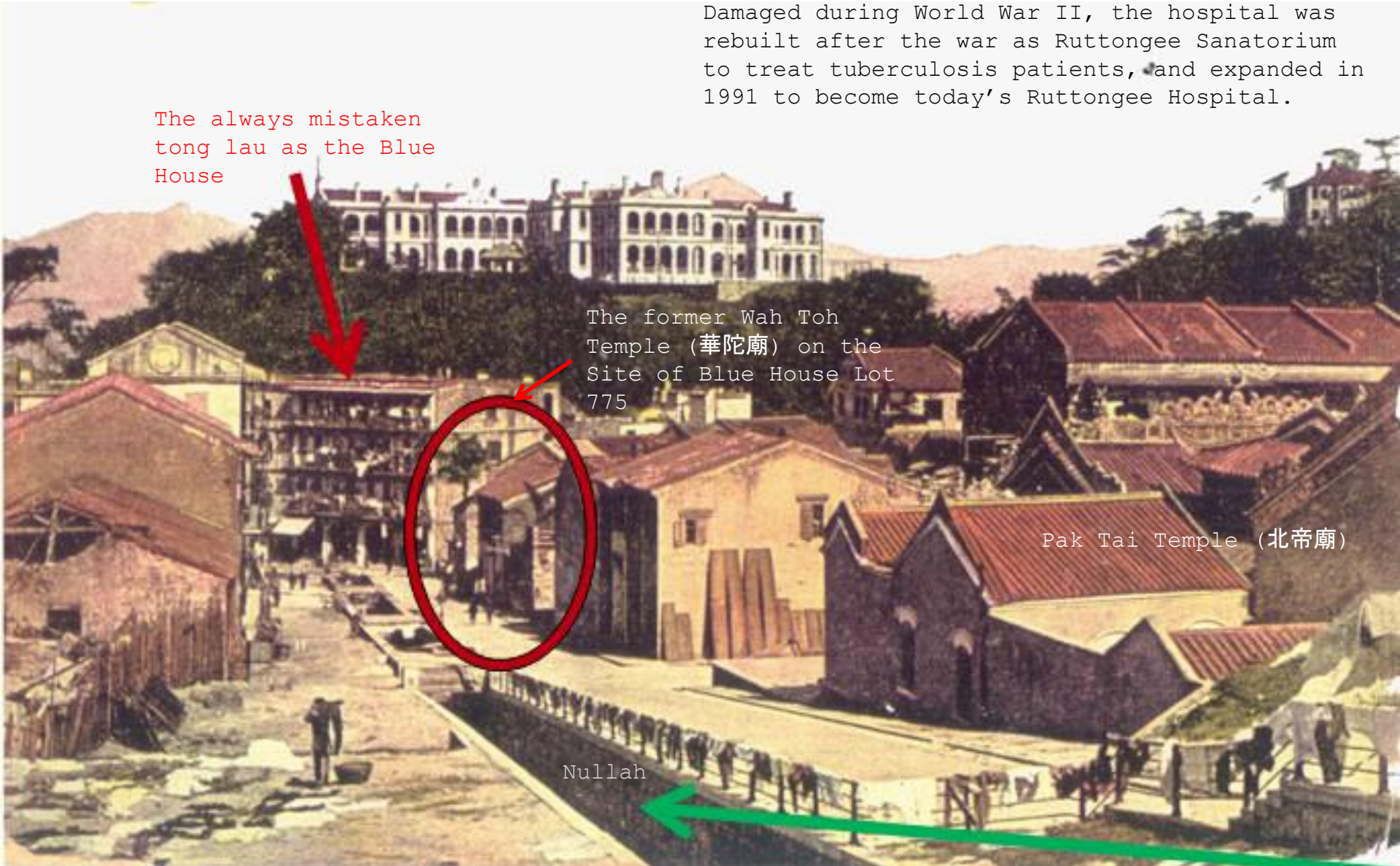
The former Wah Toh Temple (華陀廟) on the Site of Blue House Lot 775

Pak Tai Temple (北帝廟)

Nullah

1910 photo of Stone Nullah Lane

Base photo Source: The Public Records Office (PRO), HKSAR. Description added by Architect Kenneth Tse



Stone Nullah Lane in 1950s



Stone Nullah Lane in 1960s



Blue House in early 1980



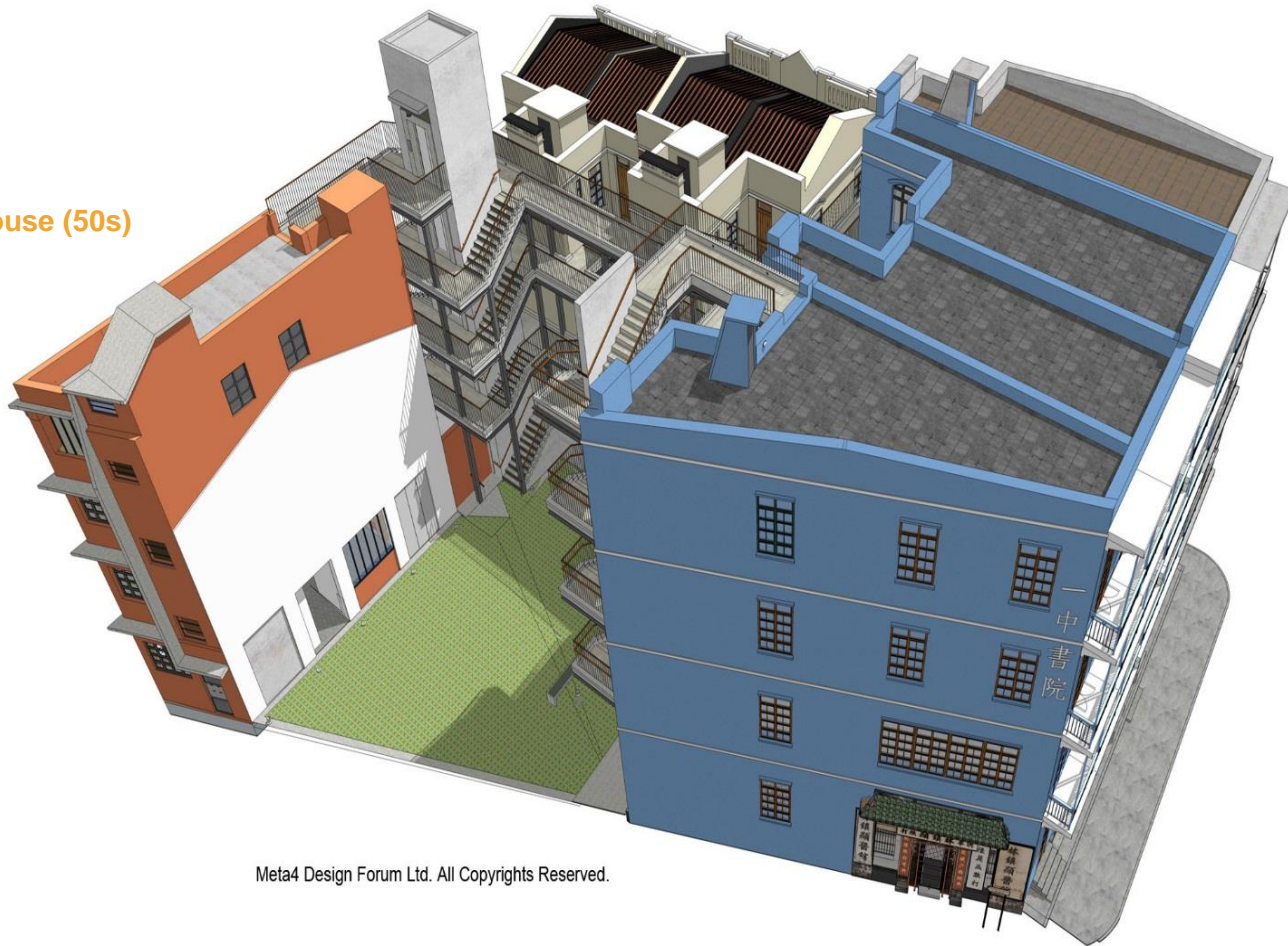
Blue House in 2015



The Blue House Cluster

Yellow House (Late 20s/ Grade III)

Orange House (50s)



Meta4 Design Forum Ltd. All Copyrights Reserved.

Blue House (Early 20s/ Grade I)

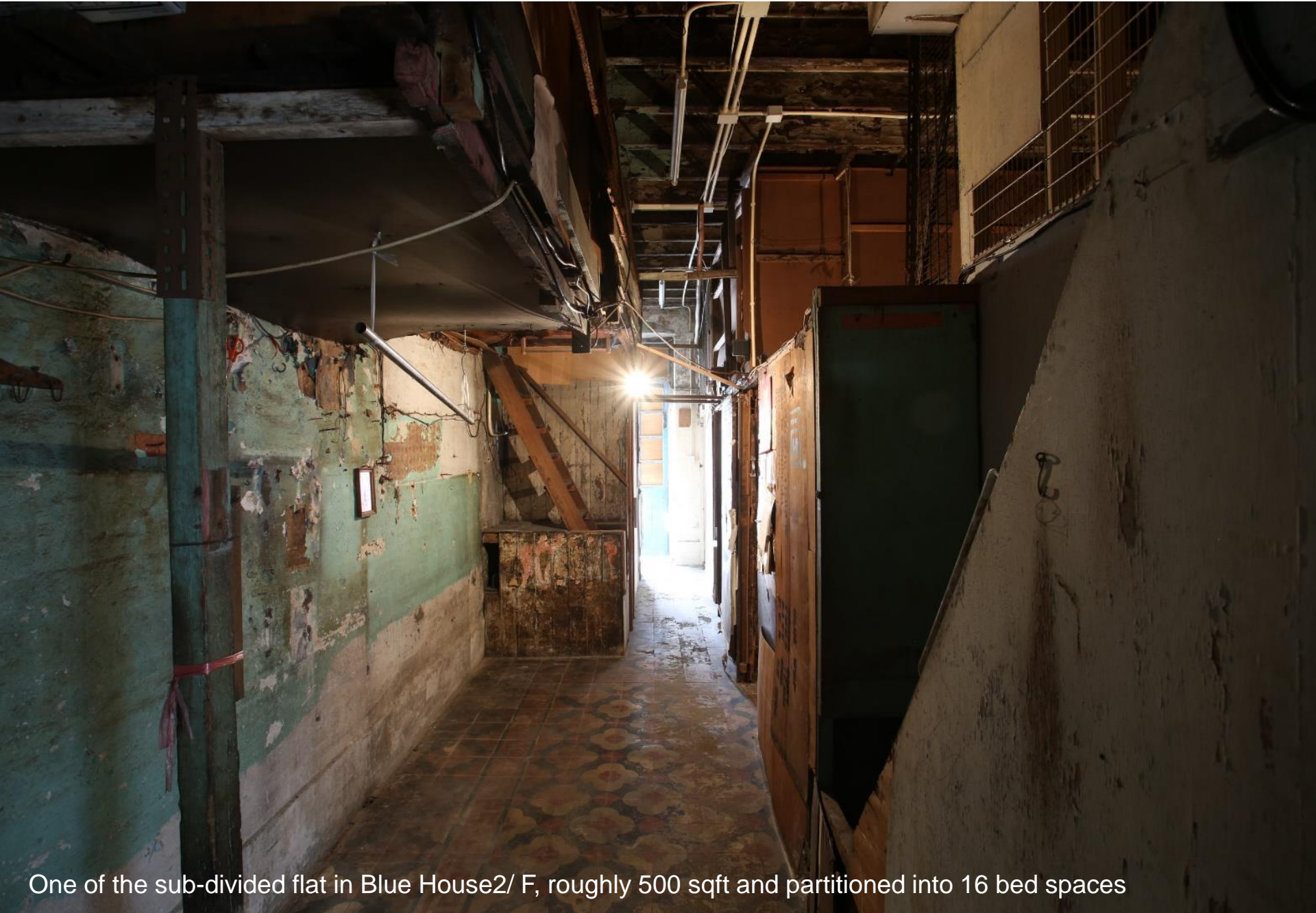
Source: Meta4 Design Forum Ltd.

Location Map of The Blue House Cluster



(Source: LWK & Partners (H.K.) Ltd.)





One of the sub-divided flat in Blue House2/ F, roughly 500 sqft and partitioned into 16 bed spaces



Marks on the wooden staircases in Blue House, that indicated the number of residents in each flat



There is no proper kitchen and washroom





The color patch on the wall showed that the flat was subdivided.

**Revitalisation of the Blue House Cluster:
Conserving the Heritage; Conserving the Community**

Conservation is about sustaining the living heritage of established communities (the software; the intangible), and not only about conserving individual buildings (the hardware; the tangible)



Image: Lee Ho Yin



Image: www.hkhs.com

In 2006, the Hong Kong Government announced a plan to transform the cluster and its associated neighborhood into a **TOURISM SPOT**

This would have spelled the end of the working class community as older buildings would be resumed under the Urban Renewal Ordinance and the residents evicted, while existing residents and shop operators would risk being priced out by the ensuing **GENTRIFICATION**.

The Standard

China's Business Newspaper

\$100m plan to revisit area's colorful history

The Housing Society and the Urban Renewal Authority have unveiled a HK\$100 million plan to preserve nine Chinese-style buildings in Wan Chai that were constructed during the 1920s.

Michael Ng

Saturday, April 01, 2006

The Housing Society and the Urban Renewal Authority have unveiled a HK\$100 million plan to preserve nine Chinese-style buildings in Wan Chai that were constructed during the 1920s.

When restoration work is completed in 2011, the area will be turned into a tourist spot that will retrace the area's past association with Chinese medicine and tea.

One of the buildings to be preserved is the Blue House on Stone Nullah Lane which was the original site of a Chinese medicine hospital named Wah To.

It was named the Blue House after the government took over the building in the 1970s and painted the outer walls that color.

Empowerment through participatory community planning



Empowerment through participatory community planning



Conservation is about **sustaining the living heritage** of established communities (the software; the intangible), and not only about conserving individual buildings (the hardware; the tangible)

South China Morning Post, 21 December 2007

Blue House residents can stay after renovation

Residents living in Wan Chai's Blue House - one of the city's last remaining balconied tenements - will be allowed to stay if they want to after the building is renovated.

About a dozen of the present 40 households are expected to stay in the building, which has been included in a pilot scheme for non-profit groups to take over and revitalise historic sites with the help of government money.

Secretary for Development Carrie Lam Cheng Yuet-ngor said any group that took over the 80-year-old grade

one historic building would have to cater for the needs of the remaining residents. She said the project would be complicated and challenging.

"I had an opportunity to talk to some residents. Some of the families have lived there for three or four generations. The complexity of including Blue House in the scheme is that the NGOs must be able to come up with a proposal that can revitalise the building as well as address the needs of the residents, such as the provision of the basic facilities, including toilets."

the new arrangement would preserve the social network of the community. The Urban Renewal Authority had agreed to hand over the building to the government after the acquisition deal was completed.

A joint development plan by the Urban Renewal Authority and the Housing Authority had previously proposed transforming the 9,961 sq ft area into a cultural, commercial and tourist zone, while denying any residential use.

fighting for the right to remain in their

homes. The government had offered to relocate them to public estates.

Abraham Lai Ka-chun, a St James' Settlement social worker who has been helping the residents, said he welcomed the decision. But he said practical arrangements, such as where the residents would live while the building was refurbished, should be discussed. Applications under the pilot scheme, which also includes Dragon Garden in Tsing Lung Tau, would open in February.

.....
Helen Wu

Revitalisation of the Blue House Cluster:
Batch 2 - “Revitalising Historic Buildings Through Partnership Scheme”

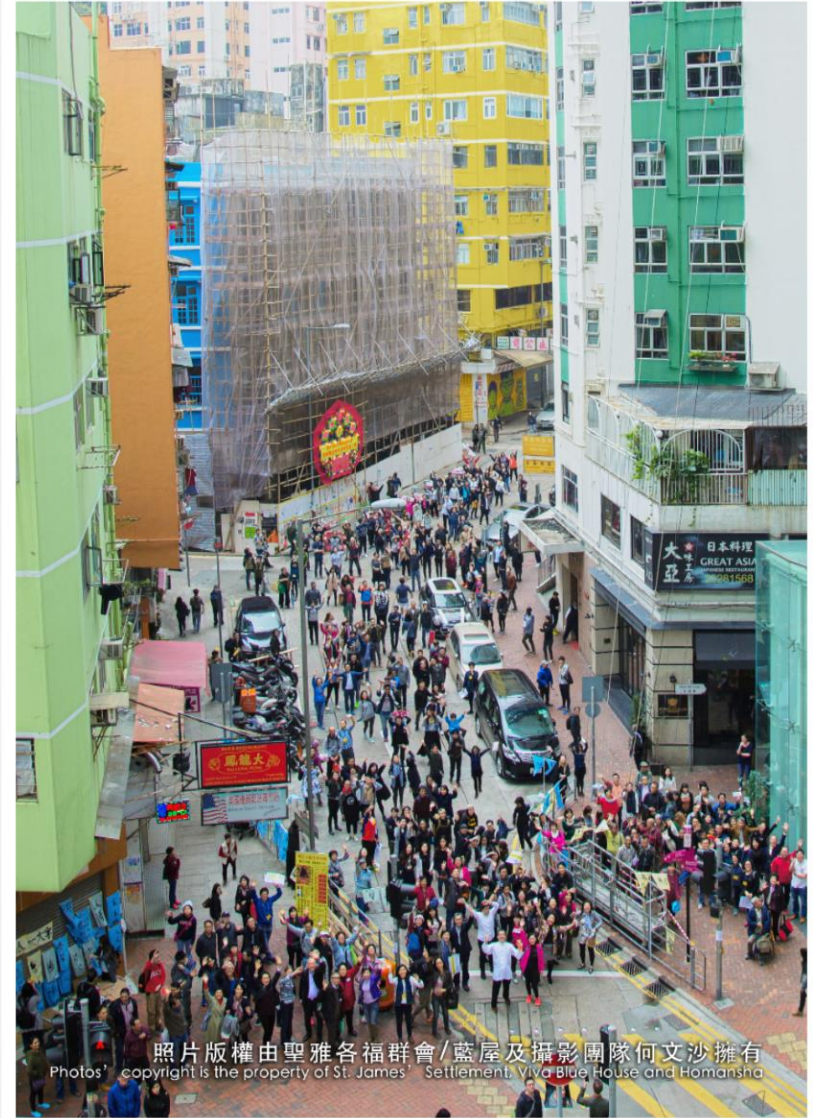


Viva Blue House - Revitalising Historic Buildings Through Partnership Scheme on Blue House Cluster

*VBH seeks to become a showcase of excellence for revitalizing a **people-oriented community** that contributes to building the capacity and establishing the **civil society** as a whole.*

Our Belief

- Conservation is not only about the PAST; it is about the FUTURE.
- Conservation is not only about BUILDINGS; it is about PEOPLE.
- Conservation is not only about protecting HERITAGE, it is about sustaining the COMMUNITY.



Our Goals

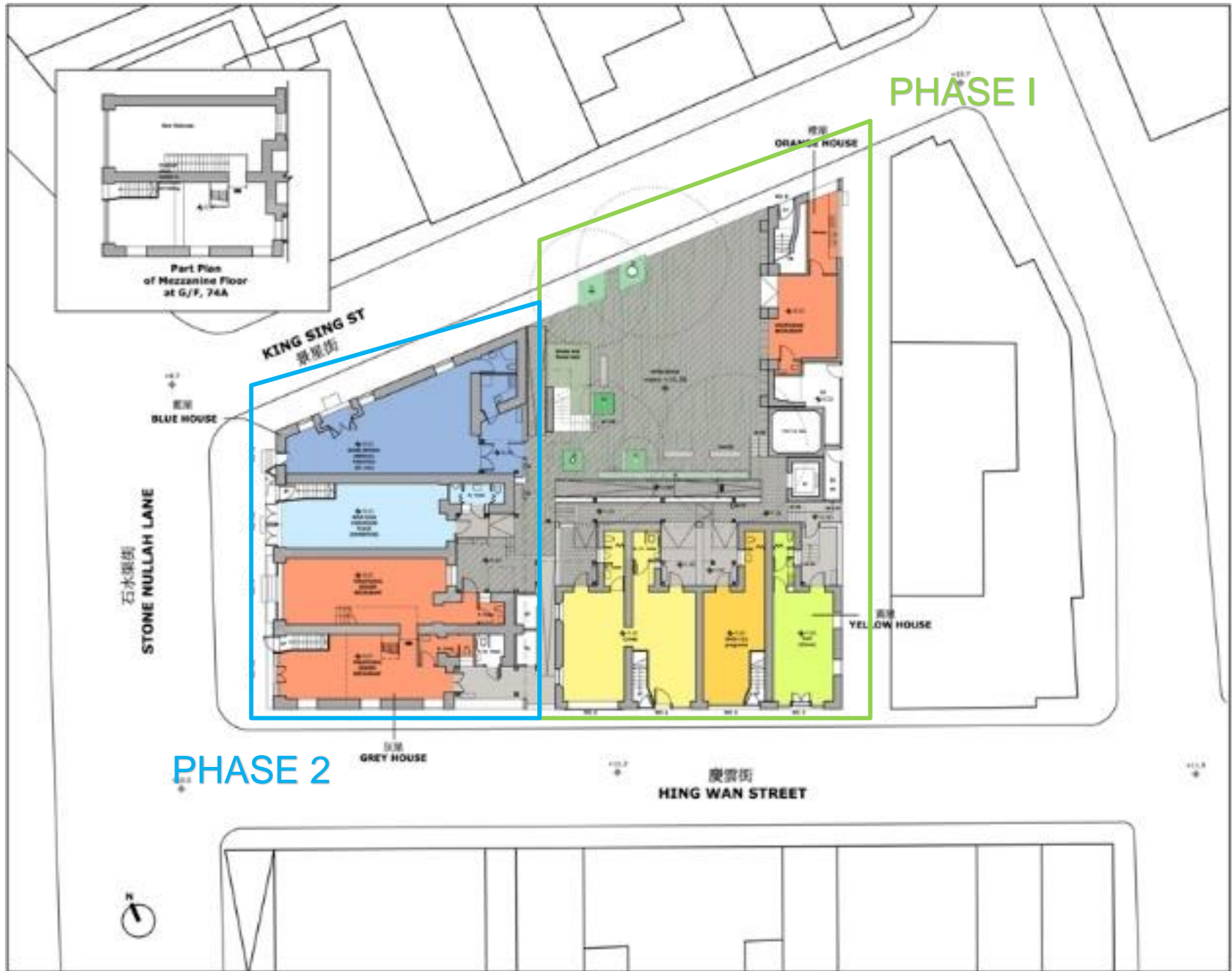
- **Community Building** – to preserve and rebuild community bonds and encourage residents and community stakeholders to share their time, talents and experience to contribute to a sustainable community
- **Culture Preservation** – to preserve the local mixed-use shop houses, and to pass on the histories and culture to our next generation.
- **Demonstration** – to propose a demonstrative community-led, bottom-up and participatory heritage conservation model.

Key Conservation Intervention

In-operation Conservation



By phase renovation allow **ON-GOING COMMUNITY PROGRAMMES** continue uninterrupted while the conservation work was being carried out



PHASE 1

PHASE 2

KING SING ST
靚景街

石水渠街
STONE NULLAH LANE

靚景
BLUE HOUSE

靚景
ORANGE HOUSE

靚景
YELLOW HOUSE

靚景
GREY HOUSE

靚景街
HING WAN STREET



New Design Facilitates Community Exchange

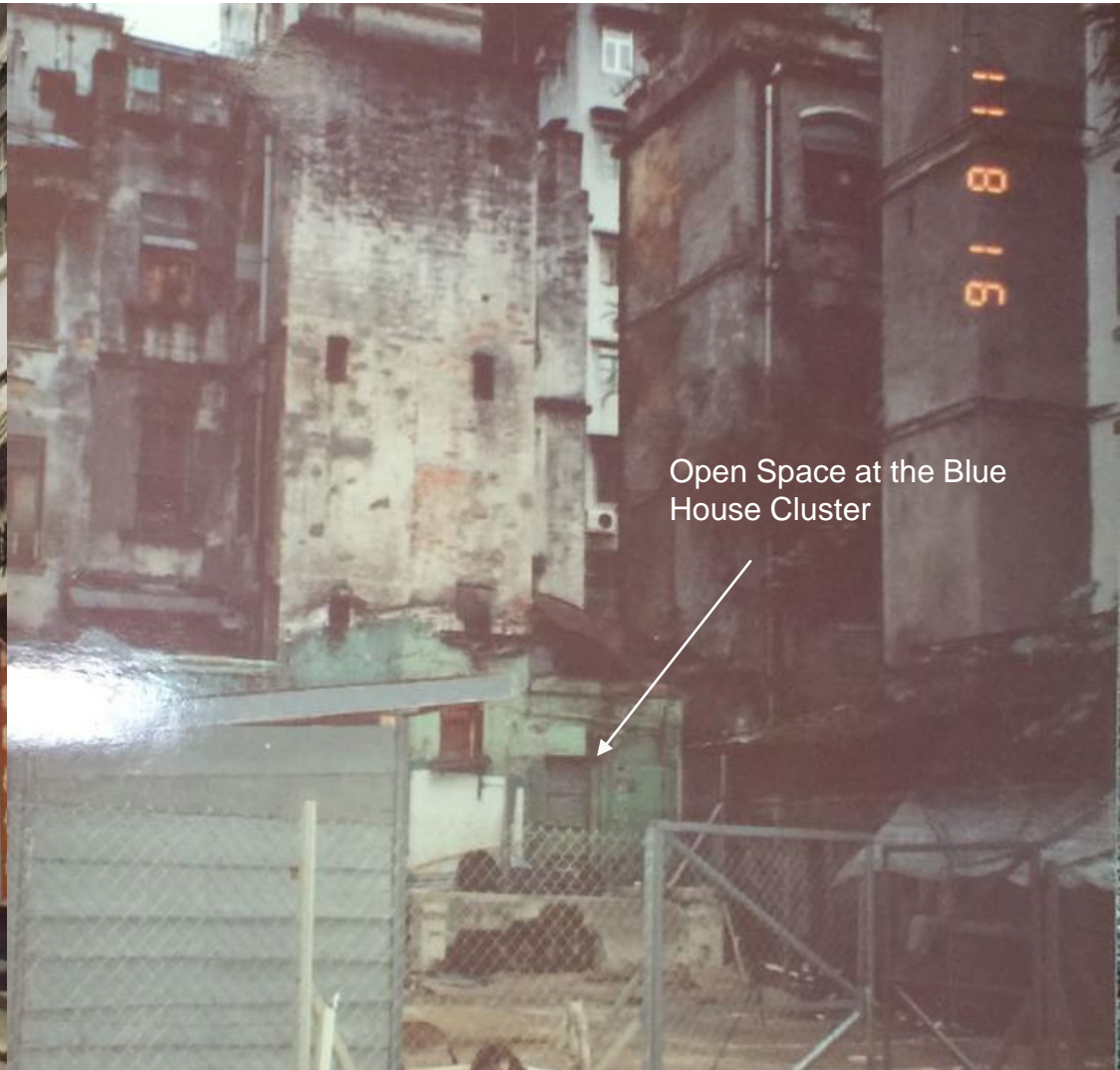


The link bridge - connect the three **BUILDINGS** as well as the **PEOPLE**

New Design Facilitates Community Exchange



The three tenement house demolished in 70s and the space left vacant for 30 years



Open Space at the Blue House Cluster

The repaved public open space - serves as a **COMMUNITY GATHERING** for the neighbourhood

New Design Facilitates Community Exchange



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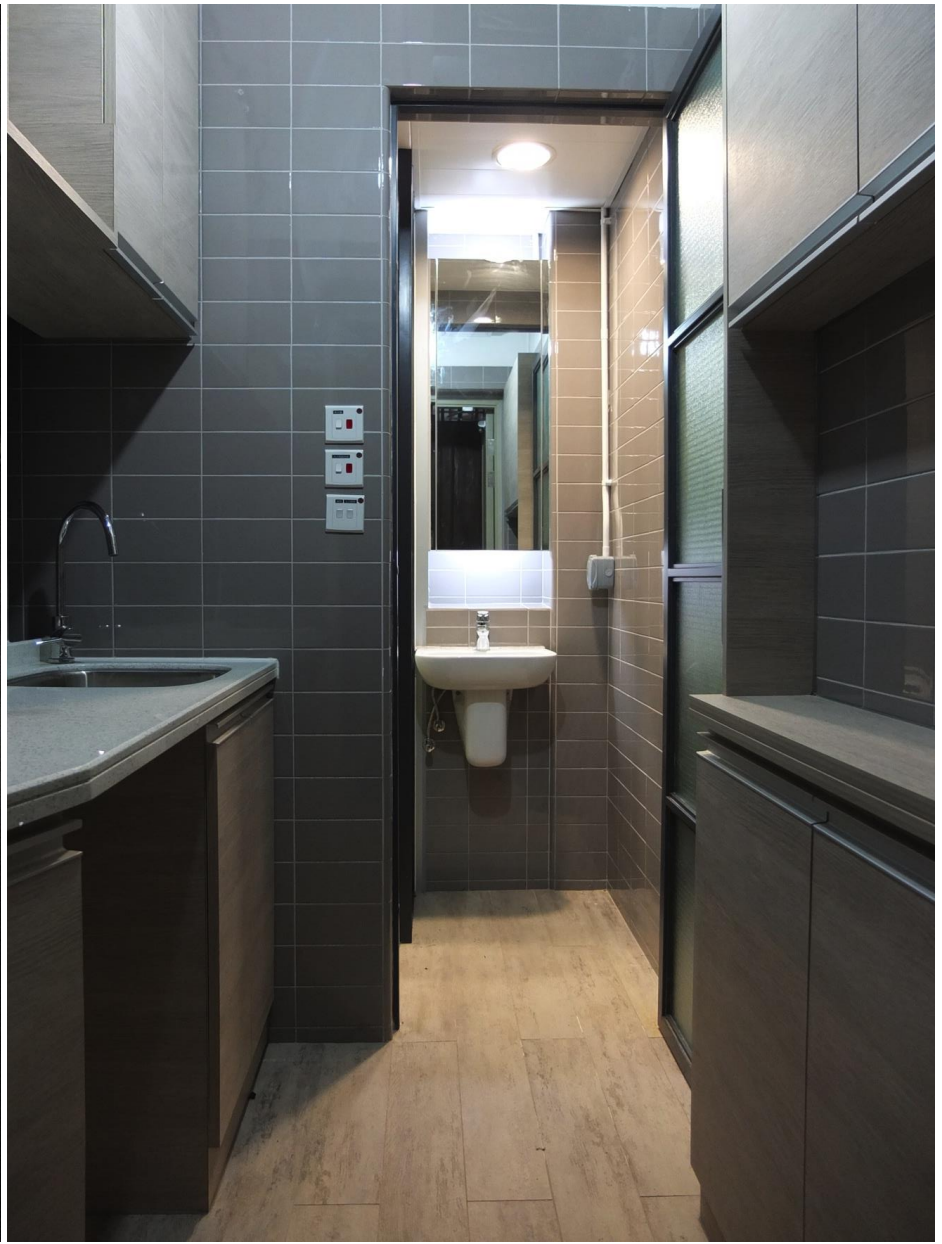


Screen Wall for **COMMUNITY MOVIE SCREENING**



The rear window becomes rear door leading to a semi-private area where planting and hanging clothes are possible.





Re-provision of kitchen and mini bathroom





Renovated unit in Blue House with basic touch up

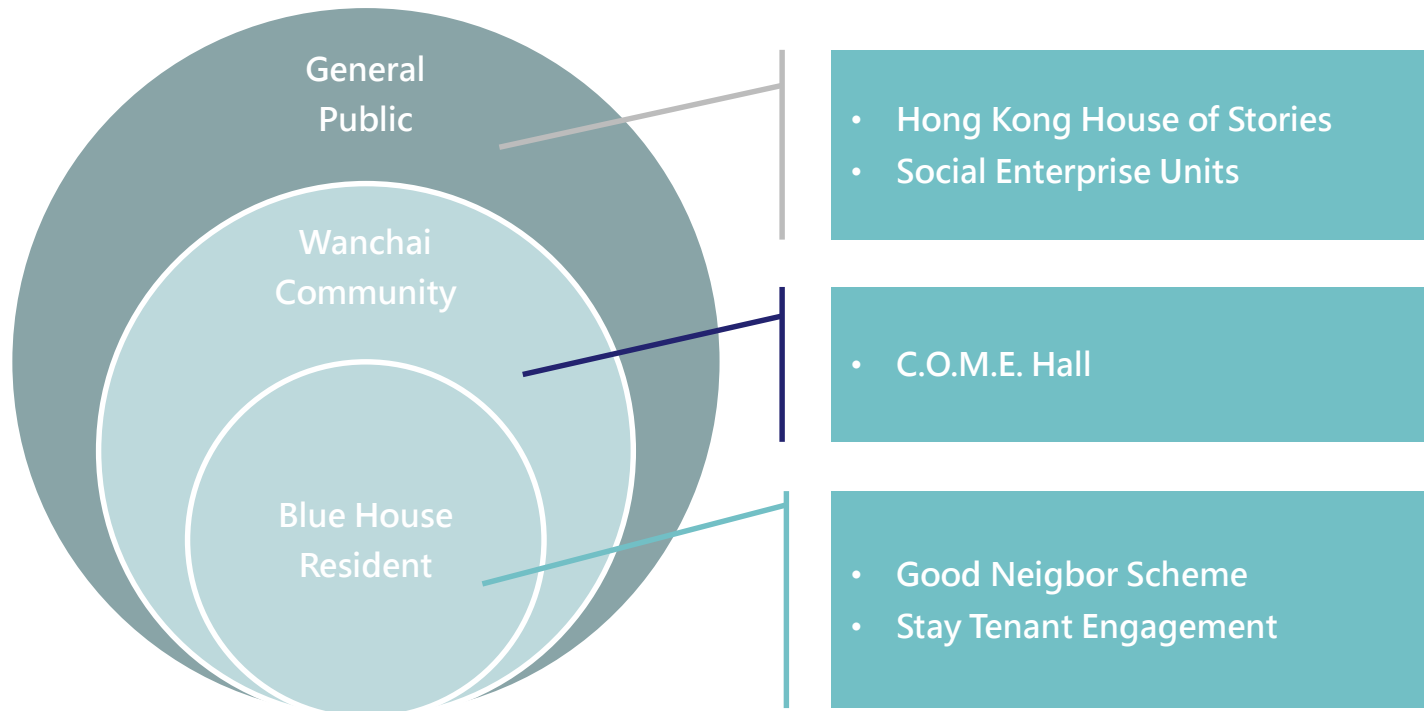
(Photo source: LWK & Partners (H.K.) Ltd. (upper)/ Tse Pak Chai (lower))



Renovated unit in Yellow House with basic touch up

Community Building Programme

Diverse Community Programmes



Hong Kong House of Stories

- A community-operated heritage interpretation center
- Educated the public through leisure, pleasure on the vibrant and diverse stories in Hong Kong



Veggie Restaurant & Dessert House

- Offer local employment and empower opportunities
- Promote traditional recipe and health lifestyle



COME Hall

- Community gathering place
- second-hand goods exchange, mutual help
- services and other barter style economic activities



聚腳
睇書
吹水
飲茶

社區公所



社區公所開放時間：
星期一：下午1至8時
星期二至六：上午11時至下午6時

GOOD NEIGHBOUR SCHEME

An open and innovative programme to identify potential new tenants who would contribute their time and talents towards strengthening the community



GOOD NEIGHBOUR SCHEME

An open and innovative programme to identify potential new tenants who would contribute their time and talents towards strengthening the community



We 嘩藍屋續唐樓文化



經過 40 年歷史的藍屋，建築師與本地建築師合作，將中環、東區傳統唐樓與新建築，已成為香港的標誌。圖中左側為已完工的黃屋，正與正在復修中的藍屋。

令人期待的本港首個「雙層老人」向歷史建築活化保存計劃「We 嘩藍屋」其中一個重點項目「好鄰居計劃」日前已正式開始執行招租。兩個申請將於 9 月 23 日截止。

「We 嘩藍屋」諮詢委員會成員及發展局代表，於明年 4 月，整個藍屋建築群的全體翻新修繕完成後，原址有 8 戶老唐樓單位，將根據發展局 12 個單位租住計劃「好鄰居」，其中 11 個位於藍屋，1 個位於東區。發展局「好鄰居」計劃，是為長者提供一個新的生活目的香港，「好鄰居計劃」作為一個創新的嘗試，有別於一般業主與租客的關係，更強調吸引有共同志趣的長者，共同參與活動與分享心得，「關心唐樓文化」是計劃的重點之一。諮詢委員會「We 嘩藍屋」以綠化建築形式推動協助活化「藍屋」，過去一年之下月 23 日將再舉行一次活動諮詢會將主要用於推動本土文化保存及小組參與，並支持「We 嘩藍屋」活化計劃。



發展局「活化建築的貢獻」藍屋建築群作為香港歷史的一個標記，近十年來政府推行的活化及建築保存計劃中，「藍屋」的活化是 1000 萬元預算中，其中一個重要的項目。藍屋的活化是香港歷史建築活化的一個標記，也是香港歷史建築活化的一個標記。藍屋的活化是香港歷史建築活化的一個標記，也是香港歷史建築活化的一個標記。

70 後夫婦試租黃屋 冀實踐共享生活

藍屋建築群復修後求「好鄰居」，12 個招租單位至今共收到約 50 份申請，以提供小型單位的黃屋較受歡迎。聖雅各福群會早前率先試租出黃屋一個完成復修的單位，租住期約 3 個月，承租的阮先生表示，過去居於港島區一個大型屋苑多年，鄰舍大多互不相識，冀入住黃屋實踐共享生活。

盼與原居民合建新社區

阮先生與太太都是 70 後，他說，自己在大學做研究，太太是自由撰稿人。他與太太都是公民社會的推動者，過去居於港島區一大型屋苑多年，缺乏真正社區生活，希望成為「好鄰居」後以親身經驗說明如何實踐共享生活，例如可在藍屋建築群推動工具圖書館、「維修咖啡室」(Repair Cafe) 等，原居民更能成為橋樑，與「好鄰居」建設新的社區。

被問及不能與老耆舍命不遷來不傾，阮先生指

目前月租約 1.2 萬元，水平在灣仔區算很合理。聖雅各福群會透露「好鄰居計劃」至今收到的申請中，有昔日在石水渠街居住多年的舊街坊，亦有在大型屋苑居住多年的一家大細，背景多元。有份遴選的項目顯示，目前藍屋仍接受申請、有社區活動經驗，



2017.3.9 THU

A2 am NEWS

藍屋單位設有獨立露台。

部分破爛地磚重新修後。

灣仔藍屋徵好租客

月租 1.2 萬元 住 361 方呎

藍屋單位設有獨立露台。

部分破爛地磚重新修後。

藍屋單位設有獨立露台。

部分破爛地磚重新修後。

「we 嘩藍屋」招會員 設面試考睦鄰



「we 嘩藍屋」鄰里如一家之社區生活。

香港文匯報訊 (記者 殷翔) 灣仔「we 嘩藍屋」即日起公開招募一戶新會員，367 呎單位，月費 13,212 元，僅比市面租略為廉宜，但申請「入會」須「過五關斬六將」，除了交申請書或視頻，還要介紹履歷、社區經驗及如何為藍屋貢獻專長，再經四間機構一個月的評審面試，過程絕不容易。

黃英琦：奉行鄰里親善社區文化

項目督導委員黃英琦表示，「we 嘩藍屋」奉行守望相助的戰後唐樓社區文化，鄰里親如一家，互助共享；必須認同上述鄰里關係，對社區有貢獻的家庭才適合入住，目的是希望在冷漠的城市「石屎森林」延續唐樓社區文化。「we 嘩藍屋」是聖雅各福群會與香港文化遺產基金會、社區文化關注組和藍屋居民權益小組，於 2013 年開始的唐樓活化項目，獲得立法會撥款 7,540 萬元翻新改建三棟樓齡近九旬的戰後連體舊樓，該社區因外牆顏色而被稱為「藍屋」。

與別的保育項目不同的是，「we 嘩藍屋」不僅保育建築外觀，重點是還要傳承戰後唐樓家庭間親如一家、密切來往的鄰里關係。唐樓內

木樓梯、木間隔等戰後特色的大量木製設施全數保留，原居民作為社區主幹繼續留居，樓下店舖也將保留香港戰後特色，計劃設立「香港故事」博物館、素食店和糖水舖等，且會成立社區經濟互助公所，由居民主導經營二手物品店；以街坊互助、資源互換、循環再用為宗旨。

黃英琦說，藍屋翻新期間，八戶原居民仍留居三幢舊樓內，成功延續親如一家之鄰里文化；社區經常舉行各種聚會，相互間來往密切，互助互愛，共同承擔諸如維修、清潔、保安等事務。黃英琦介紹，戰後曾有許多港人生活在唐樓，衣食窘迫，加上大批躲避戰亂的內地親友舉家投奔，往往是幾個家庭、數十口人擠住一小單位。他們擁有國人的忍耐包容、互助互愛精神，在艱苦生活條件下親如一家，相互扶持共渡時艱。香港現今的繁榮，正是由於前人前輩的艱辛打拚。時代在進步，但這種「鄰里一家親」的傳統文化不應被石屎森林吞噬。她們希望由「we 嘩藍屋」保育項目開始，嘗試讓鄰里親如一家之社區文化重回香港。

有關機構預計，明年二期翻新工程結束，將依此模式再接受 11 戶新成員。

本地 灣仔藍屋建築群徵好租客

藍屋建築群樓高 4 層，包括靚屋、分別評為一級及三級歷史建築的藍屋和黃屋，它們保留了 1920 至 1950 年代的唐樓重新煥發，並參考原有樣式及花紋製作，保留原來特色。共 20 個單位，當中 8 戶「原租戶」已搬回住所，另有 12 伙公開招租，昨開放其中 2 個藍屋單位參觀。

藍屋建築群租住資料	黃屋	藍屋
出租單位數目	361 至 409 方呎	629 至 880 方呎
單位面積	不設露台	28.3 至 48.6 方呎
露台面積	11,552 至 13,088 元	22,644 至 31,680 元
月租	11,552 至 13,088 元	22,644 至 31,680 元
租期	首年試租，其後每兩年續租一次	首年試租，其後每兩年續租一次

黃英琦續述，有藍屋單位的地磚「碎晒」，團隊遂以瓷磚重新煥發，並參考原有樣式及花紋製作，保留原來特色。露台的鋼河亦保留了二十年代的幾何圖案裝飾。昔日的藍屋單位不設獨立洗手間，居民要到遠樓「倒夜香」，惟此景不復在，新單位各設獨立廚廁，但為安全計，已為住戶提供磁磚煮食。為顧及居民和輪椅使用者等需要，藍屋建築群增建升降機，以及增建連接樓加強住戶聯繫。



至於如何才能入住? We 嘩藍屋計劃督導委員會成員黃英琦強調，租客需喜歡唐樓文化，具社區參與經驗及願意為社區貢獻，將獲優先考慮；租戶入住後，每月需出席會議與藍屋居民共商管理事項，「要出一分力，貢獻時間討論。」如租戶是「宅男或宅女」，不願參與社區事務，會先與對方談話，不排除終止租約。

灣仔藍屋建築群正接受公眾申請，申請者需接受由灣仔區議會主席、原居民及聖雅各福群會等 5 人組成評審委員會面試選出，現已接獲逾 50 份申請中，暫有約 40 份申請願意面積較小的黃屋，家庭及裝修工作者都有成功申請者，如雙方同意，可再續約。(詳情: <http://society.sjs.org.hk/GNS/Apply.aspx>)

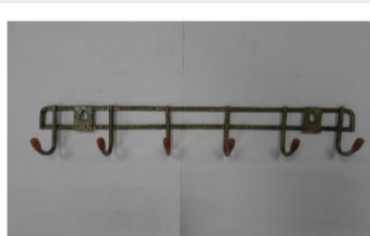
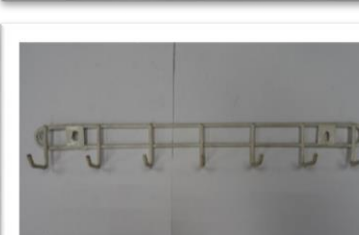
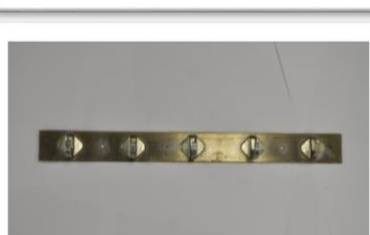
職員介紹木製間隔出租單位。殷翔攝

藍屋社區建築示意圖。

Historical Archival Research

Community event exhibited the collection of Blue House, and invite community members to share the histories and development of the Stone Nullah Lane neighbourhood









Heritage Interpretation - Showroom@3/F no. 74 Stone Nullah Lane

The Influence of the Project

The Viva Blue House Project is the FIRST : -

- Social-worker initiated and led conservation project in Hong Kong
- Conservation project which preserves the building and the people in Hong Kong
- Conservation project in Hong Kong that exemplarily demonstrates the feasibility of a bottom-up, community-prioritized approach to conservation in the development-led, commercially-prioritized environment

Lessons Learnt

Heritage vs Unauthorized structure



Renovation vs Heritage Building Preservation





Interpretation to reflect the social value of Blue House Cluster

Cross-disciplinary Collaboration

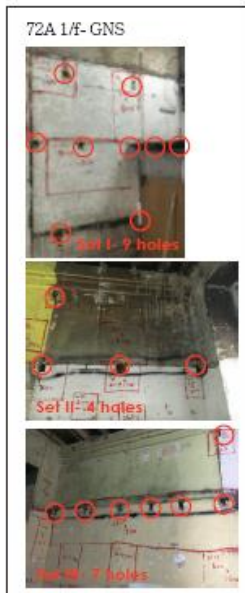
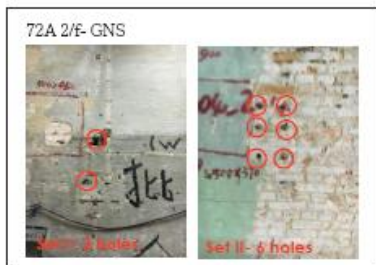


Cross-disciplinary Collaboration





Cross-disciplinary Collaboration



72 3/f GNS	72A 3/f GNS	74 3/f HIA	74A 3/f Sister 4
72 2/f Classm	72A 2/f GNS	74 2/f GNS	74A 2/f Mr. Lee
72 1/f Wah	72A 1/f GNS Mr. Chan	74 1/f GNS	74A 1/f Mr. Lau

 No Wall hole



We 嘩共居 · 守望互助

「好鄰居」試行計劃簡介日



住在藍屋：

我們鄰居以上，家人未滿

成為好鄰居：

用參與創造改變，共居中實踐保育

第一場

03/9 (六)
3:00-5:30pm

第二場

12/9 (一)
7:00-9:30pm

Viva Blue House
Conservation First Community Always



Thank you!

Conservation Philosophy

Conserve with Minimum Intervention



Exterior and Interior of Yellow House before and after Renovation

Retain the Authenticity and Integrity of the Heritage



The traditional Chinese 'bone-setting' medical practice at G/F, 2, No. 72 Stone Nullah Lane

Reversible New Addition



The link bridge designed with reversibility in mind and full compliance with building codes

Technical Achievement

Understanding of Technical Issues



The experience is unique when someone shares their story with you.

Understanding of Technical Issues



Condition and Heritage Survey

Understanding of Technical Issues



Cartographic and Photographic Documentation

Temple façade of 72A Stone Nullah Lane in 1963 (Source: Information Service Department)

Temple façade of 72A Stone Nullah Lane before the renovation in 2013

(Source: LWK & Partners (H.K.) Ltd.)

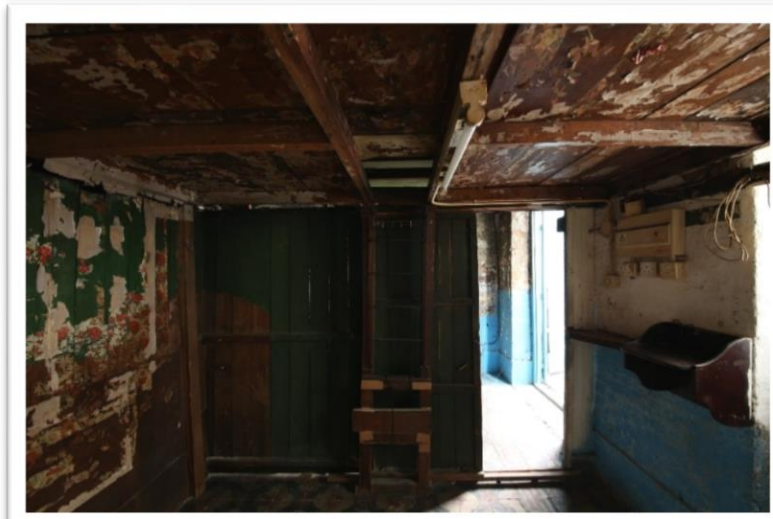
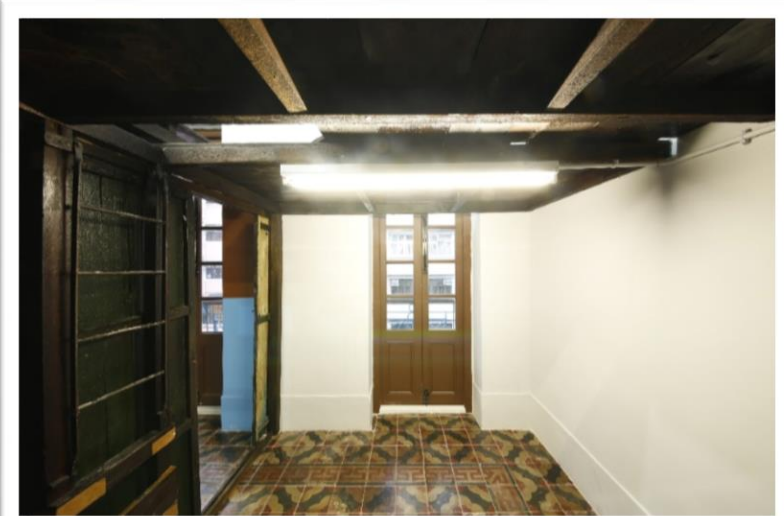
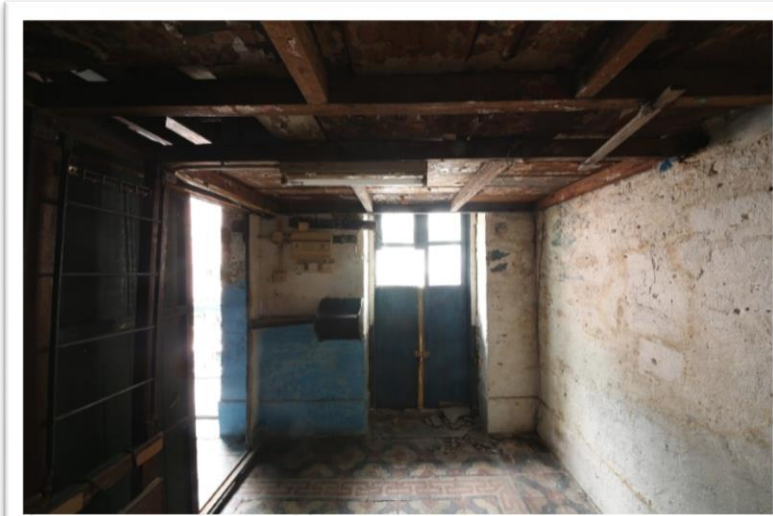
Quality Control and Techniques



Traditional Materials and Techniques

Repairing to existing rotten timber joisted floor inside Blue House. All repaired timber joisted floors were coated with fire retardant coating for better protection in Blue House
(Source: LWK & Partners (H.K.) Ltd.)

Proper Site Documentation



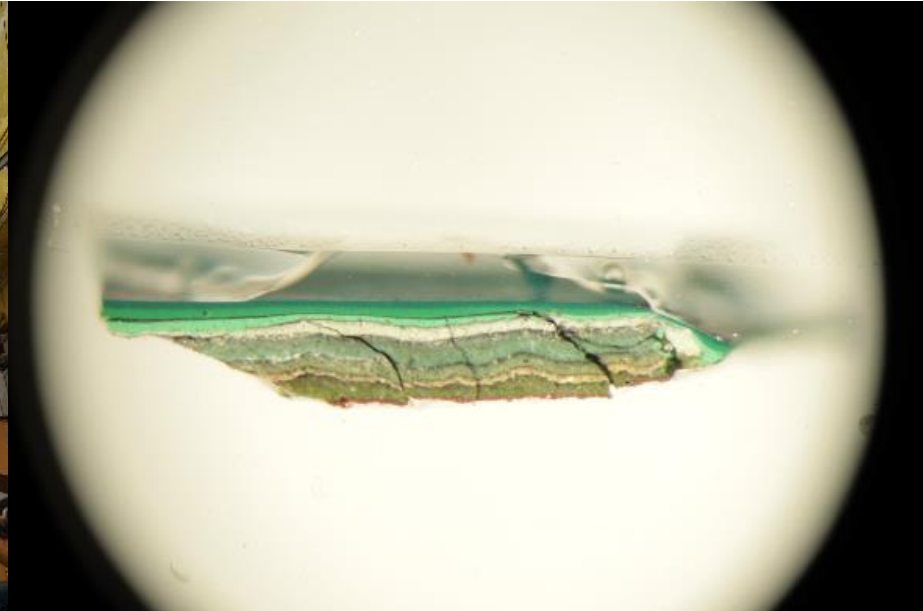
Heritage Interpretation Area at 3/F no. 74 Stone Nullah Lane before and After Renovation

Traditional Craftsmanship



Australian moulding restoration specialist coached local worker on restoration work, 2015
(Source: LWK & Partners (H.K.) Ltd.)

Validating Specialists



Paint analysis conducted by certified conservator in 2016
(Source: Gesa Schwantes)

Operation vs Architectural Merit

牆洞保留原則：

- 一、以結構安全為前提，由結構工程師及則師評估安全性
- 二、顧及舊居民意願
- 三、盡量保留牆洞，以展示昔日單位的功能
- 四、控制工程費用

牆洞保留做法 (methos statement)：

由保育顧問/設計建築師建議可行做法，初步建議洞位放入木結構並以石灰填補，木結構突出少許

牆洞保留優次 (請參考附圖)：

原則：整組得以保留為優先考慮，以展示牆洞昔日的功能

按單位優次：74 3/f (HIA) 及 72 2/f (Classroom)> 74 2/f> 72A 1/f> 74A 2/f> 72A 2/f

單位內優次：Set I> Set II> Set III



2/12/2016 Updated by David [Whatsapp- YH&BH 工程與街坊之十萬個 Q&A]

各位同事, 前幾日同 Vangi & Kenneth 睇過 BH #72 G/F, 2/F & 3/F 的地磚情況, 就石磚的維修方法, 有以下建議:

3/F: 好鄰居單位:

- 有 70-80% 地磚被貼了膠紙, 即是按 tender specifications 是要換的地磚
- 建議按 tender 要求, 更換地磚, 或全換地磚
- 理由是此好鄰居單位需租出, 地磚質需要一定保證, 而現時仍沒有具體可行方案可以讓破損了的地磚不再殘破, 及影響住客生活

2/F: 活動室

- 地磚破損程度約, 即大約有 70-80% 地磚被貼了更換膠紙
- HIA 小組建議盡可能保留全部現有地磚, 情況與 BH #74 3/F HIA 相若. 若將此課室視作 HIA 一部份, 可接受與 HIA 一樣的處理方法, 盡可能保留全部現有地磚.
- 和 Thomas AY 傾過, 有以下一些建議和提醒, 請與有關人士商討及研究, 有甚麼方法可以防止舊地磚快速的破損下去, 而不影響使用者的安全及衛生
- 另外, 短期並不會就地磚作修補, 因修補所造成的噪音, 會對樓下住客 (華姐) 造成滋擾

G/F: 陸師傅:

- 地磚質素很差
- 建議按陸師傅意願, 按 tender 更換或全部更換

BH Tiles Preserve (22.10.2016)

74 3/f- HIA

The worst condition

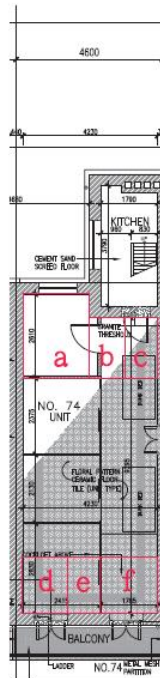


i

ii



iii



a

b

c



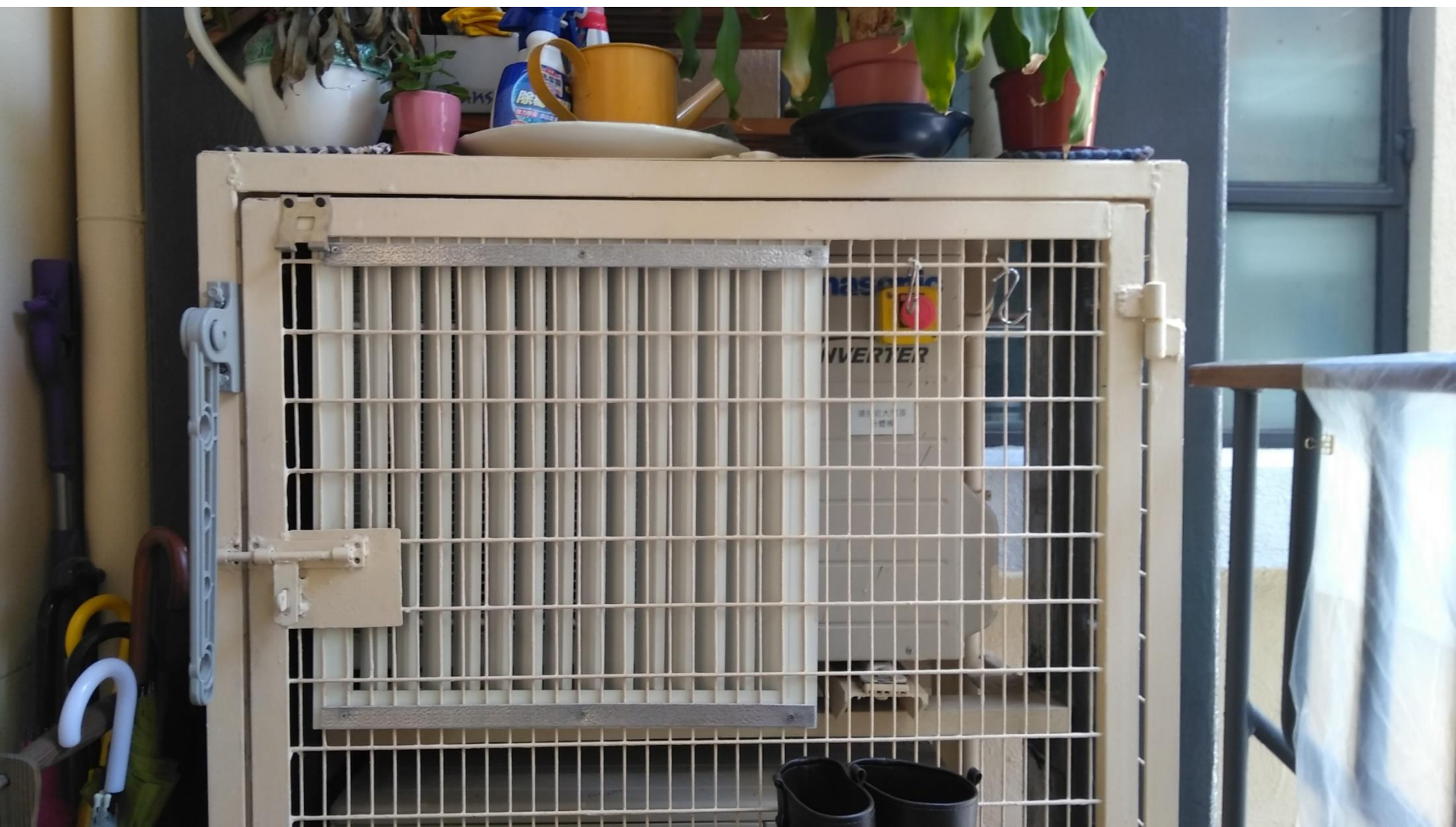
d

e

f









anasonic

INVERTER

連接近大門頂
分體機