

Conservation Principles 保護原則

Applicable to Central Oasis Revitalization Project

適用於城中綠洲活化再用之保護原則

1. Reasons for Applying Conservation Principles

應用保護原則的理由

2. Explanation of Key Conservation Concepts

解釋重點保護概念

3. Good Practice Conservation Process

保護程序的良好實踐

4. Glossary of Conservation Charters and Principles

保護憲章及原則的彙編



Reasons for Applying Conservation Principles

應用保護原則 的理由

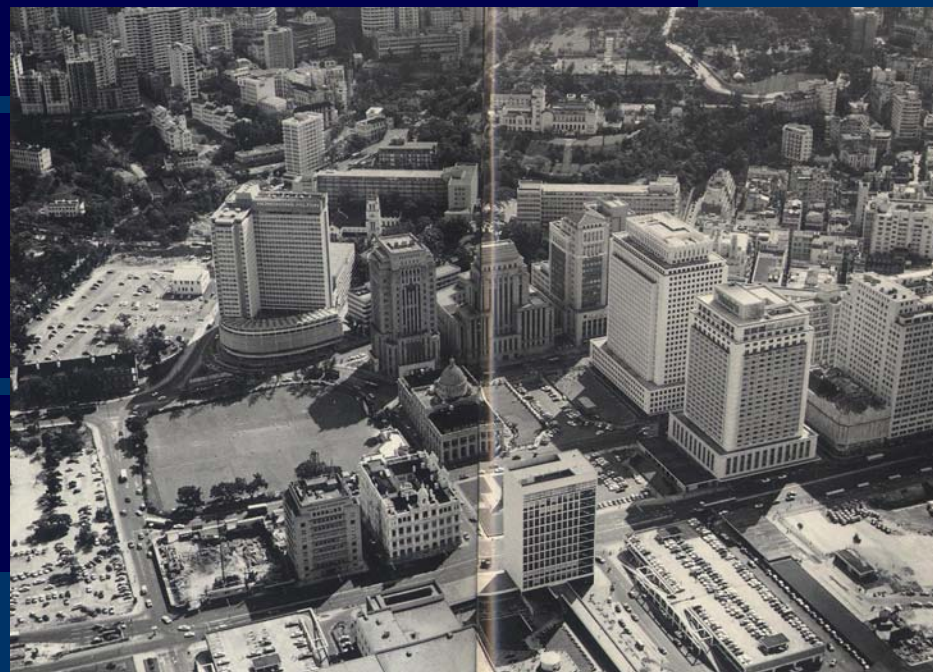
Objectives of this Central Oasis Project

此城中綠洲項目的目標

1. **Conserving Central** 保育中環
(2009 Policy Address 施政報告)

2. **Revitalize Historic Buildings**
活化再用歷史建築
(2007 Policy Address 施政報告)

3. **Sustainable Development**
可持續發展



香港地產百年(三聯書局) A Century of HK Real Estate Development (Joint Publishing) 2001

Reasons for Applying Conservation Principles 應用保護原則的理由

Concepts and Paradigm Shift 模式與觀念的轉移

(Concept originated by Mr Richard Englehardt, Asia Pacific Regional Adviser for Unesco)

(概念源自聯合國教科文組織亞太區顧問安格赫先生)

Old Concepts 舊有觀念



Kom Tong Hall 甘棠第

Monuments of Princes, Priests and Politicians

皇室、教仕及政客的紀念性建築

Government Dept Managed and Execute
政府部門管理及執行

Central Administration
中央管治

Museum / Performance Halls / Official Venues
博物館 / 表演廳 / 官方場所

Elite Enjoyment
精英享用

New Concepts 全新觀念

Places and Spaces of People

人民的地點和空間



Green House 綠屋

Community Participation
公眾參予

Public Consultation, Exhibitions, Events
公眾諮詢，展覽，活動

Popular Use
公共使用

Adaptive Re-Uses for Suitable Public Daily Use
轉營活化再用為適合之公眾日常功能

Reasons for Applying Conservation Principles 應用保護原則的理由

Adaptive Re-Uses is Valid Conservation Method

轉營活化再用是合理保護手法

USA Standards for Treatment of Historic Properties 1992
美國處理歷史物業之准則

Burra Charter 1988 / 1999
巴拉憲章

Dr Hal Kalman
凱民博士

Reconstruction 重建

Rehabilitation 活化

Restoration 修復

Preservation 保存

Interpretation 詮釋

Adaptation 活化利用

Reconstruction 重建

Restoration 修復

Preservation 保存

Maintenance 保養

Renovation, Modernization.
翻新、現代化

Re-assembly, Replication,
Reconstruction
重整、複製、重建

Rehabilitation 活化

Restoration 修復

Consolidation 鞏固

Stabilization 穩固

Preservation 保存

Explanation of Key Conservation Concepts 解釋重點保護概念

Values Centered Preservation 以價值觀為核心的保護



Kom Tong Hall 甘棠第

Monuments
of Princes,
Priests and
Politicians
皇室、教仕
及政客的紀
念性建築

Places and
Spaces of
People
人民的地點
和空間



Green House 綠屋

Values-Centered Preservation establishes a process by which preservation practitioners can track the **changing** meanings of a particular place – as **culture** continues to shift, evolve, create, and destroy meanings.

The approach is defined by the central role of **Significance** in decision making.

Randal Mason “Theoretical and Practical Arguments for Values-Centered Preservation” 2006

當文化不斷轉移、演化、產生及毀滅意義時，以價值觀為核心之保護方法設立了讓專家跟進某地的轉變的意義的程序。這手法就是以重要性負擔起作出決定的核心功能。

美臣《以價值觀為核心之保護方法的理論及實踐爭論》

Explanation of Key Conservation Concepts 解釋重點保護概念

Categories of Cultural Values 文化價值觀的分類



Explanation of Key Conservation Concepts 解釋重點保護概念

Concept of Change 轉變的觀念

Conservation: It is the process of **Managing Change** in ways that will **best sustain the (Cultural) Significance** of a place in its setting, while recognizing opportunities to reveal or reinforce its (Cultural) Values. (English Heritage Conservation Principles 2006 Clause 4.2).

保護：是指以管理轉變之過程最佳地持續某地及其環境之(文化)重要性，並承認可彰顯或強化其(文化)價值之機遇。(英倫遺產組織保護原則第4.2條)



Western Market 西港城

http://www.lcsd.gov.hk/ce/Museum/Monument/en/monuments_42.php

Everything including Cultural Significance changes with time, and Conservation aim to retain such Significance during the change under Good Management. (Burra Charter Article 1.2 & 1.4 & 2.3)

所有事物包括文化重要性皆隨時間轉變，而保護之目的就是在轉變中以良好管理來保存這些重要性。(巴拉憲章第1.2及1.4及2.3條)

Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place should be guided by the cultural significance of the place and its appropriate interpretation. (Burra Charter Article 15.1)

轉變在保存重要性的時候可能是必須的，但在削弱重要性的時候却不可取。一個地點之應取決於其文化重要性和適當詮釋。(巴拉憲章第15.1條)

Explanation of Key Conservation Concepts 解釋重點保護概念

Concept of Minimum and Reversible Intervention 最少而可逆干預的原則

Conservation involves making **Interventions** at various Scales and Intensities which are determined by the physical condition, causes of deterioration and **anticipated future environment** of the cultural property under treatment.
(Bernard Fieldon, Conservation of Historic Buildings).

保護包括在不同程度及力度上進行干預，取決於實際情況、損毀原因及預計將來此文物的環境。費頓《保護歷史建築》筭

Conservation ... requires a cautious approach of changing as much as necessary but as little as possible. (Burra Charter Article 3.1)

保護...要求謹慎取向，作出儘最大需要但又儘最小程度之轉變。(巴拉憲章第15.1條)

Changes may be made to buildings or **parts** of buildings that are **not of major significance**; physical interventions should not result in permanent structures and should be **Reversible** if needed. (China Principles Commentaries 4.4)

改變祇可實施在次要的建築或次要建築部份；實際干預都不應加添永久性結構而必要時回復原狀。(中國准則闡述 4.4)



Heritage Discovery Centre 文物探知館

http://life.mingpao.com/ftp/Life3/20090302/album06/16gm002_.jpg

Explanation of Key Conservation Concepts 解釋重點保護概念

Concept of Necessary Irreversible Intervention 必須不可逆的干預的原則

“**Irreversible intervention** in a significant place may nonetheless be justified if it provides new information about the past, **reveals or reinforces the values of a place** or **helps sustain those values** for the future generations – so long as the impact is demonstrably proportionate to the predicted benefits.”

Clause 5.3: Conservation Principles for English Heritage 2006

「不可逆的干預施于重要地點在某些情況下是合理的，祇要它能提供新的歷史訊息、強化或彰顯其價值、或有助持續其價值予後世，而前提是要証實其影響是與其預見的效益相稱。」
英國遺產組織2006保護原則第5.3項。

In order to **open** heritage sites to the **public** and **use them appropriately**, additions or alterations for the purpose of providing **necessary facilities** should confirm to principles. (China Principles Commentaries 4.4)

爲了公開開放和合理利用而增改的設施應遵守原則。
(中國准則闡述 4.4)

http://www.hkapa.edu/asp/general/general_news_details.asp?lang=eng&mode=gui&newsid=576

Bethanie Chapel 伯大尼教堂



Explanation of Key Conservation Concepts 解釋重點保護概念

Principles of Rehabilitation or Adaptation 活化及改裝再用之原則

The Conservation of monuments is always facilitated by making use of them for some socially useful purpose. Such use is therefore desirable but it must not change the lay-out or decoration of the building. It is within these limits only that Modifications demanded by a Change of Function should be envisaged and may be permitted.

Venice Charter 1964 Article 5

保護遺址必定有賴於使其有社會功能，所以使用是有需要的，但不可改變其佈局或裝飾，在此規限內因功能改變而預計的改動是容許的。威尼斯憲章第5條



Central Police Station
Compound 中央警署建築群

Rehabilitation involves the sensitive adaptation of a historic place for a continuing or compatible contemporary use, while retaining its heritage value. It is achieved through repair, alterations, or additions.

Canadian Standards and Guidelines 2003

活化是指令某遺產地點可以持續用途或作相容現代用途，但又保持其傳統價值的靈敏變更。可以用修補、更改或加添達至。

2003 加拿大標準及指引

Rehabilitation can revitalize historic relationships and settings and is therefore most appropriate when heritage values related to the context of the historic place dominate.

Canadian Standards and Guidelines 2003

活化可以將歷史聯系及環境再生，因此當某遺址環境受歷史價值主導時，則活化最恰當。

2003 加拿大標準及指引

Explanation of Key Conservation Concepts 解釋重點保護概念

Adapted by New Architectural Design 以新建築設計轉營活化

Built Heritage possesses an intrinsic value independently of its initial role and significance which **enables it to adapt** itself to a **changing cultural, social, economic and political context** (Preface).

ICOMOS General Assembly Budapest 1972

建築遺產擁有自身的價值，而獨立於它當初的功能和重要性，讓它可以自身改造迎合轉變中的文化、社會、經濟和政治環境(引言)。

貝達帕斯國際古跡遺址保護協會大會 1972



The Little Hong Kong Project, revitalization of Historic Bunkers into Wine Cellar

小香港項目：將歷史軍火庫活化為酒窖



Lee Yu Mun Fort adapted into Coastal Defense Museum 2000.
二零零零年鯉魚門炮台成功被活化為海防博物館。

<http://www.lcsd.gov.hk/CE/Museum/Coastal/en/section1-3.php>

The introduction of **Contemporary elements in harmony** with surroundings should not be discouraged since such contribute to the enrichment of an area (Article 10).

Washington Charter 1987

不應禁止引入與環境和諧的現代元素
因其可以豐滿該地帶(第10條)。

華盛頓憲章 1987

Good Practice Conservation Process 保護程序的良好實踐

Use of Conservation Plan 應用保護計劃

		Burra Charter 1981 / 1999 巴拉憲章	China Principles 2002 中國准則	Canada Standards & Guidelines 2003 加拿大標準及指引
Conservation Plan 保護計劃	Research 研究	Identify the Place & Association 確立地點及其聯系 Gather Information 搜集資料 Assess Significance 評估重要性	Investigation 調查 Research and Assessment 研究評估	Identify Heritage Value and Character Defining Elements in Statement of Significance 以重要性宣言認定傳統價值及定義特徵元素 Determine Primary Treatment 決定主要措施 Review Standards (to establish Interventions) 覆核標準(確定干預)
	Establish Policy 決定政策	Statement of (Cultural) Significance (SoS) (文化)重要性宣言 Identify Obligations arising from SoS 確認由(文化重要性)宣言引出的責任 Prepare Policy Statement 提出政策宣言	Determination of Objectives 確定目標 Draw up Conservation Master Plan 制定「整體保護規劃」: Conservation Measures 保護措施 Use 功能 Interpretation 展陳(演譯) Management 管理	
Design and Execution 設計及實施		Manage according to Policy 依據政策進行管理	Implementation of Master Plan 實施「整體規劃」 Monitor & Review 監察及複核	Follow Guidelines (to carry out Treatments) 依從指引(進行措施)

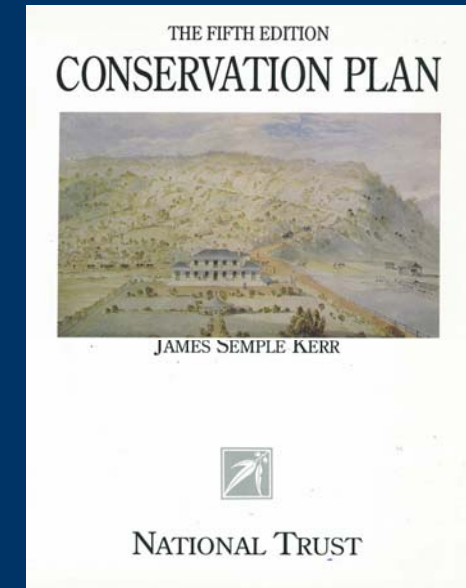
Good Practice Conservation Process 保護程序的良好實踐

Statement of (Cultural) Significance (SoS) (文化)重要性宣言

“Cultural Significance is ... is to help identify and assess the attributes which makes a place of value to us and to our society. Once the Significance of a place is understood, informed policy decisions can be made which will enable that significance to be retained, revealed or impaired as little as possible.”

James Kerr, Conservation Plan 2000

文化重要性是...為幫助認清及評估遺址對我們或我們的社會有價值的元素。當明瞭其重要性之後，方可作出政策決定，讓其重要性保存、彰顯，或盡少對其影響。占士蓋特《保護計劃》



Written Statements of Cultural Significance ... should be prepared, justified and accompanied by supporting evidence. The Statements of Significance ... should be incorporated into a (conservation) management plan for the place. (Burra Charter Article 26.2)

文化重要性宣言要基於實証編寫及支持。宣言要成為(保護)由管理計劃的部份。(巴拉憲章26.2條)

Cultural Significance include:
文化重要性包括：

1. **Aesthetic** 藝術性，
2. **Historic** 歷史性，
3. **Scientific** 科學性
4. **Social** 社會性.

Good Practice Conservation Process 保護程序的良好實踐

Use of Character Defining Elements 定義特徵元

Character Defining Elements (CDE):

定義特徵元素：

Elements with specific Characters that contribute to heritage value of a historic place.

具對於該歷史地點的傳統價值有貢獻之特徵之元素。

Materials,
forms,
location,
spatial
configurations

物質、形態、
位置、空間

Uses,
Cultural
Associations or
Meanings

用途、
文化聯系或
意義

Identify Heritage Value and Character Defining Elements in Statement of Significance

以重要性宣言認定傳統價值及定義特徵元素

2003 加拿大標準及指引

Canada Standards & Guidelines 2003

Identify the Value illustrated by each CDE

認定每項定義特徵元素表達的價值觀

Evaluate conditions of CDE to determine intervention. 干預取決於對CDE之現況的評估。

Minimum Intervention of CDE. 最少干預CDE。

Make intervention needed to preserve CDE. 進行保存CDE之干預。

Find a use with minimum changes to CDE. 尋求令CDE最少改變的CDE。



Good Practice Conservation Process 保護程序的良好實踐

Identify Obligations arising from Statement of (Cultural) Significance

確認由(文化重要性)宣言引出的責任

Retention of Significance 保存(文化)重要性	Physical Conditions 實際狀況	Client's Requirement 業主要求	External Requirements 外在要求
Identify Heritage Value and Character Defining Elements 以重要性宣言認定傳統價值及定義特徵元素	Structural Survey 結構調查 Dilapidation Survey 損毀調查	Finance 財政 Stakeholders Needs 持份者需要 Public Aspirations 公眾訴求	Policy 政策 Planning Req'm'ts 規劃要求 Building Regs 建築條例 Ownership 業權

Prepare Policy Statement (Intervention Guidelines) 提出政策宣言 (干預指引)

Control of Intervention in Fabric 控制物質的干預	Specify Unavoidable Intervention 指定必須的干預
Setting, Use, Interpretation, Management, Future Development 環境、用途、演繹、管理、未來發展	Impact of Intervention on Cultural Heritage Significance 干預對文化傳統重要性的影響
	Degree of acceptable intervention 可接受的干預程度

Conservation Principles 保護原則

Applicable to Central Oasis Revitalization Project

適用於城中綠洲活化再用之保護原則



**“We shape our buildings, and afterwards our buildings shape us”
Winston Churchill, speaking on 28 October 1943 to The House of Commons**

「我們塑造我們的建築，然後我們的建築塑造我們。」英國前首相邱吉爾1943年10月24日在國會演說

Thank You 謝謝