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1895



The British Club of Bangkok
General Committee
Heritage Impact Assessment (HIA)

Project Information

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Legislation, Policy & Guidance

Source	Use in this report	Source	Use in this report
Thailand's Office of Natural Resources and Environmental Policy and Planning	To confirm that Thailand is aligning with globally evolving frameworks (such as ICOMOS, The Venice & Burra Charters) for standards of assessment and the use of HIA's in evaluating proposals in heritage contexts	Prepared by the World Heritage Management Coordination Working Group, Office of Natural Resources and Environmental Policy and Planning, and the Faculty of Architecture, Silpakorn University	Pending the statutory adoption of the mandatory use of HIA's for evaluating development in both designated and unregistered heritage contexts, their use is an obligation of Thailand's management of World Heritage Sites
Guidance and Toolkit for Impact Assessments in a World Heritage Context (UNESCO, ICCROM, ICOMOS & IUCN, 2022)	Extract Below	Introduction to Heritage Impact Assessment (HIA's) and Project Development (2024)	
Conference 27 th May 2024 Venue: Novotel Bangkok Platinum Pratunam Hotel, Bangkok			
 3.1.2 Registration of ancient monument sites For the benefit of maintaining and controlling ancient monuments in accordance with the Act on Ancient Monuments, Antiques, Objects of Art and National Museums, the Director-General of the Fine Arts Department has the authority to announce in the Government Gazette the registration of any ancient monument as the Director-General considers appropriate, and has the authority to determine land boundaries as considered appropriate as the boundary of the ancient monument, which may also be deemed to be the ancient monument. The registration of ancient monuments has the following steps: 1) Be an ancient monument according to the definition in the law. 2) Conduct survey / land measurement and study significance. 3) The Director-General announces registration / sends it for publication in the Government Gazette. 3.1.3 Conservation of ancient monuments in Thailand Thailand applied international conservation concepts in B.E. 2528 (1985), when the Fine Arts Department acted as the representative of Thailand in applying for membership of the International Council on Monuments and Sites, or ICOMOS. The Fine Arts Department Regulation on the Conservation of Ancient Monuments B.E. 2528 <u>applied</u> the Venice Charter, or the International Charter for the Conservation and Restoration of Monuments and Sites. The legal entity of ICOMOS Thailand Association was registered as an independent <u>organisation</u> carrying out full academic work on the conservation of ancient <u>monuments</u>, and therefore prepared the Thailand Charter on Cultural Heritage Management. Chapter Three of the Charter, Values and the Assessment of Cultural Heritage Values, is a current conservation guideline focusing on conservation based on values (value-based approach). The assessment of cultural heritage values is an important step in the conservation process. It <u>prioritises</u> significance and considers in which aspects a heritage site has outstanding values, in order to consider the choice of conservation methods, appropriate management, and plans to maintain the most outstanding significant values. Cultural heritage assessed as having national or local significance should be registered in order to receive appropriate protection and should strictly comply with related laws. Conservation based on values has been studied and applied in the Thai context. Assoc. Prof. Dr. Yongtanit Pimonsartthan proposed three implementation steps: 1) identification of values, 1.1) determination of value criteria, 1.2) study of documentary information, 1.3) survey of physical condition.		 unesco ICCROM ICOMOS IUCN	

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Executive Summary

The British Club Bangkok (BCB) was founded in 1963 and will be celebrating an important milestone in 2028, its 125th anniversary. The Club remains on the same site in the city's central business district – a locus for the social and cultural life of both settled as well as visiting English-speakers to Thailand.

The membership has been drawn from both British and Commonwealth communities as well as Thais and other nationalities with strong connections to British language and culture. Like all such 'gentlemen's clubs' in the tradition of those in the 'mother country' in Mayfair and St James, the Club was formed as a social club predominantly, for dining and drinking, indoor games like cards and billiards. Where there were sports, like croquet and lawn bowls, they were played in the modest gardens if space allowed. Such clubs founded for expatriate communities were not foremostly about sport but given the presence of many founding members who would have been educated in the private and boarding schools of the homeland, sport would become an ever-essential component of expatriate club life.

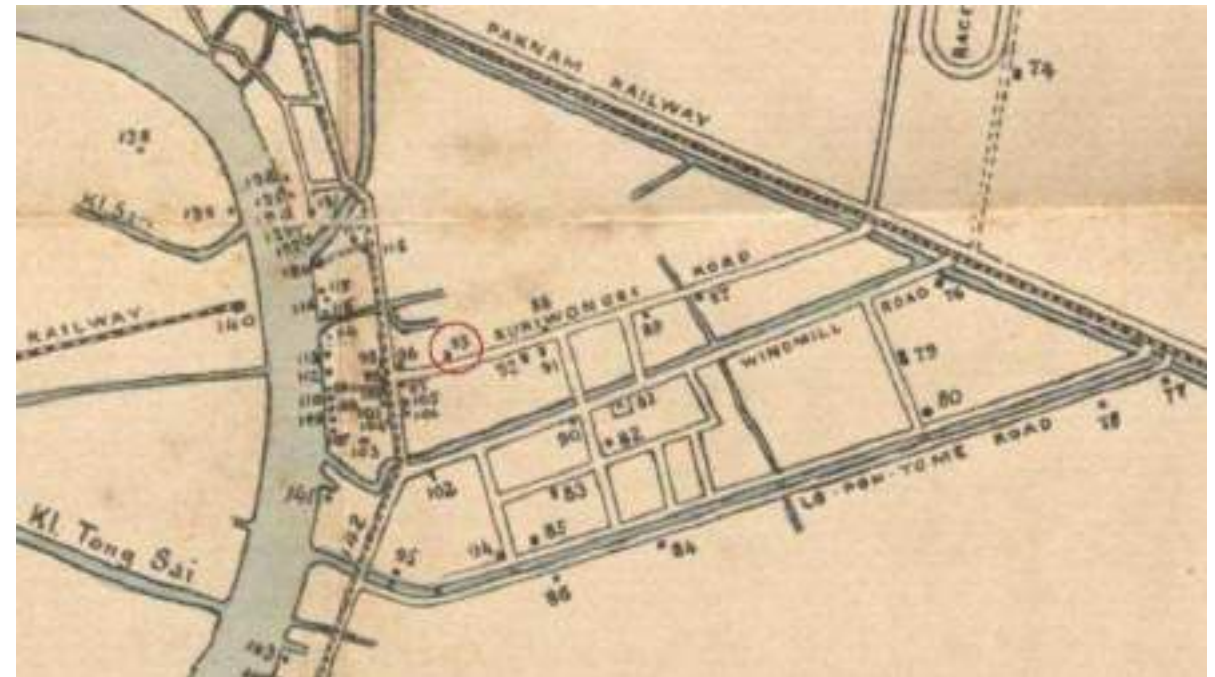
The original timber-framed clubhouse sat on land that the Club at first rented from Rama VI in an area of the city where foreign delegations and businessmen were settling along the Chao Phraya river, the main thoroughfare of the city in that time. The British Delegation's bankside site was a short walk away, where it was housed in a traditional timber-framed house which was rented. In 1910 a new site on the south side of the Suriwong Road was acquired and a new Clubhouse was purpose built, a handsome Italianate villa built in brick and render. In 1914 Rama VI, who had been educated in the British system, gifted the same land to the Club in perpetuity. In 1919, the Club expanded to an adjacent plot along the same road acquired from the Siam Electricity Company where the seventy-odd members were able to play lawn tennis, an increasingly fashionable and 'polite' sport that members' wives could readily play on an equal footing with the exclusively male-membership.

In the century since, the grounds have been continuously developed to improve the sporting and social facilities available to members and their visitors. The site, including the buildings and structures on it, is an architectural and cultural monument for the five generations of British engagement in Bangkok's life. The Club is therefore both a heritage asset, in architectural terms but also a cultural asset, one that continues despite the hiatus of both world wars, when the Club's future was by no means guaranteed.

The 'gentlemen's club' of yore is undergoing a radical shift in the 21st C. These shifts are widely understood and tangible in the many new 'disruptive' entrants into the market for members-only spaces that have proliferated and oft-fared, over the last twenty-five years. School House, also in Bangkok, was founded in 1995. Since the Covid pandemic, more clubs have been opened than ever before and what was a uniquely British tradition has now become a huge global industry to meet the needs of consumers who increasingly wish to enjoy exclusive members-only facilities wherever they may travel to in the world.

In a recent article in the Financial Times, journalist Kathleen Bond-Murray explores the industry's latest insights into shifting consumer behaviour. She quotes industry sources such as Chris Sanderson, founder of a consumer foresight platform –

"...creating a community is never about facilities – it's about people, and no amount of square footage buys you out of that."



Map showing how undeveloped this part of Bangkok was 125 years ago, with first (rented) Club circled on the north side of Suriwong Road, west of the current site. Courtesy of the 1904 Traveller's Guide to Bangkok and Siam by J. Anthony.

Members of the First Committee



James Walker Edie



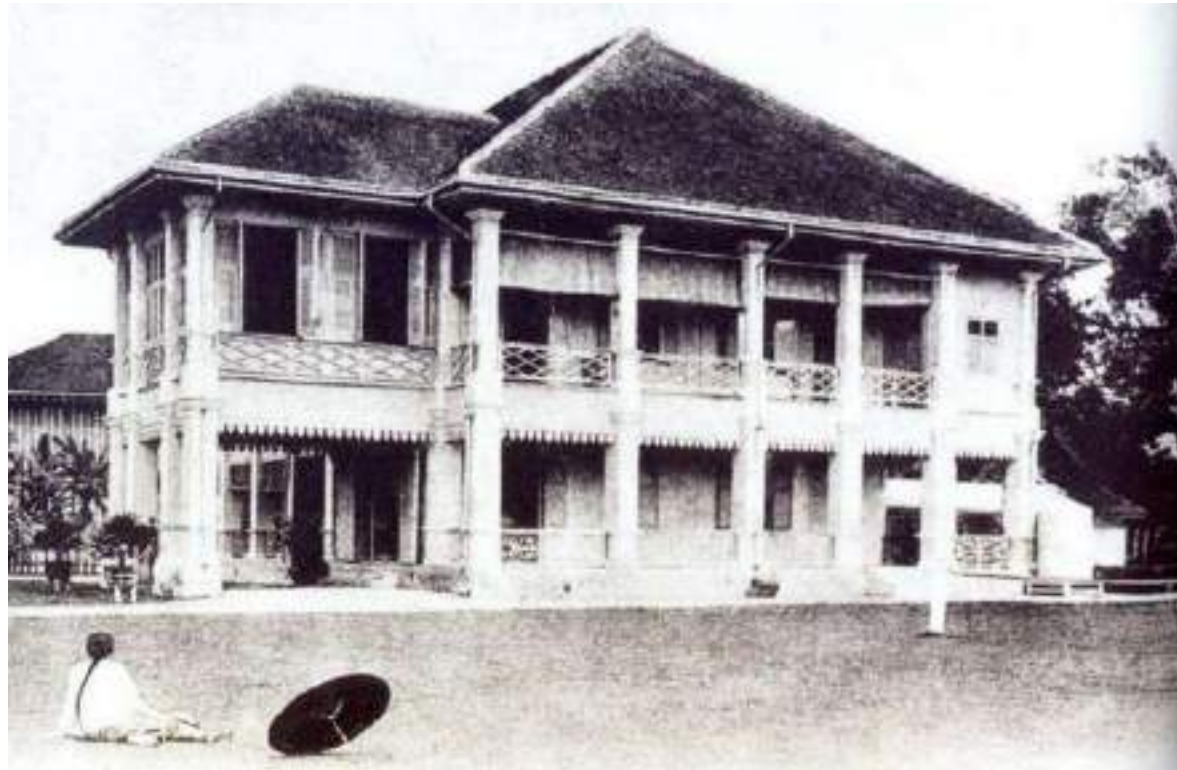
Ronald Worthy Giffin



Walter James Franklin Williamson

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Executive Summary



Wellness at the Post (retired) Clubhouse, early 20th C style.



circa mid-1920's Bangkok, RD Craig Photographic Collection

Another article source, Nira Eden, director of Six Senses Place, the hotel's members-only club, reminds us what their customers value – *'feeling well is not only about physical health, but also about feeling connected, inspired and engaged.'*

Six Senses Bangkok, is of course rising over the wall behind the Club to the east and will be a welcome neighbour when it finally opens in time for the Club's 125th anniversary in 2028. Given that wellness is expected to be a \$10tn business in 2028, and for which Bangkok is positioning itself as a global hub, the Club has every opportunity to quietly evolve for its members' and guests' benefit.

This report has been commissioned to help the Club's membership evolve as both the world, figuratively and literally, changes around it. This report is primarily directed to tell a story about the Club's heritage. It is not prescriptive but simply lays out how the site has changed and evolved over the past 120 years or more. The report provides tools for readers to understand how change has shaped its structures and landscapes as well as the social and cultural life they nurture.

Heritage is never just about the narrow field of building; it is increasingly understood to also include cultural life as integral to the understanding of that heritage. This report follows the global benchmark set by ICOMOS (International Council on Monuments and Sites), the official body of UNESCO charged with developing the global standards, charters, doctrinal texts and frameworks for heritage protection?

People often mistake heritage protection as 'leave well alone', but this is a common misconception. **Heritage policy is written not to prevent development, but to manage it.** Buildings have always evolved to change over time – no community or economy is ever static. A building which no longer exists because it falls out of functional or economic use is a far greater loss than a building which has adapted and flexed over its life for changing uses and users. There is therefore a fundamental principle in heritage policy, that each generation should be obliged to hand a heritage asset to the next generation in the best possible state and so on. This is generational equity.

The current membership of the BCB has an obligation to secure the social, cultural and architectural capital that has been built up by the previous five generations of members who came before it. No heritage report appears to have ever been produced, no consistent approach to heritage protection or evaluation has been hitherto undertaken. This report corrects that oversight.

This document is a foundational document for this and future generations of members to refer to, by gathering its story in one place, so that future chapters can be told too. The most compelling stories lead the reader on a journey where each chapter builds on the ones before. This is why old places and buildings resonate with us in ways which new buildings rarely can.

The BCB's membership is incredibly privileged to be custodians of such a powerful story.

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Introduction & Instructions

The writer is a UK and Switzerland qualified architect, registered in both countries. He is the owner and principal of a UK based architectural practice (SME) based outside of London with a portfolio of projects in London and surrounding Counties, many heritage assets at Grade II and a number of the highest designation in the UK at Grade I and II*. The practice is one of the oldest in the world, reaching over 130 years. The writer is additionally qualified as a historic buildings specialist and is a full member of the Institute of Historic Building Conservation (IHBC), the UK's pre-eminent multi-disciplinary professional body for building conservation practice. He has been working on historic buildings for over thirty years and is known for his advocacy of heritage archives and heritage practice in general. He is a published writer, building historian, has featured in national press, TV and has won many awards at all levels for a significant number of sensitive restorations and adaptive reuse of some important buildings in the UK.

In mid-2025, he moved to S-E Asia to conduct some research, write and speak at the ICOMOS annual global conference in Kuching, Malaysia in October 2025, attending as delegate of the IHBC. He has been based in Bangkok very close by the Club and became a new member in July 2025. In discussions with the Vice-Chair upon joining, it became apparent that his skills could be useful to deploy to help the membership understand how the Club's estate could be improved. Ideas floated involved the addition of badminton, tennis and pickleball courts. It was also clear that some of the original 1910 building needs investment, with sub-optimal and out-of-date facilities along with some repairs and remedial works required to the fabric and fittings.

This report is not a masterplan, does not suggest a masterplan nor is it a brief for how the Estate should be developed. It is not a document that has, at writing, been intended for use in any building permit or development planning process with the Bangkok Metropolitan Administration (BMA). The report does however conform to a global benchmark for heritage reporting and should be sufficient for eventual submission to the BMA for the required permits. The report conforms to best practice in the UK, which has been mandatory for all designated heritage assets since 2012.

Thailand's framework is evolving and there does not appear to be a nationwide framework in place at the current time. This is not expected to remain so as Thailand, like other countries, aligns to ICOMOS's principles as they become embedded across the world in development policies at the national level.

Within the Ministry of Culture, the Department of Fine Arts (DFA) is responsible for identifying ancient monuments and sites and has ultimate decision-making power over these sites. It also maintains a list of unregistered heritage assets that do not meet the thresholds for inclusion in the designated list. **The Club does not meet this threshold but is listed as an unregistered heritage asset. Statutory protection is nonetheless afforded by the Act on Ancient Monuments³. Section 32 establishes that 'damaging, destroying, depreciating, or rendering useless any ancient monument—registered or unregistered—is an explicit criminal offense carrying heavy fines and up to 7 years in prison'.**

The Club received the Association of Siamese Architects (ASA) 2006 Award for Conservation⁴ further establishing its significance as a local landmark in the City. Immediately adjacent to the Club, the Nelson Hays Library is however on the designated list, having been added in 2001. Members are obliged therefore to act reasonably in this knowledge.

At the current time, there is no requirement yet for Heritage Reporting or Heritage Impact assessment other than on World Heritage Sites, as that is a requirement of ICOMOS. However this is under review and a recent symposium in Bangkok in May 2024⁵, the need to adapt to a comprehensive framework was identified, aligning heritage with Environment Impact Assessments (EIA) that are widely used here in Thailand. It is likely that Thailand will transition to embedding the requirement for Heritage Impact Assessments (HIA) in the decision-making process. Now, the process is ad-hoc. Thailand's framework is likely to copy best practice models as developed by ICOMOS and as used in the UK. Therefore, producing this HIA is very likely to both protect Members from the risk of criminal prosecution, but also future-proof members against a probable transition to more robust heritage protection.

This report puts the Club ahead of the curve and may even act as an exemplary model for how to manage development on heritage assets in the City of Bangkok.

A well written HIA should bring a measure of objectivity – a 'scientific approach' – to its reasoning in an aim so that the 'story' can be told. This is to avoid 'taste', which is so subjective, hijacking the process. There is a sequence to this and this goes through a set of matrices to help guide the reader through these steps as methodically as possible.



Map of area showing sparse development around WWI era, with Club circled

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Introduction & Instructions

The first step in the HIA is split into two complementary parts; we start with an assessment of Values under four vectors. This table is extracted from the 2024 Conference document referred to in Legislation, Policy & Guidance at the beginning of this report.

The document explains cultural significance through four categories derived from international conservation thinking:

Value type	Meaning in plain terms	Examples of evidence to look for
Aesthetic value	Design, beauty, visual quality, artistic character and spatial experience.	Architectural form, townscape quality, views, craftsmanship, setting and materials.
Historical and archaeological value	Historical associations and physical evidence of past activity.	Documents, archaeological remains, ruins, historic urban form, old routes and earlier settlement layers.
Scientific and educational value	Research potential and ability to teach people about the past.	Excavation evidence, construction technology, water systems, settlement evidence and interpretive value.
Social value	Community attachment, local acceptance and meaning to people.	Local traditions, community use, memory, identity, living heritage and public recognition.

After establishing what values are embodied on site, the writer looks at Significance within each of those vectors that apply to each heritage site – not all vectors apply in all cases as we shall see. The specialist, with the credentials, competences and skills of their profession, then overlays a ranking of significance to each element of the building from very-low to very-high. Normally these elements will be grouped by some taxonomy or other that makes sense for each building. For example, it could be done by building, by period, by elevation, by room or any such taxonomy that makes the most sense for that building.

This hierarchy of low to high significance is what will then be used to assess the degree of harmful impact that development may cause on an asset. For example, it may be acceptable to cause greater harm to something of less significance than even slight harm to something of greater significance.

A good example to explain this is at the Louvre in Paris. Some might argue that IM Pei's glass pyramid causes great harm to the setting of the Louvre and were 'taste' to dictate, it should never have been allowed. However, this greater harm mitigates perhaps less harmful changes than might have been required otherwise to the fabric of the Louvre by inserting new openings into its original elevations. The pyramid may harm the setting, but it ensures the elevations and footprint when seen from the street remain unaltered. Some people may not like it, but it is unarguable that the original building stands unaltered elevationally.

This weighing of harms sits over the matrix of Value and Significance. In weighing harm, the counter argument is around public benefit – heritage is a public benefit. A private benefit is not sufficient to weigh against harm; there must be public benefits. Development to a heritage asset may be harmful to a degree and could still be acceptable if public benefits outweigh the harm. Nobody can argue that the Louvre pyramid is neutral, it clearly has a degree of harm to the setting of the building. However, weighing public benefits accrued by the pyramid is seen as a significant betterment that outweighs that harm. This betterment delivers improved disability access, efficient flow, better security, amenity and consumer experience. This to one of the world's most important buildings.

Development at a heritage asset is rarely without some form of harm. Heritage policy has evolved to assume that buildings will need to adapt and evolve, so harm of some kind, even if minimal, is almost always likely.

The reader is invited to follow the arc of this report, beginning with a record of the Club's value and significance, through design optioneering or master planning, on to an assessment of harm before finally landing at a weigh-in between harm and (public) benefit.

When final proposals are ready to come forward, at that point, this report will need to be updated before being published in the public domain for inclusion in any future submissions.

Copyright rests with the writer on behalf of Stedman Blower Architects as author. Any use of drawings or imaging within this report is not claimed by the author but are to establish the historic record. Any images and drawings rest with the original authors, where indicated, and where not known, no authorship is claimed. However, in defence against copyright infringement, the author confirms that he has received no commercial advantage from their use and their use is simply to provide the reader with as full a story as the records can tell.

There is public benefit in the use of these images, which meets the test of 'fair use'.



Looking across the grass courts to the north entrance on Surawong Road, soon after re-opening of the Club after WWII. Only four of the courts remain, those nearest in view are now the structures circling the swimming pool.

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Consultation & Design Development

No consultation has been undertaken with outside parties or Thailand's heritage control body. It will be prudent to do this before proceeding further with detailed designs.

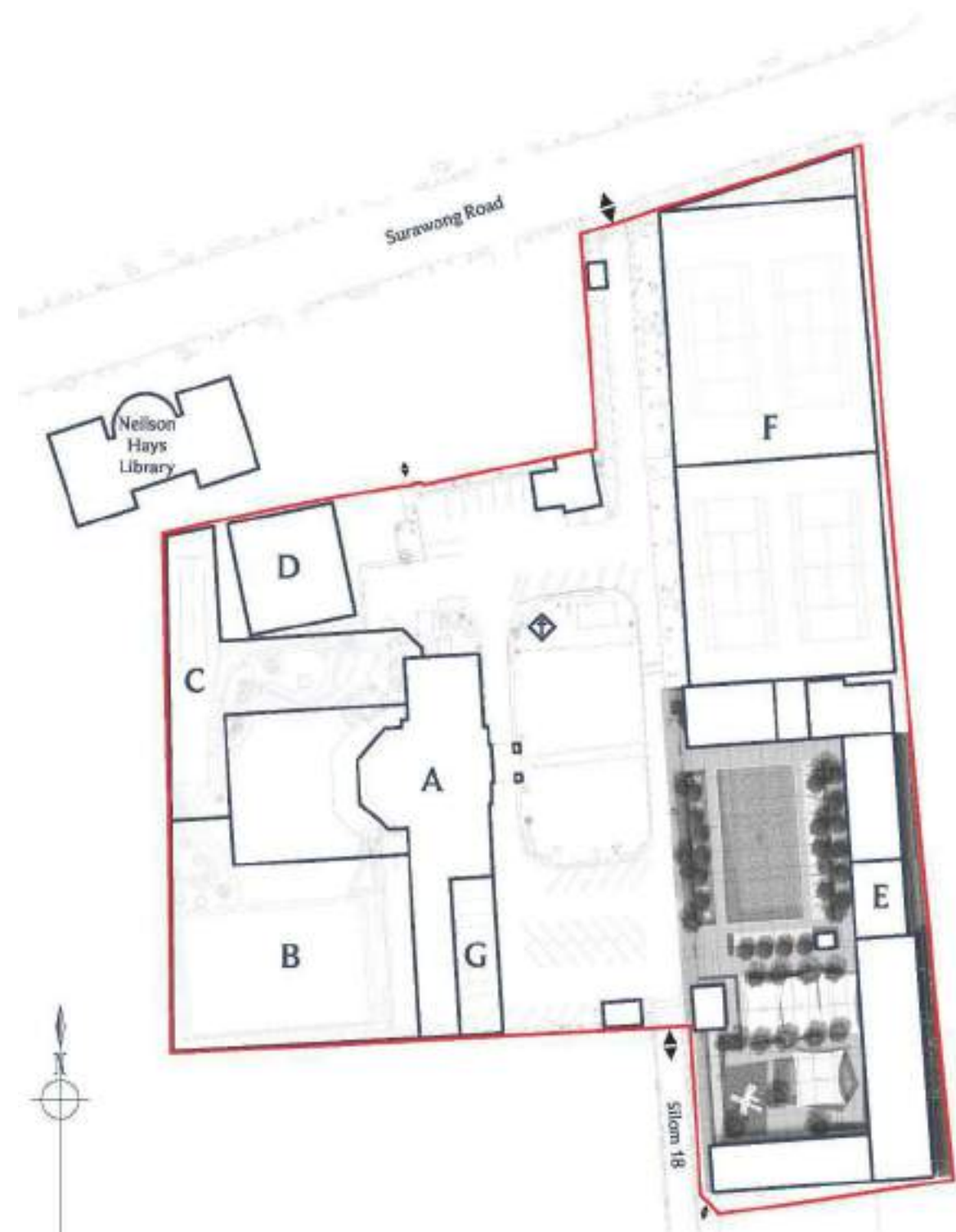
This report looks at the various opportunities for development as identified to the writer by the Club's executive committee. Some of these sites have been considered in greater detail than others, some only in passing. This report assesses all the possible options for development on the site.

The options are shown on the key plan.

- A. The Chapman Taylor Architects scheme (unrealised) from 2017 for a Phase 2 Clubhouse extension to the south and including the interior alterations to the main Clubhouse instigated by that scheme;
- B. Also looking at potential for a similarly located building enclosing the handcourt and possibly building a further storey over it for pool and pickleball while also consolidating kitchens, stores, toilets and lifts in a replacement wing to the Clubhouse and attached to it;
- C. Development where the toilets, golf tee and cricket nets are located along the western boundary and linking back to the north end of the Clubhouse and forming a courtyard on all sides of the western (garden) elevation of the Clubhouse;
- D. The Chapman Taylor (unbuilt) Phase 2 accommodation block and Peter Harper scheme for a detached three storey building for the pool and pickleball courts to the north-west boundary of the Clubhouse to Nelson Hays Library;
- E. Development on a 3rd floor along the boundary over the gym and children's centre to the south-east above the Phase 1 (realised) by Chapman Taylor and opened in 2022;
- F. Development over the two nearest tennis courts along the Surawong Road on the northern boundary;
- G. Developing a southern side extension forwards of the current kitchen wing and on two storeys.

It is the writer's understanding that some of these have been discussed amongst some members, but that there is currently no consensus in support of any particular approach. Some of the options are newly proposed not because this is the writer's preference but simply that it is relevant to any robust heritage report and assessment that harms is mitigated as far as possible and one way to achieve this is by forensic analysis of the different options. It may be that this report finds in favour of neither one nor another but perhaps a combination of 'troupees' for the mercur.

This report has, at its core, a purpose in assisting members better evaluate these options when discussing future development plans.



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Methodology & Sources

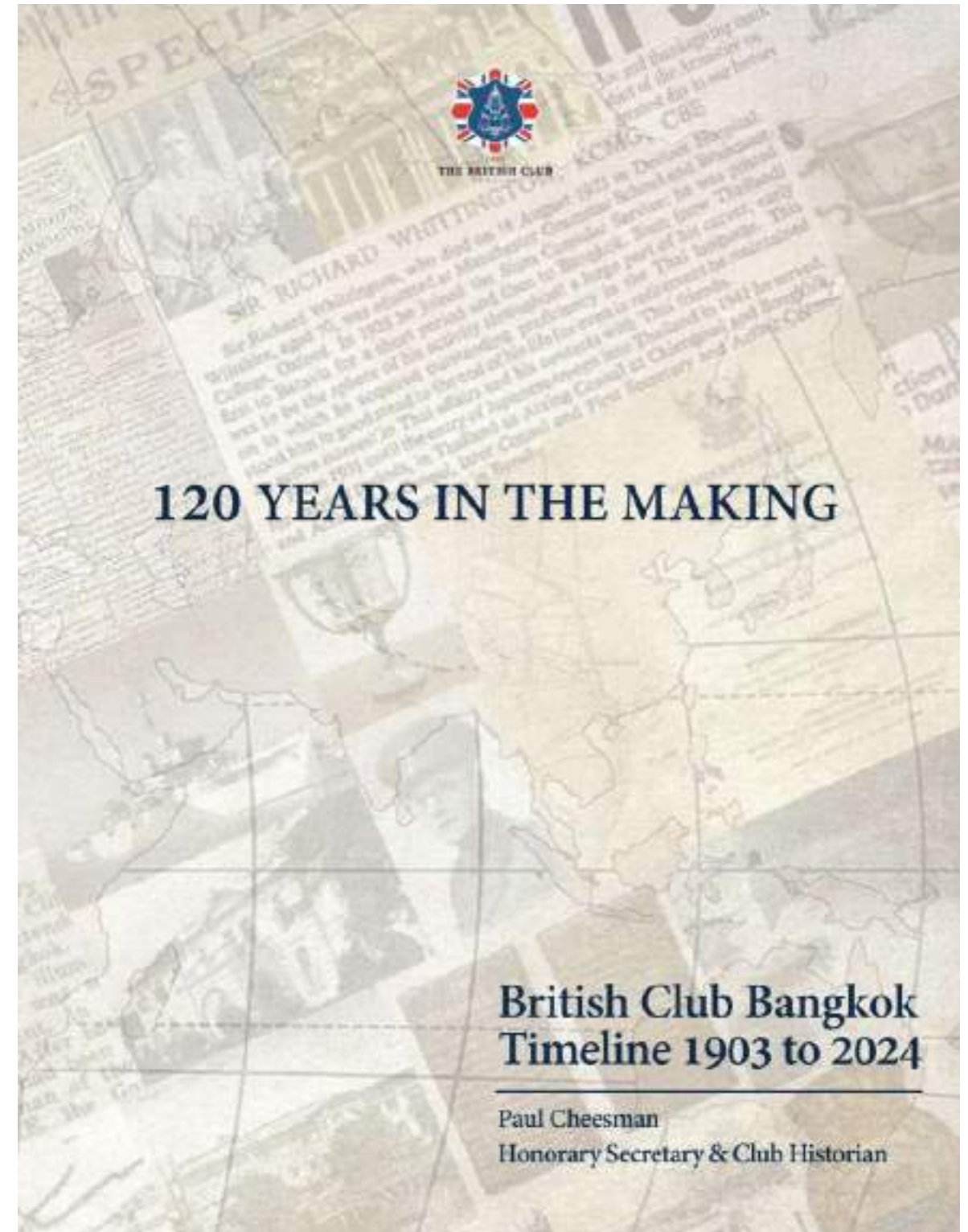
This report has been written with the benefit of field research including retrieval of the archives held by the BCB. Additional desktop research has been undertaken. The BCB website has a comprehensive timeline with illustrations that tell a very detailed story of the evolution of the site, its facilities and membership. Regarding the archives, they are incomplete as during the Japanese occupation of Thailand, the Club was requisitioned and the archives lost prior to 1941. It is suggested that this be attached as an appendix to any future submissions. The archives are fragmentary in the earlier decades after WWII but get fuller as time goes on.

An important aspect of any heritage report is to capture an accurate record of the building at a suitable moment in time, if not a ready date. This could mean photographic or conditions surveys, and comprehensive drawings and measured surveys. The writer has been copied a set of drawings that were recorded in 2014 and again in 2022.

However, the accuracy of these images is under question and during a due diligence process as part of this process, the writer has checked some dimensions and confirms that the measured surveys are inaccurate. In addition to the issue of inaccurate and out of date drawing records, the world is rapidly moving towards an era where clean and verifiable data will be essential as A and digital twins of physical buildings gain in importance.

In fact, the writer asserts that the current generation of members have an obligation to future generations to prepare a verifiably accurate digital record of the buildings and site. The writer suggests that the membership must commission an accurate fully 3D measured survey including levels, drainage, trees, hard landscaping, overhead and buried cables (where known), adjacencies (building near the boundary that may be affected by development), plans, elevations, sections, interior elevations through the 1910 building, and full photographic record of the exterior and interiors for all buildings, if not full cloud survey.

This report only has outdated drawings to work with, and should it be updated in future, these should be swapped out for accurate and up to date drawings.



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Site, Setting & Wider Heritage Context

The area of Bang Rak, on the east bank of the Chao Phraya River had been settled by Europeans during the 19th C on land south of the heart of the Royal City. The British community was certainly the most active expatriate community in the City given its position at the intersection of British interests in South-East Asia. To serve this expanding expatriate community, in 1903, the British Club took possession of a two-storey traditionally built wooden house at 396 Surawong Road. This was rented but provided a home where the members could relax and socialise amongst themselves in a slightly more rarefied and private setting than was available elsewhere in this part of Bangkok.

The area already had some significant development and European style buildings along the rapidly expanding road network, although this was interspersed by open areas of land, canal systems and timber framed houses and quickly built masonry shophouses along frontages. It was not yet a city of high-rises, but as a taste of what would soon happen everywhere in the city, in the late 19th Century new edifices appeared in European styles of architecture and with elaborate and grand facades of scale. The Siam Electricity Company (SEC), who supplied the newly arrived tram system, built a headquarters a short distance south and east of the Club's rented site, on land at 187 Surawong Road. Owned and staffed by many Europeans emigres, the Company laid out some grass courts west of their premises and held competitions there.

A few years after being founded, the Club took possession of a site next door to the SEC HQ and in 1910, the Club opened their new Club building in the heart of the site, with the Italian style villa sitting amongst a garden on all sides with sufficient space for some outdoor cricket and bowls. A small staff house was built immediately north-west of the Clubhouse close by the boundary where the Nelson Hayes Library now sits but this has long since been demolished. The Club building was landlocked with access off the lane that ran between Surawong and Silom Roads with gates secured at both ends of the lane. The club faced the tennis lawns, all 8 courts, that stretched back from Surawong Road and to which the Club faced. In 1919, Rama VI gifted the land in perpetuity. In 1914 the Nelson Hayes Library, an English language library for the expatriate community, was built on land in front of the Club. The Lane was then known as 'British Club Road' as several British members also had their homes on the lane, now Silom Soi 18. A major development in 1919 was when the SEC's lawn tennis courts were brought into the Club's ownership. This combined land ownership has remained static all the way up today, a total of 8 rai (1.4ha), a not inconsiderable asset in modern Bangkok and a coveted one at that. What has changed is the land around it that has been relatively open land in the late 19th C, of which the Club and Library are the last vestige.

In 2022, the Great War Memorial was moved on the site, so while it is a recent arrival, it is nonetheless a landmark addition to the Club's grounds. This is not the first time it has moved, after being in two different locations on British Embassy land nearby. It tells an important story of British engagement in the region during wartime, as well to those tragically lost. Given the loss of not one but two British Embassies to redevelopment in the city, the memorial is the last vestige of those previous places. Places that would have played an outsized role in expatriate life in the first half of the 20th C than we are used to today. The Club is an appropriate location for it to remain in perpetuity in the city.

The setting of the Club continues to change. In addition to the AIA Insurance building that

replaced the SEC building in 1983 and which towers over the site on its eastern side, the new Six Senses Bangkok, designed by a British architect, is beginning to tower over the eastern side behind Silom Road and due for completion in 2028, in time for the 125th anniversary of the Club. The arrival of one of the world's top tier hotel groups further establishes the area around the Club as one of prestige and status. The surroundings of the Club are completed on the southern side by the Rangsat High School, a prestigious private establishment with a Thai-English curriculum. To the north of the Clubhouse on its western side, there are shophouses and lower scale buildings that landlock the site entirely.

For its openness and its continuous history over 125 years or so, it is not only a rare asset for the enjoyment of members, staff and guests but an oasis in the city centre. It provides a rare green space of benefit to the city.

The Club and its site cannot be seen from outside the site, as it is surrounded by development on three sides. Along the Surawong Road, it can be seen in a gap through the gates or between a low-rise apartment block and the Library. The high wall prevents overlooking into the Club from the street along its street frontage north. There, it is not strictly of great impact to the setting when seen from outside the site at street level. However, while this is true at street level, this is not so from above. The site is overlooked on all sides by neighbours and thus while any development on the site may not have harmful impacts when seen from the street, any development is likely to impact the views in from surrounding buildings and some of these buildings have public access.

In summary, this report takes account of the setting within the site where the Clubhouse is prominent in all views, and from above street level. Any development over the tennis courts on the frontage would have an impact on the setting at street level and any development north of the Clubhouse would likely be seen from within the site at street level from the Library and on the pavement in front of it. This report also considers these views, as the site is as aforementioned, a rare survival and even the last vestige of the pre-WWI in this pocket of the city. Impacts on this openness from outside the site will be a key test that this report will assess, as these are public impacts. Equally, they may be weighed as having public benefits if proposals are brought forward on the site that improve the setting when seen from outside the site.



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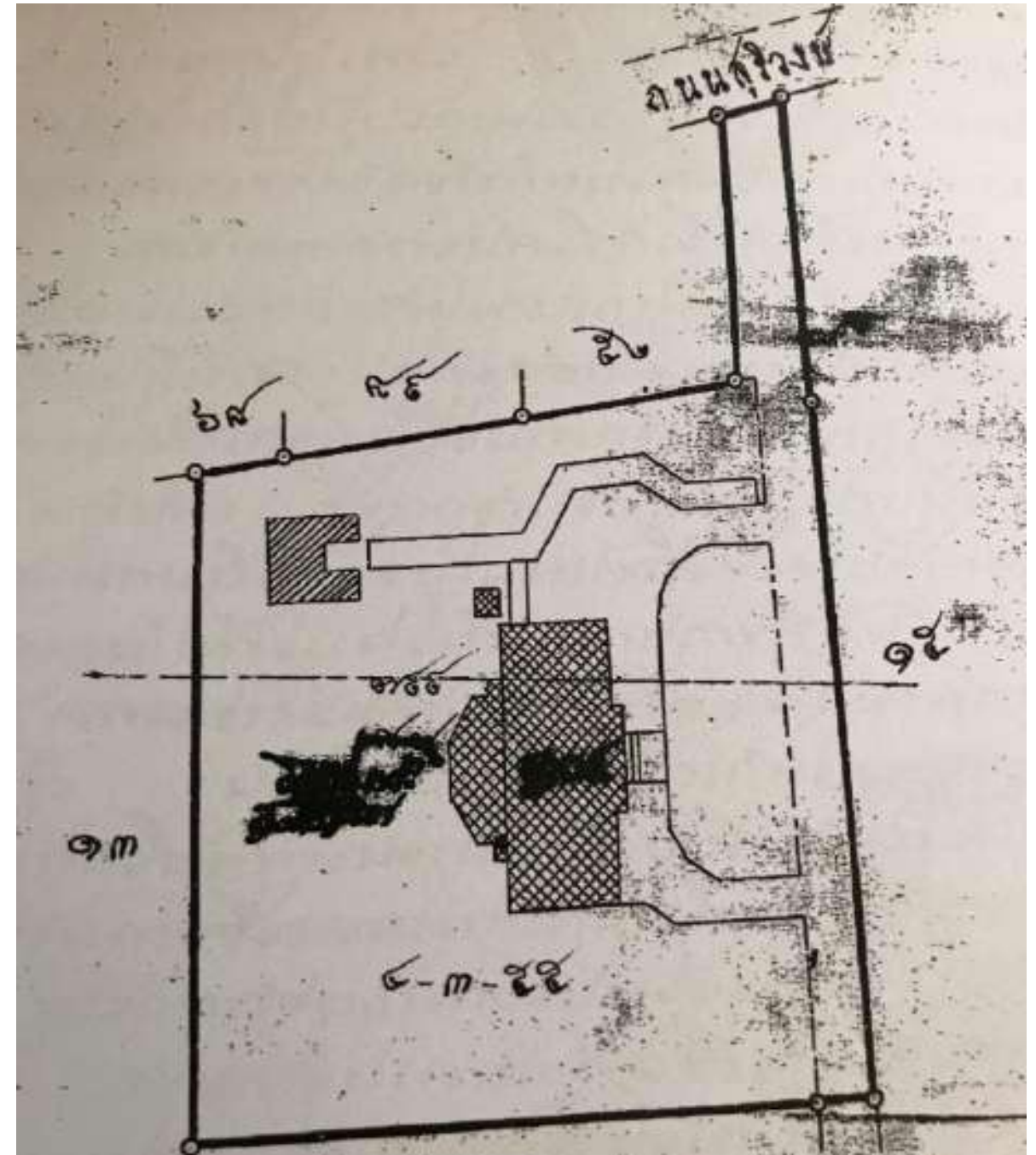
Historical Development & Phasing

A detailed historical narrative is not repeated within this report, as this has already been comprehensively researched and documented by the Club's historian. Given the level of detail contained within that work, only the information relevant to understanding the significance and development of the site has been summarised herein. A condensed version of the historian's report is recommended for inclusion as an appendix to any submission to the OMA.

The writer deems it more useful for the phasing and history to be illustrated in drawings and photographs, not least that this report is text-heavy.



The permanent clubhouse at 189 Sunning Road, constructed in 1910 and forming the historic core of the present site.



The earliest detailed site plan of the Club prior to the tennis courts being acquired, showing the original cross-plan with staff block to the north and driveway.

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Historical Development & Phasing



The south end of the Clubhouse, showing the later kitchen wing and prior to refiling.



1958 image showing the rear (west) elevation with small 2m deep extension to ground floor.



A structure (long gone) to the north and west replacing the staff cottage of 1910.



Construction of the swimming pool during the Club's major programme of expansion and modernisation in the 1960s.

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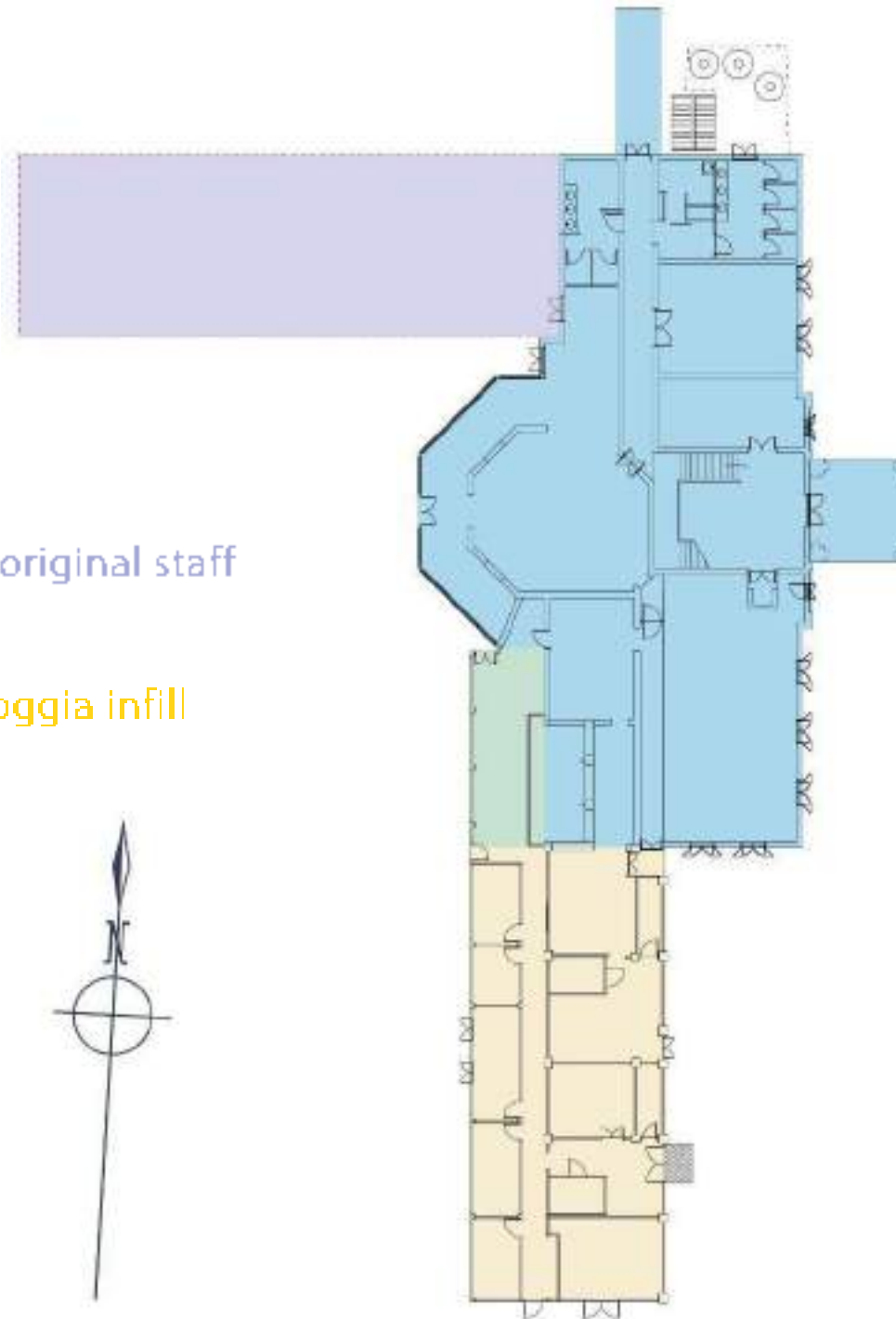
Historical Development & Phasing

Blue = Original Clubhouse (1910)

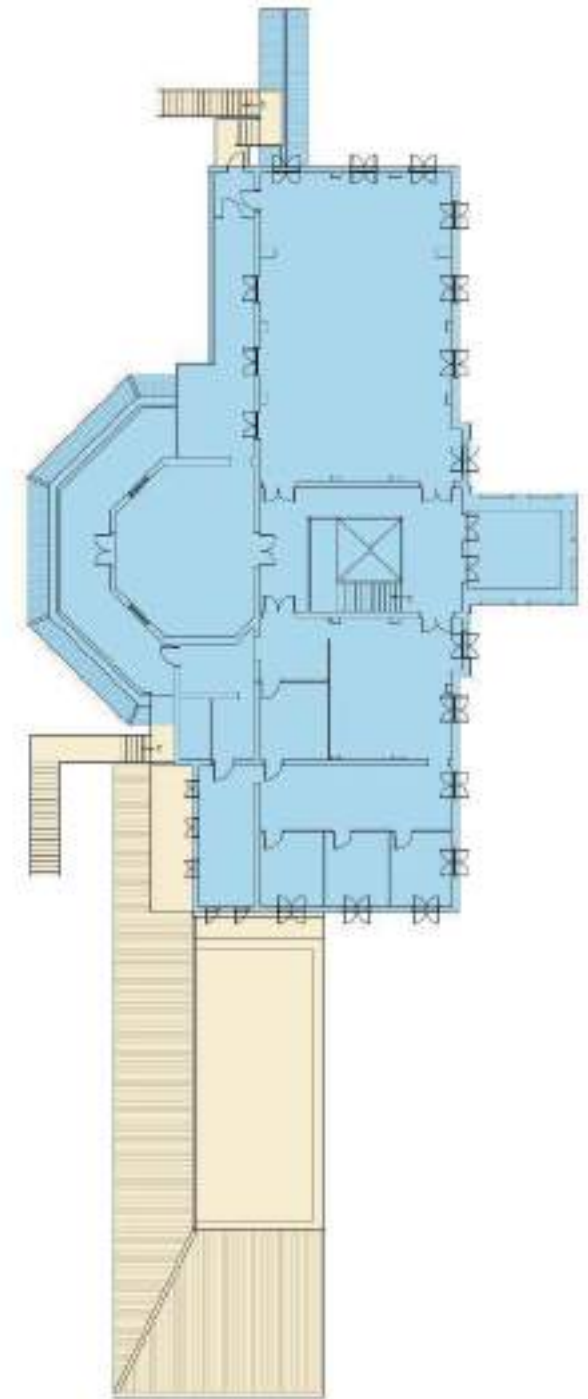
Green = 2m extension (circa 1958)

Purple = Replacement structure for original staff block of 1910 (long gone)

Yellow = Later wing extension and loggia infill (circa 1960)



Ground Floor Plan (NTS)



First Floor Plan (NTS)

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Fabric & Building Archaeology Analysis

The buildings are no older than 1910 and the main Clubhouse was built in a single phase. It has been little altered other than with some internal partitions. There is no archaeological material that adds substantially to this report. The drawings are better to explain the fabric and construction, with an indication of what may be original 1910 fabric and what is from later periods. At this level of reporting, only the Clubhouse has been illustrated as all other structures are no earlier than 1965 and are not considered heritage assets in the traditional sense. This is not to underplay their value to the story, but none are structures that need heritage assessment in and of themselves, believes the writer.

The War Memorial is a more recent arrival and while its setting may not be antique, it is an important heritage rem.



Sunway Road, possibly showing the trees in the far distance to the right this 1908 image, where the Club sits.



The War Memorial in front of the (now demolished) 2nd British Embassy on the Wireless Road, taken in the inter-war period

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Identification of Value & Value Criteria

Aesthetic Value

The site is rich with important aesthetic character, as it is a rare and surviving 100+ year old building in a typical neo-classical style imported from Europe but adapted to the Thai climate and environment. It sits almost unchanged within its own 'English' style gardens despite much change that has gone on around it. The building is elegant, plain, unadorned and is a decent if unexceptional early 20th C neo-classical villa. The Reform Club in Mayfair, it is not.

The relationship of the Clubhouse with the Nelson Hayes Library is to be considered. Its location is not coincidental, as evidenced by the gate that passes between them but that is now locked shut. The relationship of the two structures is an aesthetic one as well as a social one. The Library is also a neo-classical building in the European tradition, and the two buildings form a cluster or enclave within the Bang Rak area. They have group value, in spite of operating independently.



Historical & Archaeological Value

The site is still being used for the same purposes for which the Club was founded. This can be quite rare with non-residential buildings and especially in a city that has grown into the global hub of today. The Club still more or less functions to meet the needs of members after five generations. That membership started largely with British expats resident in the city and has evolved in the century since to allow for a more inclusive membership while retaining a distinct Anglo-sphere culture. The internal spaces remain more or less as they were built and the original structure and setting would be discernibly close to how its first guests might have found it in 1910. This continuity is a unique survival and a cultural marvel. Its openness and views that are framed both within the site as well as from looking inwards are a vestige of the pre-lapsarian city.

Scientific & Educational Value

There is no archaeological material as the site was just an open plantation before the Club was built. The architect, presumably British, is not recorded and no technical drawings survive. It is not a premium-quality construction but rather workmanlike. The writer has checked some of the dimensions and while it has the appearance of a perfectly symmetrical design as one would expect for a neo-classical villa, there are glaring inaccuracies. Windows are not perfectly aligned. When the British built in the Georgian style, Britain's finest architects, brickwork was perfectly dimensioned with bond and coursing set out to all reveals of openings. The Club is rendered, so this precision wouldn't have mattered as the brickwork would have been covered up. It was therefore not built to a premium specification and while it has pleasant, even elegant proportions, it is rather plain with little decoration. The interiors are not of premium quality, and it is unclear whether much survives of the 1910 interior apart from the walls and vaulted roofs. Therefore, while the surviving building has rarity and storytelling value, it is by no means a work of exceptional creative genius. The building does have value for the story it tells, far more than for any craftsmanship.



Social & Spiritual Value

British engagement in Thailand has been long, and rich and Bangkok has been home to many generations of Britons and other like English speakers for many generations. These visitors have been a rich source of ideas as Bangkok has grown into a modern industrial metropolis. Since 1903, the Club has provided a small piece of Britain for the community and their families. Since 1910, the Club has offered refuge from the busy city. The war memorial adds a spiritual dimension that further reinforces the site as a memento mori for the English-speaking Community.

Were the building to be lost or radically altered, this loss would impact on these values. It would especially impact on the Social and Historical Value imbued by the site and its unique and rare open setting. The surviving building is the vessel for this long story, and while of unexceptional architectural quality, its layout, room dimensions and elevations would be readily legible to any visitor in 1910. For that reason, the building has great value, and its character should be preserved.

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The Club (as a social club)

The Clubhouse is a 1910 neo-classical villa in a restrained style typical of the period, when architecture started to move back towards classical architecture after a period of the 19th C when nativist architectures prevailed. In the UK, this took the form of medieval styles and vernaculars as the arts & crafts and (neo)gothic. With Victorian-era expansion, these morphed into all the eclectic styles that can be seen in so many cities globally, including those under colonial administration.

The first British Embassy along the Chao Phraya (demolished) was built in the middle 1800's in a vernacular local style. Later, its colonnade was filled in with masonry, and it took on a more European appearance with shuttered windows. The second Embassy (also demolished) was built in 1922 north of Lumpini Park in the style of a grand Palladian style villa. Sir Edwin Lutyens's Palace in Delhi is from the same period and quite typical of architecture of the Edwardian period which Britons took with them abroad. The Clubhouse's date is sandwiched by the two embassies and signalled a more emphatic British presence in the city, both architecturally and spatially. It is no longer a version of a Thai stately house directly accessed from the river but a grand building dominating its inland site. It sets the tone for the re-sited embassy. The fact that both these embassies have gone, leaves the Clubhouse as the definitive architectural statement in the city of that period when Britain dominated global trade. The Clubhouse therefore has an outsized cultural significance as a vestige of British engagement in Thailand and remains much as it was first built. The Club has served five generations of the English-speaking community and represents the specific contribution of that community to Thailand. It continues to be a joyful and positive social presence in the city also for visitors with some connection to British culture. It is a shared place for Thai staff there and for Thai members, visitors and expatriate members to connect. **The Clubhouse and the ownership of this special place have Very High Significance for their Social and Cultural Value.**

War Memorial

The War Memorial has spiritual and historic value for reasons that have to do with Britain's historic legacy of conflict during two world wars in Asia. It is commemorative. **The War Memorial has Very High Significance for its Historic and Spiritual Value.**

Landscape and Urban Setting

The Clubhouse remains surrounded on three sides by gardens and the trees and openness on its northern sides when seen from inside the site still impress. The openness to the library is still appreciable and the war memorial, although only erected here in recent years, is well situated close by but not crowded by the building. The fact it is not axial to the building but offset is not unexpected and is an important feature of many landscape settings for war memorials. Having said that, there is car parking close by the building and there are other pressures that have impacted the setting, such as lifts, stores, emergency stairs and other paraphernalia that lightly detract from that setting. The more modern buildings on the remainder of the site are sufficiently far away as to have modest impact.

The site is large enough to contain them comfortably and in case, the old lane that cleaves the site into two does separate the 1910 building clearly. The original setting of the Clubhouse is still very readable and especially from the new sports and sunset bar opposite it. The fact that the tennis courts remain open and views in from the Surawong Road can be appreciated by the public, is a positive. The boundary wall on the north side, while offering some security and privacy is not intrusive.



Left: First British Embassy, Bang Rak pictured around circa 1850's
Right: First British Embassy, Bang Rak in early 1900's



Second British Embassy, built 1922

Further Significance Analysis

The combined setting of the War Memorial, the Library and the Clubhouse in its open garden and when looking into the site and from within, is of Very High Significance for their Architectural Value as to spatial setting.

The Club (as architecture)

The building itself is architecturally no Edwin Lutyens, sadly. Its architect is not known. It is workmanlike, restrained with just enough decorative detailing to elevate it above the merely pedestrian. Its interior survives with its simple Palladian cruciform plan form, with its two large rooms in the wings, the couple grand stair hall and the rear bowed garden room on axis with entrance. The first floor repeats. There have been some internal changes over the last 110 years, but they are reversible and have not damaged the original structure to any degree. It is not known how original interior fittings are, but the building is a bit tired and dated internally. The roof is leaking although the exterior render is in good condition. The building requires some investment to improve bathroom and kitchen facilities and better usability access would be positive. There are operational issues with some of the later internal partitioning. The later south wing which contains all the kitchens and stores is ill-defined and planned and causes harm to an earlier open loggia on the west side that has been infilled. Airconditioning ducts are positively harmful as are various shanty style sheds and stores that fill the site. The multi-surface court to let block and nets also harm the setting, which could be improved and weigh better, offering low amenity for the harm caused. There is much opportunity to improve the situation with a masterplan that better amenity and mitigates or removes present harms. The Clubhouse is of Moderately High Significance for its Architectural value. It is of Low Significance for its Archaeological, Educational or Scientific Value.

The remaining buildings on the site are mostly all post 1960 and much of that which does remain has had a thorough make-over in the last decade. These structures are of No to Low Significance for their Architectural Value.



The clubhouse and grounds today, showing significant neighbouring development, making the Club a rare oasis of calm in the centre of a World City



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Proposed Works & Conservation Philosophy

There is no detailed plan being brought forward at this early stage for the main Clubhouse; however, it is apparent to the writer that there are matters that will need to be addressed regarding building condition and compliance within a very short time-frame.

There are roof leaks, the lift is sub-optimal, disability access is poor and will need addressing in 1-2 years. Bathrooms and kitchens need upgrading in the next 2-5 years. No work should be done other than urgent stabilization, repair or monitoring until a full proposal has been worked up.

This statement is not a survey of condition nor of adaptations or a record of (in)conformity to current Regulations and Compliance. This should be done as part of a further stage.

There are other works underway elsewhere on the site with the most recent building; however these do not affect the Clubhouse fabric. The addition of a sunset bar on the roof of the sports bar is unobtrusive and has no harmful impact, the writer assents. In fact, the addition of a sunset bar offers an opportunity to see the Clubhouse from a bird's-eye view which is a positive and practical benefit.

The writer has advised the Club to avoid any further building works, other than repairs and renewals until a master plan and options have been assessed. This report is a step towards that, and it is hoped that a more detailed masterplan can be developed by end 2026 or early into 2027, for presentation to members.

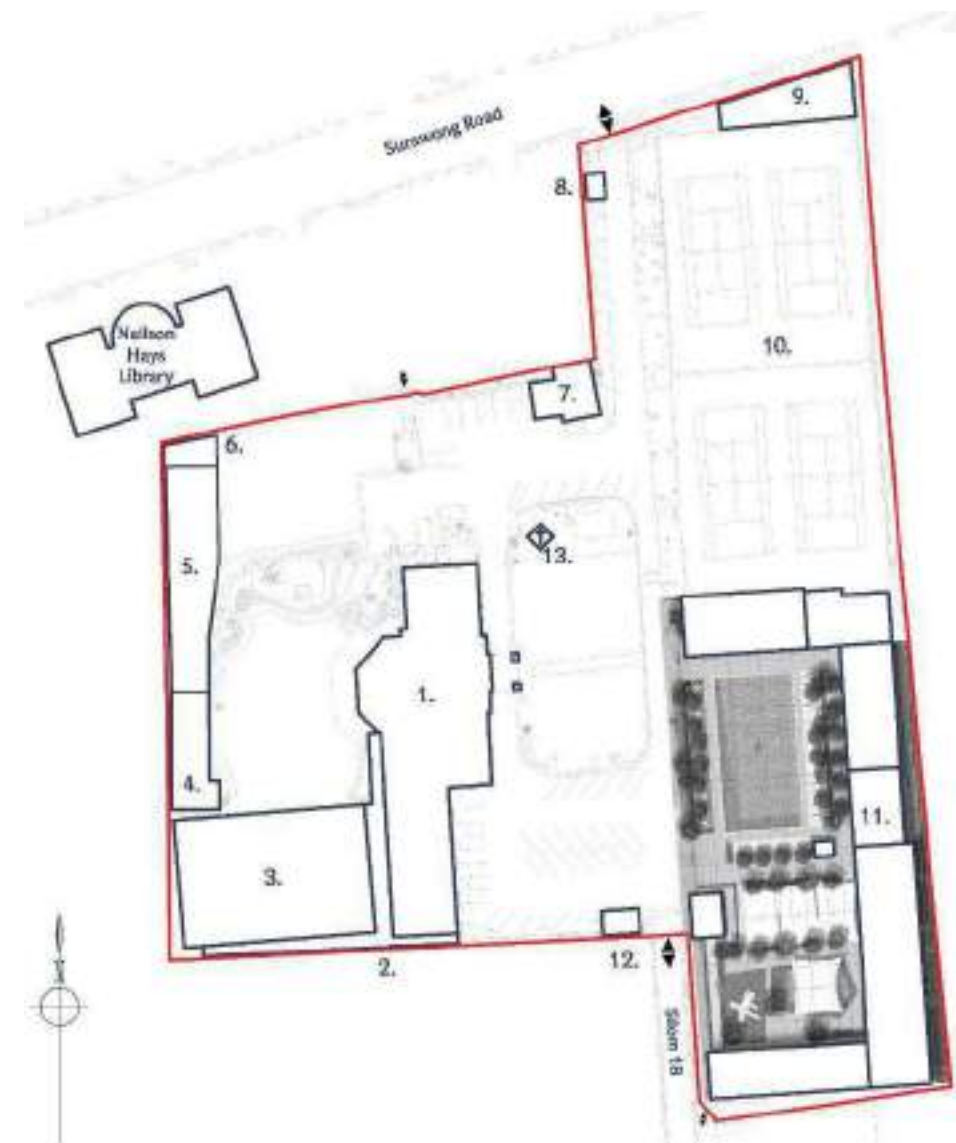
Beyond Value & Significance

The first part of this report has been limited to telling a story about the Club, why it is valuable and significant.

The next part of the report moves onto an evaluation of potential Areas of Opportunity for development, having regard to the embedded heritage on this special site.

These Areas are those considered to have either potential identified by the writer or by members in the past.

The writer has used a traffic light system to rank a hierarchy of harm that may result from each Area, from least to most harmful.

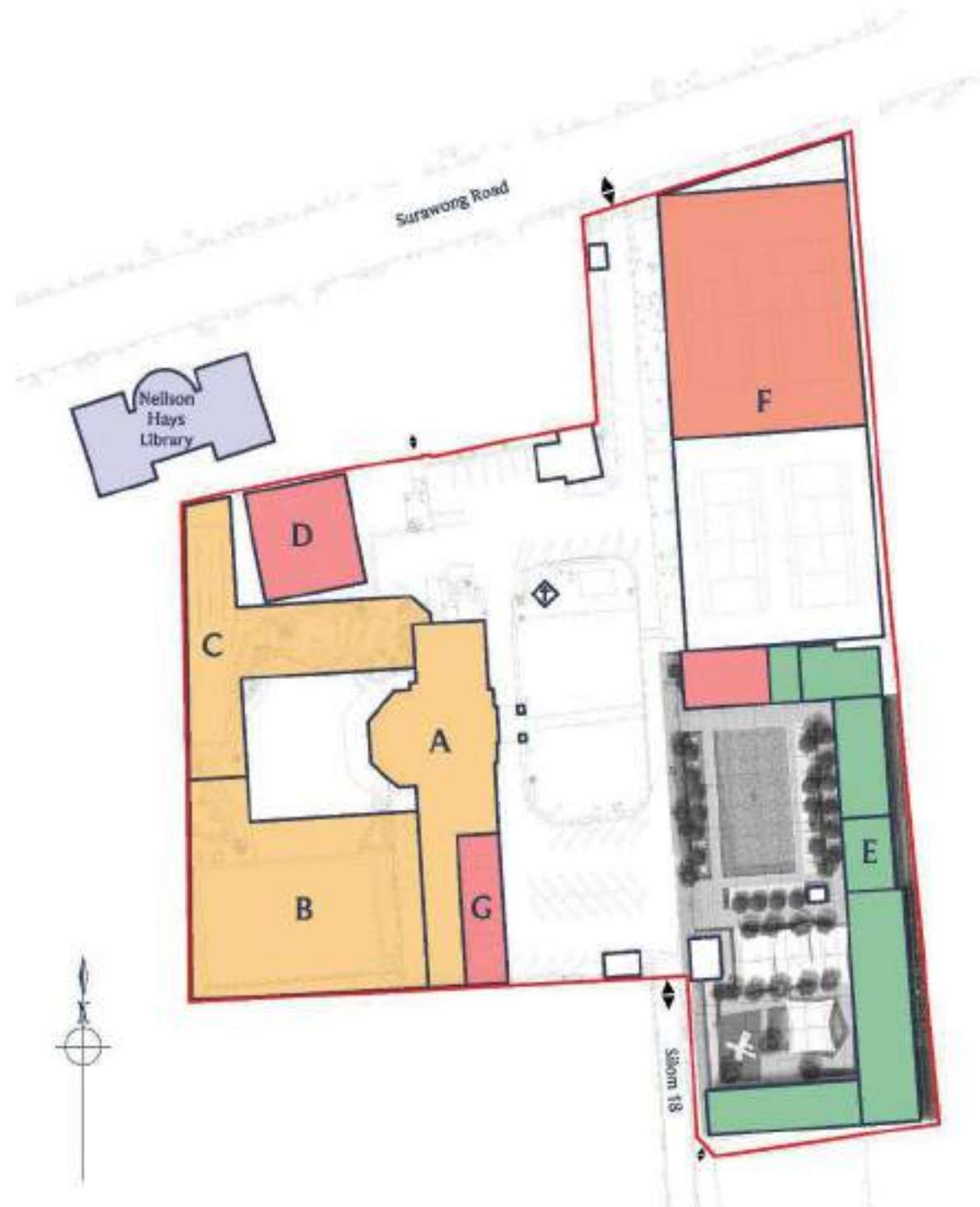


- | | |
|-----------------------|------------------------------|
| 1. Existing Clubhouse | 8. North Gatehouse Entrance |
| 2. Infill Sheds | 9. Staff Area |
| 3. Sports Pitch | 10. Tennis Courts |
| 4. Toilet Block | 11. Poolside Development |
| 5. Cricket Nets | 12. South Gatehouse Entrance |
| 6. Container | 13. The British War Memorial |
| 7. Engineers Block | |

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Areas of Opportunity for Development

Key Plan of Areas of Opportunity for Development (Not To Scale)



- A. Phase 2 Clubhouse Extension (Unrealised, Chapman Taylor Scheme, 2017)
- B. Integrated Racquet Centre Wing
- C. Courtyard Garden Wing
- D. Detached Sports Pavilion (Unrealised, Harper Scheme)
- E. Third Floor Clubhouse Extension
- F. Tennis Court Overbuild
- G. South Kitchen Wing Extension

No harm

Less than substantial harm

Substantial harm

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Areas of Opportunity for Development

A.

The Chapman Taylor Architects scheme (unrealised) from 2017 for a Phase 2 Clubhouse extension to the south and including the internal alterations to the main Clubhouse needed by that scheme;

It is widely accepted that the current layout is sub-optimal. The internal layout of the kitchen internally is compromised and the toilet provision underwhelming. There have been some alterations to internal layout and partitions to a certain extent. A previously open loggia off the Churchill Bar has been subsumed into the kitchen. There is inadequate storage and lift provision, so parts of the first floor are being used to store furniture and equipment which detracts from amenity. Some recently installed first floor offices have altered the first-floor cruciform plan which is a lost opportunity. The Chapman Taylor scheme that was brought forward and built, around the pool, proposes a further phase to the Clubhouse, though this has not been realised. The Club has been on a make and mend with the Clubhouse since, but there is more appetite to now bring some investment forward, some of it necessary. In these proposals, Chapman Taylor proposes replacing the kitchen wing, rationalising it and making changes internally to the Clubhouse.



Proposals for the interior had no regard to the cruciform plan, obliterated some of the original 1910 structure for no apparent reason other than to make it more open-plan. Proposals for replacing the kitchen are more vanilla, but this section is a later extension and has less significance. There are clear public benefits, but these do not outweigh the less than substantial harm to the architectural character of the 1910 Clubhouse. There is scope to mitigate some of the more egregious harm to original walls and to reinstate some of the original layout.



(Left & above) Chapman Taylor Scheme for Phase 2 (unbuilt). Floor plans.



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Areas of Opportunity for Development

B.

Also looking at potential for a similarly located building enclosing the handcourt and possibly building a further storey over it for pool and pickleball while also consolidating kitchen, stores, toilets and lifts in a replacement wing to the Clubhouse and attached to it;

This location already has the single storey kitchens that were added sometime after the original building. The multi-surface court also urbanises this corner of the site and is hemmed in by various 'shanty' style sheds and lightweight structures. The rear of the building has paraphernalia that harms the building. There is much opportunity for heritage and public benefit to the extent that it may well outweigh some harm to the heritage asset. This will need to be finely balanced, however were the building ever to be extended, it is in this area that the balance is likely to weigh most favourably.



Proposals for this area will cause some harm although there is ample opportunity to finesse the design to limit the harm to a less than substantial threshold. There is ample opportunity to present a case for wide benefit, both heritage and public. This case could be very strong, and the betterment outweigh even a high degree of harm.



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Areas of Opportunity for Development

C.

Development where the tennis, golf tee and cricket nets are located along the western boundary and linking back to the north end of the Clubhouse and forming a courtyard on all sides of the western (garden) elevation of the Clubhouse;

If one were ever to extend the Clubhouse, then we have to look at which parts of the building have the most significance, as that is likely to cause the least harm. There is much historical precedent for extending Classical buildings with their rigid symmetry. The White House in Washington was originally a simple Palladian villa but has been much extended without significant harm, constantly adapting to meet new needs. Recall that heritage policy is never not to stop development but to manage it. A good example as any that this writer can think of is the British School at Rome by Sir Edwin Lutyens built in 1911 for the World Fair. Originally it was a rendered brick villa of handsome Edwardian proportions. It had an analogous use to the BCB.

It has since been much extended to adapt it for accommodation, studios, as a library and research centre after the BSR took it over in 1916. It was designed use as an exhibition hall. Lutyens came back and added wings on both sides, also fully enclosing the space behind into a monastic courtyard. The UK's parliament is in fact a classical plan and fully adapted to fit the older Palace which survives within it. Members should not be frightened to consider a more ambitious scheme if it delivers significant benefits to outweigh the less than harmful impact.

How could the Clubhouse be extended? As a whole the building has very High Significance but its Architectural Significance is Moderately High. This significance is primarily due to its muscular but restrained elevational treatment, especially the main frontage elevation (West). The north and south elevations have less significance as these are obscured by later additions and paraphernalia that have accreted to the structure. The rear elevation to the garden is better than the two end elevations, but as good as the main elevation as that has also had some changes over time. Any extensions to the east and west elevations would be harmful to the significance and should therefore be discouraged. It would also lead to harmful impacts on the garden setting and the war memorials.

However, both end elevations are less prominent and have been harmed already. Given that many Classical buildings have been extended, using the exemplars above, an extension(s) on those elevations and even as far as full enclosing the garden in a cloister might be considered to be less than harmful. However, there must be large public and heritage benefits to weigh up. Extensions to the south end would be far more acceptable than the north end.

This is because this would lead to the loss of mature planting and openness and impact the setting of the Library and the Memorial on the north side. The bowling alley structure shown above in the photo no longer exists but is in a location that may be an option set by precedent.

A scheme for the north end and enclosing the garden in a cloister must deliver major benefit to the building. An extension could be less than substantially harmful if it is

sensitively designed as to scale and does not compete with the status of the host structure. Two storey may be acceptable with the right design, but it must be subordinate to the main building. There could be heritage benefits with removing later paraphernalia and public benefits in providing much needed accommodation.



Above: The British School at Rome by Sir Edwin Lutyens.



Aerial photograph of BSR, Google Maps.



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Areas of Opportunity for Development

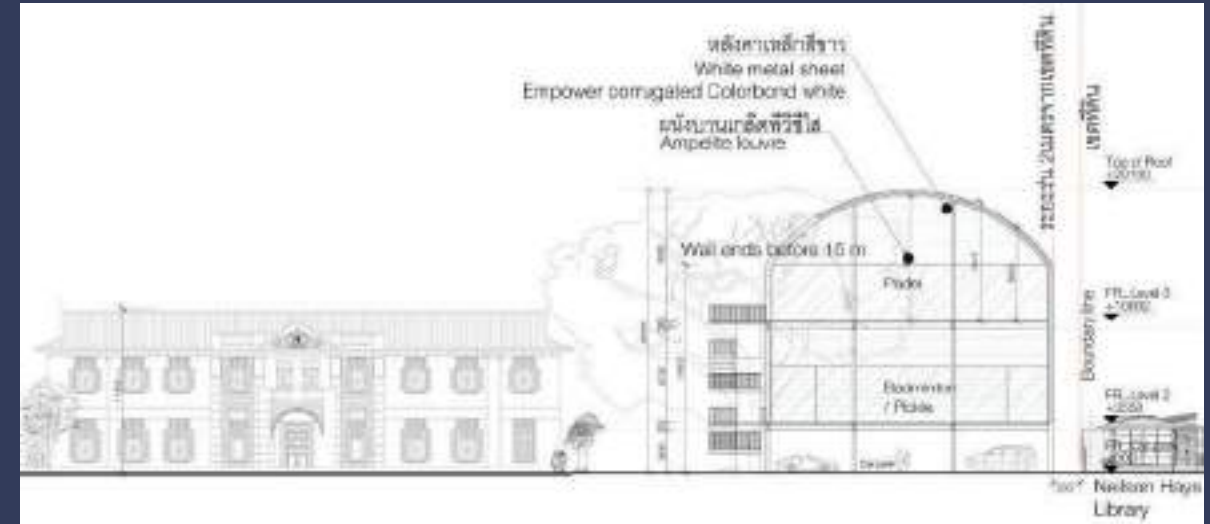
D.

The Chapman-Taylor (Phase 2 unbuilt) & Harper scheme for a detached three storey building for the pool and pickleball courts to the north-west of the Clubhouse;

A design for this site has been brought forward in some detail. Due to the retained parking, it is very tall. It also might be operationally sub-optimal as it would require members to go up 3 storeys by stair. All other sports played are at ground level and that on upper levels. It is questionable whether it will attract players in sufficient numbers. It is also separated from other social areas and sports. The BCB was founded as a social club not a sports club and this is what gives it such special character, not the sports facilities. There are plenty of sports facilities that are better in the City, but there is only one British Club. Most sports are played on rectangular pitches, not square ones. The Club has started new sports as much as losing old ones. Nobody plays lawn tennis, bowling, billiards or croquet anymore. A square court may meet immediate needs, but it is inherently not very adaptable if fashions change, so fails a key test of sustainability. Designs that are sustainable or flexible to meet change are preferred to mono-functional spaces. Reversibility is also a consideration, which is a form of mitigation. In this case, such a structure could be erected and removed easily, but this is no mitigation for the harms caused.



The proposal would harm the setting of the Memorial, the Clubhouse, the Library and the openness of the site. There are no heritage benefits. Public benefits are limited.



Left & Top: Peter Harper Scheme.

Below left: Chapman-Taylor Scheme for Phase 2 (unbuilt), 2-storey accommodation block.



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Areas of Opportunity for Development

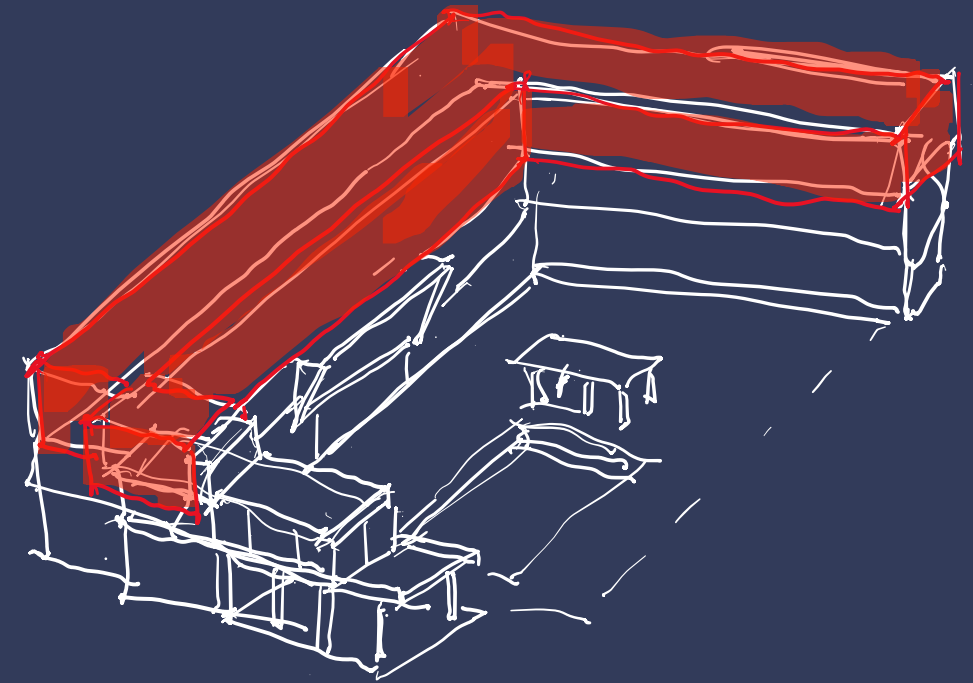
E.

Development on a 3rd floor along the boundary over the gym and children's centre to the south-east, above the aforementioned Phase 1 (realised) by Chapman Taylor and opened in 2022;

A proposal to extend upwards over the recent buildings in the south-east corner have been discussed, not least that the building has been built to support a further floor over it. This would lead to the tallest structure on the Club's land, but it would be dwarfed by the Six Senses going up behind. Work has just started on the sunset bar on the roof of the sports bar, setting a precedent for building upward on the east side of the land. The writer finds the views down over the Clubhouse positive from the roof, having gone up there as part of fieldwork.



As long as any roofed over building remains at the farthest end close by the lifts and away from the Clubhouse and doesn't encroach all the way to the parapet, it is not believed to cause any harm to the setting or the heritage assets.



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Areas of Opportunity for Development

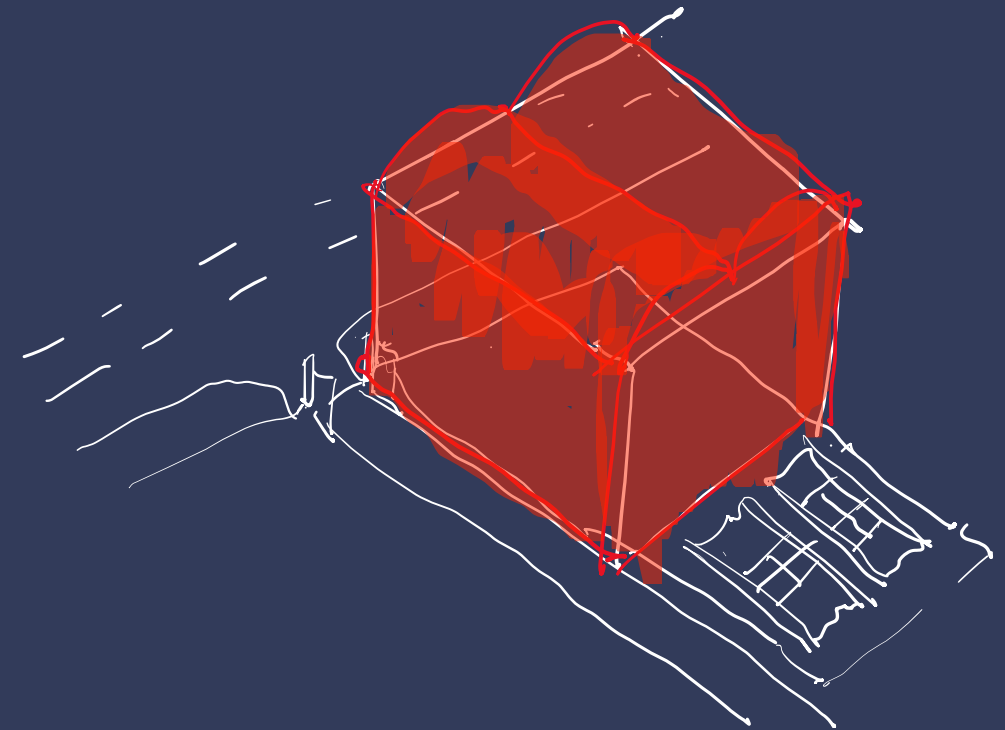
F.

Development over the tennis courts either along the Sawang Road on the northern boundary or close by the Sports Bar building.

This part of the site was originally grass tennis courts and would have been unfenced a hundred years ago. Over time, they have taken on a more developed appearance. This is not unexpected given the rains and heavy use. A small structure now used as a staff room sits wedged between the courts and road but sits below the coping. It cannot be seen and does not affect the setting. The wall screens the courts from the road. Notwithstanding the fences, hand standing and built form, it remains open above eye level and from within the club, that openness affords views to the other side of the Sawang Road. From the sunset bar, these views will be even better. Building a structure here would inevitably either replace the tennis courts or be built over them. Due to the structural seams needed for such a large span, any building here will be a very concerning building.



Any building here would have no impact on the heritage assets but would have a less than substantially harmful impact on openness and the setting of the heritage asset. There would be no heritage benefits either. There could be public benefits, but these would need to be considerable to outweigh the harm to a setting deemed to be of Very High Significance.



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Areas of Opportunity for Development

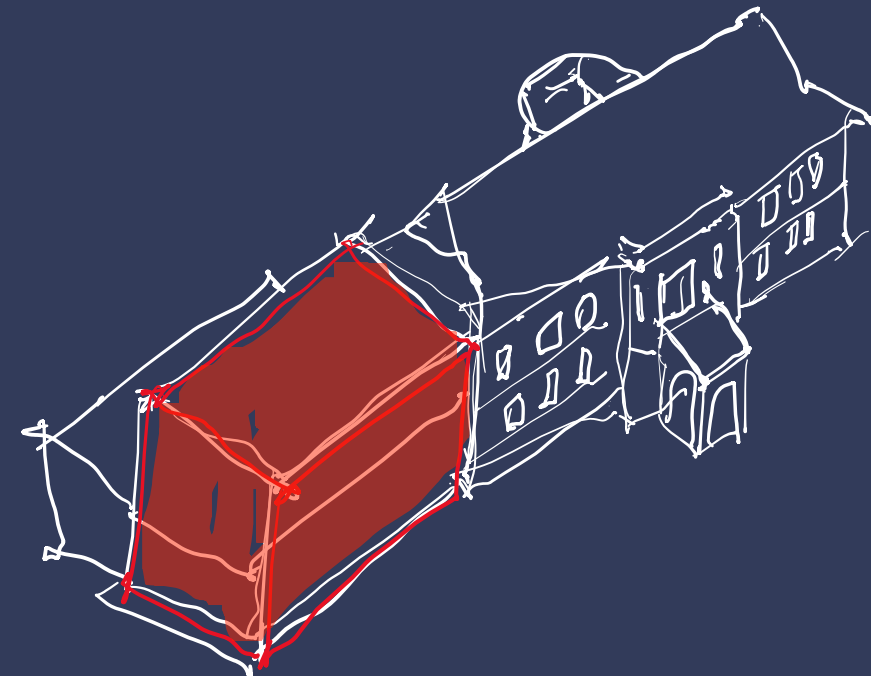
G.

Developing a southern side extension forward of the current kitchen wing and on two storeys.

A proposal has been circulated for extending on two storeys almost flush with the Clubhouse. As aforementioned, when extending a Palladian style building, designs must be sensitive to that structure and not dominate it. A sense of hierarchy needs to be retained, and this is normally done by reducing the scale of side wings and reducing their status, so they do not compete. Status can be achieved by a balance of scale, material, decoration or perhaps by contrast. It can be appropriate at times to do this with very contemporary arch textures as there is then a clear hierarchy of form.



In this scheme, there is no set-back and the scale and height equals that of the host building. It also creates a lopsided elongated elevation. It is harmful to the main entrance elevation which is the most important elevation for understanding the architectural form of the building. There could be some heritage and public benefits and maybe the harm could be mitigated by reduction in the scale and set back so it is less than substantially harmful.

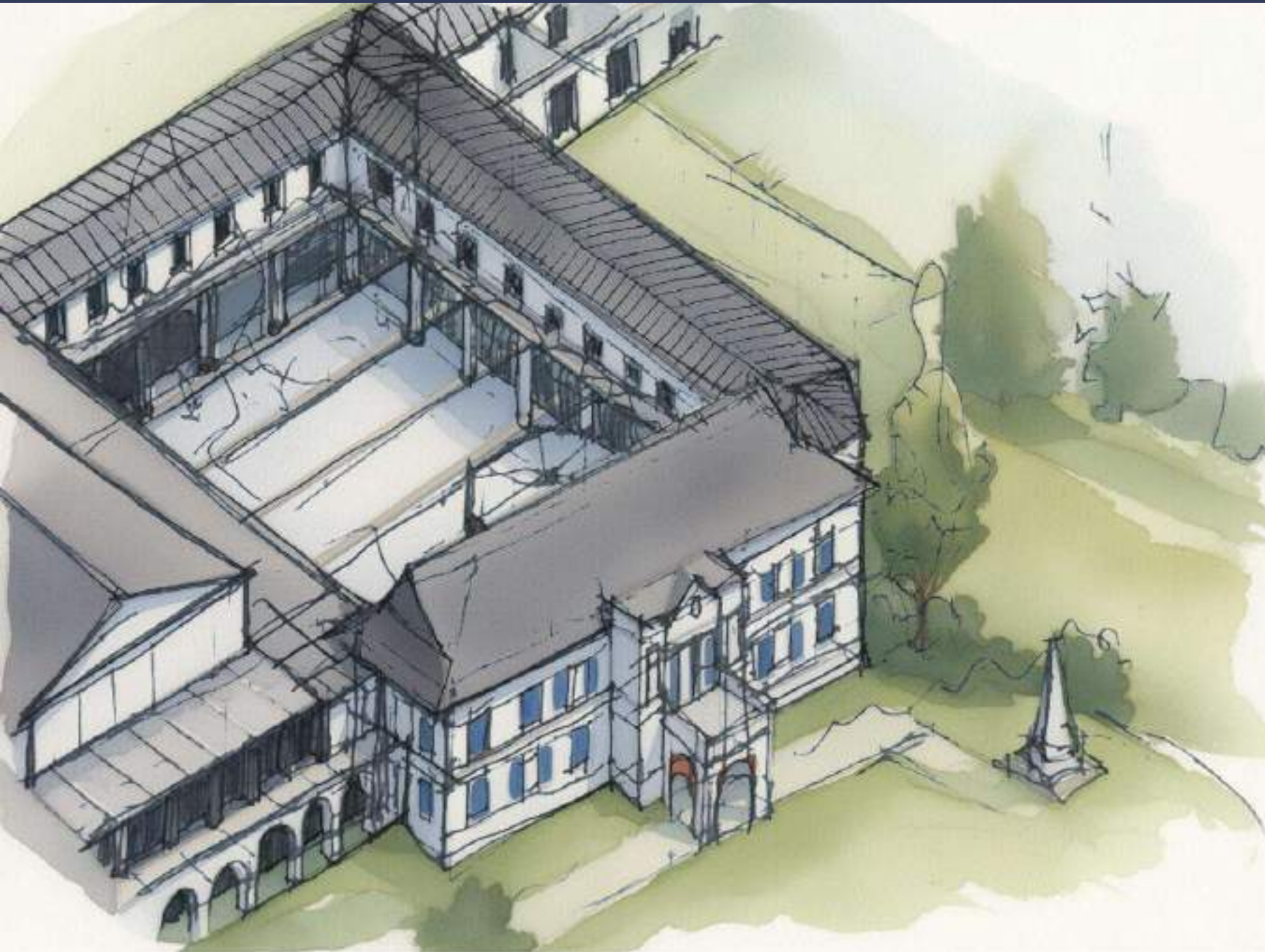


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Areas of Opportunity for Development

Areas A, B & C

Schematic Masterplan to extend and refurbish the principal heritage asset – The 1910 Clubhouse



Proposal

Notwithstanding an earlier statement that this report is missing a design, the writer invites members to imagine the full of the possible:

Such a design could include:

- Two-storey sports centre (partially covered), with two full-sized covered and air-conditioned sprung, floored pitches, flexible for badminton, roller skates and hockey, badminton, futsal, indoor tennis, basketball etc.
- New kitchen and toilets and growing area;
- Table tennis;
- Grass area connected through to the Churchill Bar and gardens, improving flow from front to back and improving connections to the eastern part of the site;
- Accommodation block & suites, events hosting
- New office suites for operations and management
- Possible atrium over the courtyard

Public Benefits

- Investment in the main Clubhouse and enhancing its condition
- Removing some of the sub-optimal structures attached to the building and improving the elevations of greater significance
- Re-instate the original internal layout
- Improving accessibility, lifts and facilities for the impaired
- Investment in the social spaces for members
- Enabling more and wider public access with events, weddings and niche conferences
- Considerable clearer segregation between wider public and member areas
- Improve sports provision to provide flexible use in poor and hot weather
- Providing members, and guests from far and wide with on-site accommodation

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1895

Scheduled Monument/Archaeology

The Library is a registered heritage asset. However, it sits in separate ownership and on a distinct title. Any proposals that may come close to the boundary to the Clubhouse will need to mitigate harmful impacts on the fabric of that asset, as well as its setting. This report refers to the Library in terms of siting of new development. No further work of assessment or analysis is required here.

Planning Balance & Public Benefits

This needs to be developed when a confirmed proposal is available for an assessment of harm when weighed against public and heritage benefits.

Conclusion

This report identifies a series of options that exhaust the potential for development on the site. It is found that some of these options are harmful. If harm to Significance is found, then they give sound reasons for such proposals not to be taken forward. If there is less than harmful impact found, then these proposals could be developed; however there will have to be public and heritage benefits that outweigh the harm. Where there is no harm found, then proposals should be considered. The report advises the following actions:

1. Commission a complete 3D digital record of the site and structures as they stand. Align this data where possible with existing digital data sources where available;
2. Further develop a masterplan for proposals that are either not, or are less than, harmful based on the findings of this report and update this report accordingly;
3. Carry out a comprehensive conditions survey on the Clubhouse.

The purpose of this report was to identify the principal heritage asset in need of repair and to highlight areas requiring urgent attention. The findings should be regarded as preliminary, as the relative priorities and scope of future works have not yet been discussed in detail with the committee members or other stakeholders.

STEDMAN BLOWER

Core Bibliography & Web Sources

¹ Financial Times, 1st August 2026. "Why nightclubs want in on the wellness craze" by Kathleen Band-Murray.

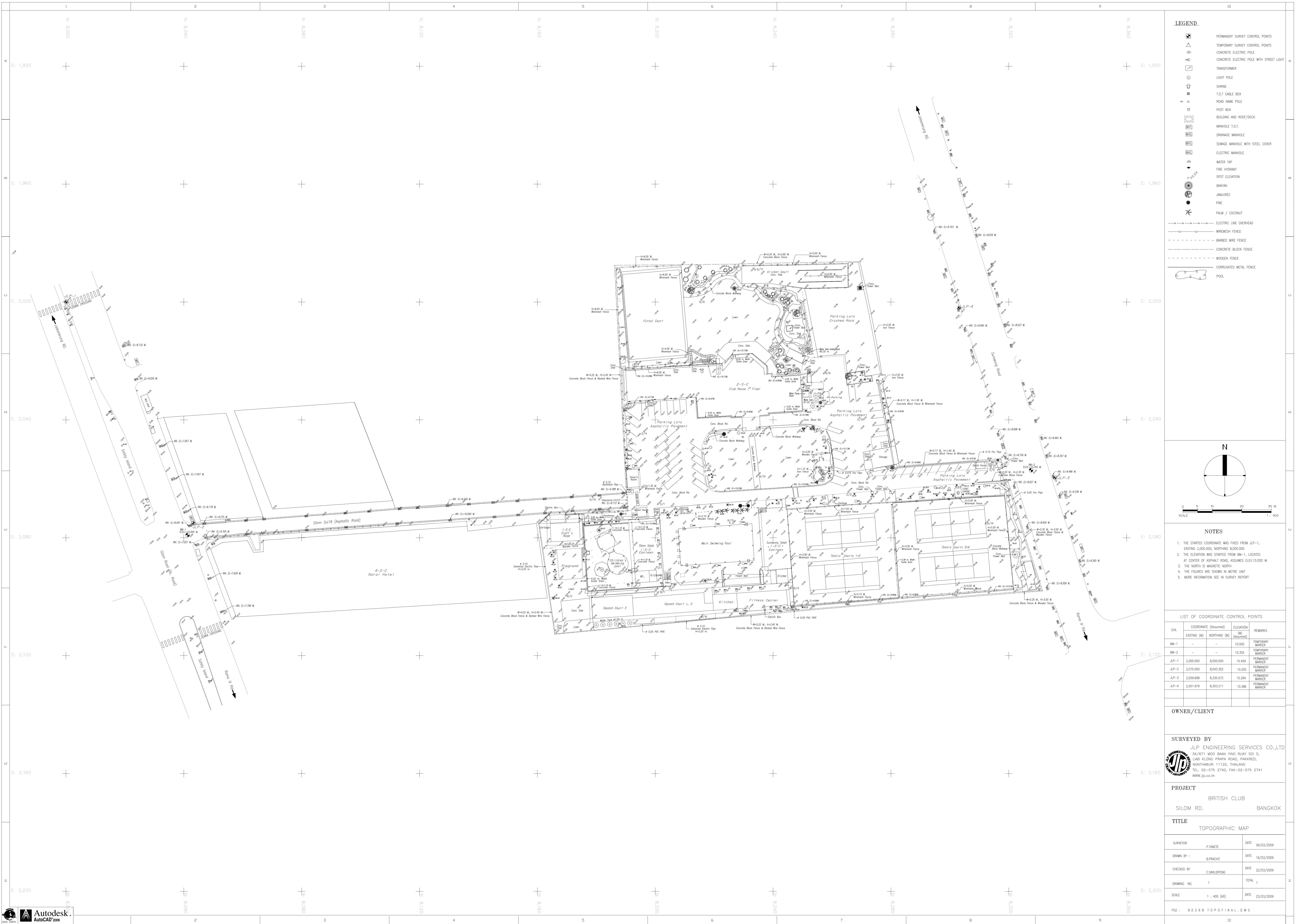
² Icomos <https://www.icomos.org/charters-and-structural-texts/>

³ The Act on Ancient Monuments, Antiques, Objects of Art and National Museums (B.E. 2504)

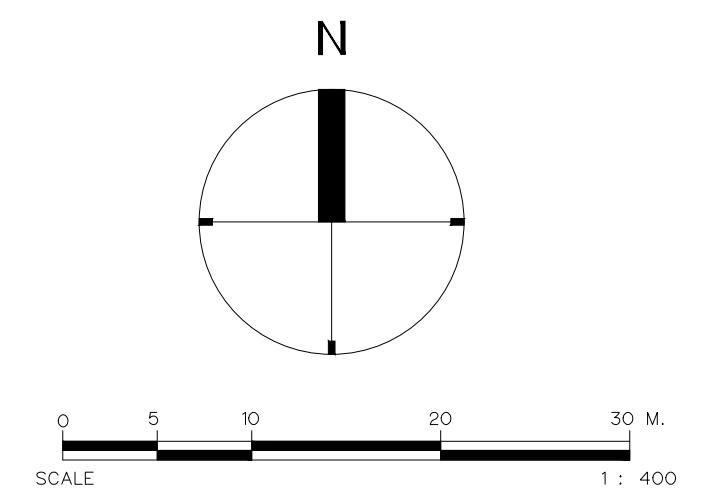
⁴ [A&A Architectural Conservation Award – Wikipedia](#)

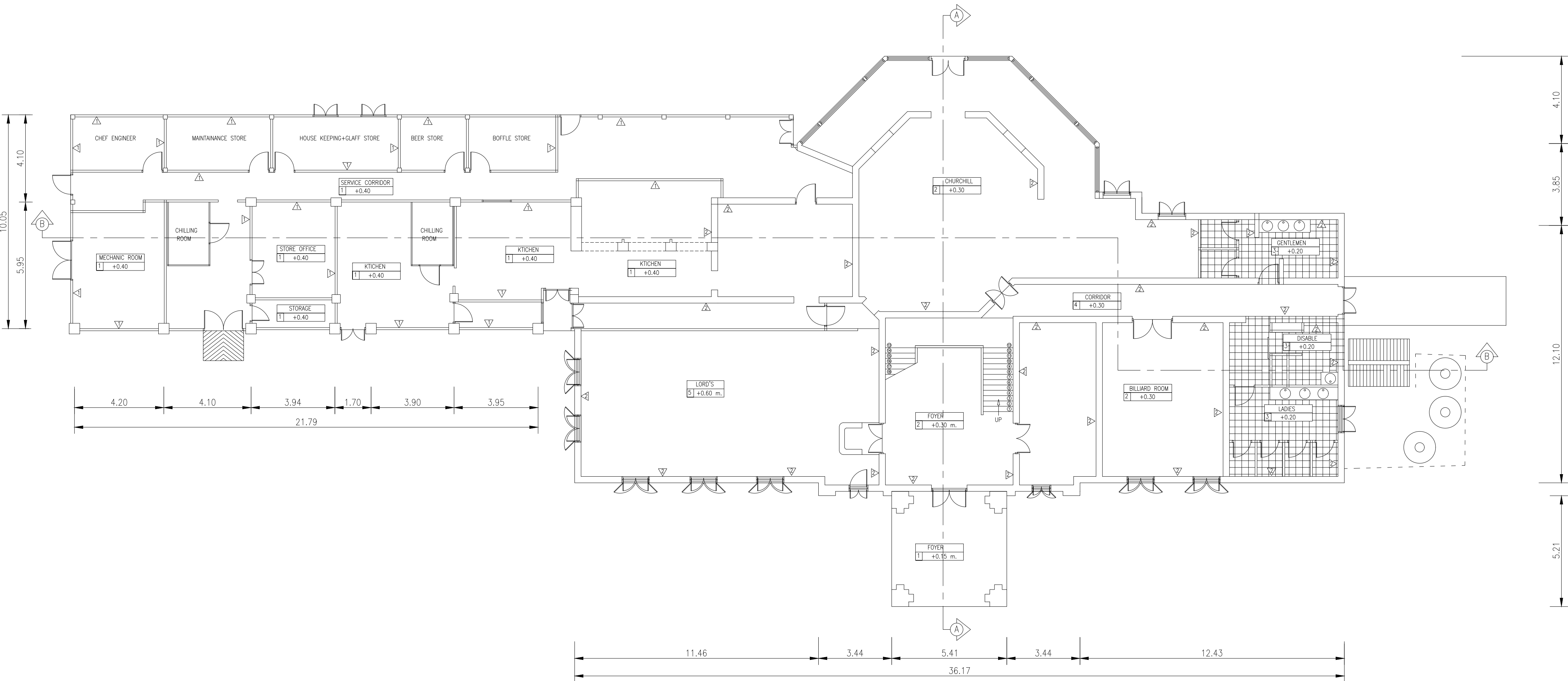
⁵ UNESCO, ICCROM, ICOMOS, and IUCN. (2022). Guidance and Toolkit for Impact Assessments in a World Heritage Context. Paris: UNESCO.

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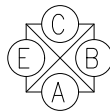


- LEGEND**
- PERMANENT SURVEY CONTROL POINTS
 - TEMPORARY SURVEY CONTROL POINTS
 - CONCRETE ELECTRIC POLE
 - CONCRETE ELECTRIC POLE WITH STREET LIGHT
 - TRANSFORMER
 - LIGHT POLE
 - SHRINE
 - T.O.T CABLE BOX
 - ROAD NAME POLE
 - POST BOX
 - BUILDING AND ROOF/DECK
 - MANHOLE T.O.T.
 - DRAINAGE MANHOLE
 - SEWAGE MANHOLE WITH STEEL COVER
 - ELECTRIC MANHOLE
 - WATER TAP
 - FIRE HYDRANT
 - SPOT ELEVATION
 - BANYAN
 - JAMBLUR
 - PINE
 - PALM / COCONUT
 - ELECTRIC LINE OVERHEAD
 - WIREMESH FENCE
 - BARBED WIRE FENCE
 - CONCRETE BLOCK FENCE
 - WOODEN FENCE
 - CORRUGATED METAL FENCE
 - POOL



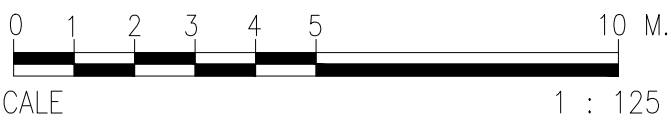


FLOOR PLAN 1
SCALE 1 : 125



LEGEND

	WALL OF BIRCK
	WALL OF CONC.
	CONCRETE GROUND
	POLISHED STONE GROUND
	CERAMIC GROUND
	PARQUET GROUND
	CARPET GROUND



OWNER/CLIENT

PROJECT

BRITISH CLUB
SILOM RD. BANGKOK

TITLE

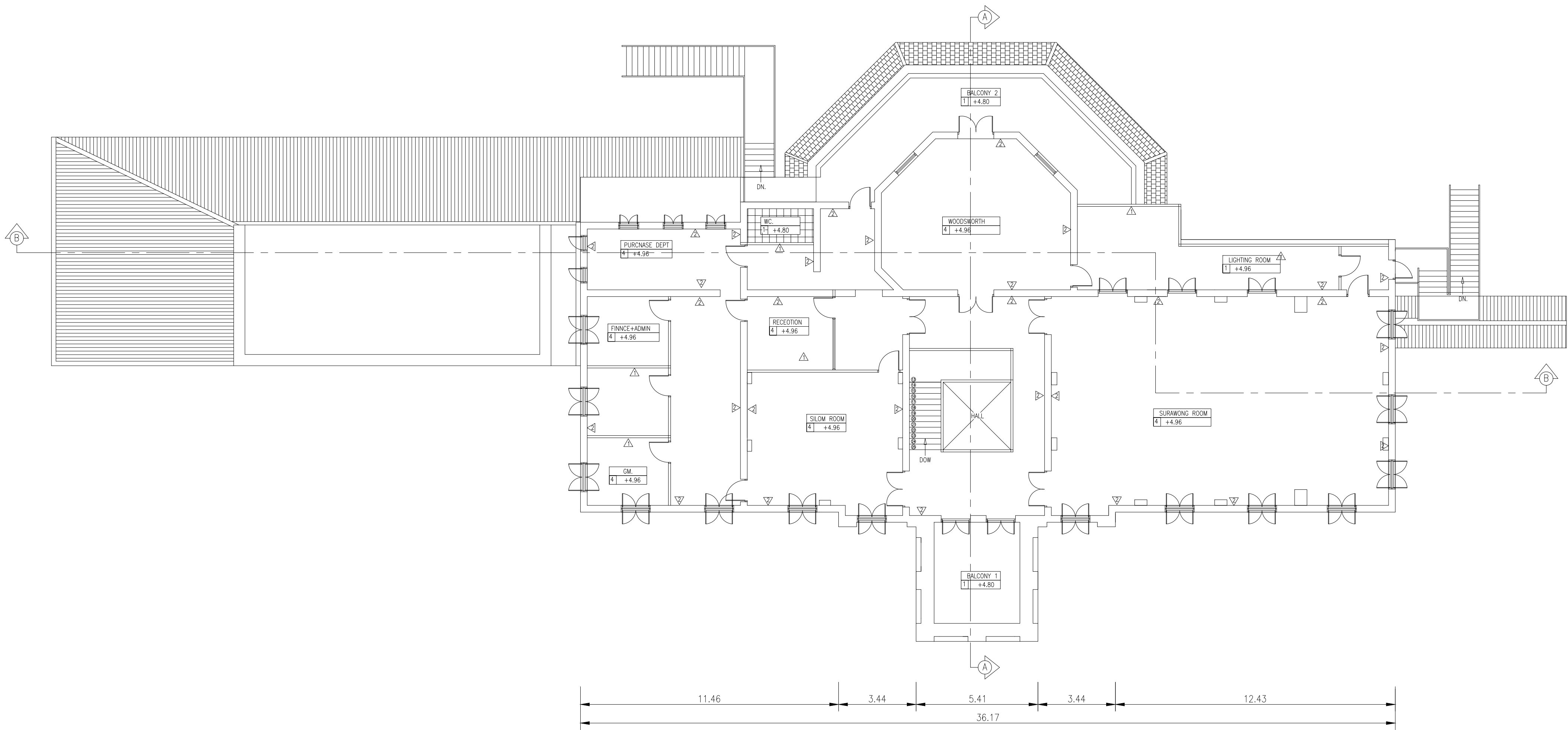
CLUB HOUSE
(AS-BUILT)

SURVEYED BY

JLP ENGINEERING SERVICES CO.,LTD
34/671 MOO BANN YING RUAY SOI 5,
LIAB KLONG PRAPIA ROAD, PAKKRED,
NONTABURI 11120, THAILAND
TEL. 02-575 2740, FAX-02-575 2741
WWW.jlp.co.th

SURVEYOR :	P.TANETE	DATE	01/05/2552
DRAWN BY :	B.PRACHIT	DATE	05/05/2552
CHECK BY :	C.SARLIDPONG	DATE	18/05/2552
SCALE	1 : 125 (A1)	DRAWING NO.	1 of 4

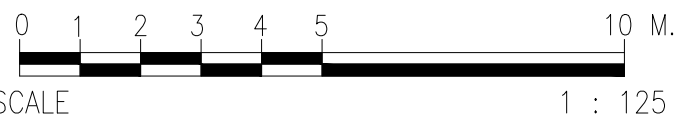
FILE :



FLOOR PLAN 2
SCALE 1 : 125

LEGEND

	WALL OF BRICK
	WALL OF CONC.
	CONCRETE GROUND
	POLISHED STONE GROUND
	CERAMIC GROUND
	PARQUET GROUND
	CARPET GROUND



OWNER/CLIENT

PROJECT

BRITISH CLUB
SILOM RD. BANGKOK

TITLE

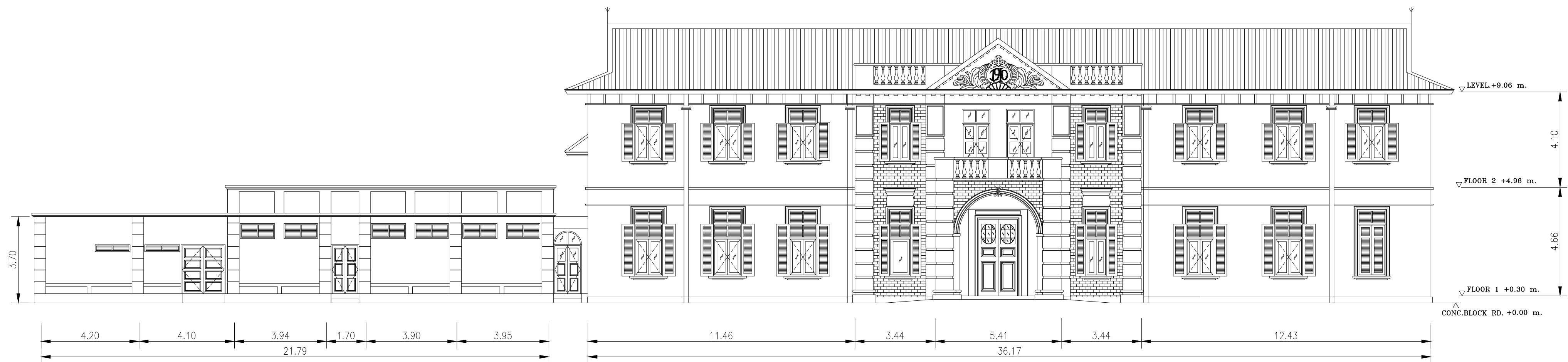
CLUB HOUSE
(AS-BUILT)

SURVEYED BY

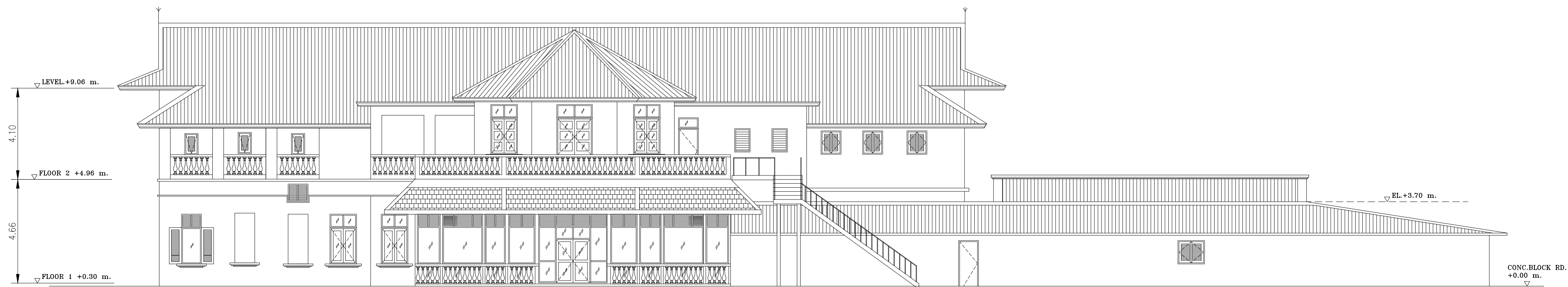
JLP ENGINEERING SERVICES CO.,LTD
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CHECK BY :	C.SARUDPONG	DATE	18/05/2552
SCALE	1 : 125 (A1)	DRAWING NO.	2 of 4

FILE :



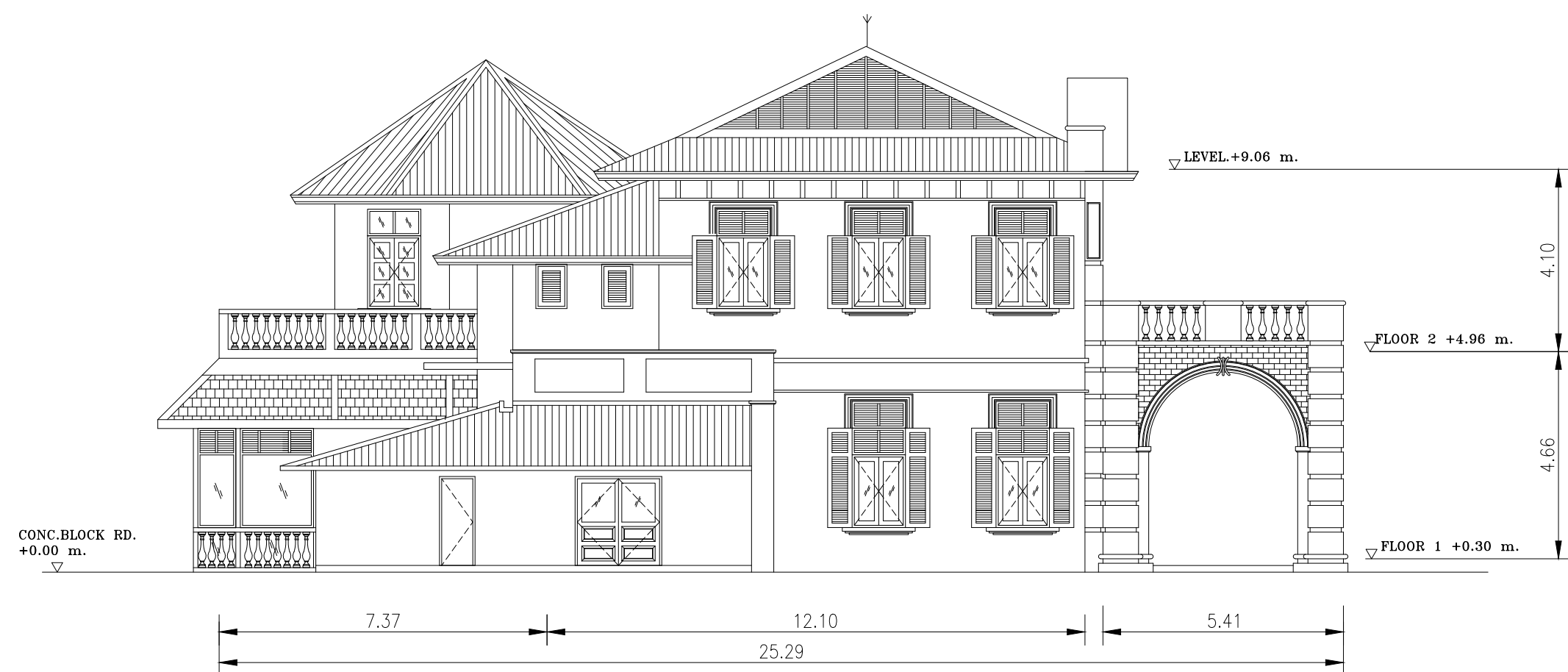
SIDE VIEW A
SCALE 1 : 125



SIDE VIEW C
SCALE 1 : 125



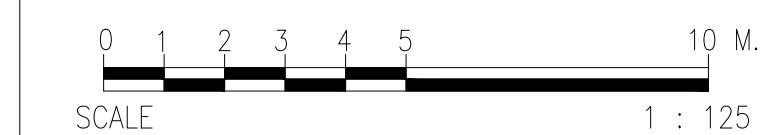
SIDE VIEW B
SCALE 1 : 125



SIDE VIEW D
SCALE 1 : 125

LEGEND

▽	WALL OF BRICK
▽	WALL OF CONC.
1 +0.00	CONCRETE GROUND
2 +0.00	POLISHED STONE GROUND
3 +0.00	CERAMIC GROUND
4 +0.00	PARQUET GROUND
5 +0.00	CARPET GROUND



OWNER/CLIENT

PROJECT

BRITISH CLUB
SILOM RD. BANGKOK

TITLE

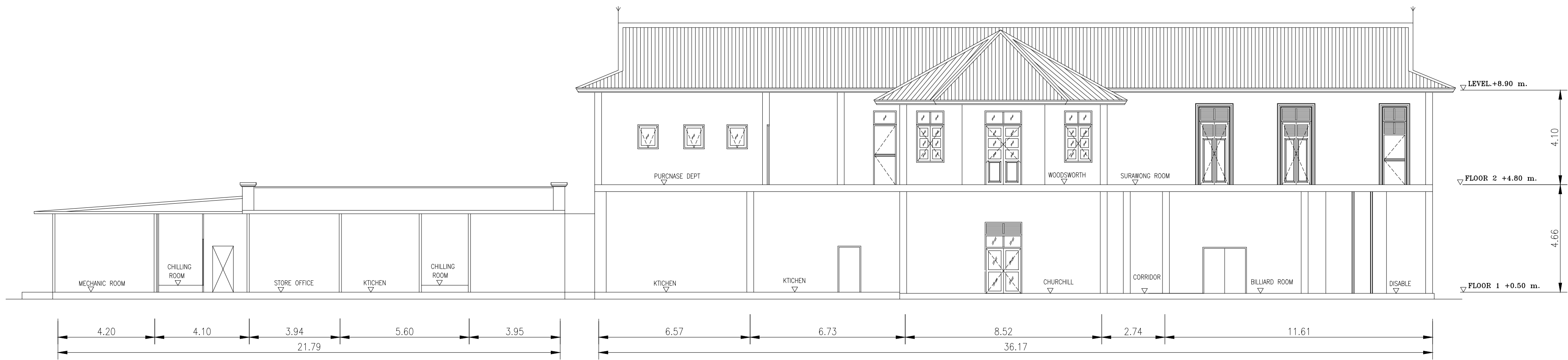
CLUB HOUSE
(AS-BUILT)

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DRAWN BY :	B.PRACHIT	DATE	05/05/2552
CHECK BY :	C.SARUDPONG	DATE	18/05/2552
SCALE	1 : 125 (A1)	DRAWING NO.	4 of 4

FILE :



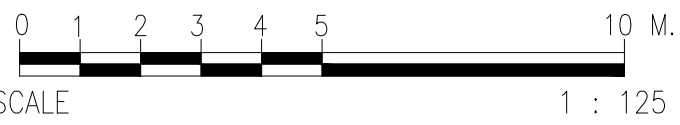
SECTION A-A
SCALE 1 : 125



SECTION B-B
SCALE 1 : 125

LEGEND

▽	WALL OF BIRCK
▽	WALL OF CONC.
1 +0.00	CONCRETE GROUND
2 +0.00	POLISHED STONE GROUND
3 +0.00	CERAMIC GROUND
4 +0.00	PARQUET GROUND
5 +0.00	CARPET GROUND



OWNER/CLIENT

PROJECT

BRITISH CLUB
SILOM RD. BANGKOK

TITLE

CLUB HOUSE
(AS-BUILT)

SURVEYED BY

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SCALE	1 : 125 (A1)	DRAWING NO.	3 of 4

FILE :

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GU30 7AH

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STEDMAN BLOWER

1895