

ANU University House and Gardens
Heritage Management Plan

Report prepared for University House

May 2016



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Report Register

The following report register documents the development and issue of the report entitled ANU University House and Gardens Heritage Management Plan undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

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Executive Summary

University House was the first major building constructed at the Australian National University (ANU). This building, its landscape and the adjacent Molly Huxley Building are the subject of this Heritage Management Plan (HMP), which updates an earlier Conservation Management Plan prepared in 2001.

University House was designed by prominent architect and Professor of Architecture at the University of Melbourne, Brian Lewis. It is the earliest vestige of Lewis' design scheme for the whole ANU Acton Campus dating from the late 1940s. University House, its gardens and the Molly Huxley Building are included in the Commonwealth Heritage List (CHL) and have all been assessed by the ANU as having high significance.

University House possesses an array of identified heritage values relating to its role as a residential and social centre for the ANU and wider Canberra since opening in 1954. It is reflective of the Oxford-Cambridge model for residential colleges for on-campus accommodation, where students and staff live and study at the college. Both buildings (University House and the Molly Huxley Building) are representative of Australian mid-twentieth century architectural styles with British influences. University House is one of the largest such examples in Canberra. The integrity of the design and original fabric of the site is high and many of the original details, fittings and finishes are in good condition.

The architectural style is further exemplified by the custom-designed furniture, fittings and artwork within it, including furniture designed by Fred Ward who went on to found the ANU Design Unit. A number of significant artists were also commissioned at the early design stage to prepare artworks for the place, and the textiles were designed and made by the significant fabric design company, eclarté.

The high level of integrity of the original design and fabric means that it has the capacity to demonstrate these values well. Its place in the history of the development of the ANU is also of high significance, along with its associations with several key figures in the history of the ANU, Canberra and Australia including academics, politicians, royalty, designers, writers and artists.

As part of this HMP project, the social values of the place were tested through a broad program of consultation, including stakeholder meetings, an online survey and a public workshop. In general, University House and its landscape was considered by participants to be a highly significant place, based on its ongoing central role as an accommodation facility for postgraduate students and academics, its central function as a place for academics and students to socialise, and its program of events that bind the University House community together.

University House occupies a symbolic place for this community that includes a deep sense of ownership and connectedness.

Currently, University House operates not only to provide residential accommodation to postgraduate students and academics, but also provides hotel-style accommodation to the public. University House management has the potential to capitalise on the distinctive mid-century style of the place, including its furniture and fittings, to provide a boutique accommodation experience. Pressure to maintain the hotel as a self-sustaining business means that the operating needs of the business need to be balanced against the conservation requirements of the heritage values. This HMP is designed to be a strategic management tool to inform the active conservation, management and interpretation of the place. It follows the Australian benchmark standards in its preparation, reflected through the principles and philosophy of *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*.

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This HMP sets out a range of opportunities and constraints based on the heritage values, authenticity, integrity and condition of the place. It sets out the operational and management context for conservation and maintenance decisions, and outlines the degree to which the original fittings, furnishings and fabric can tolerate change before their heritage values are diminished.

A range of conservation policies are proposed that recognise the excellent condition of the heritage values and physical fabric of the place, but that also account for the pressure for change for the future as the managers of the place work to sustain the ongoing evolution and operation of the hotel functions.

An interpretation strategy is also included in this HMP to provide a framework for the interpretation of the site, identifying key audiences and messages to be conveyed together with recommended interpretation initiatives. Interpretation is a key conservation process, assisting community understanding and appreciation of the heritage values of the place.

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1.0 Introduction

1.1 Background to the HMP

The Australian National University (ANU) has commissioned GML Heritage Pty Ltd (GML) to prepare a Heritage Management Plan (HMP) for University House.

University House was the first major building constructed at the ANU, with initial sketch plans prepared in October 1947 by prominent Architect and Professor of Architecture at the University of Melbourne and first planner of the Acton Campus, Brian Lewis.

The building was officially opened in 1954 and continues to be a significant part of postgraduate life on campus. The heritage values of University House are recognised through its inclusion in the Commonwealth Heritage List (CHL).

The *Environment Protection and Biodiversity Conservation Act 1999* (Cwth) (EPBC Act) requires that a HMP be prepared for Commonwealth Heritage places to conserve, present and transmit their heritage values. This HMP complies with the regulations of the EPBC Act, particularly Schedule 7A—Management Plans for Commonwealth Heritage places.

1.2 Study Area for the HMP

University House is located at the Acton Campus of the ANU on Balmain Crescent (Figure 1.1). The study area is the CHL boundary and is shown in Figure 1.2; it comprises University House and its gardens, as well as the Molly Huxley Building.

1.3 University House and its Management

University House provides accommodation for postgraduate students and researchers, and is the traditional centre of the postgraduate and research community at the ANU. University House includes the Great Hall, which is used for members' dinners and events, a restaurant and bar for more informal entertaining, a library and gardens. Sixty-one rooms are provided for postgraduate accommodation and 105 rooms are currently used for hotel accommodation.

The ANU is responsible for the management of the site. University House has a Board of Fellows that represents the interests of the membership within the management of the place. Overall management is overseen by the Master of the House with an operations manager undertaking the day-to-day organisation. Operational divisions include accommodation, catering and maintenance. The management of University House is guided by the University House Charter.¹

University House also has a membership of 1400 people, many of whom are ANU and University House alumni. It accommodates 70 graduate residents—another 180 graduates are resident in the adjacent and affiliated, Graduate House. University House provides a traditional dinner in the Great Hall once a week that residents and alumni attend.

University House also has 100 hotel rooms in the former student and academic accommodation wings, with an average occupancy rate of 77 per cent. It caters for events and functions, while also providing a restaurant and bar—both of which are frequented by academics, graduates and the hotel guests.²

1.4 Heritage Listings

University House is listed for its heritage values on several heritage registers.

Statutory Listings

- **Commonwealth Heritage List (CHL):** University House and Gardens (Place ID: 105190).³ The site was entered on the Commonwealth Government's CHL on 22 June 2004 and, as such, has statutory protection under the EPBC Act. The official citation determines that University House and Gardens meets the threshold for listing on the CHL for six of the nine Commonwealth Heritage criteria. This HMP outlines the heritage values in Section 5.0. The CHL citation is included in Appendix A.
- **The ACT Heritage Register:** This register legally recognises and protects significant heritage places within the Australian Capital Territory. University House was recently rejected for provisional listing (14 February 2013) by the ACT Heritage Council. This is because the site is located on National Land, under the control of the Commonwealth, so the ACT Heritage Register has no statutory legal effect.

Non-Statutory Listings

- **Register of the National Estate (RNE):** University House and Gardens (Place ID: 19837) was entered on the Interim List of the RNE on 24 September 2002 but had not been formally registered by the 2007 when the RNE was formally closed. The RNE ceased to have statutory effect in February 2012. It does not provide direct legal protection or prescriptive requirements for management, but is retained by the Commonwealth as an archival database of places. The RNE citation for University House and Gardens matches the CHL citation.
- **National Trust of Australia (ACT) Classified Places:** University House is included in the National Trust's list of Classified Places. This is not a statutory listing and affords no legal protection to places. The National Trust ACT ceased classifying places in 2004, instead nominating them to the ACT Heritage Register where, if accepted, are afforded a level of statutory protection under the *Heritage Act 2004* (ACT).
- **Australian Institute of Architects (AIA) Register of Significant Twentieth Century Architecture (RSTCA) (ACT Chapter):** Listing by the AIA is non-statutory but provides recognition of the architectural heritage values of a place. University House (RTSCA No. R024) was listed in May 1985 on the ACT Chapter Register.⁴
- **ANU Heritage Inventory:** This has been developed by the ANU to meet its obligations under the EPBC Act. It is a register of places under the ANU's management with either Commonwealth Heritage value or recognised heritage significance to the university's community. University House (Bldg. 1) and the Molly Huxley Building (Bldg. 1A) are included in this database.⁵

1.5 Methodology

1.5.1 Structure of the Report

This HMP has been prepared in compliance with the EPBC Act and its regulations. The sections of the report are outlined below with a brief description of their content.

Executive Summary

Provides an outline overview of the HMP and its findings.

Section 1.0—Introduction

Provides a background to the HMP, location and the heritage status of the site, as well as the methodology for the project.

Section 2.0—Historical Context

Provides an overview of the historic development of University House, its gardens and the Molly Huxley Building.

Section 3.0—Site Description

Provides an overview of the site including the two buildings, their components and the landscape.

Section 4.0—Consultation

Discusses the consultation undertaken for the social values assessment and the interpretation framework.

Section 5.0—Assessment of Heritage Values

Provides a statement of the existing official CHL values and a revised assessment of heritage values against the CHL criteria. The condition of the heritage values is described and defined.

Section 6.0—Context for Development and Conservation Decisions

Discusses the opportunities, issues and constraints affecting the future conservation, management and interpretation of the identified heritage values of University House, its gardens and Molly Huxley Building.

Section 7.0—Conservation Policy, Actions and Implementation

Provides specific conservation policies and actions for the conservation and management of University House and its gardens and includes an implementation framework with priorities, timing and responsibilities.

Section 8.0—Conservation Works and Maintenance Schedule

Provides an outline of work required as well as maintenance actions and their scheduling.

Section 9.0—Significance Rankings and Tolerance for Change

Provides details on the rankings of significance and tolerance for change for individual elements of University House, its gardens and the Molly Huxley Building.

Section 10—Appendices

Appendix A—CHL citation for University House and Gardens.

Appendix B—ANU Heritage Inventory sheet for University House and Gardens.

Appendix C—Interpretation Strategy.

Appendix D—HMP compliance table for Schedule 7A of the EPBC Act Regulations.

Appendix E—Commonwealth Heritage Management Principles.

1.5.2 Relevant Documentation

Several background documents relevant to the study area have been referenced in the preparation of this report, including:

- GML Heritage, ANU Acton Campus Heritage Study (Volume 1), report prepared for the Australian National University, April 2012.
- GML Heritage, ANU Acton Campus Heritage Study (Volume 2), report prepared for the Australian National University, April 2012

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- Pegrum and Associates, University House, The Australian National University, Conservation Management Plan, report prepared for the Australian National University, May 2001 (2001 CMP).
- GML Heritage, Australian National University Acton Campus Interpretation Strategy, report prepared for the Australian National University, July 2015.

1.5.3 Consultation

Stakeholder Consultation

To inform the preparation of this HMP, the GML project team undertook consultation with a number of University House stakeholder groups. These groups included the Board, staff, graduate students representative committee, and members. Consultation was facilitated through a number of separate meetings and a public workshop. A survey was also published online and in hardcopy and sent to members.

The intent of the consultation was twofold:

1. to glean information on the social values of University House including the associations, connections and aspects of the place that are important to the community; and
2. to understand the issues facing the staff and management that affect the operation of University House and how these issues may relate to the heritage values of the place.

Outcomes from these consultation meetings and the workshop also informed the conservation policies as well as the interpretation framework, Section 9.0.

Consultation is discussed in detail in Section 4.0.

1.5.4 Limitations

The historical background in this report is drawn from the 2001 CMP. No substantial additional research has been undertaken.

1.5.5 Terminology

This HMP uses the definitions outlined in *The Australia ICOMOS Burra Charter, 2013* (the Burra Charter),⁶ Article 1.

1.6 Authorship

This HMP has been prepared by GML; Martin Rowney, Associate and reviewed by Rachel Jackson, Senior Associate. Specialist input into the built heritage values and maintenance schedules was prepared by David Hobbes of Phillip Leeson Architects (PLA). Social values analysis was prepared by Rebecca Hawcroft, specialist heritage interpretation consultant.

All information drawn from previous academic and consulting work has been referenced.

1.7 Acknowledgements

GML would like to thank the following people for their assistance in the preparation of this HMP:

- Professor Peter Kanowski, Master, University House;

- Tony Karrys, Operations Manager, University House;
- Michael Zaja, Manager, Accommodation Division, University House;
- David Bustra, Maintenance Manager, University House;
- Amy Jarvis, ANU Heritage Officer, Facilities and Services Division;
- the ANU Evaluations Team, Planning and Performance measurement Division;
- all participants in the project consultation process including the Board of Fellows, Senior Staff members, Graduate Students Representative Committee members, workshop attendees. All participants are noted in Section 4.0 of this report.



Figure 1.1 University House location at the ANU Acton Campus shown in red outline. (Source: Goggle Earth with GML overlay 2015)



Figure 1.2 University House, showing the study area and CHL boundary outlined in red. This boundary also marks the curtilage of the site as discussed in Section 3. (Source: Google Earth with GML overlay 2015)

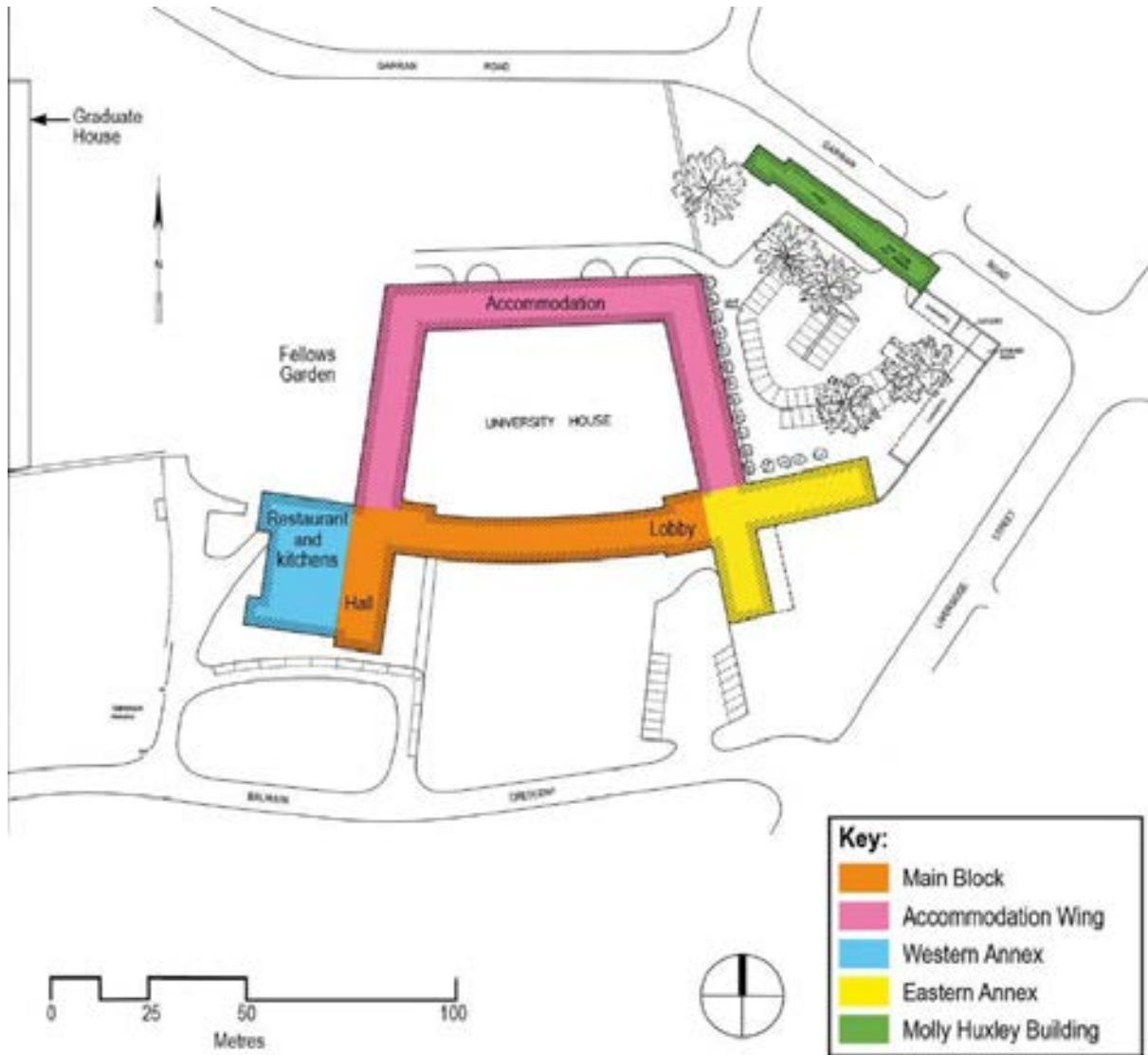


Figure 1.3 Terminology applied to parts of University House in this HMP. (Source: ANU with GML overlay 2015)

1.8 Endnotes

- 1 ANU University House, 'University House Governance', viewed 4 November 2015 <unihouse.anu.edu.au/about/governance/>.
- 2 ANU University House, 'About Us', viewed 4 November 2015 <unihouse.anu.edu.au/about/>.
- 3 Department of the Environment, Commonwealth Heritage List, 'University House and Garden, Balmain Cres., Acton ACT, Australia', viewed 8 September 2015 <https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=search_results;state=ACT;list_code=CHL;legal_status=35>.
- 4 Australian Institute of Architects, ACT RSTCA Register, 'No. R024 University House', viewed 8 September 2015 <raia.com.au/i-cms?page=5878>
- 5 ANU, 'Heritage Study, ANU Acton Campus—Volume 2—Individual Building Inventories', viewed 8 September 2015 <heritage.anu.edu.au/heritage-values/inventories-acton-campus>
- 6 Australia ICOMOS Inc, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, Vic.

2.0 Historical Context

The following summary history is drawn from the ANU Acton Campus Site Inventory and the 2001 CMP.

2.1 Beginnings

The ANU was founded in 1946 to provide a suitable higher educational institution for postgraduate research and study in Australia, and Canberra, as an ‘intellectual powerhouse for the rebuilding of society’¹ in the post-war era. An Interim Council was established to oversee the development of the university. Drawn from prominent academics and government figures, its first meeting was held in the senate room in Parliament House in September 1946.

The Interim Council decided to consult with a range of eminent Australian scholars on the role and requirements of research schools, and other necessary accommodations. To do so, it established the Academic Advisory Committee, which included Howard Florey, Mark Oliphant, Keith Hancock and Raymond Firth.²

With the advisory body in place, the Interim Council set out to bring together a vision of the new university. Under pressure from the appointed academic advisors, the council eschewed an architectural competition for the buildings and layout, instead appointing an architect for the project.

2.2 An Appointment

Professor Brian Lewis was appointed as the consulting architect to the university in July 1947. By September 1947, the Interim Council had approved a building program for:

- (a) *One building comprising (for the time being) University House (Residential college) and the accommodation for the Schools of Social Sciences and Pacific Studies, the library and the administration offices;*
- (b) *One building for the School of Physical Sciences;*
- (c) *One building for the John Curtin School of Medical Research;*
- (d) *Essential Housing.*³

The Interim Council instructed Lewis to commence drawings and specifications for University House.

In order to understand the specific requirements for the dedicated research schools, Lewis travelled to London to meet with the academic advisors. During discussions, Lewis told the advisors that the Interim Council saw University House as being built ‘on the lines of an English college, on the staircase rather than the corridor principle’ with residential accommodation for 100 and dining and other public facilities for about 200.⁴ It was also agreed that combining the research schools with the University House was not a particularly desirable approach. Functional elements were therefore separated so that the School of Social Sciences and School of Pacific Studies were no longer included as part of the University House design.

In continuing with the notion that the proposed University House take the stage, at least in part, as a form of ‘faculty club’, the academic advisors were keen that the design would account for ‘the community life of members of the staff and their female relatives’.⁵ In particular, Hancock noted that it should be possible to provide ‘a corner in a University college where ladies could be entertained and where the female relatives of members of staff could receive their friends’, thus providing ‘an

environment where a certain amount of gracious living would be possible'.⁶ In later discussions it was decided that the accommodation spaces would not include married quarters but would be restricted to unmarried staff and scholars, and that the library would also be excluded.

Aside from the specifics of the functional spaces of the facility, all academic advisors agreed that 'the character and construction of all buildings should be unpretentious and that good taste and reticence rather than extravagance should be expressed'.⁷ The 2001 CMP speculates that Lewis' design was partly influenced by a trip to the University of Aarhus in Denmark: 'The main hall (aula) in Aarhus is a long rectangle in plan with walls of cream brick and a tiled roof. Internally it has a timber parquet floor and projecting side columns painted white'.⁸

By mid-1948 Lewis had provided revised sketch designs of University House and the Interim Council had approved its construction along with the research schools for medicine and physics along with some housing for senior staff. The total budgetary allowance was £600,000.

2.3 Construction

The foundation stone was laid by John J Dedman, Minister for Post-War Reconstruction on 24 October 1949. With a view to maintaining a viable working operation in Canberra at that time, which already had a lot of construction work in progress, an arrangement was made between the University and the Commonwealth Department of Works and Housing that the letting and supervision of contracts would be handled by the Department. Oversight of the project, and communication between the university, the Department and Lewis was the role of the registrar of the university, Ross Hohnen.⁹

The construction period was not without its problems, chief among which was a shortage of skilled labour and building materials, and ongoing concerns about the costs. Communications between Hohnen and Lewis show that the original design included covered walkways around the internal edges of the courtyard 'from the staircase doors to the common room block', but that these were considered an expenses that could be removed. Lewis protested, noting that some of the effect of the design would be lost. However, these covered walkways—made from precast concrete frames with a timber and copper-clad roof—were never constructed. The pond was also under threat from funding constraints, but was saved by changing its tiled base to a cheaper concrete finish.¹⁰ The pond has subsequently become an iconic part of the University House courtyard space.

As the building neared completion, the colour scheme also caused some concerns—the builders changed the scheme without reference to Lewis.¹¹ After some objections, the colour scheme was returned to the original specified by Lewis. Final interior colours included a generally muted palette of pale lemon and green walls for the private rooms, and a greenish-grey and warm grey on the walls of refectory and foyer—both offset by the contrasting white on the ribs. Externally, the walls were a light yellow, the internal courtyard walls were mushroom and the front wing was white.

Despite the foundation stone being laid in 1949, the building and landscaping were not completed until 1953. University House was officially opened by the Duke of Edinburgh on 16 February 1954. Professor AD Trendall was appointed first master of the House in June 1954. University House was the primary accommodation for students and academic staff during the first decade of the university, with residence being compulsory for all unmarried doctoral students.¹² University House catered for all meals, and formal dinners were held each evening.

2.4 The Legacy

The building was awarded the Sir John Sulman Award for Architectural Merit from the Royal Australian Institute of Architects (RAIA) NSW Chapter in 1954.

University House originally housed 96 apartments for students and special guests, with 30 student dormitory rooms and 30 rooms for domestic staff. The building also included a 250-seat refectory, two suites of private dining rooms, and a separate suite of public rooms with its own entrance and garden for staff wives. In 1960, the eastern annex was extended for additional accommodation and meeting rooms. This new work was designed by the University Architect, Bruce Litchfield, in association with the first University Architect, John Scollay.¹³ During the late 1960s and early 1970s a bistro, cellar bar, supermarket and conference facilities were added to the building.¹⁴ Student numbers began to drop during the 1970s, as did the more formal Oxford/Cambridge influence.

In 1995 the building was awarded the RAIA ACT Chapter 25-Year Award for enduring architecture.

The 2001 CMP summarises the building as follows:

Although the origins of University House were firmly rooted in an older English tradition, in its form and detailing the building was an outstanding example of modern and functional Australian design. With the exception of additions to the secretarial wing in the 1960s and some minor internal alterations, the building today is much as Lewis left it.

In some respects, University House also stands now as a remnant of grander scheme prepared for the University by Lewis. Lewis' overall university plan—an interpretation of Beaux Arts style—consisted of sweeping axes and formal symmetrical layouts, depicting a university that was intended to focus on the proposed civic lake as designed by Griffin. University House was designed as the centrepiece of collegiate life at the front of the planned ceremonial space at university's entrance.

However, at its meeting of 12 May 1949, the Building and Grounds Committee discussed Lewis' proposals for the general layout of the university site and decided that 'no useful purpose should be served by adopting the Architect's general proposals at this stage'. Furthermore, it was decided that 'the siting of any additional buildings in the immediate future could be determined on an ad hoc basis.'¹⁵ University House and the nearby Brian Lewis Crescent housing precinct remain the only element of Lewis' original scheme to be built on campus.

2.5 Gardens

Shortly after the completion of the building, plans were prepared for the surrounding landscape and central courtyard treatments. Landscape plans for Fellows Garden, to the west of the main building, and a private garden, near the ladies lounge, were prepared by Lindsay Pryor, Superintendent of Parks and Gardens. Pryor was also a member of the Buildings and Grounds Committee. Immediately after the construction work, only isolated eucalypts remained around the building. These trees were retained and Pryor suggested that further planting material in the university be strictly limited in variety so that a simple and effective result could be achieved. Much of planting around University House, and the Fellows Garden, was achieved by Pryor by on-site laying-out with a minimum of detailed approval by the university or bureaucracies.¹⁶

However, Pryor's plans for the central courtyard met with some resistance from those Fellows familiar with the open courts of Oxford and Cambridge. Pryor proposed formal rows of trees along the inner path, but this scheme was modified by the Master of the House, Dale Trendall, to a more informal setting of trees and lawns. This approach broke up the severe lines of the building and provided shade

in Canberra's hot summers¹⁷. The lawns and courtyard are a major part of the image of University House.

2.6 The Furniture and Fittings

An expert committee was formed in 1949 to advise on the furnishings and decorations for University House. Proposals for the design of the furniture were invited by public advertisement. Fred Ward, Melbourne designer and lecturer in furniture and interior design, was urged by Lewis to make a submission. In September 1949 Ward was appointed as designer for the furniture of University House, above four other applicants. Ward designed all of the University House interior furnishings including desks, chairs, wardrobes, and beds with all of the designs made from Australian timbers. In the end, over 4000 pieces were made to his designs.¹⁸

In his designs for University House, Ward allowed the natural timbers of his furniture to be read in sympathy with the understated finishes of the building. He did not stain his timbers to an even tone, but celebrated the variety of colours in blackwood, myrtle and teak and the play of these with subtle materials in soft coverings.¹⁹

After the completion of his commission, Ward went on to establish the ANU Design Unit.

University House now one of the best places to see a wide range of Ward's furniture.

As part of his commission Ward invited Australian studio weaving company 'eclarte' to provide a range of fabric for the interiors of University House. Established by Catherine Hardress and Edith 'Mollie' Grove, eclarte was one of the most successful mid-century studio weaving enterprises in Australia. Commissioned in 1953 the company provided the University House twill curtains and upholstery fabrics for the Ward furniture and bedspreads.²⁰

The firm was highly regarded providing an artisan skill offered by few in Australia at that time. During the 1950s their textiles, particularly their woollen rugs, were popular with the Australian government as official gifts to various overseas dignitaries and royal visitors. They provided hand woven and dyed furniture upholstery for many of the period's key architects, one noteworthy project being specially commissioned curtain fabric and a floor rug for the Head Office, Reserve Bank of Australia, Sydney, in 1962. eclarte closed soon after, however their legacy is widely recognised and examples of their work are held in the Museum of Applied Arts and Sciences and the National Gallery of Victoria collections.

Along with the work of Lewis and Ward, the commissioning of eclarte demonstrates the emphasis on high quality Australian design and craftsmanship in the early years of the ANU, something that is still able to be experienced at University House.

2.7 Artworks

It was proposed in the 1950s that University House would be a repository of modern art. As part of the design and construction processes, Lewis engaged leading artists and designers to create artworks, furnishings and fittings for the building. Among those were notable sculptors Gerald Lewers—who created the sculpture *Relaxation* (1953) near the front of the building, and Frank Hinder—who designed the inlaid floor in the foyer). Both of these works were in place for the opening in February 1954.

Other sculptural works around the University House landscape include *Swans in Flight* (1961) (the Lady Theaden Hancock memorial fountain), which was also created by Lewers and stands in the ladies garden, *Standing Figure* by Ante Dabro (1982) located at the eastern end of the courtyard, and *Withholding* by Mark Grey-Smith (1992) on the front lawns.

In 1972, Leonard French was commissioned to paint the mural *Regeneration* on the end wall of the hall and in 1996, French's series *The Journey*, consisting of 10 panels, was purchased and also installed on the walls of the hall.

The University House collection also includes a broad range of other artworks including the collection of sixth century Greek vases (including the original black-figure style cup on which the University House motif is based), a large collection of screen prints and etchings by Aboriginal artists, the portrait collection of previous Vice Chancellors and Masters, and a collection of tapestries.²¹

2.8 The Molly Huxley Building

The Molly Huxley building within the University House Precinct is named after Ella Mary (Molly) Huxley, wife of Leonard Huxley, Vice-Chancellor of the ANU from 1960–1967. Molly Huxley studied history at Oxford University and later became the first lecturer in British History at the ANU (then the Canberra University College-CUC).²²

Mid-1950s site plans show a small building to the northeast of University House on the Garran Road frontage, which was constructed in 1953 to house the University telephone exchange (PABX). It was located adjacent to the entrance to the rear carpark—which was positioned further to the northwest along Garran Road than it is at present. This existing 1953 building was incorporated into the Molly Huxley building in 1960 when it was constructed. There is scant information available about the earlier building except that it was designed by GJ Harrison. It is referred to on early site plans as the 'PABX' rather than the 'gatehouse'.

When the Molly Huxley building was constructed a 'gatehouse' effect was created with a drive-through arch. It houses the PABX and also has rooms used as a scholar's common room.

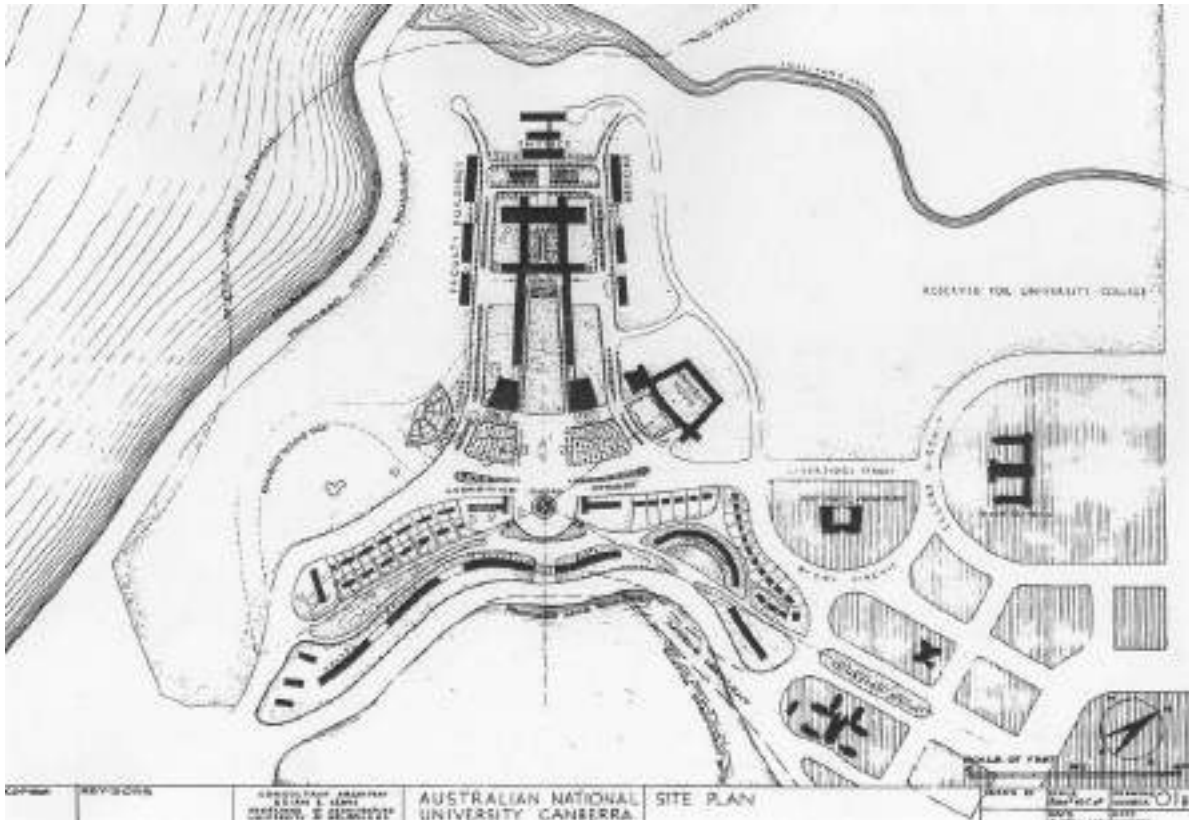


Figure 2.1 Early design scheme for ANU by Brain Lewis, 1948. (Source: ANU Archives 2015)

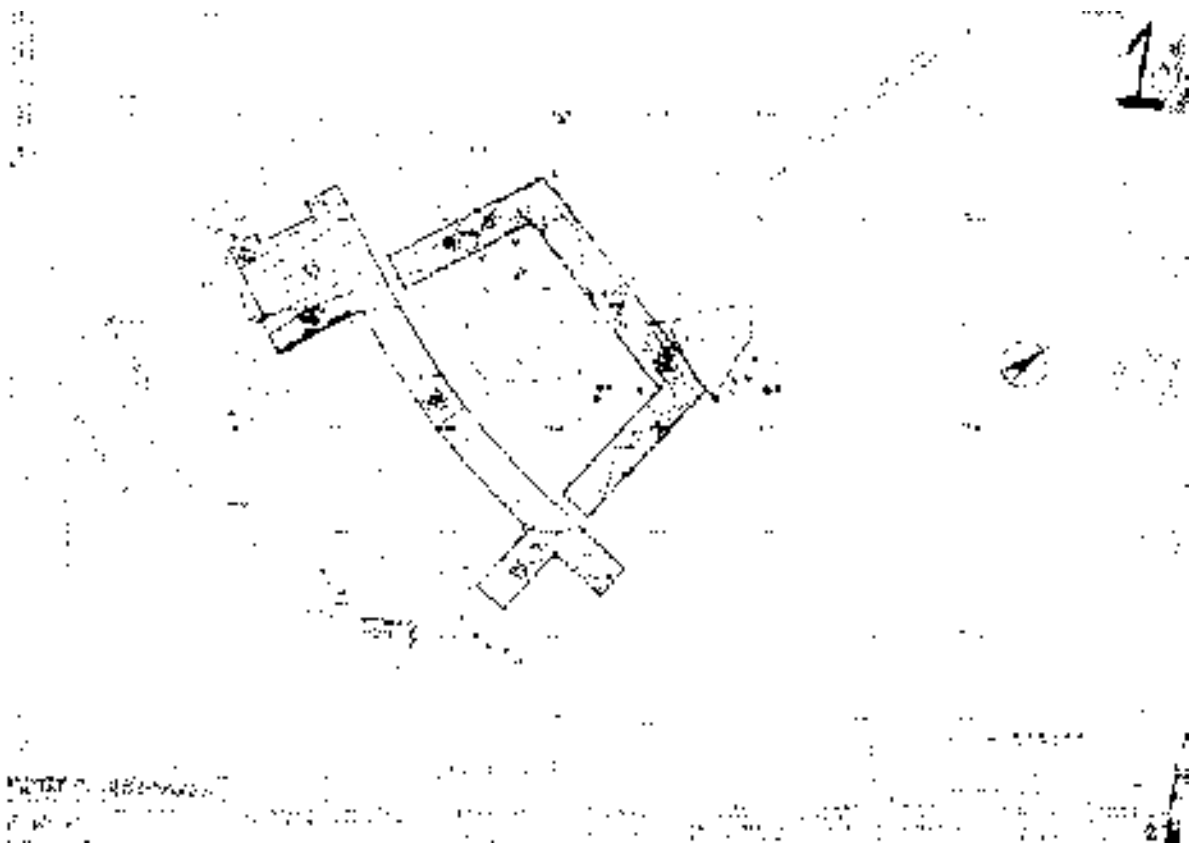


Figure 2.2 Early site plan for University House by Brian Lewis, June 1948. (Source: ANU Archives 2015)

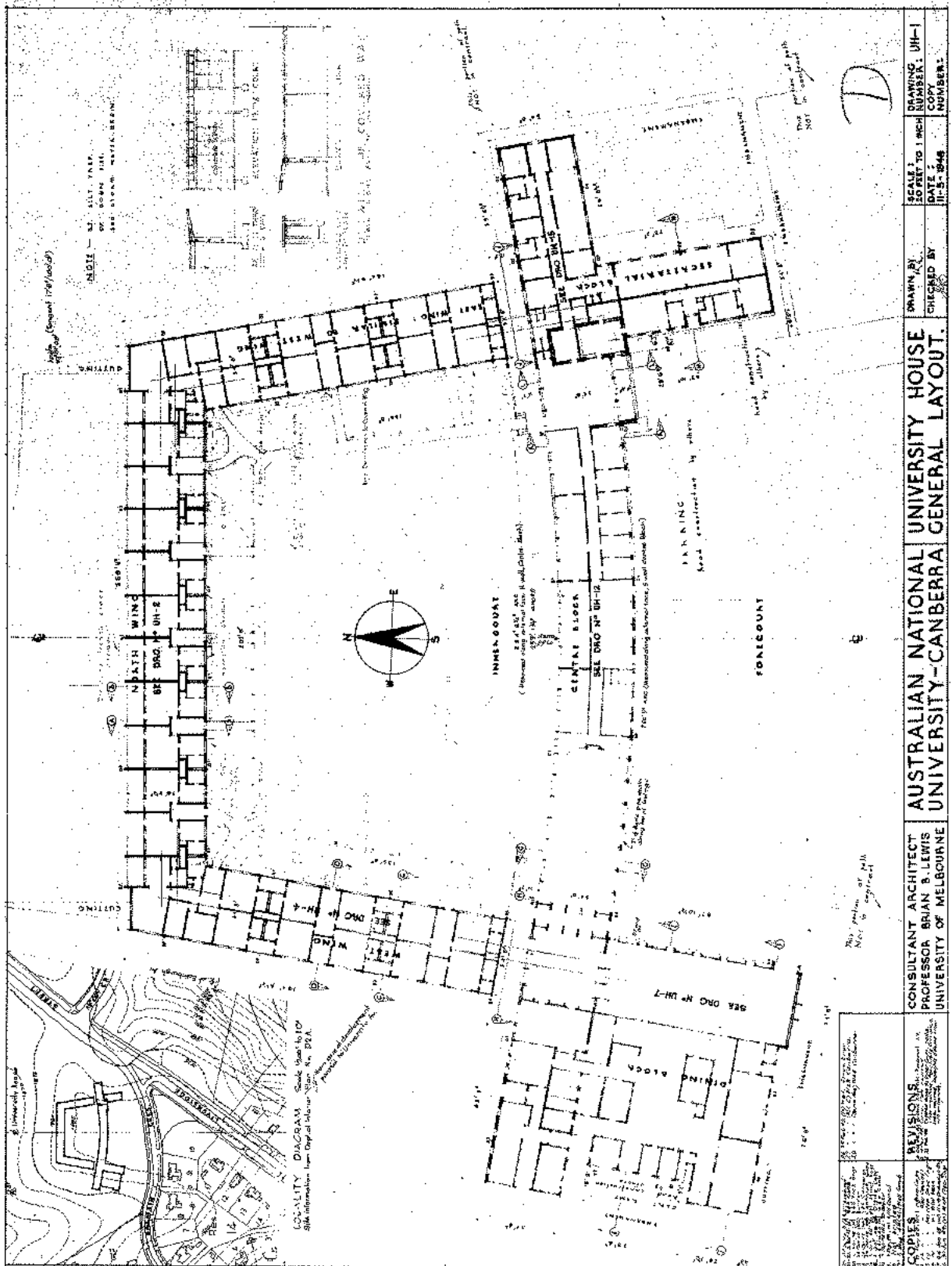




Figure 2.4 University House 1954, aerial view. (Source: ANU Archives 2015)



Figure 2.5 University House 1950s, north accommodation wing. (Source: ANU Archives 2015)



Figure 2.6 University House 1950s, general view of front—south side. (Source: ANU Archives 2015)



Figure 2.7 University House 1950s, view across northeast carpark from Garran Rd. (Source: ANU Archives 2015)



Figure 2.8 University House 1950s, Great Hall and tower. (Source: ANU Archives 2015)



Figure 2.9 University House 1950s, Eastern Annex. (Source: ANU Archives 2015)



Figure 2.10 University House, 1950s, view from the northwest. (Source: ANU Archives 2015)



Figure 2.11 The Great Hall, University House c1964 (Source: National Library of Australia 2015)



Figure 2.12 The Great Hall, 1973 showing Leonard French's mural 'Regeneration', installed in 1972 (Source: ANU Archives 2015)



Figure 2.13 University House accommodation room interior, 1950s (Source: ANU Archives 2015)



Figure 2.14 University House accommodation room interior, 1950s (Source: ANU Archives 2015)



Figure 2.15 Brian Lewis, the ANU's first campus architect and planner, Sir Douglas Copland, ANU Vice-Chancellor and RG Osborne, ANU Registrar, 1948 (Source: ANU Archives 2015)



Figure 2.16 Fred Ward (Source: MAAS Website www.powerhousemuseum.com/collection/database/irn=142761)



Figure 2.17 eclarté profile from Australian Home Beautiful February 1955, reproduced from RMIT Design Archives Journal, Vol.4, No.2, 2014 <<http://mams.rmit.edu.au/oy71che0tpjc1.pdf>>

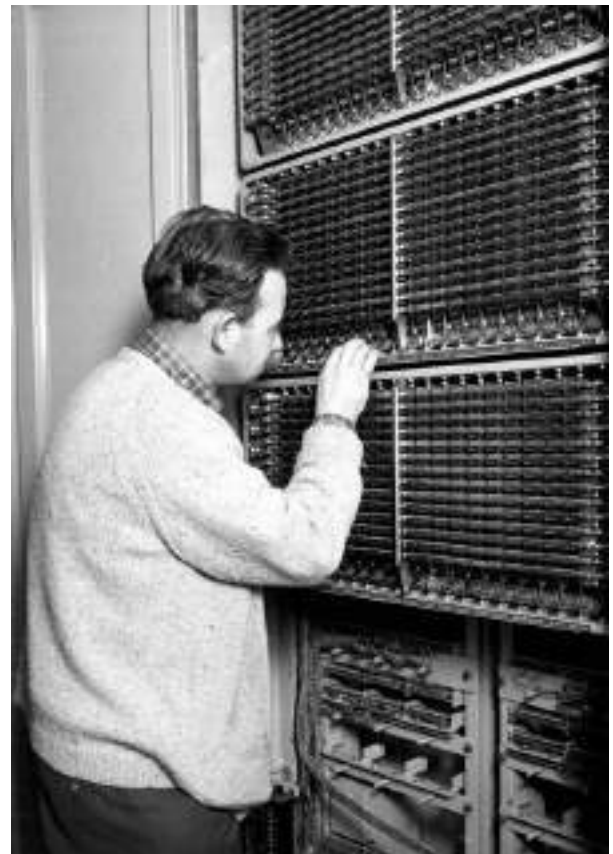


Figure 2.18 Molly Huxley Building in operation 1960s. (Source: ANU Archives 2015)



Figure 2.19 Molly Huxley Building under construction 1963. (Source: ANU Archives 2015)



Figure 2.20 Molly Huxley Building under construction 1963. Note the old PABX building (disjointed roofline mid-way along structure) being incorporated into the new structure. (Source: ANU Archives 2015)



Figure 2.21 Molly Huxley Building under construction 1963. (Source: ANU Archives 2015)



Figure 2.22 Molly Huxley Building in operation 1960s. (Source: ANU Archives 2015)



Figure 2.23 Molly Huxley Building 1964. (Source: ANU Archives 2015)



Figure 2.24 Molly Huxley Building 1964. (Source: ANU Archives 2015)

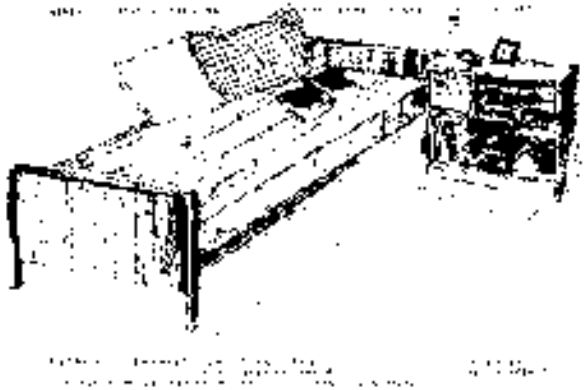


Figure 2.25 Fred Ward furniture design. (Source: ANU Archives 2015)

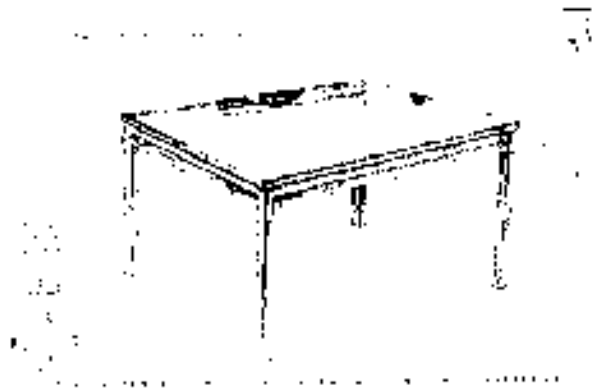


Figure 2.26 Fred Ward furniture design. (Source: ANU Archives 2015)



Figure 2.27 Fred Ward furniture design. (Source: ANU Archives 2015)

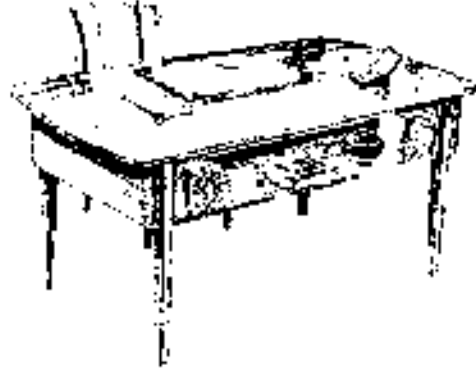


Figure 2.28 Fred Ward furniture design. (Source: ANU Archives 2015)



Figure 2.29 Fred Ward furniture design. (Source: ANU Archives 2015)



Figure 2.30 Fred Ward furniture design. (Source: ANU Archives 2015)

2.9 Endnotes

- ¹ Dr HC Coombs, Director General of Post-War Reconstruction as quoted in Pegrum and Associates, University House, The Australian National University Conservation Management Plan. Report to the Australian National University, May 2001 p5.
- ² GML Heritage, ANU Acton Campus Heritage Study. Report prepared for the Australian National University, April 2012.
- ³ Minutes from ANU Interim Council meeting as quoted in Pegrum and Associates, University House, The Australian National University Conservation Management Plan, Report to the Australian National University, May 2001 p9.
- ⁴ Pegrum and Associates, University House, The Australian National University Conservation Management Plan, Report to the Australian National University, May 2001 p11.
- ⁵ Pegrum and Associates, University House, The Australian National University Conservation Management Plan, Report to the Australian National University, May 2001 p11.
- ⁶ Pegrum and Associates, University House, The Australian National University Conservation Management Plan, Report to the Australian National University, May 2001 p11.
- ⁷ Academic Advisory Committee Meeting Minutes, 2 Jan 1948 as quoted in Pegrum and Associates, University House, The Australian National University Conservation Management Plan, Report to the Australian National University, May 2001 p11.
- ⁸ Pegrum and Associates, University House, The Australian National University Conservation Management Plan, Report to the Australian National University, May 2001 p12
- ⁹ Pegrum and Associates, University House, The Australian National University Conservation Management Plan, Report to the Australian National University, May 2001 p18.
- ¹⁰ Pegrum and Associates, University House, The Australian National University Conservation Management Plan, Report to the Australian National University, May 2001 p18-19.
- ¹¹ Pegrum and Associates, University House, The Australian National University Conservation Management Plan, Report to the Australian National University, May 2001 p21-22.
- ¹² Department of the Environment, Canberra, CHL citation for place ID105190
- ¹³ Department of the Environment, Canberra, CHL citation for place ID105190
- ¹⁴ GML Heritage, ANU Acton Campus Heritage Study, Volume 2: Heritage Inventory. Report prepared for the Australian National University, August 2012. Site Inventory Sheet. #1 and #1a—University House and the Molly Huxley Building.
- ¹⁵ GML Heritage, ANU Acton Campus Heritage Study. Report prepared for the Australian National University, April 2012 p82
- ¹⁶ Department of the Environment, Canberra, CHL citation for place ID105190
- ¹⁷ Pegrum and Associates, University House, The Australian National University Conservation Management Plan, Report to the Australian National University, May 2001 p24.
- ¹⁸ GML Heritage, ANU Acton Campus Heritage Study. Report prepared for the Australian National University, April 2012 p107
- ¹⁹ Pegrum and Associates, University House, The Australian National University Conservation Management Plan, Report to the Australian National University, May 2001 p29.
- ²⁰ Pegrum and Associates, University House, The Australian National University Conservation Management Plan, Report to the Australian National University, May 2001 p29.
- ²¹ Chubb, C and N. Sever (Eds.) 2012, *The Treasures of University House*, Published by University House, ANU, Canberra
- ²² GML Heritage, ANU Acton Campus Heritage Study, Volume 2: Heritage Inventory. Report prepared for the Australian National University, August 2012. Site Inventory Sheet. #1 and #1a—University House and the Molly Huxley Building.

3.0 Site Description

3.1 Overview

University House is a large brick structure in a modern, functional, mid-century style comprising four main wings set around a central courtyard. The structure ranges from single storey to four storey (in the main wings) and five storey (in the central tower). The southern wing includes the administrative and public functions, while the western, northern and eastern wings contain the accommodation. Sixty-one rooms are provided for postgraduate accommodation and 105 rooms are currently used for hotel accommodation, almost all of which have external balconies.

The main public and administrative section of the building is situated across the southern end of the structure. It includes the library and common rooms, the Great Hall, restaurant, and offices for administration facilities and meetings. The courtyard and surrounding area outside University House are landscaped. The roof is a combination of glazed terracotta tiles and copper sheeting.

For the purposes of this HMP, we have divided the structure into four functionally related areas (also refer to Figure 1.3 and also to the floorplan in Figure 3.1):

- the main block;
- the accommodation wings;
- the western annex;
- the eastern annex; and
- Molly Huxley Building.

3.1.1 Main Block

The Main Block is situated across the southern side of the building. It is a single-storey construction which is subtly curved in plan and closes the courtyard formed by the three-storey accommodation wings. It includes the main entry foyer, a suite of administrative offices, the Fellows Room and a series of rooms available to members of University House and hotel guests such as the library, Joplin Room, Torrance Room and Common Room. The majority of these open onto the terrace with views of the courtyard and have full-height glazing and steel frames.

This section of the building is constructed in cavity brickwork, rendered and painted, with concrete slab floors and a copper-clad roof. The foyer is situated at the eastern end of the main block and facilitates access from the main entrance to University House on the southern side to the courtyard. The front of the foyer has full height and width glazing with timber framing and three double doors. The foyer floor is made from a dark-grey/green terrazzo with design of stylised Australian animals inset in brass.

The Gerald Lewers sculpture, *Relaxation*, and the foundation stones are located externally at the main entry, to the west of the entrance.

The terrace on the northern side of the main block is covered to facilitate all-weather access along the northern side of wing; the southern side of the courtyard. An ornamental pond has been constructed along the majority of its length.

A central corridor leads to the west—off which are eight small offices and the Fellows Room, a long, narrow space opening onto the terrace. The library is a modest centrally located area with timber shelving and a range of Fred Ward (ANU Design Unit) furniture. Both the Torrance and Joplin Rooms are located on western end of the library, along with the continuation of the corridor towards the Common Room. This corridor is no longer in use as a thoroughfare and is unofficially being used for storage. Rooms opening on the terrace—the foyer, Fellows Room, library, Torrance Room and Common Room—have full-wall-height glazing with steel framing and steel-framed doors.

All of the flooring in these areas is parquetry.

The Common Room is a large, public room at the western end of the main block. Its main features include a brick fireplace with screen behind (made from copper sheet and vertical hardwood panels), and mustard-coloured leather wall panelling along the entire length of the southern wall. The western end of this section includes the Great Hall and its foyer, both of which are double storey in height and maintain the flow-through of the parquetry flooring. The foyer is a square space with a concrete 'egg-crate' pattern ceiling and concrete pilasters against each wall. It facilitates the access into the Great Hall and Boffins Restaurant (see the west annex discussion below).

The Great Hall is a long and tall rectangular room with concrete 'ribs' up the walls and across the high ceiling. It has a dais at the southern end and timber dado panelling. The side walls are also panelled in timber, infilling the spaces between the white-painted concrete ribs. The flooring is parquetry. The southern wall has a large Leonard French mural painted on it. Doors on the western side of this room lead to the kitchens and servery. The room is furnished with long dining tables and chairs, all of which were designed by Fred Ward. Light fittings were specifically designed for this room and the foyer, and include four-piece 'tulip'-shaped chrome fixtures.

3.1.2 Accommodation Wings

The accommodation wings are arranged as three sides of a quadrilateral forming the western, northern and eastern sides of the courtyard. They present as three storeys to the courtyard; however, the north wing also has a lower ground level due to the fall of the land.

Walls up to ground-floor level are Canberra face-bricks (colloquially known as 'Canberra Red' bricks), while the upper walls are rendered brickwork painted cream—creating the impression that the lighter coloured upper part of the structure is sitting on a red-brick plinth.

Each wing contains a variety of accommodation types, mainly used now as hotel accommodation. Accommodation includes single rooms with a bathroom; small suites with a bedroom, living room and bathroom; and large two-bedroom corner suites. All units in these wings have a balcony. The rooms are accessible via 11 individual stairwells with up to six rooms opening off each. The stairwells have open, perforated brickwork ('hit and miss') and concrete stairs and floors. There is no corridor access linking rooms at each level, which is unusual for accommodation.

Exterior window sills are from unpainted red brick, as are the door surrounds. Windows for the northern facing units have steel frames while the windows and external doors on the east, west and south elevations have painted timber frames. Balconies have painted steel balustrades and painted concrete floors.

At the southern end of the western wing, one room has been converted to public toilets for patrons attending functions held at University House.

The lower-ground level on the northern side is used for workshops and storage by the maintenance department.

3.1.3 Western Annex

This part of University House in the southwest corner has been known under various names including the kitchen wing, the western annexe and garden wing. It has undergone the greatest alteration to meet changing functional requirements, although this has been largely internal. The building exterior remains largely intact. The annex contains a disparate collection of spaces including private dining rooms, kitchens, public dining, a cafe, bar and lounge facilities, and student accommodation.

The external construction details and finish of this section are similar to the external treatments of the rest of building.

The private dining rooms are the Stanner and Scarth rooms and are located on the southern side of this section on the ground and first floors, respectively. The Stanner Room is used as a private dining and meeting room and is served by the main kitchen. It continues the theme set up in the foyer with red and gold carpet, dark-stained timber-panelled walls, heavy red curtains and a white-painted perforated Masonite ceiling that provides acoustic dampening. It has four original suspended lights and is furnished with a long antique dining table and chairs, and elegant Ward sideboards. Two doors join this room to the adjacent kitchen.

The Scarth Room on the first floor is identical in character and fittings to the Stanner Room below it, except that it is twice as long. It is served from the adjacent service kitchen with food being brought up from the main kitchen via a dumb waiter. Furnishings include leather chesterfield sofas and elegant Ward sideboards. These two rooms are accessed from the front (southern) side of the building through an entrance that is largely nondescript.

Boffins Restaurant was created in the ground-floor area, adjacent to the Great Hall and kitchen, in the early 1970s by opening up a series of smaller rooms and a corridor. The space has been refurbished on several occasions since, with the bar, serving area and toilets modified. The bronze mural behind the bar is a remnant of the first 1970s fitout, although most of the rest of the fitout is more recent. The current layout has a 'clubby' atmosphere with rich blue carpet, timber dining booths with red leather seats and etched glass screens, reproduction pendant lights, timber double-hung windows and roller blinds. It lacks a cohesive character and is at odds with the mid-century character of most of University House.

The main kitchen retains its original form with a large central two-storey height space with highlight hopper windows on the northern and southern sides. This is surrounded by a series of ancillary storage and circulation spaces. The fitout has been modified on several occasions, but retains some original fabric such as red floor tiles, yellow wall tiles, and some painted timber cabinetry. The upper kitchen servery is functionally joined to this space by the dumb waiter. The upper kitchen servery acts as a serving kitchen to the Scarth Room. Food is sent from the main kitchen below via a dumb waiter. The long narrow space retains its original fittings including red tiled floor, painted timber cabinets, stainless steel benches with integral sinks and yellow wall tiles and is one of the few wholly original spaces within the Western annex.

The roof terrace is above the kitchen and is being used for ad hoc storage of furniture and equipment. It also contains a range of plant facilities such as air extraction and conditioning units.

The space behind the Stanner Room is a separate room which has a similar character, albeit with slightly simpler finishes. It is believed to have been the original staff dining room, served by two-directional doors from the main kitchen. It has parquet flooring timber panelling to dado height below painted rendered walls. The ceiling has white-painted perforated plaster ceiling tiles. The space is used for storage and staff lockers.

The student accommodation in the western annex is an adaptation of this part of the building, having originally been staff accommodation. Both the first and second floors of the western annex were originally staff accommodation, including mostly single bedrooms with shared bathroom and lounge areas. They were converted into student rooms in the 1970s, then to offices in the 1980s and back to student rooms in the 2004.

There have been various minor modifications including refurbishment of communal bathrooms and kitchens and the removal of some partition walls. Concrete floors are carpeted in bedrooms and lounge spaces, some of the bathrooms retain their terrazzo floors. Original joinery includes clear finished Victorian Ash doors and jambs.

The lower ground-floor level has been extensively modified for the creation of Fellows Bar. This area originally contained storage spaces and services such as the laundry. It also gives access to the 'tunnel' that runs under the entire building and houses mechanical service runs. There are no original features except for the overall shell and some internal supporting walls and piers.

3.1.4 Eastern Annex

The Eastern Annex occupies the southeast corner of University House and has several distinct parts. A single-storey arm extends to the south and consists of administrative offices, the original Master's Flat and the drawing room, which opens onto a landscaped courtyard. This section has low-pitched copper roof. In the centre is a five-storey tower, which contains a stairwell and plant room on its upper level.

The bulk of the annex extends to the east and is three-storeys high. The ground floor contains administrative offices and public toilets. The upper levels contain postgraduate student accommodation. The annex was extended further to the east in 1960 with three levels of additional accommodation and some common rooms on the lower-ground floor opening onto a small courtyard.

The external construction details and finish of the Eastern Annex are the same as to the external treatments of the rest of building.

The original Master's Flat and the Drawing Room occupy the southern extent of this annex and were completed in 1954. The former Master's Flat is now used for hotel accommodation comprising a small kitchenette bedroom, bathroom and sitting room. It is fitted out the same as the other hotel rooms, but has a separate entrance porch on one side of the main entry forecourt. The original living room to the flat is now part of the operations manager's office accessed via the foyer.

The Drawing Room is a long narrow room parallel and adjacent to the Master's Flat. It was refurbished in the 1970s with folding room dividers, a large central illuminated ceiling panel and ceiling-mounted air-conditioning cassettes. Only a little of the original 1950s fabric remains. The room opens up to the east via original timber doors to a paved terrace and courtyard. There is a 1980s pergola over the brown quarry tiled terrace. This fabric is not sympathetic to the original building.

In the office space on the southern side of the annex, four small rooms have been opened-up to form a flexible meeting space with pull-out room dividers.

The stair tower has concrete floors with a terrazzo finish and painted rendered walls. The terrazzo covered concrete stairs have painted steel balustrades. The stair soffit is lined with distinctive perforated plaster acoustic panels to reduce reverberation. The main stair stops at the third floor. From there, a narrower concrete stair leads to two further levels providing storage and three large water tanks.

The 1960 addition, which originally housed student accommodation, now has further hotel rooms on the ground floor. These single rooms share communal bathroom facilities and are modestly different from the 1953 single rooms based on fitting and finishes. The communal bathrooms have been refurbished to modern standards, although the public toilets retain their original layout and fabric including terrazzo floors, partitions and some fittings.

Student accommodation on the two upper levels is a combination of the 1953 rooms and 1960 rooms with upgraded communal kitchens and bathrooms.

Most of the rooms retain pieces of original Fred Ward furniture.

3.1.5 Courtyard, Gardens and Landscaping

The courtyard is the wide open-plan area formed in the space between the accommodation wings and the main block. It is an open and level grassed area ringed by a concrete path that links the room stairwells and the main block. The expanse of grass is punctuated by informal plantings of maidenhair trees (*Gingko biloba*), while the path edges adjacent to the building are planted with shrubs.

One of the main features of this courtyard is the ornamental pond that extends across the full width of the southern side between the paths, parallel to the main block terrace. The pond is relatively shallow and has been constructed from concrete. Clumps of grasses fringe its northern side and there are two small planted gardens of shrubs at each end. The eastern end also has a bronze sculpture, *Standing Figure* by Ante Dabro, set onto the pond edge.

The landscaping to the front of the building (the southern side) is also an open grassed area with informal plantings of trees. This area currently includes carparking and vehicle access in front of the main entrance foyer and also in front of the Scarth and Stanner rooms.

A small planted garden is situated to the east of the Ladies Drawing Room. This garden includes the Lewers sculpture, *Swans in Flight* (also known as the Lady Theaden Hancock memorial fountain). Landscaping plans for this garden were drawn up by Lindsay Pryor.

Fellows Garden is another key landscaping element featuring wide open grassed areas, irregular plantings of deciduous trees and a more formalised paved area for social gatherings.

Other landscaping surrounds to University House include hedges on the northern side, which screen the carpark and maintenance areas from the public view of the University House from the north. Open lawns extend the landscaping to the north to Garran Road.

The heritage curtilage of University House includes this open landscape setting between Garran Road, Balmain Crescent, Liversidge Street and Graduate House as shown by the CHL boundary in Figure 1.3.

3.1.6 Molly Huxley Building

The Molly Huxley Building is a long narrow structure of similar construction style to the main accommodation wings of University House. It is constructed from painted and rendered red brick and

GML Heritage

maintains the unpainted red-brick 'plinth' effect of the accommodation wings. Red brick is also used for window sills and there is a terracotta tile roof. The Molly Huxley Building has a double-storey section with an arch over the northeastern carpark entrance road, and two single-story sections (each with a separate roof, although both are of the same pitch and finish).

The building reads as a form of 'gatehouse' and entrance to the northeastern carpark area of University House. It has an archway built over the entrance to the carpark, However, it does not fulfil a gatehouse function, instead Common Room, the University House carpenters workshop, the PABX and communications technology room.

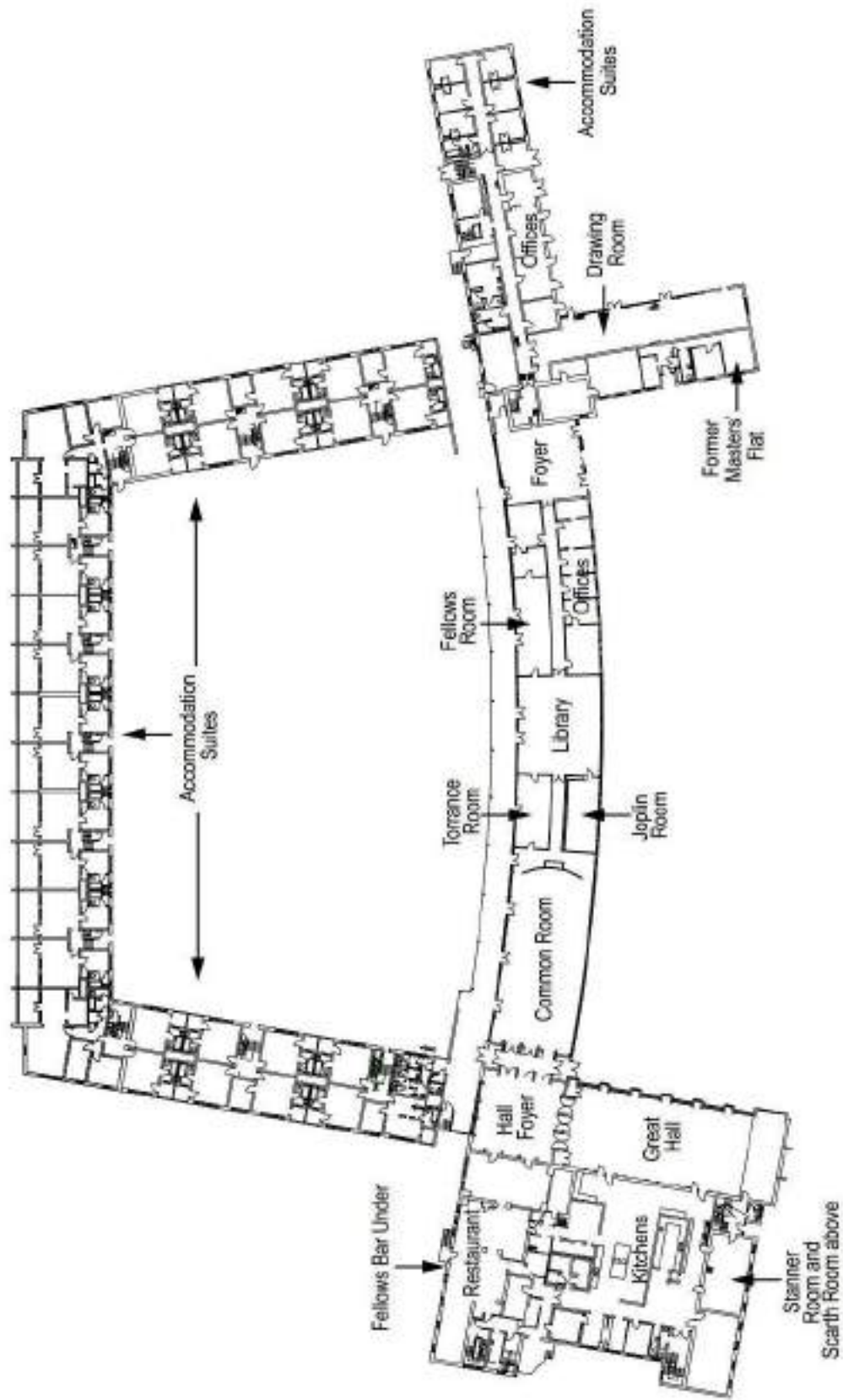


Figure 3.1 University House layout (Source: ANU Archives and GML Overlay 2015)



Figure 3.2 The Great Hall at the front of University House. (Source: GML 2015)



Figure 3.3 The front entrance of University House. (Source: GML 2015)



Figure 3.4 View across the southern lawns to the Great Hall. (Source: GML 2015)



Figure 3.5 View across the southern lawns to the main block. (Source: GML 2015)



Figure 3.6 Main block and terrace as viewed from the courtyard. (Source: GML 2015)



Figure 3.7 Main block and terrace as viewed from the courtyard. (Source: GML 2015)



Figure 3.8 The pond in the courtyard. (Source: GML 2015)



Figure 3.9 The terrace along the northern side of the main block. (Source: GML 2015)



Figure 3.10 Courtyard perimeter path and western side accommodation wing. (Source: GML 2015)



Figure 3.11 Courtyard and accommodation wing. (Source: GML 2015)



Figure 3.12 Front entrance into foyer. (Source: GML 2015)

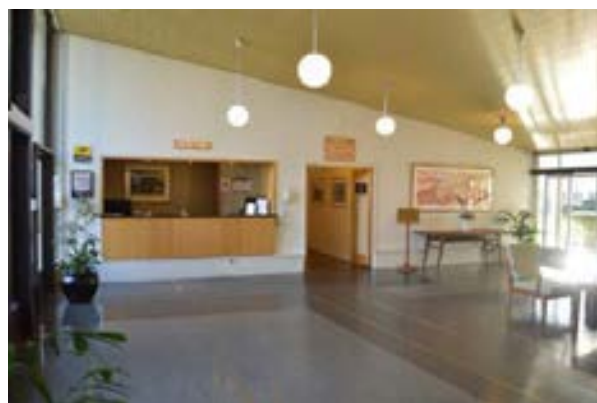


Figure 3.13 Entrance foyer showing reception and door into the central corridor through the main block. (Source: GML 2015)



Figure 3.14 Entrance foyer with Ward furniture and door into eastern annex. (Source: GML 2015)



Figure 3.15 Entrance foyer showing ceiling mounted screens to the north side. (Source: GML 2015)



Figure 3.16 Terrace just outside the foyer showing concrete lattice screen. (Source: GML 2015)



Figure 3.17 Timber-lined roof of terrace. (Source: GML 2015)



Figure 3.18 Entrance foyer showing brass inlay terrazzo floor designed by Frank Hinder. (Source: GML 2015)



Figure 3.19 Entrance foyer showing brass inlay terrazzo floor designed by Frank Hinder. (Source: GML 2015)



Figure 3.20 Foyer brass inlay terrazzo floor. (Source: GML 2015)



Figure 3.21 Main block, central corridor. (Source: GML 2015)



Figure 3.22 Library, southwest corner. (Source: GML 2015)



Figure 3.23 Library, southeast corner. (Source: GML 2015)

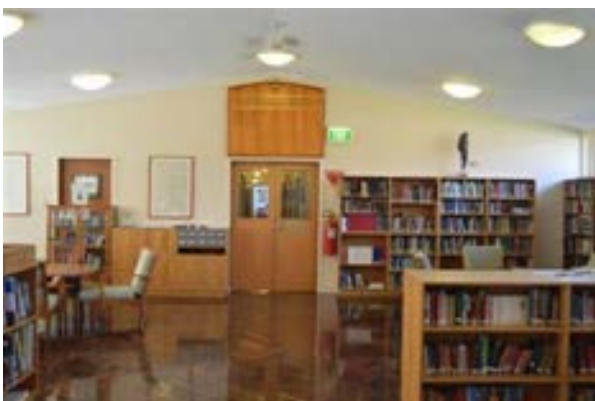


Figure 3.24 Library, view to east. (Source: GML 2015)



Figure 3.25 Library showing Joplin and Torrance room doors. (Source: GML 2015)



Figure 3.26 Common Room view towards the hall. (Source: GML 2015)



Figure 3.27 Common Room, showing hardwood and copper fireplace at the far end, and mustard-coloured leather wall panels on right. (Source: GML 2015)



Figure 3.28 Common Room timber-framed entry doors. (Source: GML 2015)



Figure 3.29 Ward-designed tables in the Common Room (Source: GML 2015)



Figure 3.30 Hardwood and copper fireplace in the Common Room. (Source: GML 2015)



Figure 3.31 Hall foyer entrance into Great Hall, also showing two of the Kirk tapestries. (Source: GML 2015)



Figure 3.32 Entrance into hall foyer. (Source: GML 2015)



Figure 3.33 'Egg-crate' ceiling in hall foyer and original design lamps. (Source: GML 2015)



Figure 3.34 Hall foyer showing parquet floor and wall heaters. (Source: GML 2015)



Figure 3.35 The Great Hall interior—concrete ribs, dark ceiling panelling, Lewis-designed light fittings, Leonard French paintings and Ward tables and chairs. (Source: GML 2015)



Figure 3.36 The Great Hall interior showing Leonard French mural on the far wall, dark timber panelling and Ward tables and chairs. (Source: GML 2015)



Figure 3.37 The Great Hall honour roll for university medallists with Leonard French paintings above. (Source: GML 2015)



Figure 3.38 The Great Hall interior—concrete ribs, dark ceiling panelling, Lewis-designed light fittings and Leonard French paintings. (Source: GML 2015)



Figure 3.39 The Great Hall interior—'tulip' light fittings. (Source: GML 2015)



Figure 3.40 The Great Hall interior—Ward tables and chairs. (Source: GML 2015)



Figure 3.41 Library parquetry flooring. (Source: GML 2015)



Figure 3.42 Hall foyer parquetry flooring. (Source: GML 2015)



Figure 3.43 Terrace showing the glazing and steel-framed windows and doors of the Common Room. (Source: GML 2015)



Figure 3.44 Original terrace concrete flooring. (Source: GML 2015)

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Figure 3.45 Main Block copper-panelled roof and view into courtyard. (Source: GML 2015)



Figure 3.46 Copper wall mural in Boffins Bar. (Source: GML 2015)



Figure 3.47 Terrace showing the glazing and steel-framed windows and doors of the Common Room. (Source: GML 2015)



Figure 3.48 Boffins Restaurant. (Source: GML 2015)



Figure 3.49 Boffins Restaurant. (Source: GML 2015)



Figure 3.50 The entrance portico between the hall foyer and the Common Room. (Source: GML 2015)



Figure 3.51 Aluminium-framed automatic sliding doors to the entrance portico between the hall foyer and the Common Room. (Source: GML 2015)



Figure 3.52 Original brass floorplate housing door bearings. (Source: GML 2015)



Figure 3.53 Timber-framed door to central corridor of the main block. (Source: GML 2015)



Figure 3.54 Accommodation wing—entry into stairwell and 'hit-and-miss' brickwork. (Source: GML 2015)



Figure 3.55 Accommodation wing and courtyard setting. (Source: GML 2015)



Figure 3.56 West side of the accommodation wing with Fellows Garden in the foreground. (Source: GML 2015)



Figure 3.57 Northwest corner of the accommodation wing and Fellows Garden. (Source: GML 2015)



Figure 3.58 North side of the accommodation wing. (Source: GML 2015)



Figure 3.59 Carparking and access to maintenance area in front of north side of the accommodation wing. (Source: GML 2015)



Figure 3.60 East side of the accommodation wing. (Source: GML 2015)



Figure 3.61 East side of the accommodation wing (R), with northeast carpark in foreground and eastern annex (L). (Source: GML 2015)



Figure 3.62 Accommodation wing, upper level balconies and detail of air vents on roof. (Source: GML 2015)



Figure 3.63 Eastern annex with northeast carpark in foreground, the east side of accommodation wing is on the right. (Source: GML 2015)



Figure 3.64 Eastern annex with northeast carpark in foreground. (Source: GML 2015)



Figure 3.65 Border plantings in northeast carpark adjacent to the eastern annex. (Source: GML 2015)



Figure 3.66 Entrance to terrace and University House from northeast carpark. (Source: GML 2015)



Figure 3.67 The entrance breezeway to terrace and University House from northeast carpark. (Source: GML 2015)



Figure 3.68 Eastern annex stair well. (Source: GML 2015)



Figure 3.69 Eastern annex stair well (hit and miss brickwork feature). (Source: GML 2015)



Figure 3.70 Furnishings in Eastern Annex, 1960s-period accommodation room. (Source: GML 2015)



Figure 3.71 Furnishings in Eastern Annex, 1960s-period accommodation room. (Source: GML 2015)



Figure 3.72 Furnishings in Eastern Annex, 1960s-period accommodation room. (Source: GML 2015)



Figure 3.73 Furnishings in Eastern Annex, 1960s-period accommodation room. (Source: GML 2015)



Figure 3.74 1950s furnishings—excluding couch—in north side room of accommodation wing. (Source: GML 2015)



Figure 3.75 1950s furnishings in north side room of accommodation wing. (Source: GML 2015)



Figure 3.76 Partly modified bathroom in accommodation wing. (Source: GML 2015)



Figure 3.77 Original terrazzo flooring in bathroom. (Source: GML 2015)



Figure 3.78 Partly modified bathroom in accommodation wing. (Source: GML 2015)



Figure 3.79 1950s furnishings in north side room of accommodation wing. (Source: GML 2015)



Figure 3.80 1950s furnishings in north side room of accommodation wing. (Source: GML 2015)



Figure 3.81 1950s wardrobe in north side room of accommodation wing. (Source: GML 2015)



Figure 3.82 1950s furnishings in north side room of accommodation wing. (Source: GML 2015)



Figure 3.83 Partly modified bathroom in accommodation wing. (Source: GML 2015)



Figure 3.84 Exposed red brick in stairwells with terrazzo stair treads, accommodation wing. (Source: GML 2015)



Figure 3.85 Red brick in stairwells, accommodation wing. (Source: GML 2015)



Figure 3.86 Original timber and steel window framing in the accommodation wing. (Source: GML 2015)



Figure 3.87 Card readers on original doors in the accommodation wing. (Source: GML 2015)



Figure 3.88 Red brick in stairwells with terrazzo stair treads, accommodation wing (Source: GML 2015)



Figure 3.89 Red brick in stairwells with terrazzo stair treads, accommodation wing. (Source: GML 2015)



Figure 3.90 Central corridor in eastern annex. (Source: GML 2015)



Figure 3.91 Entrance to Drawing Room in eastern annex. (Source: GML 2015)



Figure 3.92 Drawing Room, interior. (Source: GML 2015)



Figure 3.93 Drawing Room, pergola and terrace. (Source: GML 2015)



Figure 3.94 Drawing Room, pergola and terrace. (Source: GML 2015)



Figure 3.95 Gardens to east of Drawing Room. (Source: GML 2015)



Figure 3.96 Western Annex, view from southwest. (Source: GML 2015)



Figure 3.97 Western Annex. (Source: GML 2015)



Figure 3.98 Western Annex, two-story kitchen section in centre. (Source: GML 2015)



Figure 3.99 Western Annex, accommodation section. (Source: GML 2015)



Figure 3.100 Western Annex and landscaping and steps into Fellows Bar. (Source: GML 2015)



Figure 3.101 Western Annex view from Fellows Garden. (Source: GML 2015)



Figure 3.102 Western Annex (R), Fellows Garden and accommodation wing (L). (Source: GML 2015)



Figure 3.103 Western Annex looking down to lower level entry to Fellows Bar with contemporary fitout, doors and courtyard upgrade. (Source: GML 2015)



Figure 3.104 Landscaping and steps to Fellows Bar. (Source: GML 2015)



Figure 3.105 Balconies with steel handrails in accommodation wing. (Source: GML 2015)



Figure 3.106 Ash timber doors in the Western Annex. (Source: GML 2015)

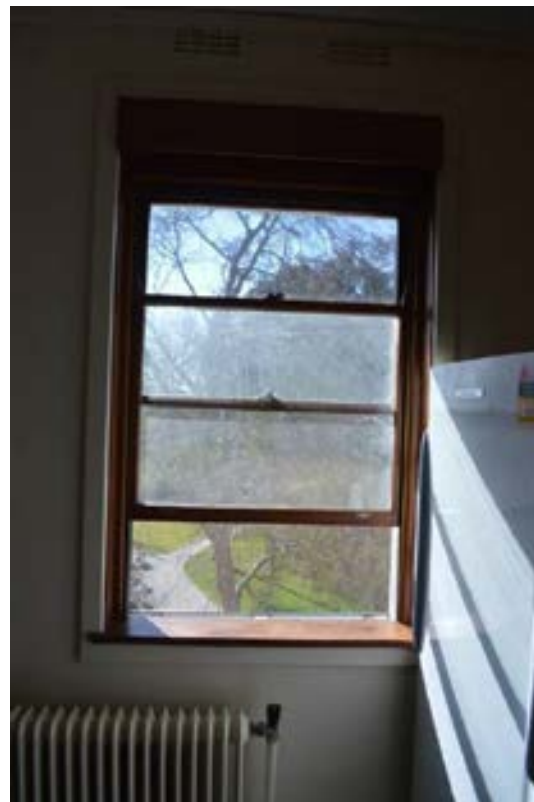


Figure 3.107 Timber windows in the Western Annex. (Source: GML 2015)



Figure 3.108 Original electricity meters in the Western Annex.
(Source: GML 2015)



Figure 3.109 Recently introduced resident kitchens in the Western Annex.
(Source: GML 2015)



Figure 3.110 Original Ward-furniture in the Western Annex.
(Source: GML 2015)



Figure 3.111 Original Ward-furniture in the Western Annex.
(Source: GML 2015)

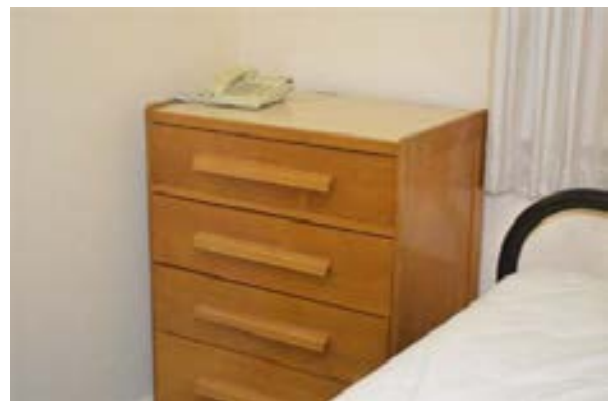


Figure 3.112 Original Ward-furniture in the Western Annex.
(Source: GML 2015)



Figure 3.113 Entry to Scarth and Stanner Rooms, south side of western annex. (Source: GML 2015)



Figure 3.114 Entry to Scarth and Stanner Rooms, south side of western annex. (Source: GML 2015)



Figure 3.115 Entry to Scarth and Stanner Rooms, south side of western annex—note the added awning. (Source: GML 2015)



Figure 3.116 Stanner Room, interior. (Source: GML 2015)



Figure 3.117 Stanner Room, interior. (Source: GML 2015)



Figure 3.118 Original Ward-furniture in the Stanner Room. (Source: GML 2015)



Figure 3.119 General view of the kitchen. (Source: GML 2015)



Figure 3.120 General view of the kitchen. (Source: GML 2015)



Figure 3.121 General view of the kitchen. (Source: GML 2015)



Figure 3.122 General view of the kitchen. (Source: GML 2015)



Figure 3.123 Dumb waiter in the servery. (Source: GML 2015)



Figure 3.124 Dumb waiter in the kitchen. (Source: GML 2015)

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Figure 3.125 Internal courtyard. (Source: GML 2015)



Figure 3.126 Courtyard and edge of pond. (Source: GML 2015)



Figure 3.127 Courtyard and pond, view to east. (Source: GML 2015)



Figure 3.128 Southern lawns, view to southwest from entrance. (Source: GML 2015)



Figure 3.129 Fellows Garden. (Source: GML 2015)



Figure 3.130 Fellows Garden. (Source: GML 2015)



Figure 3.131 Fellows Garden. (Source: GML 2015)



Figure 3.132 Fellows Garden. (Source: GML 2015)



Figure 3.133 Fellows Garden. (Source: GML 2015)



Figure 3.134 Northeast carpark. (Source: GML 2015)



Figure 3.135 Northeast carpark, edge plantings. (Source: GML 2015)



Figure 3.136 Northeast carpark, view towards Molly Huxley Building. (Source: GML 2015)



Figure 3.137 Molly Huxley Building. (Source: GML 2015)



Figure 3.138 Molly Huxley Building. (Source: GML 2015)



Figure 3.139 Molly Huxley Building, view from northeast. (Source: GML 2015)



Figure 3.140 Molly Huxley Building, view from northwest. (Source: GML 2015)



Figure 3.141 Molly Huxley Building, garages on east side. (Source: GML 2015)



Figure 3.142 Molly Huxley Building, northwest end. (Source: GML 2015)



Figure 3.143 Mark Grey-Smith sculpture *Withholding*, southern lawns. (Source: GML 2015)



Figure 3.144 Gerald Lewers sculpture *Relaxation*, adjacent to the front entrance. (Source: GML 2015)

4.0 Consultation

4.1 Introduction

As part of the preparation of this HMP, the GML project team undertook consultation with a number of University House stakeholder groups. These groups included the Board of Fellows, senior staff, the Graduate Students Representative Committee and University House members. Consultation was facilitated through a number of separate meetings and a public workshop. A survey was also published online and in hardcopy and sent to members.

In broad terms the consultation was aimed at achieving two outcomes:

- an understanding of the management and operational issues associated with University House that relate to, and are affected by, the place's heritage values; and
- a greater understanding of the social values of University House for assessing the social values under Commonwealth Heritage criteria f and g.

Outcomes from the consultation process informed the assessment of heritage significance (Section 5.0), preparation of the conservation policies (Section 7.0) and the interpretation framework (Section 9.0).

4.2 Stakeholder groups

As part of the consultation process the community who values the place needs to be confirmed and their concerns and values examined. This section lists and describes the users groups of University House, while a more detailed discussion of community in relation to social values assessment is outlined below in Section 4.5

The **Board of Fellows** comprises up to nine members drawn from the academic staff of the university, the membership of University House, the general community and the Graduate Students Representative Committee.

The Board meets regularly throughout the year and provides advice to the Master of the House on the full range of activities conducted by University House and Graduate House. Consultation with the Board for this project included the following members and representatives: Dr John Biggs, Ms Lauren Butterly, Dr Ann Evans, Mr Ian Grigg, Prof Peter Kanowski, Prof Kiaran Kirk, Emeritus Prof Elizabeth Minchin, Mr Kevin Lonsdale and Dr José Zapata. Also present at the meeting were Mr Mohsen Goodarzi, Mr Tony Karrys, and Mr Michael Zaja.

Senior staff members have oversight of aspects of the operations of University House and therefore have an awareness of aspects of the place where there is potential pressure for change. Personnel consulted in this group included Tony Karrys, operations manager; Michael Zaja (accommodation manager); Kerry Johnson (kitchen/catering manager); David Bustra (maintenance manager), Gina Denman (Graduate House) and Eline Martinsen.

Graduate Residents Advisory Committee is the representative body for students who are resident at University House and Graduate House. Consultation with the committee included Margaret Kiley (Chair), Mohsen Goodarz, Anna Tsalapatani, Sorin Daniliuc, Kimlong Cheng, Salim Masoumi, Eleonora Quijada Cervoni, Mark Jones (resident representative), Chris Parish, Imogen Matthews, Gemma Betros, Mojtaba Rezvani, Maria Haenga-Collins and Fong Yang.

Members—graduates of universities and other people with significant community related standing can apply for membership of University House. At present there are approximately 1200 members, any of whom may have an interest in the operations of University House and many of whom will have some association with its past and views on its social values. The following members attended consultations: John Richards, Glenda Richards, Tony Court, Judy Court, John Biggs, Hugh Major, William Torrens, Jill Waterhouse, Rebecca Blackburn and Amy Jarvis (ANU Heritage Officer).

Prof Peter Kanowski, Master of the House, was present at all of the consultation meetings plus a number of other ad hoc project meetings.

4.3 Consultation process

Consultation was undertaken through three targeted meetings, a public workshop and a survey form.

4.3.1 Meetings

Consultation for the HMP was incorporated into the regular monthly meetings of the Board of Fellows, senior staff and the Graduate Students Representative Committee. In each case, a brief summary of the HMP project was presented to the participant group. Each group was then asked to nominate what aspects of the place they valued and to outline any issues or concerns that they could see for the management and operation of the place that might affect its heritage values. These meetings were all held on 18 August 2015. The participants offered clear opinions on both of these topics.

4.3.2 Workshop

A public workshop was also held on 25 August 2015 in the Common Room. Invitations for this workshop were sent to all University House members. A presentation was delivered to participants covering the nature and purpose of HMPs, their objectives and typical outcomes, along with a discussion of the interpretation framework of the HMP (Section 9.0). A range of topics were brought up for general discussion as a means of prompting discussion of the social values of University House. The following questions were posed:

- Why is University House and Gardens a special place to you?
- What would you hate to see changed about University House and Gardens?
- What do you like the least about University House and Gardens?
- What sets University House and Gardens apart from other places in Canberra?
- What key stories or messages would you like to see most promoted about University House and Gardens?
- What is your favourite space at University House and Gardens, and why?

A similar set of questions was posed on the back of a flyer for the workshop so that member who could not attend would have the option of offering their views.

4.3.3 Survey

A survey was prepared by the ANU Evaluations Team based on questions prepared by GML Heritage and Amy Jarvis, ANU Heritage Officer, in consultation with the Master of the House. The survey was

set up electronically and could be accessed through a link sent around to staff, students and members. Hard copies of the survey were also available at University House.

A total of 137 responses were recorded for the online survey and 34 additional responses were received in hard copy. Of these responders, approximately 33 per cent were members of University House, 24 per cent were postgraduate students, and 23 per cent were academic staff. Thirty-six per cent had been associated with University House for more than 20 years.

4.4 Outcomes

4.4.1 General issues

The key concern for managing University House into the future is its need to be self-sustaining and financially independent. Currently University House is not considered profitable, so there are pressures for change relating to the future marketing and business management of the place.

A number of approaches are being considered, including those that engage with the academic community and the public to encourage membership. There are also proposals for the promotion of University House as an accommodation provider.

University House is aiming to capitalise positively on its mid-twentieth century heritage values, as these are a point of difference with other hotels nearby. Maintaining this image has implications for the maintenance and upgrading of the rooms, grounds and functions of the place.

University House's vision is to respect the place's heritage values, to present its history and stories, while upgrading the facilities in the public and guest rooms. Part of the proposed upgrade includes the introduction of flat screen TVs to guest rooms that will provide information about events in the wider university, as well as in-room entertainment. These screens could also deliver interpretive information about the ANU and University House. A large-scale projector screen is also proposed for the Great Hall to assist with presentations and lectures.

There are a range of issues that were raised during the consultation with the management and staff related to the functionality of the place in relation to twenty-first century expectations of amenity and operation.

4.4.2 Functionality Concerns

Reviving the Interiors

Survey results indicated that one of the aspects of University House held in high regard was the style of furniture in the rooms. However, there was also a general feeling that the general ambience of the rooms could be bland and 'dated' looking. A general desire to 'freshen up' the rooms without altering their underlying style was expressed as part of the need to bring some energy back to the marketing of University House as a mid-twentieth century experience.

During consultation, staff brought up the question of the accommodation rooms' tolerance for change – ie to modernise without impacting the 'historic' character. This is particularly driven by the desire to add upgraded TVs and other modern facilities into hotel rooms and also the degree to which the 'heritage flavour' can be altered to accommodate the expectations of guests in the twenty-first century.

Energy Efficiency

Energy efficiency is also a matter of some concern, with questions raised about the fitting of double glazing and more energy efficient lighting. This issue relates directly to the tolerance for change of the accommodation rooms, particularly the steel-framed windows along the northern wing.

Storage

The requirement for more storage space is one of the most strongly raised issues. Tables from the Great Hall are stored on an ad hoc basis in the western breezeway. Similarly, other furniture and items are stored in a semi-covered area adjacent to the kitchen roof and in other rooms and spaces on a haphazard basis (such as the northwestern end of the Molly Huxley building). These spaces are often small or distant and are generally not fit-for-purpose.

During consultation staff expressed a desire for easily accessed and practical storage, but did not propose a specific space for that storage function. The general view is that something would need to be sacrificed, for example, accommodation rooms or other amenities.

Staff Amenities

At present there is no staff changing room. Similarly, no provision has been made for a staff room and lunch room. So, a number of functional spaces to support the staff are not available in the facilities configuration at the moment.

Staff did not identify a 'ideal' proposed space for these activities during consultation.

Parking—General

There is pressure to increase the amount of carparking at University House (as well as in most other parts of the ANU). Options floated in discussion included reconfiguring the carparks and/or changing the access conditions so that the carparks are used in an authorised manner—for example, an access gate across the Molly Huxley archway into the northeast carpark. Other considerations included the expansion of the carpark on the northern side of University House (where there is currently small access way and parking area). This area is bounded by a hedge (which has been considered for removal to provide additional carparking spaces).

The Northeast Carpark

A large formalised carpark is situated to the northeast of University House. This carpark has been in use since the late 1950s.

Despite the existence of a formal carpark on the southern side of the building near the entrance, the northeast carpark is the main carparking facility for University House. This results in an informal entrance into University House through the side of the building. The entrance is messy, lacks ceremony and presence, and has resulted in a range of informal additions including a large security gate, a water bubbler and a drink vending machine. It brings the person into the 'back of house' and laundry rather than in through the formal entrance.

The inelegance and mundanity of this entrance is an aspect of University House that was raised as a concern warranting further consideration.

The Foyer

The formal foyer entrance is another area where there is pressure for change. The general layout includes ceiling-hung TVs, which are visually intrusive, and there is no specific place for a baggage trolley to be stored.

In winter the foyer suffers from poor weatherproofing. The sliding door entrance to the south has very little weather protection due to the high roofline and small eaves. Consequently, rain and wind often blow into the foyer when the doors open in winter. There is a strong desire among the management to address this issue.

Courtyard Access

The courtyard is dark at night. The lack of light is a potential hazard to those people proceeding through it to their accommodation rooms. Path illumination would assist in addressing this issue.

A covered walkway could facilitate all-weather access from reception to the rooms. Having access around the courtyard area for guests when it is raining is an important consideration for the comfort and safety of guests. The all-weather access issue also applies to the stairwells, which have the original 'hit and miss' brickwork, making them semi-open to the weather.

Lifts

One of the key issues for the accommodation rooms is the absence of lifts to facilitate easier, equitable access to the second and third storeys. This access concern applies to staff and guests. Currently, there is no lift access to any of the floors and there are circumstances under which lift access would be desired.

Staff explained that getting equipment and housekeeping effects up and down the stairwells can be difficult and can present a Work Health and Safety (WHS) issue. A similar concern exists for guests who can struggle with heavy luggage, and wheelchair and mobility impaired access is compromised by this situation. An increase in easy access/wheelchair access rooms on the lower floor was one of the desires of the accommodation management and staff along with improved access to the upper floors.

The complicated nature of this issue is a result of the building's design—based on the 'stairwell layout' rather than the 'corridor layout'. This means that any lift access proposal would need to be duplicated for different stairwells, requiring more than one lift to access each grouping of rooms.

Stairwells

The darkness of the stairwells was noted as a concern for both staff and guest safety. Improved lighting is required to address this WHS issue. New lighting would improve the quality of the experience to be more welcoming for guests.

The Scarth and Stanner Room Facilities

The Scarth and Stanner dining rooms are serviced by only one toilet on each level. This can be inconvenient for public functions and should be rectified.

Kitchens

University House has a large commercial kitchen that services the restaurant and Great Hall, a kitchen area that services the Fellows Bar, and a number of small kitchens in the residential wings.

The commercial kitchen's layout, design and fittings have been altered in the past and further changes to it for functional reasons may be sought in the future. Some original fittings and finishes include the dumb waiter, as well as tiling and cupboards in the small servery upstairs adjacent to the Scarth Room.

The kitchens in the residential wings in University House were described by the user groups as being good spaces for assembling the residential community. They are often full at meal-making times and are well used, with the community congregating in them like small common rooms. Usage times are organised so that people often cook and eat together in these spaces. However, some of the residential student group expressed that these spaces were too small and that they needed reconfiguration and expansion.

4.4.3 Concerns with Engaging the Academic Community

The Board of Fellows expressed a desire for University House to strengthen its engagement with the academic community. It was noted that less than 10 per cent of current ANU academic staff are University House members. This was felt to be a result of a more transient staff body and less awareness of the role of the place in the overall university. It was also felt that membership was not something that appealed to the growing number of international student graduates.

In the last four to five years the Board of Fellows has considered lobbying the Vice Chancellor for changes to the ANU graduation ceremonies with a view to reviving the graduating ceremonies at University House, rather than at Llewellyn Hall. This would identify University House with graduating students and vice versa. The history of this connection has been lost in recent years with the transfer of the ceremony to Llewellyn Hall. Such a change would also serve to identify the academic standing of University House as the traditional academic centre of the ANU—one of the key social and heritage values of the place.

4.5 Social Values Investigation

The social values investigation of University House and Gardens was undertaken through consultation and survey, as outlined above. The consultation included questions focused on identifying the strong or special attachment the users groups held for the place. Analysis of the social values attached to University House includes identification of the community or groups that have enduring associations or deep connections with the place.

4.5.1 A Note on Community

As part of the social values assessment for criteria f and g of the Commonwealth Heritage criteria – the community who values the place needs to be confirmed and their values examined.

The Department of Environment guidelines on the assessment of social values identify that a particular community or cultural group must collectively have strong or special associations with heritage places for the place to be considered to have social significance.¹ Community groups must have shared values and identities and cannot be simply a professional group or special interest group. An indicator of a community's strongly held values for a place includes continued association, deep sense of ownership or connectedness, ongoing use for events, and a valued representational quality (ie, use of the place to celebrate significant events). University House can be seen to play a number of roles both within the ANU and Canberra more generally and therefore to have a range of user groups.

The University House community

It is clear that University House's central role is as an accommodation facility for postgraduate students and academics and is particularly important to academics, postgraduate students, alumni and emeritus academics who are residents and members. Its central function is as a place to accommodate students, and for academics and students to socialise. University House is home to 70 graduate residents, with another 180 residing at the nearby Graduate House. Spaces within University House commemorate achievements of members of this group (honour boards, naming of spaces). This role is made more important by the fact that it is felt that University House is the only academic and postgraduate social space within the ANU. A range of ongoing events at University House binds this community together, for example, dinners for all graduate residents and academics are held Wednesday nights in the Great Hall. Hence University House occupies a symbolic place for this community that includes a deep sense of ownership and connectedness.

There are around 1400 members of University House who enjoy use of the facilities including reading rooms, discounted accommodation and an events calendar. Although previously more restricted, today any university graduate can become a member. While membership is held more widely than by ANU staff and students, it is hard to distinguish members as a separate community. Many members identified in their responses that they were past residents or former staff and students. While members more clearly identified the value of the perceived exclusivity of University House, academic and postgraduate students identified a similar set of values.

University House also plays an important role as a gateway between the ANU and the general public. It is one of the only places in ANU that hosts ceremonies, functions and public events. University House also represents the university via a number of public functions that residents of Canberra attend. These include music performances, talks, conferences, weddings, and the place's restaurants. Hosting official functions and the visits of overseas dignitaries, University House is often the formal outward-facing ceremonial space of the ANU.

As a hotel, the place is also used by an international community who may have limited connection to the ANU or knowledge of the place's other functions. The hotel has 100 rooms and runs at an average of 77 per cent occupancy. The extent to which University House is important to the wider community of Canberra, or hotel guests from further afield, is difficult to identify. As those that have transient connections to the place are not considered a community, the focus of this social values assessment has been directed to regular users and those with strong and enduring connections to the place.

The social values consultation focused on communities with ongoing engagement with University House. A total of 94.7 per cent of survey respondents identified that University House was a special place to them. This indicates that University House is widely valued with the staff and students of ANU, as well as with members of University House. The dialectic nature of community identity and ongoing practices is such that it could be said that it is through the functions of University House that the academics and postgraduate students of ANU feel like a community. The meeting places, commemorations and inclusion in regular events that University House provides does much to define and reinforce a strong community identity focused around the place. Hence the regular site users—current and former residents, ANU staff, students and members—have been identified as the relevant community through which to explore University House and Gardens social values.

4.5.2 Outcomes of Engagement

Engagement with the community included consultation meetings and an emailed online survey, as identified at Section 4.2. Aspects of the place identified as being of value included the place's functional, historical and aesthetic qualities. The following is a summary of aspects identified as having particular value to the University House community.

Functions

Accommodation

Many respondents identified University House as their home. The provision of high-quality accommodation engenders a strong attachment from both current and past student residents. University House also provides accommodation to a wider group of people connected with the site, including academics and visitors to the hotel. Accommodation at University House is identified as having a particular character, a 'unique Oxford/Cambridge feel'. This reflects the building's history and extant design elements including the stairwell layout and furnishings. The design of the hotel reinforces this community feeling. The style of accommodation, which evokes colleges of the 1950s, is something that is seen as unusual and is valued by the community.

Celebration

A number of respondents identified that University House is the 'heart' of the university. This appears to refer to the many ceremonies and celebrations that are held there. Others identified University House as a place where academic achievement was celebrated. This may refer to the history of graduations held at University House, to the honour boards in the Great Hall or to the ongoing program of talks and events that bring many to the place. The Great Hall is noted as one of the most important spaces within University House and as the focus for celebrations of academic achievement. A number of people also noted that they had been married at University House or attended other significant events in the courtyard, as well as in the Scarth and Stanner Rooms.

University House has social value as the location of numerous celebrations and the commemoration of significant events.

Food

Nearly 89 per cent of survey respondents noted that it was important to them that you could eat at University House. The place was described as nurturing and home like, a safe place of retreat. It is a place where the community feels comfortable and that they will be in the company of like-minded people. The value of the food and bar facilities at University House links to the social functions of the place. The kitchens, restaurants, scheduled dinners and bars are frequently noted as important spaces where the community of academics and postgraduate students can socialise and exchange ideas.

Socialising

University House appears to be widely recognised as a special place for academics and postgraduate students to mix in a relaxed setting, and as such is seen as unique within the ANU campus. This is highly valued by users. Fellows Bar and the Fellows Gardens (beer garden) were specifically identified. Especially in spring and summer, the garden is identified as a relaxing community space. This space is also identified as an exclusive place for academics and postgraduates and public servants to network and exchange information.

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Other dining spaces (Boffins Restaurant) are valued for their private ‘club like’ qualities that are seen as unavailable elsewhere in Canberra. For members, University House was valued as a place to maintain connections with the academic community, and as a welcoming social space.

Learning

Many of University House’s values appear to be aligned with learning more generally. The place was identified as an environment that was nurturing and supportive of the graduate and scholar. Spaces like the library were identified by respondents as special quiet places for reading and study. The member-focused program of seminars was seen to encourage ongoing learning in the membership community. The provision of accommodation through the hotel was seen by many to support connections with visiting scholars and the now global ANU community.

Historic

University House has been the site of a number of significant historic events, and has hosted historically important individuals. Many in this community, the Board of Fellows in particular, relayed historical events and people associated with the place that they felt were important. Members appear to be especially cognisant of the history of the place and specifically mentioned the important historic events and associations of the place in identifying its values.

The Scarth Room in particular was noted as being the venue of a number of critically important meetings in the past. It was one of the few exclusive, private areas in Canberra where sensitive meetings could be held. Importantly, it was not attached to a restaurant and therefore maintained its exclusivity and its security. A number of important events were noted to have been held at University House, including Prime Minister Menzies’s daughter’s wedding, Gough Whitlam’s residency after the dismissal, and Kevin Rudd’s announcement that Quentin Bryce, AD CVO was to be appointed Governor General.

The connection between University House and past events and people is an important aspect of the place to this group. University House has played an important role in the history of Canberra and remains a physical connection to events of the past.

Aesthetics

A number of aesthetic qualities were identified by respondents as being of particular value.

Modernist

The Modernist design of University House—including the architecture and interior furnishings and artworks—was noted as a valued quality. The 1950s fabric and character have come to be associated with the building’s functions and the homely, collegiate quality of its spaces. This is seen as now rare for a hotel and student residence.

High-quality design

University House can be seen to represent the work of a number of well-known architects, designers and artists (integral to Lewis’s design and important for the ANU Design Unit). The design of the building and the interior and furniture was identified by respondents as special and of a high quality. A number of members also mentioned the art collection as an important aspect of the place. University House is seen as demonstrating high achievement in art and design, qualities that remain intact and able to be appreciated.

Landscape

University House was also identified several times as being a peaceful place, a retreat, unusual within the campus and for somewhere so close to the centre of Canberra. Much of this appears to relate to the landscape spaces. Many identified the courtyard as a beautiful and restful space. The pond was also mentioned by many as a memorable landscape feature. Respondents indicated they liked to meet people and spend time in the landscape spaces of University House. Even passing through the courtyard was indicated by many to be a special experience. The landscape design and the changing seasons in the gardens were observed by a number of respondents as a feature of the place they valued.

The quality of the garden design, its modernist aesthetic, its open and peaceful atmosphere and setting were felt to be rare, and were highly valued by the University community.

The Wider Community—Canberra and Beyond

The social value of University House for the wider community of Canberra, or nationally, has not been assessed as part of this report. University House is likely appreciated for a number of aspects, including its historical connections with the establishment of the ANU, and as an early feature of Canberra. University House is well known in Canberra, with events such as weddings and conferences regularly held in the courtyard, Stanner Room and the Great Hall. The restaurants and bar are also known and used by the wider community.

University House often hosts ANU events or visiting dignitaries. In the past, official visitors have included the Prime Minister of Japan, Nelson Mandela, Prince Charles, and Prince Fredrick and Princess Mary of Denmark, among others. As a result, it is also likely to be known within Canberra as the ceremonial space of the ANU. In this way University House plays an important role as a link between the university and Canberra.

The quality of University House's design and its modernist aesthetic, now seen as rare, are also likely to be valued by the wider Canberra community.

4.6 Conclusion

The community associated with University House is made up of students, academics and members who use the place and hold strong attachments to it. This community values a number of functional, historical and aesthetic aspects of the place, including:

- the provision of accommodation, food and spaces for learning and reflection;
- its social aspects as a space where people are able to mix in what is identified as both an exclusive and inclusive environment centred around academics and postgraduates;
- its ongoing function as a space for celebration, particularly of academic achievement;
- historical events and people of significance associated with the place; and
- its aesthetic qualities, representative of a nurturing, collegiate and high-quality environment.

University House is the physical reminder of many events and people that are of importance to this community. It is a place of exceptional importance to the students, academics and associates of the ANU, and is also likely to be highly valued by the wider community of Canberra.

4.7 Endnotes

- ¹ Department of Environment, 'Guidelines for the Assessment of Places for the National Heritage List', viewed 14 December 2015
<www.environment.gov.au/resource/guidelines-assessment-places-national-heritage-list>

5.0 Assessment of Heritage Values

5.1 Introduction

5.1.1 Assessing Heritage Values—EPBC Act Heritage Criteria

The 2004 amendments to the *Environment Protection Biodiversity Conservation Act 1999* (Cwlth) (EPBC Act) established the Commonwealth Heritage List (CHL) and the National Heritage List (NHL). The CHL is for those places owned or controlled by the Commonwealth that have been assessed as having significant heritage values against the criteria established under that Act. The criteria are designed to cover all forms of cultural significance (Indigenous and non-Indigenous) and natural heritage significance. The following criteria are used:

Table 5.1 EPBC Act—Commonwealth Heritage Assessment Criteria.

Criterion a—Processes	The place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history.
Criterion b—Rarity	The place has significant heritage values because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.
Criterion c—Scientific	The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.
Criterion d—Representativeness	The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of: <ul style="list-style-type: none"> • A class of Australia's natural or cultural places; or • A class of Australia's natural or cultural environments
Criterion e—Aesthetic	The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
Criterion f—Creative / Technical	The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.
Criterion g—Social	The place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
Criterion h—Associative	The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural and cultural history.
Criterion i—Indigenous	The place has significant heritage value because of the place's importance as part of Indigenous tradition.

The threshold for inclusion on the CHL is that the place meets one or more of the criteria for significant heritage values. Section 10.01A and Section 10.03A of the EPBC Regulations define the nine Commonwealth Heritage criteria for evaluating, identifying and assessing the Commonwealth Heritage values of a place.

5.1.2 Official Heritage Values of University House and Gardens

University House and its gardens was listed on the CHL on 22 June 2004 as Place 105190. The full citation is included in Appendix A.

GML Heritage

The heritage values assessment for University House, its gardens and also the Molly Huxley Building have been collectively revised by ANU Heritage for the listing of these places in the Acton Campus Site Inventory.¹ The revised statements of significance, against each of the nine criteria, included in the Site Inventory are outlined below (italicised) with additional commentary based on observations from this HMP.

Table 5.2 Heritage Values Assessment for University House and Gardens.

Criterion a— Processes	The place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history.
Assessment	<p><i>University House and the Molly Huxley Building provide insight into the early campus site planning, provision of accommodation and mark the beginning of the evolution of architecture and landscaping at the ANU.</i></p> <p><i>University House is significant as the first major building constructed at the ANU and the first accommodation facility for the fledgling University. The initial establishment of the ANU was an important policy of the Commonwealth Government following World War II. University House is strongly associated with the post-war planning and development of Canberra.</i></p> <p><i>University House and the Molly Huxley Building have played an important role as a residential and social centre for the University and wider Canberra since 1954, and have strong associations with significant figures in Canberra's planning history including Brian Lewis, Architect, Lindsay Pryor, Landscape Designer, Frederick Ward, Furniture Designer and key academic advisers including Sir Howard Florey, Sir Mark Oliphant, Sir Keith Hancock and Raymond Firth, amongst others.</i></p> <p><i>University House is reflective of the Oxford-Cambridge model for residential colleges for on-campus accommodation where students and staff live and study at the college, this model continued to be integrated at the ANU as the campus grew in size.</i></p> <p><i>The Gingko Biloba (Maidenhair Fern) trees situated in the central quadrangle of University House are the oldest known surviving trees of the species in Canberra. The group of Tilia Europa (Linden) on the southern lawns are also notable tree specimens.</i></p> <p>University House and the Molly Huxley Building meet CHL criterion (a) for historic values.</p>
Attributes	The whole building including its grounds, courtyards and layout, significant plantings and the historical use as a residential college in the Oxford-Cambridge model.
Commentary	<p>The key significant historical role of 'residential and social centre' of the ANU and wider Canberra is a role exclusive to University House. This does not apply to the Molly Huxley Building. The Molly Huxley Building has a distinctive and separate function that is not bound to the residential and social functions of University House.</p> <p>The Molly Huxley Building is significant for its continuous use as the location of the University's PABX system. It has been maintained in this location, albeit in a newly constructed building, since 1953. The existing Molly Huxley Building, built in 1963, is also significant for its early replication of the University House style and use of complimentary building materials. It also has some historical significance and landmark value as a distinctively formed building, known as the 'Gatehouse' of University House.</p>
Criterion b— Rarity	The place has significant heritage values because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.
Assessment	<i>University House and the Molly Huxley Building do not meet CHL criterion (b) for rarity values.</i>
Commentary	<p>University House is a rare example of a modernist designed structure which contains a significant number of original, bespoke designed furniture items and fittings, and for which a dedicated furniture designer was commissioned.</p> <p>It provides a rare example of the integrated design of furniture and fittings as well as incorporation and commission of artworks into a commissioned modernist building.</p> <p>University House meets CHL criterion (b) for rarity</p>

Criterion c— Scientific	The place has significant heritage value because of the place’s potential to yield information that will contribute to an understanding of Australia’s natural or cultural history.
Assessment	University House and the Molly Huxley Building do not meet CHL criterion (c) for scientific values.
Commentary	Both University House and the Molly Huxley Building are well documented places, and further investigation of their fabric is unlikely to reveal additional information not already attainable from documentary sources. Their archaeological potential is also likely to be low. On the whole their potential to yield new information is low and therefore neither of these buildings meets this criterion.
Criterion d— Representativeness	The place has significant heritage value because of the place’s importance in demonstrating the principal characteristics of: <ul style="list-style-type: none"> • A class of Australia’s natural or cultural places; or • A class of Australia’s natural or cultural environments
Assessment	<p><i>University House and the Molly Huxley Building (emulating the exterior features of University House) are representative of several Australian mid-twentieth century architectural styles, heavily influenced by British examples. These styles are further exemplified in the installation of custom designed furniture, fittings and art work. These architectural styles were successfully implemented by Brian Lewis with modesty and austerity due to the financial climate at the time of construction.</i></p> <p><i>University House is also representative of the Australian interpretation of a university college in the Oxford-Cambridge model of inclusive on-campus accommodation, an integrated system, where students and staff live and study at the college.</i></p> <p><i>University House is representative of the work of prominent Architect Brian Lewis, in a restrained modernist style, the landscape design of Lindsay Pryor, Superintendent and later Director of Parks and Gardens for Canberra, the furniture design of Frederick Ward and artists Gerald Lewers, Mark Grey-Smith, Frank Hinder and Leonard French.</i></p> <p>University House and the Molly Huxley Building meet CHL criterion (d) for representative values</p>
Attributes	<i>The style and planning of the buildings and landscaping and the integration of the furniture, fittings and art works into the overall design.</i>
Commentary	No additional commentary.
Criterion e— Aesthetic	The place has significant heritage value because of the place’s importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
Assessment	<p><i>University House and the Molly Huxley Building display many features of aesthetic significance including their architectural style, overall form, fenestration and detailing. The restrained landscape treatments further enhance the aesthetic qualities of the buildings in the spaces between building wings and surrounding the building. The planned grouping of trees by species, water features and the punctuation of modern sculpture create an attractive setting for the built elements. The sweeping lines of the curved terrace, reinforced by the curved reflecting pool is also a strong central design feature of the complex.</i></p> <p><i>The simple interiors including the timber panelling, parquet floors and period fittings as well as the custom designed Frederick Ward furniture provide for a pleasing interior aesthetic. The modern art works and sculptures including Relaxation and Swans in flight by Gerald Lewers, Conjugation by Mark Grey-Smith, the entrance hall floor by Frank Hinder and the mural Regeneration by Leonard French also contribute to the aesthetic values of University House.</i></p> <p>University House and the Molly Huxley Building meet CHL criterion (e) for aesthetic values</p>
Attributes	<p><i>Architectural features including external finishes, forms, detailing, restrained landscape treatments, interior features including Frederick Ward furniture, sculptures, artworks, fixtures and fittings.</i></p> <p><i>Note also that while University House and the Molly Huxley Building display a high level of aesthetic values, to fully meet this criterion, aesthetic values must be demonstrated as being valued by the community. While the CHL lists University House under this criterion, it is not known if the community appreciation of aesthetic value has been formally tested.</i></p>

<p>Commentary</p>	<p>The community appreciation of aesthetics of the place has been demonstrated through the consultation for this HMP. The following additions can be made to the understanding of the aesthetic values.</p> <p>The aesthetic qualities of the modernist design of the place—including the architecture, setting, interior furnishings and artworks—is valued by the University House community. The 1950s design, fabric and character are highly esteemed by members, residents and staff and are nominated by those groups as being an embodiment of the quality and values of the place. These elements were also seen as demonstrating high achievements in art and design, qualities that remain intact and able to be appreciated.</p> <p>The University House landscape—including its courtyard, pond, open lawns and Fellows Garden—is considered to be of aesthetic value by the University House community.</p> <p>The quality of University House’s design, its modernist aesthetic, and open and peaceful landscape and setting are rare, and are highly valued by the university community.</p>
<p>Criterion f— Creative / Technical</p>	<p>The place has significant heritage value because of the place’s importance in demonstrating a high degree of creative or technical achievement at a particular period.</p>
<p>Assessment</p>	<p><i>University House is an outstanding example of mid-twentieth century modern architecture in Australia, one of the largest such examples in Canberra. The design achievement of this building is demonstrated in the highly successful integration of building, landscaping, art, finishes and furniture representative of a modest interpretation by Brian Lewis of several mid-twentieth century architectural styles. The implementation of the adjacent Molly Huxley Building in an identical architectural design is also design achievement.</i></p> <p><i>Being constructed at a time of financial austerity, University House further reflects design achievement in its imaginative use of everyday and unremarkable materials and finishes such as simple bricks, rendered walls, timber and steel window frames, glazed terracotta roof tiles and terrazzo paving to produce a simple and strongly resolved architectural design. The Great Hall, curved terrace, reflecting pool, quadrangle garden, and Fred Ward furniture are all major design features.</i></p> <p><i>The design successfully incorporates the contemporary Australian art and sculpture and the architectural and interior design merit of the building has been recognised with the John Sulman Medal from the NSW chapter of the Australian Institute of Architects. The building also received an inaugural 25 year award from the ACT chapter.</i></p> <p>University House and the Molly Huxley Building meet CHL criterion (f) for creative/technical values</p>
<p>Attributes</p>	<p><i>The integration of building, landscaping, artworks, finishes and furniture, in particular, the Great Hall, the curved terrace, reflecting pool, quadrangle garden and the furniture. The imaginative use of everyday materials and finishes.</i></p>
<p>Commentary</p>	<p>The CHL citation recognises the technical design merit of the service tunnels and vertical service shafts as being an important part of the functional design of the place.</p>
<p>Criterion g— Social</p>	<p>The place has significant heritage value because of the place’s strong or special association with a particular community or cultural group for social, cultural or spiritual reasons</p>
<p>Assessment</p>	<p><i>University House and the Molly Huxley Building are iconic and highly recognised buildings in Canberra and are valued by the academic and general community for their strong association with the establishment of the ANU, and as University House was the first major building constructed on the campus.</i></p> <p><i>University House has served as a social and academic hub for the ANU and for the wider Canberra community since its establishment in 1954, and has been the venue for many significant ceremonies and events.</i></p> <p><i>University House has strong connections with the ANU and wider Canberra community, both for historic associations with the early establishment of the ANU and the provision of on campus accommodation.</i></p> <p>University House and the Molly Huxley Building meet CHL criterion (g) for social values</p>
<p>Attributes</p>	<p><i>The buildings and landscape and the use of the buildings for social, ceremonial and residential purposes.</i></p>
<p>Commentary</p>	<p>The presence of social value (strong or special attachment to the place by an identified community group) has recently been investigated further through consultation for this HMP. The following additions can be made to the understanding of the aesthetic values.</p>

	<p>University House is highly valued as a social space where the community is able to socialise in what is identified as a supportive and collegial environment centred on academics and postgraduates. The long history and ongoing functions of the place as a space for celebrations has also led to strong values associated with past events and the celebration of academic achievement. The historic events and people of significance associated with the place are also highly valued by the community. University House is the physical reminder of many events and people that are of importance to the University House community and most likely some parts of the wider Canberra community as well.</p> <p>University House has served as a social and academic hub for the ANU and for the wider Canberra community since its establishment in 1954, and has been the venue for many significant ceremonies and events. As such it can be seen as an important feature of the ANU community. The community associated with University House and Gardens and the Molly Huxley Building can be seen as the students, academics and members who use the place and hold strong attachments to it.</p> <p>This community values a number of functional, historic and aesthetic aspects of the place. These include the provision of accommodation, food and spaces for learning and reflection. University House is also highly valued as a social space where the community is able to socialise, in what is identified as both an exclusive and inclusive environment centred around academics and postgraduates.</p> <p>The long history and ongoing functions of the place as a space for celebrations has also lead to strong values associated with past events and the celebration of academic achievement. University House is the physical reminder of many events and people that are of importance to the ANU community.</p> <p>The aesthetic qualities of the place; representative of a nurturing, collegiate and well-designed environment are also strongly held social values.</p> <p><i>University House is a place of exceptional importance to the community of students, academics and associates of the Australian National University, and is also likely to be highly valued by the wider community of Canberra for its strong association with the early establishment of the ANU and Canberra and past historic events.</i></p> <p>The Molly Huxley Building was not identified as a place with any particular attachments for the University House community. Its value as an 'iconic and highly recognised' building in Canberra should be questioned. Its landmark value as the 'gatehouse' for University House was noted during the consultation, but there were no values representing 'strong attachment' expressed by this community towards it. The Molly Huxley Building does have some value as an identifiable and slightly unusual entrance to University House.</p> <p>Both Boffins Restaurant and Fellows Bar were identified as being elements of University House that have high social value based on their function as places of social interaction. However, that this significance is based on function and does not necessarily apply to their built fabric form which is relatively recent in origin and not reflective of the original design intent of the place.</p>
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Criterion h— Associative	The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural and cultural history.
Assessment	<p><i>University House has a significant association with several key figures in the history of the ANU and of Canberra. University House is strongly associated with its designer Brian Lewis, Professor of Architecture at the University of Melbourne who had a strong influence on the planning and building design of the Acton Campus.</i></p> <p><i>The building is also associated with modern artists and designers whose sculptures and works were specially designed for University House including Gerald Lewers, Mark Grey-Smith, Frank Hinder, Leonard French, and Frederick Ward.</i></p> <p><i>The landscaping around University House was designed by Lindsay Pryor, Superintendent and later Director of Parks and Gardens for Canberra. Pryor was a significant figure in the testing and planting of trees throughout Canberra.</i></p> <p><i>University House is associated with the academic advisers at the time of construction who played an important role in its design and implementation, including Sir Howard Florey, Sir Mark Oliphant, Sir Keith Hancock and Raymond Firth, amongst others.</i></p> <p><i>University House is also strongly associated with Cambridge University, UK, an association which is commemorated by an English Oak planted by Sir Keith Hancock.</i></p> <p><i>The Molly Huxley Building is strongly associated with Ella Mary (Molly) Huxley, wife of Leonard Huxley, Vice-</i></p>

	<i>Chancellor of the ANU from 1960-67. Molly Huxley became the first lecturer in British History at the ANU.</i> University House and the Molly Huxley Building meet CHL criterion (h) for associational values
Attributes	<i>The building, internal features and fittings, sculptures, art works and furniture, the landscape and its individual commemorative plantings.</i>
Commentary	No additional commentary to add.
Criterion i— Indigenous	The place has significant heritage value because of the place's importance as part of Indigenous tradition.
Assessment	University House and the Molly Huxley Building do not meet CHL criterion (i) for Indigenous values.

Statement of Significance

University House was the first major building constructed at the ANU and has played an important role as a residential and social centre for the ANU and wider Canberra since its opening in 1954. University House is reflective of the Oxford-Cambridge model for residential colleges for on-campus accommodation where students and staff live and study at the college.

The buildings (University House and the Molly Huxley Building) are representative of Australian mid-twentieth century architectural styles, heavily influenced by British examples and University House is one of the largest such examples in Canberra. These styles are further exemplified in the installation of custom designed furniture, fittings and art work.

University House and the Molly Huxley Building display many features of aesthetic significance including their architectural style, overall form, fenestration and detailing, restrained landscape treatments, grouping of trees by species, water features and the punctuation of modern sculpture. The simple interiors including the timber panelling, parquet floors and period fittings as well as the custom designed Frederick Ward furniture provide a pleasing interior aesthetic.

Being constructed at a time of financial austerity, University House reflects design achievement in its imaginative use of everyday and unremarkable materials and finishes such as simple bricks, rendered walls, timber and steel window frames, glazed terracotta roof tiles and terrazzo paving to produce a simple and strongly resolved architectural design.

University House and the Molly Huxley Building have significant associations with several key figures in the history of the ANU and of Canberra including its designer Professor Brian Lewis, modern artists and designers such as Gerald Lewers, Mark Grey-Smith, Frank Hinder, Leonard French, and Frederick Ward, landscape designer Lindsay Pryor, academic advisers Sir Howard Florey, Sir Mark Oliphant, Sir Keith Hancock and Raymond Firth.

The Molly Huxley Building is strongly associated with after Ella Mary (Molly) Huxley, wife of Leonard Huxley, Vice-Chancellor of the ANU from 1960-67. Molly Huxley became the first lecturer in British History at the ANU.

Additional Commentary

The significance of the Molly Huxley Building lies mainly in its continuous use as the location of the University's PABX system which has been maintained in some form in this location since 1953. There is also some significance in the architectural style of the Molly Huxley Building, (the existing building having been built in 1963) based on its early replication of the University House style and use of complimentary building materials; thereby maintaining the design principles and aesthetic values embodied in the adjacent University House.

The Molly Huxley Building also has some historical significance and landmark value as a distinctively-formed building, known as the 'Gatehouse' of the University House.

The associative values with key figures in the history of the University and in Canberra appear to be over-ascribed to the Molly Huxley Building. The aesthetic and design values relating to interiors and furniture are also incorrectly ascribed to the Molly Huxley Building.

5.2 Significance Ranking

5.2.1 Explanation of Ranking of Elements

University House, its gardens and the Molly Huxley Building have already been assessed by the ANU as having high significance and meeting the threshold for inclusion in the CHL. The site has

Commonwealth Heritage values and is included in the CHL. Both buildings and the landscape possess an array of identified heritage values. There are many elements of them that contribute to these values to a greater or lesser degree.

The purpose of understanding the significance of the various elements is to enable a clear approach to managing the place and its individual elements. The ranking has been applied to the site as a whole, and to individual elements.

Following the national benchmark approach set out by JS Kerr in *The Conservation Plan*,² the significance of the various elements has been assessed by considering the independent value of the element 'tempered by consideration of the degree to which the element tends to reinforce or reduce the significance of the whole'.³

The following rankings are generally used when assessing the significance of elements:

- Exceptional—a rare or outstanding element which significantly embodies and demonstrates National and Commonwealth Heritage values in its own right and makes a direct and irreplaceable contribution to the place's significance/value. Such elements are of outstanding value to the nation (as assessed against the National Heritage criteria).
- High—an element which demonstrates Commonwealth (or State) Heritage values in its own right and makes a significant contribution to the place's heritage value.
- Moderate—an element that reflects some Commonwealth (or other local) Heritage values but only contributes to the overall significance/values of the place in a moderate way.
- Low—an element that reflects a low level of Commonwealth Heritage values and may only contribute to the overall significance/values of the place.
- Neutral—an element that does not reflect or demonstrate any Commonwealth or Local Heritage values and detracts from the overall heritage values of the place.
- Intrusive—elements that are damaging to the place's heritage values. The loss of these elements may contribute to the Commonwealth Heritage values of the place.

Overall, University House, its gardens and the Molly Huxley building maintain a high level of significance based on a range of historical, social and associative values but also on the high level of original remaining fabric, the integrity of the original design and the quantum of original furnishings and fittings. Many of the individual elements of the place contribute to this overall significance as they have a high level of individual significance. This is particularly notable with reference to specific design features (austere modernist style, form and fenestration, timber detailing, steel window and door framing, parquet floors, hit-and-miss brickwork, terrazzo flooring, stairwell access design, copper roofing), original construction materials and the largely unadulterated configuration of the major spaces (the Great Hall, Common Room and Library, and the general layout of accommodation wings).

There are also a number of aspects of the place that are of individually low significance including new additions and alterations for functional purposes and upgrades (screens in the foyer, Fellows Bar fitout, replacement light fittings, new plaster ceilings, etc).

Details of the significance rankings of specific aspects of University House, its gardens, the Molly Huxley Building and their elements are outlined in Section 10.0 of this HMP.

5.3 Tolerance for Change

5.3.1 Explanation of Tolerance for Change

The concept of sensitivity or 'tolerance for change' is the identification of the extent to which a place's heritage values/significance and key attributes are able to tolerate change without adversely impacting the nature or degree of its significance and contribution to the site overall. Change generally refers to development, major works, new uses, adaptive re-use or conservation works. It does not refer to maintenance.

Understanding a place's tolerance for change is a useful management tool which assists in managing any proposed change to the site's heritage values, in particular the built and landscape character.

Tolerance for change is generally ranked from 'Low' through 'Some', 'Moderate', 'Reasonable' and 'Substantial'. Elements with a low tolerance for change are those that strongly contribute to the significance of the place and usually retain a high degree of intactness with no major change or alterations. Such elements should not be changed, removed or damaged. Most elements of high heritage significance have a low tolerance for change and should be conserved. At the opposite end of the scale, elements with a high tolerance for change are those that are of neutral or intrusive significance and can be altered or removed without affecting the significance of the place at all. There are a range of degrees of tolerance in between that encompass elements that have had some alteration in the past and only partly contribute to the significance of the place. The tolerance for change of an element is closely related to its ranking of significance.

Generally at University House the elements of high significance have a low tolerance for change—this broadly encompasses the original form of the building and the fabric including original furniture and fittings.

However, there are also some elements of high significance where that significance is related to social values rather than being embodied in fabric. This is specifically the case with Boffins Restaurant and Fellows Bar where the tolerance for change of the fabric is high but the tolerance for change of the function is low, and similarly with the Molly Huxley Building where the continuity of use is significant although the communication technology has been updated on numerous occasions.

A range of relatively recent additions and alterations, all being of low, neutral or intrusive level significance, have a high level of tolerance for change. This applies to the new elements in the foyer, new services, internal kitchens and external additions like the pergola and the entrance awning outside the Scarth and Stanner rooms.

Further details explaining the ranking system and the 'tolerance for change' rankings of specific aspects of University House, its gardens, the Molly Huxley Building and their elements are outlined in Section 10.0 of this HMP.

5.4 Condition of the Heritage Values

5.4.1 Correlations between the Condition of Fabric and Condition of Heritage Values

Managing Commonwealth Heritage values not only requires the identification of the values but also an understanding of their condition. It is important that the Commonwealth Heritage values are regularly monitored and their conservation requirements are reported on and managed.

Condition is used as a measure of the deterioration of a place or site, and thus its ability to survive into the future without remedial action being required. In general, the physical condition of significant built fabric—its state of repair—is often seen as a direct representation of the condition of the heritage values. However, when assessing the condition of heritage values, the concepts of integrity and authenticity also need to be considered.

A place's authenticity means that its cultural values are truthfully and credibly expressed through attributes of form, design, materials, techniques and management systems, location and setting—an authentic place is the honest product of its history and of historical processes.

A place's integrity means that the site includes all elements necessary to express its heritage values, it is sufficiently intact to ensure the complete representation of the features and processes that convey its significance, and it has not been developed inappropriately with adverse effect to heritage values—integrity is a measure of the wholeness and intactness of the place and its attributes.

When assessing the condition of a place's heritage values the assessment should include its physical condition, its authenticity and its integrity. Some places can have extraordinary authenticity and integrity, but may be in very poor condition, or similarly, may be in good physical condition but have low authenticity and/or integrity.

Heritage values can also be embodied in the non-physical, intangible values or in the setting of a place. Intrinsic values such as the site's ongoing function, the setting and layout, and the social connections or associations with the place are all important values and their condition needs to be assessed. Such an assessment is generally framed around authenticity and integrity.

The conservation of the values that extend beyond the physical fabric of a place is as important as caring for the fabric. For example, the condition of the heritage values at University House, its gardens and the Molly Huxley Building could be diminished by changes to the functions of these places, or changes to the internal configuration of spaces and their uses.

5.4.2 Condition of the Commonwealth Heritage Values at the University House

General

In general, all of the main physical elements of the University House and its gardens and the Molly Huxley building are in good physical condition. Due to an ongoing, regular maintenance routine, only very minor physical repairs are required. However, some elements need to be closely monitored to maintain their current condition—this is particularly pertinent to the original window and door hardware.

The general authenticity of the place, its layout and configuration, its fittings and furnishings is very high. The place remains in such a condition that its heritage values are truthfully demonstrable and they are a key part of the identity and renown of University House.

Similarly, the integrity of the place and its fabric is high. All of the key elements and attributes of University House, its configuration, design intent and philosophy remain substantially intact with minimal adverse alteration and change.

Some original fabric has been altered in places—such as the foyer (reception desk), the kitchen, restaurant and bar, the smaller kitchens in the accommodation areas, and the bathrooms—but in general there remains a high level of intact original material and the place is able to demonstrate its history and heritage values very well.

A range of specific observations about the condition and integrity of University House and Gardens and the Molly Huxley Building are made in Section 10.0 of this HMP.

5.5 Endnotes

- ¹ ANU Acton Campus site Inventory—University House (Buildings 1and 1a).
- ² Kerr, J.S. 2004 *The Conservation Plan, A guide to the preparation of conservation plans for places of European cultural significance.* Published by The National Trust of Australia, Sydney.
- ³ For a recent example of Kerr's approach, see 2003, *Sydney Opera House: A Plan for the Conservation of the Sydney Opera House and its Site*, Third Edition, Sydney Opera House Trust, p 33.

6.0 Constraints and Opportunities

6.1 Introduction

This section outlines the issues relating to the ongoing conservation of the heritage values of University House, and the management of the place as a viable institution of the ANU and as an accommodation provider.

The management constraints and opportunities derive from a combination of the site's significance, user requirements, pressures for change and legislative requirements. In particular, this includes the:

- identified Commonwealth Heritage values, which are embodied in the physical elements and attributes of the site;
- requirements and aspirations of University House Board and management for the ongoing use and operation of the place;
- ANU Facilities and Services Division internal heritage management tools and processes, and the National Capital Authority's (NCA) role and works approvals;
- the requirements imposed by external factors, including statutory obligations and legislation that govern the management of the place, principally the EPBC Act, National Capital Plan and the *ACT Nature Conservation Act 1980*.

Of particular importance is the current good condition of the heritage values, including the condition, authenticity and integrity of the place and its social and associative significance.

6.2 Opportunities Arising from Significance

Opportunities for the conservation and interpretation of University House, its gardens and the Molly Huxley building include:

- promoting the core values of University House to the community of ANU to consolidate its position as a key element in the university's history and values;
- using the heritage values and the mid-century character of the place to encourage visitation and for marketing the accommodation;
- enhancing visitor appreciation of the place by interpreting the heritage values on site;
- maintaining a high-quality mid-century experience including room fittings/details (the critical mass of existing fittings, features and furniture currently in University House provides an excellent opportunity for these elements to consolidate the overall mid-century feel of the place);
- enhancing the art collection and maintaining the practice of collecting artwork at University House by conserving and curating the current collection, as well as by adopting a program to collect new works and include them throughout the buildings;
- exploring opportunities to re-establish and promote the formal, traditional ceremonial role of University House as the traditional academic cornerstone of the ANU; and
- maintaining and promoting the social values of the University House.

6.3 Constraints Arising from Significance

The heritage values of University House, its gardens and the Molly Huxley Building give rise to a number of obligations and management requirements, the most fundamental of which is to ensure that the heritage values are maintained and conserved.

Aspects of the place that embody the heritage values and must be conserved include:

- The longevity of the original purpose of the place. University House was established as the first major building on the campus for the purpose of providing accommodation and lifestyle support to the academic community. With some modification for commercial accommodation, this singular purpose has been sustained and continues as a key heritage value to be conserved. Maintaining this heritage value should include the ongoing provision of social and function services at University House. This includes provision of a restaurant and bar facility for the academic community, delivery of accommodation support to academics and postgraduates, and ensuring the availability of the ceremonial spaces such as the Great Hall and the Quadrangle for academic celebrations.
- The ability of the place to demonstrate its values as an outstanding example of mid-twentieth century architecture. This includes the integrity of its original design principles and style (overall form, fenestration and detailing), including its original use of everyday/simple materials. Details are noted in the Tolerance for Change discussion in Section 10.0.
- The ability of the place to demonstrate its original internal design, form and style, including its room and space configuration, and the mid-twentieth century style of fittings, finishes and furnishings. Details are also noted in the Tolerance for Change discussion in Section 10.0.
- Aspects of the restrained landscape design including its open landscape setting, courtyard, groupings of tree species, water features, sculpture, and open lawn areas.
- Its overall setting within the ANU landscape, particularly its existing landscaped curtilage between Garran Road, Balmain Crescent, Liversidge Street and Graduate House. Respecting the nature of the setting, the landscaping and views to and from the building limits the possibilities for new development within this curtilage.

6.4 Pressures for Change

As the managers of University House look to the future of the operation of the place, their primary concern is to position University House as a financially independent and viable establishment that can continue to fulfil its agenda as a key facility in the ANU.

A significant approach to doing this is to capitalise on its accommodation, restaurant and bar. The desire to provide accommodation and operating facilities that meet twenty-first-century expectations mean that there are a range of pressures for change involving upgrading aspects of the place. These include guest facilities as well as facilities for the staff and changes to the public and 'back of house' operational spaces.

Priorities identified by the University House management are:

Foyer Refurbishment

- Creating a stronger entrance statement at the foyer based on repainting, a revised colour scheme, updated lighting, refurbishment of furniture, revision of odd spaces and relocation of TV screens.
- Weatherproofing of entrances to foyer—possibly including an airlock to avoid winter draughts and water ingress.
- Addressing the functional relationship between the foyer entrance and the rear/northeast carpark entrance that brings guests in through the ‘back-of-house’ area.

Drawing Room Extension

- Extension to, and/or the reconfiguration of, the Drawing Room because the current room configuration is narrow and restricts potential uses.
- Retention and reuse of the existing original doors and windows.

Great Hall

- Consideration of a sympathetic lighting solution to provide for diversity in lighting types, levels and uses.
- AV upgrade.

Accommodation Spaces

- General improvement to the amenity of rooms through minimal intervention like painting, soft furnishings, furniture refurbishment.
- Concealed installation of upgraded services such as television and internet.
- Refresh hallways, stairwells and common spaces.

Other General Issues

- Sympathetic upgrade of the Fire Detection System to current technology.
- Immediate increase in parking spaces/utilisation of parking areas.

6.5 Opportunities for Change

At present, the mid-century character of University House is embedded into the physical fabric of the place—from the structure through to the fittings and soft furnishings. The maintenance of this fabric provides the opportunity for heritage values of the place to be clearly understood, interpreted, presented and experienced.

However, there is some leeway for modest and sympathetic change without losing the flavour of the place.

The following specific opportunities for change exist where those changes can be made in a way that is sympathetic to the original existing fabric and design intent of the element and its design context:

6.5.1 Main Block

- Weatherproofing the foyer: To address the issue of weatherproofing the foyer consideration could be given to constructing an airlock at the main entry. A simple, unobtrusive solution should be sought and the original entry arrangement should remain readable. This should be carefully designed to avoid alteration to existing significant fabric. It should take its design cues from the existing foyer entrance area and minimise physical intervention and construction. Options could include a simple flat-roofed addition, which sits in front of the existing doors as a very simple 'plug-on' element.
- Foyer/Terrace airlock: There may also be scope to construct an airlock linking the foyer with the terrace following the same approach as above. Care should be taken not to affect an appreciation of the concrete lattice screening.
- Ramp access: Options should be explored to provide an accessible front entry by way of a new sandstone ramp and raised levels at the entry threshold. Care should be taken with such adaptive works to minimise impact or distortion to the reading of the original design intent, form and style of the main entry area.
- Office spaces upgrades: Further alterations to existing partitioned office spaces can be undertaken without affecting the heritage values of the place on the proviso that those alterations do not require the removal of original fabric.
- New lighting: Additional lighting (eg, in the Great Hall) should complement the existing distinctive lighting and not detract from it.
- Services: Additional services (eg, air conditioning, audio and electrical) should not damage significant fabric or be a dominant feature in significant spaces.
- New furniture: Soft furnishings can be upgraded as long as significant items are retained. New elements should interpret mid-century design style (eg, textiles, rugs, carpets, lighting, etc).
- Colour schemes: Following careful research, the original exterior colour scheme of soft green, cream, mushroom and blues with deep aubergine window frames could be reinstated.

6.5.2 Accommodation Wings

- Where possible all original accommodation rooms (1953) should be retained as close to original condition as possible to illustrate the original interiors. Necessary changes should be subtle, modest and carefully planned.
- Bathrooms could be upgraded but should retain elements of the original fabric where feasible. All efforts to retain original fabric should be considered in the first instance.
- New bathroom fittings should complement the original mid-century style, eg, terrazzo floors, 150 x 150mm glazed wall tiles, polished chrome fittings, pedestal basins etc.

- Modest internal upgrading could be undertaken using new lighting and textiles that complement the mid-century character—upgrading the rooms with new soft furnishings, carpet, curtains, bed spreads etc is appropriate.
- Signature pieces of Ward furniture should be retained and conserved.
- Supplementary furniture should complement the mid-century style of the rooms but could have a 'lighter' character
- The practice of concealing services above new suspended ceilings is permissible.
- The installation of updated televisions in rooms could be undertaken, although it is appropriate to minimise the amount of cabling, fittings and fixtures to install them.
- Interpretation information, along with other important messages about events, facilities and the ANU, could be delivered to rooms through a range of multimedia approaches including updated televisions.
- Options for alternative technological approaches to delivering in-room entertainment and information services should be considered, including Wi-Fi and mobile devices, as these require less in-built infrastructure.
- Red face brick walls should be retained in stairwells (ie, do not paint over). The dark atmosphere may be addressed through new, sympathetic lighting solutions as long as the original brick can be read in parts.
- A new storage room could be achieved through the conversion of suite 386. Given that the formerly adjacent room has already been converted for WCs, the design integrity of this end of the accommodation block at ground-floor level is marginally compromised. The storage solution will not present an additional significant impact.
- Consideration could be given to constructing the covered way as originally planned, based on careful research of the original design.
- Lift access to the upper levels of the building is a requirement for compliance with the DDA. This may be achieved through sympathetically designed external lift structures located in areas of lower significance/higher tolerance for change (eg: Fellows Garden courtyard and/or the north-east carpark). The design of lift access and infrastructure must aim to minimise visual and physical impacts to the main building. It should also seek to minimise obscuring or distorting the reading of the heritage values. Such a solution may require the loss of some internal spaces at the connection/access points—such losses should be kept to a minimum and should ideally be tied to other proposed internal adaptations, rather than in addition to proposed internal adaptation.

6.5.3 Western Annex

- The removal of the intrusive canopy connected to the south porch at the entrance of the Scarth and Stanner rooms would be a positive outcome for the mid-century style and aesthetic of the building.

GML Heritage

- The main kitchen may be modified to suit functional requirements. Retain the overall form such as the combination of low and high-level ceilings and cross ventilation hoppers in upper part. Remnant original finishes need not be retained in the lower level main kitchen.
- The dumb waiter should be retained in its original location but the actual equipment can be replaced if necessary.
- The original fabric in the first-floor servery kitchen should be retained and conserved.
- Rationalise plant and equipment on the roof terrace.
- The makeshift roof on the roof terrace could be removed. There may be scope for properly constructed covered storage space in this location.
- Better use could be made of the original staff dining room. It could be repurposed as a new staff dining room and the original finishes could be restored.
- WCs could be upgraded, respecting mid-century character.
- Better use could be made of the Boffins Restaurant space. This could include changing its character to reflect mid-century style rather than the existing 'club' style. Heritage values of Boffins Restaurant relate mainly to its function rather than its current configuration and style.
- Fellows Bar on the lower ground floor could continue to be modified to suit changing requirements. Similarly, the heritage values of Fellows Bar relate mainly to its function rather than its current configuration and style.
- The accommodation rooms could be refurbished. New lighting and furnishings should have mid-century character.
- Minor changes could be made to the accommodation room layout, for example, single rooms into doubles, change of use etc.
- Kitchens and bathrooms could continue to be upgraded to meet modern functional requirements but should reflect mid-century character.
- The external loading dock area is a functional zone that is of low aesthetic value. It is often used as a defacto entrance to Fellows Garden from the south west. Its main contribution to the understanding of the heritage values is its demonstration of necessary functional space. This space has the potential for adaptation to improve its functionality, with the opportunity to also provide rationalised access with sympathetic aesthetic design qualities. Adaptation of this space could be undertaken on the proviso that: 1) changes to the space are complementary to the heritage values, including the overall design intent, style and form of University House, 2) The heritage values of the place are not obscured or distorted, and 3) the reading of the end of the existing main building should remain legible.

6.5.4 Eastern Annex

- The Drawing Room could be upgraded and enlarged as long as the original roof form and wing proportion remains readable. Enlarging the Drawing Room may be achieved through incorporating the original Master's Flat in to the Drawing Room—the Master's Flat no longer retains its complete integrity or its original function.

- The Drawing Room should continue to open out to the courtyard garden.
- The 1980s terrace and pergola should be replaced with more sympathetic forms.
- At least half of all accommodation rooms (from both 1953 and 1960) in the eastern annex should be retained in as close to original form and configuration as possible so as to illustrate the original interiors.
- The remaining accommodation rooms in the eastern annex could be refurbished as required. New lighting and furnishings should have mid-century character.
- Minor changes could be made to the accommodation room layout in this annex, for example, single rooms into doubles, change of use. Changes should be undertaken with minimal intervention in fabric. Combined rooms should be achieved by creating new internal doors rather than through wall removal.
- Kitchens and bathrooms could continue to be upgraded to meet modern functional requirements but should reflect mid-century character.
- The lower ground meeting room could be refurbished. It should retain the relationship to the exterior courtyard.
- New uses could be found for the upper levels of the tower if the existing services become redundant.
- The aesthetic appeal of the eastern breezeway entry should be improved. This may include redesigning of the gates, relocating services including the laundry service, additions of artworks and general alteration to the carpark presentation (see below).

6.5.5 Landscape

- The aesthetic appeal of the approach to the building from the northeast carpark (leading into the eastern breezeway) should be improved. This may include redesigning the carpark space, its landscaping, signage, lighting and plantings.
- Carparking at the front of the building could be reconfigured, although there should be no loss of green space for the southern lawns.
- Modification to the landscaping can be made to Fellows Garden and between Fellows Garden and Graduate House. Key to this area is the retention of original trees. The more recent paving and landscape treatment could be modified, although the function of this space as a socially accessible area should be maintained.
- The high tolerance for change embodied in the northeast carpark area and Fellows Garden and surrounds flags their adaptability for necessary modifications to the place, such as lifts, carparking improvements, and landscape connections. However, this tolerance does not extend to major new developments such as additional buildings. Adaptations of these spaces must still respect the values associated with the main building and the place as a whole.

6.5.6 Molly Huxley Building

- Communications and services spaces could continue to be upgraded to meet changing requirements.
- Despite its history, the Molly Huxley Room is an uninspiring space. Assuming its current function is retained, a better quality fitout that reflects a mid-century modern character is desirable.
- The workshop has a distinctive spatial character that would lend itself to a public use, such as a gallery, meeting or performance space, which could open out to a landscaped area in the northeastern carpark.

6.6 The Legislative and Management Framework

The legislation that governs the heritage management of the ANU is principally the EPBC Act, the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Plan and the *ACT Nature Conservation Act 1980*. The obligations arising from the heritage legislation are briefly described in this section.

It should be noted that the *ACT Heritage Act 2004* legally recognises and protects significant heritage places within the Australian Capital Territory. However, places owned or managed by the ANU and listed or nominated to the ACT Heritage Register are not legally protected under the *Heritage Act 2004*. This is because the ANU is located on national land (under the control of the Commonwealth) and therefore is protected by Commonwealth environmental and heritage legislation—the EPBC Act.

6.6.1 Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)

The EPBC Act was established in part to protect places of significant natural or cultural heritage value owned or controlled by the Commonwealth. University House and its gardens is included on the CHL and is therefore subject to the provisions of the EPBC Act.

Obligations under the Environment Protection and Biodiversity Conservation Act

The ANU Responsibilities

The ANU is responsible for carrying out works to conserve, maintain and improve the amenity and quality of the university and its various sites and buildings; and it has obligations to minimise any adverse impact on heritage values. Under the EPBC Act, the ANU (a Commonwealth agency) must act in accordance with the EPBC Act to protect, conserve and transmit the heritage values of the places it owns and manages. It must ensure that it does not take any action that has, will have or is likely to have an adverse impact upon the identified Commonwealth Heritage values of any place in its ownership or control, unless there is no feasible or prudent alternative to taking that action and all measures that can be reasonably taken to mitigate the impact of the action on those values are taken.

A number of documents and management plans have been prepared by the ANU to meet the EPBC Act obligations and guide the conservation and management of its heritage values. These include:

- the ANU Heritage Strategy 2010–2012;
- the ANU Heritage Register/Database; and
- various management plans (also referred to as conservation or heritage management plans) for Commonwealth listed places owned or managed by the ANU.

These documents need to be updated on a regular basis and revised to take into consideration the identified Commonwealth Heritage values of the individual buildings and places on the campus.

Role of the Department Responsible for the EPBC Act

The ANU Heritage Strategy 2010–2012 and the ANU Heritage Management Manual 2010 set out the responsibilities, consultation and approvals role undertaken by both the ANU and the Department responsible for the EPBC Act (currently called the Department of Environment). In brief, the Heritage Strategy states that HMPs prepared for ANU sites with identified Commonwealth Heritage values are forwarded to the Department for comment and are to be reviewed every five years.

6.6.2 Commonwealth Heritage Management Principles

The EPBC Act (Section 341Y) requires CHL places to be managed in accordance with the Commonwealth Heritage Management Principles which encourage identification, conservation and presentation of a place's heritage values by applying best available skills and knowledge, community (including Indigenous) involvement and cooperation between various levels of government. The principles are set out in Schedule 7B of the EPBC Regulations and apply specifically where there is no HMP in place. This HMP has been written to comply with the requirements of the EPBC Regulations, Schedule 7B and, where relevant, reference has been made to show compliance. Schedule 7B is included in Appendix E.

6.6.3 Management Plans for Commonwealth Heritage List Places

Schedule 7A of the EPBC Regulations sets out the matters to be addressed in management plans and this HMP complies with these requirements—refer to Appendix D. In broad terms, HMPs for Commonwealth Heritage places are prepared to assist Commonwealth departments and agencies to manage their heritage sites appropriately, and to guide future works and developments to reduce the need for referrals under the legislation.

The EPBC Act (Section 341S) requires Commonwealth agencies to prepare a management plan to protect and manage their CHL places consistent with the plan and the Commonwealth Heritage management principles. This HMP has been written to comply with the requirements of the EPBC Regulations (refer to the table in Appendix D).

Section 7.0 has conservation policies, actions and implementation recommendations.

6.6.4 National Capital Authority Role and Works Approvals

Development and Work Approval within Designated Areas

Under the National Capital Plan the ANU is required to obtain work approval for:

- all external works to the building or grounds; and
- any works that change the landscape (eg, earthworks, tree removal and replanting).¹

The NCA works approval process does not cover:

- internal alterations; or
- works that may have an impact on threatened species and communities. These must be addressed under both the EPBC Act and the *ACT Nature Conservation Act (1980)* and subsequent amendments.

GML Heritage

The NCA's role is to assist applicants, including the ANU, through a process of negotiation and design development to achieve outcomes appropriate to those areas that embody the special characteristics of the national capital.

The Facilities and Services Division has a Works Approvals Checklist for alterations in or about buildings that should be completed by ANU project managers prior to making a decision about seeking works approval by the NCA.² If new external development is proposed for University House, advice should be sought from the Heritage Office of the ANU Facilities and Services Division for assistance with obtaining NCA works approval.

Consultation with the National Capital Authority

Work approval requirements include the submission of a development application and, in some cases, evidence of environmental clearance or approval from the Department responsible for the EPBC Act. This may include a heritage impact assessment/statement or referral documentation. Therefore, it is recommended that consultation with the Department responsible for the EPBC Act and/or an EPBC Act referral should be undertaken prior to lodging a work approval application.

As a courtesy, consultation with the NCA and the Department responsible for the EPBC Act is advisable in the early stages of the design process before lodging a formal works approval/development application to outline the full scope of a proposal and the heritage process that is being followed. This will assist in identifying any major issues that require resolution prior to submission of a works approval consent form.

It is also possible to submit more detailed design drawings, when developed, to the NCA for assessment and an indication of whether the proposal is or is not consistent with the National Capital Plan before construction documentation is prepared.

6.7 ANU Facilities and Services—Management Tools and Processes

6.7.1 ANU Heritage Strategy 2010–2012

The ANU Heritage Strategy 2010–2012 is a document that outlines the strategy for managing heritage places and the steps that should be taken to protect and conserve the ANU's Commonwealth Heritage values. It states that the constantly evolving nature of university research places additional pressures on the heritage values and fully cements the need for an effective heritage strategy.³

The document has been prepared as a requirement of the EPBC Act. All Commonwealth agencies, in this case the university, are required to prepare a heritage strategy that outlines the processes for managing places that have, or may have, Commonwealth Heritage values.

This HMP fulfils one of the requirements identified in the Heritage Strategy—that is, to protect and manage the identified heritage values of places that the ANU owns and manages.

6.7.2 ANU Heritage Register/Database

The ANU currently registers places that are in the CHL and these are available in the online Heritage Database. The list is intended to grow as more places are assessed for their inclusion in the CHL. Each place has a hyperlink to individual fact sheets about places and buildings and their heritage values.

University House and the Molly Huxley Building are identified on the ANU Heritage Register as Buildings 1 and 1A respectively. They are listed as being of high significance. The citation is included in Appendix B of this HMP.

6.7.3 Heritage Management Plans

The ANU Heritage Strategy 2010–2012 outlines the process by which heritage management plans are prepared at the ANU. Essentially, they follow the Commonwealth guidelines for managing heritage places.⁴ The plans aim to protect and manage the identified Commonwealth Heritage values of a specific place, site, area or building. They also provide a management framework that includes reference to any statutory requirements and agency mechanisms for the protection of identified Commonwealth Heritage values.

Management plans are forwarded by the ANU to the Department responsible for the EPBC Act and the Australian Heritage Council for comment and review every five years.

6.7.4 The ANU Heritage Management Manual

The Heritage Management Manual was prepared by the ANU in 2010 and replaces the 2006 version. It outlines the internal heritage procedures for the ANU to act in accordance with the EPBC Act and its requirements to manage Commonwealth Heritage values.

It provides guidance for ANU managers proposing works to undertake a self-assessment to decide whether or not any proposals may have, or are likely to have, a significant adverse impact on the Commonwealth Heritage values of the place. This is explained further below.

6.7.5 ANU Heritage Management Procedure—Self-Assessment Process

Identification and management of heritage values should be considered early in any planning process. All prudent alternatives to demolition or major alterations should be investigated before works are approved.

It is important to avoid negative impacts to heritage sites and their values whenever possible. However, it must be remembered that heritage conservation is about protecting the heritage values of a place, not necessarily only the fabric of a building or the physical elements of a site.

Heritage (or environmental) impact assessments—often also referred to as heritage impact statements—provide for the examination of impacts from different redevelopment or alteration options, and identify appropriate mitigation or minimising measures.

A standard decision-making process for implementing the requirements and responsibilities of the EPBC Act is suggested in Figure 6.1. below.

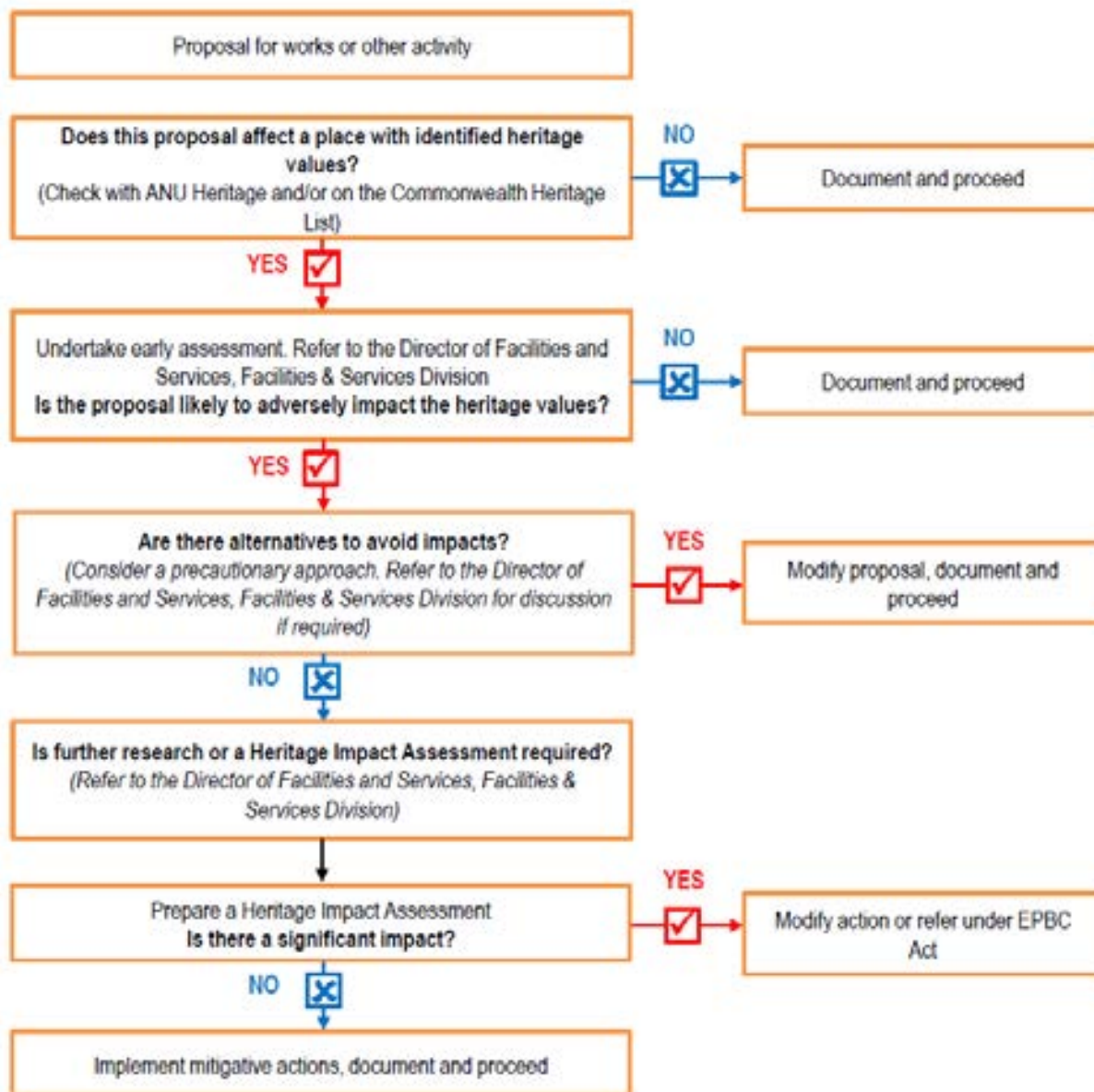


Figure 6.1 Decision-making process to ensure Commonwealth and National Heritage values are considered when planning developments, activities and other proposals at the ANU.

The self-assessment should be objective and based on sufficient information. Accordingly, the assessment process included in the ‘Significant impact guidelines for the EPBC Act’⁵ suggests that Commonwealth agencies taking actions should:

- Consult the official heritage values to ensure the proposal is consistent with the values.
- Consult a management plan, if there is one, to ensure the proposal is consistent with the management recommendations and/or conservation policies.
- Consult the Commonwealth and National Heritage management principles to be consistent with them.
- Consider the action in the broadest context, including its related activities and infrastructure.

- Look at all possible alternatives to the action or proposal.
- Look at any possible subsequent effects the action may have on other matters of National Environmental Significance or in the future.
- Select an action that does not, or is not likely to, adversely (significantly) impact on heritage values.
- Undertake measures that mitigate the impact on Commonwealth and/or National Heritage values.
- Document the decision about taking the action and demonstrate how the action is not likely to have an adverse impact on heritage values.
- Refer actions that may have a significant impact.⁶

6.7.6 Determining Significant Impacts under the Environment Protection and Biodiversity Conservation Act

What is a Significant Impact?

Under the EPBC Act, a significant impact is defined as ‘an impact which is important, notable, or of consequence, having regard to its context or intensity’. Whether or not an action is likely to have a significant impact depends upon the sensitivity, value, and quality of the environment that is impacted, and upon the intensity, duration, magnitude and geographic extent of the impacts. The definition of ‘likely’ in the ‘Significant impact guidelines for the EPBC Act’⁷ states that to be likely it is necessary for a significant impact to have a real or not remote chance or possibility. If there is uncertainty about the impacts of your action and potential impacts are serious or irreversible, it is recommended to take a precautionary approach.

If there is scientific uncertainty about the impacts of your action and potential impacts are serious or irreversible, the precautionary approach or principle is applicable. Accordingly, a lack of scientific certainty about the potential impacts of an action will not itself justify a decision that the action is not likely to have a significant impact on the environment.

Decisions on Significant Impacts

Where an action is likely to significantly impact the environment—which under the EPBC Act includes heritage places—the action must be referred to the Minister for the Environment for consideration. Three outcomes of such a referral are possible:

1. The action is determined not to have a significant impact and can go ahead.
2. The action can go ahead subject to specific conditions (included in the referral).
3. The action is controlled, which means that further assessment is required before a decision can be made on whether it can go ahead.

The Minister for the Environment considers the information provided and determines if the action can go ahead and under what circumstances. The Minister can refuse an action at the end of this process if the impacts cannot be appropriately managed.

EPBC Act Consultation

Consultation should be sought with the Heritage Division of the Department responsible for the EPBC Act for proposed activities where they may have a significant impact. It is important to advise the Heritage Division that the redevelopment proposal and the heritage process are being undertaken in accordance with the ANU's Heritage Management Manual, individual management plans, the Commonwealth Heritage management principles and any other relevant requirements of the EPBC Act for Commonwealth agencies.

Further guidance on undertaking internal assessments, determining significant impacts and making referrals under the EPBC Act can be found in the publication *Working Together: Managing Commonwealth Heritage Places*, prepared by the (then) Department of the Environment, Water, Heritage and the Arts in 2008.

6.8 Endnotes

- ¹ NCAs Application for Works/Development Approval, <http://www.nationalcapital.gov.au/>
- ² ANU's Heritage Management Manual, July 2010.
- ³ ANU, ANU Heritage Strategy 2010–2012, prepared for the ANU, November 2009.
- ⁴ Department of the Environment, Water, Heritage and the Arts 2008, *Working Together: Managing Commonwealth Heritage Places—Developing Management Plans*.
- ⁵ Commonwealth of Australia 2013 'Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies. Significant impact guidelines 1.2, Environment Protection and Biodiversity Conservation Act 1999'
- ⁶ Commonwealth of Australia 2013 'Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies. Significant impact guidelines 1.2, Environment Protection and Biodiversity Conservation Act 1999'
- ⁷ Commonwealth of Australia 2013 'Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies. Significant impact guidelines 1.2, Environment Protection and Biodiversity Conservation Act 1999'

7.0 Conservation Policy, Actions, Implementation

7.1 Introduction

University House, its gardens and the Molly Huxley Building are all places of heritage significance and are recognised as having Commonwealth Heritage values, as evidenced by their inclusion in the CHL.

This recognition means that the site needs to be conserved and managed in accordance with the EPBC Act and the conservation policies in this HMP. The purpose of the conservation policies is to provide guidance for the ongoing and future management of the site. They should be integrated into decisions about management, development, interpretation, maintenance and long-term conservation.

Conservation policy is based on the principles embodied in the Burra Charter,¹ a set of principles, processes and guidelines for practice in heritage conservation developed by Australia ICOMOS. The Burra Charter has been accepted as the national standard for conservation planning and work by practitioners and all Australian government heritage bodies. The 2013 update of the Burra Charter included a revised Practice Note for Developing Policy. The Burra Charter and its guidelines can be viewed at: <icomos.org/australia/charter.html>.

The conservation policies for University House, its gardens and the Molly Huxley Building are founded on the heritage significance and constraints and opportunities (Sections 5.0 and 6.0) analysed and described in this HMP.

The active implementation of these policies and actions will ensure that the ANU and University House Board and management meet their obligations under the EPBC Act to conserve the Commonwealth Heritage values of the site.

7.2 Key Objectives of the Conservation Policy

Schedules 5A and 7A of the EPBC Regulations item (a) require that Commonwealth agencies 'establish objectives for the identification, protection, conservation, presentation and transmission of the Commonwealth Heritage values of the place'.

This HMP reflects these objectives, and reference to the conservation policies should be made by the Board and managers of University House when:

- proposing conservation works;
- proposing alterations or additions to the place;
- proposing new uses for the rooms and spaces across the site;
- proposing to upgrade or change internal fittings, fixtures and room configurations;
- designing, constructing or altering the landscape; and
- undertaking routine maintenance and repair work.

7.3 Implementation of the Conservation Policies and Actions

7.3.1 Priorities

The following section outlines specific conservation policies and subsequent actions for the conservation and management of the University House, its gardens and the Molly Huxley Building. Each policy is numbered, with the priority and timing for the implementation of the policy stated, as well as the responsible party to undertake each action. The priorities for action are listed in three categories, each responding to a different level of risk to the site's heritage values:

- **High**—Actions which are essential to mitigate key risks to the heritage values. These actions are key activities for implementing the HMP; without implementing them, the heritage values of the site may suffer adverse impacts.
- **Moderate**—Actions that should be planned for in order to conserve the heritage values of the site. Resources should be planned to enable implementation of these actions and ensure conservation of the heritage values.
- **Low**—Actions that are important to the future conservation of the heritage values but respond to less imminent risks. Resources should be planned ahead for these actions.

7.3.2 Timing

Timing parameters have been established for the implementation of policies and actions in line with their priorities. Implementation should be completed:

- immediately upon adoption of the HMP (within 12 months);
- within 24–36 months;
- annually;
- within 5–10 years;
- as required; or
- on an ongoing basis.

7.4 Conservation Policies

Policies	Actions	Priority	Timing
1—General Policies			
1.1 Adopt this HMP for University House, its gardens and the Molly Huxley Building.	1.1.1 This HMP should be formally adopted by the University House Board and management, all of its personnel, contractors and other site users as the principal guiding document for the management of the heritage values of the site.	High	Immediate
1.2 Refer to this HMP as the primary heritage management document for University House, its gardens and the Molly Huxley Building.	1.2.1 Refer to this HMP for all matters relating to the heritage values, conservation and management of the site.	High	Ongoing
	1.2.2 Implement the policies and actions set out in this HMP, in line with the identified priority and timing guidelines.	High	Ongoing

Policies	Actions	Priority	Timing
1.3 Manage University House, its gardens and the Molly Huxley Building in accordance with the identified heritage values.	1.3.1 Refer to the Commonwealth Heritage Values of the place (as outlined in this HMP) as a starting point for all planning, management, works and interpretation actions.	High	Immediately and ongoing
	1.3.2 Refer to the level of significance for elements of University House, its gardens and the Molly Huxley Building—and to their tolerance for change—to guide appropriate decision-making.	High	Immediately and ongoing
1.4 Manage University House, its gardens and the Molly Huxley Building in accordance with relevant legislation where it applies.	1.4.1 Manage the site in accordance with relevant Commonwealth legislation, regulations and codes—as noted in Section 6.0.	High	Ongoing and as required
1.5 Manage the site in accordance with best practice heritage systems and skills.	1.5.1 Manage the site in accordance with this HMP, the Burra Charter, and the Commonwealth Heritage Management Principles.	High	Ongoing
	1.5.2 Seek expert advice from heritage professionals for: <ul style="list-style-type: none"> • heritage values assessment against the EPBC Act criteria; • heritage management and interpretation planning advice; • impact assessments for proposed works and development; and • archaeological assessment advice. 	High	Ongoing
1.6 Ensure all University House staff and contractors are aware of this HMP and its operation.	1.6.1 Ensure all University House staff and contractors have access to the information in this HMP (hard copy and electronically) and have suitable induction or training to understand its intent to ensure best heritage practice.	High	Immediately and ongoing
	1.5.2 Where appropriate and applicable, implementation of the HMP policies and actions should be integrated into the operational responsibilities of relevant University House employees, contractors and other site users. Specific roles and responsibilities in relation to the HMP should be clearly set out and communicated to ensure that policy recommendations are followed through by the appropriate person.	High	Immediately and ongoing
1.7 Ensure adequate funding is available for heritage management.	1.7.1 Appropriate staffing and funding arrangements, resources and processes should be put in place to support the effective implementation of the HMP. Heritage management includes site-based heritage conservation, management and interpretation; and, if necessary, the engagement of expert heritage advice.	High	Immediately and ongoing
1.8 Ensure all planning or strategic documents are consistent with the heritage values of the site and the policies outlined in the HMP.	1.8.1 All planning or strategic documents should integrate the recommendations of this HMP for primary guidance on the management of the site's heritage values.	High	Immediately and ongoing

Policies	Actions	Priority	Timing
1.9 Review and Update the HMP	1.9.1 Review and update the HMP every five years or following major change in circumstances in accordance with the EPBC Act. Information gained from monitoring and reviewing the HMP should feed into the management of the site as part of a continuous improvement process.	Moderate	As required/every 5 years
2—Future Use Policies			
2.1 University House and the Molly Huxley Building should continue to maintain their current functions	2.1.1 Future uses of University House should maintain its traditional function as the university's premier provider of accommodation and lifestyle support to the academic and postgraduate community.	High	Ongoing
	2.1.2 Explore opportunities to re-establish and promote the formal ceremonial role of University House as the traditional academic cornerstone of the ANU.	Moderate	Ongoing
	2.1.3 The Molly Huxley Building has always housed the University PABX and other telecommunications infrastructure. This function should be maintained as long as it is relevant to the technical operation of the university.	Moderate	Ongoing
3—Development and Legislative Requirements			
3.1 Undertake heritage impact assessments when proposing development actions at University House, its gardens and the Molly Huxley Building.	3.1.1 All proposed actions should be assessed for potential adverse impacts against the CHL heritage values of the site.	High	As required
	3.1.2 Undertake self-assessment process for all proposed changes and development actions.	High	As required
	3.1.3 Where necessary, a Heritage Impact Assessment (HIA) should be prepared by a suitably qualified expert for all proposed alterations and additions to the site. This includes proposals involving significant fabric and features and for new development in the vicinity of heritage significant fabric and features.	High	As required
3.2 Refer any new action that is assessed as having a significant impact to the Minister, as required by the EPBC Act.	3.2.1 Where the self-assessment has determined that a proposed activity or action will have, or is likely to have, an adverse impact on the CHL heritage values of the place, or matters on the environment, then the action should be referred to the Minister of the Environment for approval.	High	As required
4—Conservation Policies			
4.1 Recognise the generally high level of fabric integrity and low level of tolerance for change that exists at University House and manage the site accordingly.	4.1.1 There is limited potential for major alterations and additions to University House. Minor changes may be possible with careful design to ensure that heritage values are conserved and any impacts are minimal.	High	Immediately and ongoing
4.2 Maintain the integrity of the original design intent.	4.2.1 Recognise the heritage values of the original design of the place and maintain its integrity through minimal change, and careful planning and management.	High	Immediately and ongoing

Policies	Actions	Priority	Timing
	4.2.2 Significant public spaces should not be partitioned and should remain as public rooms.	High	Immediately and ongoing
4.3 Retain and conserve existing significant fabric	4.3.1 Recognise the heritage values of the existing fabric and keep it intact through planning, management, maintenance, and careful consideration of retention before change.	High	Immediately and ongoing
4.4 Undertake preventative maintenance to conserve existing original fabric	4.4.1 A program of preventative and routine maintenance should be implemented and a written record of actions kept.	High	Immediately and ongoing
	4.4.2 Where maintenance of original fabric is not reasonably feasible or practicable, professional heritage advice should be sought regarding suitable replacement fabric and work methodologies.	High	Immediately and ongoing
4.5 Restore significant fabric that has been removed or altered.	4.5.1 As opportunity presents, restore original materials, finishes and fittings that have been removed or significantly altered. Decisions on reinstated materials and finishes should be based on careful research.	Moderate	Ongoing
4.6 Remove intrusive elements.	4.6.1 Items noted as being intrusive should be removed and, if necessary, replaced with fabric that is more sympathetic to the character of the element.	Moderate	Ongoing
4.7 Act with caution when working with significant fabric	4.7.1 Maintenance and repair work that may affect significant fabric should be undertaken with caution and in accordance with the principles of the Burra Charter.	High	Immediately and ongoing
4.8 Maintain records of change.	4.8.1 Significant fabric that is approved for alteration or removal should be identified and photographed prior to any change. Significant fabric that is removed should be labelled and stored for future reconstruction and/or interpretive purposes.	High	Immediately and ongoing
4.9 Respect the heritage values of the place when upgrading services.	4.9.1 Upgrading of the building to comply with the Building Code of Australia (BCA), particularly with regard to disability access and fire provisions, should mitigate or minimise impacts on heritage values. Where adaptation or alteration are proposed, sympathetic design solutions should be sought.	High	Immediately and ongoing
	4.9.2 Upgrading of building services should mitigate or minimise impact on heritage values.	High	Immediately and ongoing
	4.9.3 Where feasible, introduced services should be designed to be discrete, hidden or sympathetic with the design and style of the building and its spaces.	High	Immediately and ongoing
	4.9.4 Any future accommodation upgrades should to incorporate disability access provisions with respect to the heritage values and the BCA. Where possible, alterations should mitigate or minimise heritage impacts and be confined to the areas of higher tolerance for change.	High	Immediately and ongoing
4.10 Respect the heritage values, existing character and curtilage of University House, its gardens and the Molly Huxley building when planning	4.10.1 Proposals for substantial change or development should be prepared with the early and ongoing involvement of suitably qualified and experienced heritage specialists.	High	Immediately and ongoing

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Policies	Actions	Priority	Timing
for substantial changes or new development.	4.10.2 Demolition of the significant fabric and features listed in this HMP should not be permitted.	High	Immediately and ongoing
	4.10.3 New development should be limited and restricted in nature within the heritage curtilage of University House, its gardens and the Molly Huxley Building. Consideration could be given to essential infrastructure such as lift access (noted in Section 6.5.2).	High	Immediately and ongoing
	4.10.4 Any New development should be minimal in scale and form. Its design should not obscure or distort the reading of the heritage values, obscure views to and from the building or the landscape setting (the curtilage).	High	Ongoing
	4.10.5 New development should be sympathetic, and not encroach upon the University House building. It should be restricted to areas identified as having a reasonable to high tolerance for change.	High	Ongoing
	4.10.6 Explore all prudent and feasible alternatives to new development during the early planning phases.	High	Immediately and ongoing
	4.10.7 Where assessed new work is allowed, proposed new work, such as additions, should not distort or obscure the heritage values of the site.	High	Immediately and ongoing
	4.10.8 New work should respond to the heritage values and their context including siting, massing, form, scale, character, colour, texture and material.	High	Immediately and ongoing
4.11 Upgrade functional 'back-of-house' spaces as necessary.	4.11.1 The main kitchen may be upgraded as necessary provided that the overall form of the space is maintained and significant original fabric in the upper servery is left intact.	Low	As required
4.12 Upgrade functional public spaces of low heritage significance, as necessary.	4.12.1 Boffins Restaurant and Fellows Bar could be upgraded as necessary provided their function is retained and impacting the heritage values is avoided.	Low	As required
4.13 Upgrade the Drawing Room and reconfigure as required, with consideration of the general heritage values of the eastern annex.	4.13.1 The Drawing Room can be upgraded and reconfigured to suit more flexible uses, while respecting the existing roofline and eastern annex wing proportions. Internal reconfiguration may include the adaptation and inclusion of spaces within the former Masters flat. Any reconfiguration of the internal spaces should be undertaken with caution. Records should be kept of all work undertaken.	Low	As required

Policies	Actions	Priority	Timing
4.14 Upgrade accommodation rooms with care and caution.	4.14.1 Accommodation rooms may be upgraded and refurbished through incorporation of new elements as are reasonably necessary to cater for contemporary functional requirements. Upgrades should seek to avoid any impact on significant fabric. Where this is not possible, any changes must: <ul style="list-style-type: none"> ensure minimal adverse impacts on significant fabric; use fixings that do not unnecessarily damage significant fabric, and allow for future reversibility. 	Low	As required
	4.14.2 There is scope to upgrade furnishings provided significant furniture and items are retained and the historic character of the spaces are retained and complemented. New elements should interpret and complement mid-century design style (eg, textiles, rugs, carpets, lighting etc).	Low	As required
4.15 Maintain a record of all existing conditions prior to making any changes.	4.15.1 Prior to any change, prepare a record of the building and its setting including plans, sections and elevations and photographs.	Moderate	As required
4.16 Adaptation of spaces and elements of University House should be undertaken with caution with respect to the significance of the fabric	4.16.1 Where adaptive reuse of spaces and adaptation of fabric are proposed, changes should be a minimal as possible and have minimal impact on the heritage values of the place.	High	Ongoing
5—Landscape Policies			
5.1 Continue to maintain the existing landscape character of the place.	5.1.1 Maintain the lawns, gardens and plantings of University House gardens and landscape areas, including the Quadrangle, the southern lawns, and the Ladies Garden.	High	Immediately and ongoing
	5.1.2 Maintain the existing hard landscape elements (eg: paths, carpark surfaces, paving, etc) within the Quadrangle.	High	Immediately and ongoing
	5.1.3 Maintain the open landscape setting of the southern and northern lawns and the Fellows Garden area.	High	Immediately and ongoing
	5.1.4 Existing landscape elements in areas other than the Quadrangle can be upgraded or adapted as required provided the changes do not obscure or distort the heritage values, or the existing overall landscape character of the place.	High	Immediately and ongoing
	5.1.5 New landscape and associated infrastructure, such as paths, paving and lighting should be limited and restricted within the existing open spaces and curtilage around University House.	High	Immediately and ongoing
	5.1.6 New development should be limited and restricted in nature within the heritage curtilage of University House, its gardens and the Molly Huxley Building.		

Policies	Actions	Priority	Timing
	5.1.7 New landscape development, or adaptation is possible. However it should not obscure or distort the reading of the heritage values, and should not obscure views to and from the building. Key areas for adaptation are the north-east carpark, the northern carpark, the main entrance carpark and the loading dock.		
	5.1.8 If landscape renewal or adaptation s required for the northern and southern lawns, the existing modest, open landscape character must be retained.		
	5.1.9 Key landscape areas for adaptation are the north-east carpark, the northern carpark, the main entrance carpark and the loading dock.		
	5.1.10 Renewed landscaping in Fellows Garden is permissible provided it respects the existing open landscape character, is in keeping with the setting and maintains existing mature trees.	Low	As required
	5.1.11 Where landscape renewal or adaptation is required replacement tree and shrub species should maintain the overall character, height, density of the existing landscaping.	High	Immediately and ongoing
6—Interpretation Policies			
6.1 Interpret the heritage values of the place for the ANU community and the wider public.	6.1.1 An interpretation plan should be prepared by a suitably qualified expert to interpret the significance of University House including: <ul style="list-style-type: none"> its general history and changes over time; and the significant building elements and landscaped spaces. The interpretation plan should be implemented. An interpretation strategy is included in this HMP in Appendix C.	Moderate	Within 24-36 Months
	6.1.2 Investigate broader interpretation options through links with wider ANU heritage interpretation planning and programs.	Low	Within 24-36 Months
7—Collection Management			
7.1 Actively manage the art collection of University House with reference to its heritage values.	7.1.1 Undertake a heritage significance and condition assessment of the University House art collection.	Low	Within 24-36 Months
	7.1.2 Develop and adopt a collections management policy based on the significance of the collection, its condition, new acquisition strategies and general maintenance requirements.	Low	Within 24-36 Months
8—Monitoring and Records Management			
8.1 Monitor the condition of the identified heritage values of the site.	8.1.1 Monitor the condition of heritage values and fabric, and include the re-evaluation as part of the five-yearly review of the HMP	High	Immediately and ongoing

Policies	Actions	Priority	Timing
8.2 Maintain detailed records on the implementation of actions and works in this HMP.	8.2.1 Maintain records of all maintenance and repair works, as well as changes to original fabric and spaces. Maintenance records should include a log of the work undertaken and the materials used. Records relating to repairs and changes to fabric should include photographs of 'before' and 'after' states, as well as a log of the work undertaken and the materials used.	High	Immediately and ongoing
8.3 Maintain records of decision making.	8.3.1 Maintain records of all decisions made in relation to heritage values. This is particularly important where these relate to changes that may affect significant fabric or the heritage values in general.	High	Immediately and ongoing

7.5 Endnotes

- ¹ Australia ICOMOS Inc, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, Vic.

8.0 Conservation Works and Cyclical Maintenance

8.1 Conservation Works

On the whole, University House is in excellent condition. Little conservation work is required to ensure that the heritage values remain in a good and stable condition.

The main conservation works required are minor repairs and management of unsympathetic accretions that are intrusive to the heritage values.

Specific items requiring repair include:

- the leaking roof in the main foyer;
- minor water ingress damage to paint and timber on foyer ceiling and walls; and
- loose ceiling panels in first floor WC outside the Scarth Room.

Intrusive elements that should be addressed comprise the:

- east side pergola;
- canopy over south porch entrance to Scarth and Stanner rooms;
- former staff dining room mechanical duct and chain mesh partition;
- makeshift roof on roof terrace above kitchen;
- plant on roof terrace above the kitchen, which requires rationalisation;
- televisions in the foyer; and
- drinks machine in eastern breezeway.

8.2 Cyclical Maintenance

The following cyclical maintenance actions should be scheduled and implemented.

EXTERIOR

Item	Action	Priority
Pest inspection	Commission an annual pest inspection by an accredited pest controller to detect and eradicate insects and rodents. Block entry points as required taking care not to damage significant fabric.	Routine
Asbestos	Undertake asbestos audit, or, if already undertaken, comply with recommendations.	Routine
Perimeter paths	Clean as required.	Routine
Grated drains	Clean-out every six months, keep clear of weeds and other plantings.	Routine
Building perimeter	Inspect every two years to ensure that ground levels do not build up and limit subfloor ventilation. Keep clear of rubbish.	Routine

Item	Action	Priority
Structural	Carry out an annual inspection of the structural elements in the building. Address any structural issues noted, taking care not to damage significant fabric.	Routine
Building envelope and roof space	Check annually for rodent activity. Block entry points as required, taking care not to damage significant fabric.	Routine
Masonry elements	Check every two years for movement cracking and other damage. Repair as required to match existing.	Routine
Timber elements	Check timber elements annually for rot, termite or borer attack. Repair as required to match existing.	Routine
Timber eaves cladding	Clean dirt and cobwebs annually.	Overdue
	Repair areas of split or damaged boards where possible and patch holes left by former penetrations. If replacement is necessary match the particular board profile and material as closely as possible.	Overdue
Windows	Check windows annually to ensure they are intact and operate freely. Repair as required.	Routine
	Steel-framed doors and windows should be retained. Repair as required. Retain original hardware where possible.	Routine
Doors	Check doors annually to ensure they are intact and operate freely. Repair as required.	Overdue
Roof air vents	Check roof air vents every two years for watertightness and other damage and repair as required.	Routine
Roof	Check roofs annually for structural soundness, ensure waterproof and vermin proof.	Routine
	Check tiled roofs every two years for broken tiles, loose pointing, rusted valleys and damaged flashings. Repair as required taking care to minimise damage to original fabric. New tiles to match existing as closely as possible. Use reclaimed tiles.	Routine
	Check copper roofs annually for damage and repair as required. Match existing as closely as possible.	Routine
	Determine source of water ingress causing damage to the main foyer ceiling and repair as required.	Overdue
	Clean leaf litter and other debris from roofs annually.	Routine
Rainwater goods	Clean out gutters and downpipes every six months.	Routine
Exterior painted finishes	Clean all surfaces annually of dirt and cobwebs.	Routine
	Touch-up paint defects every two years.	Routine
	Monitor condition of exterior paintwork and schedule repainting as required. Consider re-painting every 7–10 years depending on wear.	Routine
	Re-paint exterior roof air vents.	Overdue

INTERIOR

Item	Action	Priority
Flooring	Monitor cracks in foyer terrazzo over a two-year period to determine rate of movement. Repair of cracks is not recommended unless they become dangerous. Seek heritage advice if required.	Routine
	Maintain timber parquetry in good condition. Apply appropriate sealer.	Routine
	If parquetry is judged too thin to sand again, seek heritage advice for an appropriate replacement to match as closely as possible.	Seek Heritage Advice
	Maintain terrazzo bathroom floors. If replacement is required, seek heritage advice for an appropriate replacement to match as closely as possible.	Seek Heritage Advice
Walls	Keep painted and timber panelled walls clean and in good repair. Repaint, re-finish as required.	Routine
	If repair of timber panelling is not feasible, seek heritage advice for an appropriate replacement to match as closely as possible.	Seek Heritage Advice
	Maintain mustard leather panelling in Common Room based on advice from an upholsterer experienced in heritage fabric.	Routine
Ceilings	Check annually for damage and repair as required.	Routine
	Retain original ceilings, including perforated Masonite and acoustic plaster, where possible. Any replacement should match as closely as possible.	Seek Heritage Advice
	Repair water damaged lining boards to main foyer ceiling.	Overdue
	Repair loose panel in WC outside Scarth Room.	Overdue
Doors	Check doors annually to ensure they are intact and operate freely. Repair as required.	Routine
	Repair the original folding doors and hardware in Stanner and Scarth rooms. Seek heritage advice if replacement is required	Seek Heritage Advice
	Fire doors on stairways and in corridors can be replaced if required.	
Electrical fit outs	Retain the existing original fittings, where possible. If not practical, use fittings that are sympathetic to the 1950s character of the building. New services should not damage significant fabric. Seek heritage advice for additional or replacement fittings	Seek Heritage Advice
Mechanical systems	Maintain original systems where possible, for example, hydronic radiators and concealed in-skirting heating.	
	New mechanical systems should be introduced carefully so as not to damage significant fabric or an appreciation of the spaces.	Seek Heritage Advice
	Retain original fittings even if redundant.	
Plumbing and drainage	Check annually for faults and repairs that may be required. Repair as necessary, taking care not to damage significant original fabric.	Routine
Bathroom fit outs	Maintain all original fabric through routine cleaning and inspection. Repair damaged elements as required.	Routine

Item	Action	Priority
Bathroom fit outs	Update previously renovated bathrooms as required. Take care not to damage significant fabric. Ideally the style should reflect the 1950s character of the building. Seek heritage advice for appropriate replacements.	Seek Heritage Advice

9.0 Significance Rankings and Tolerance for Change

9.1 Significance Ranking of Individual Elements

9.1.1 Definitions

University House, its gardens and the Molly Huxley Building possess an array of identified heritage values. There are many elements that contribute to these values to a greater or lesser degree.

Section 5.2 of his HMP outlines the broad concept of significance rankings and their application to the management of heritage values.

The following rankings and additional explanation have been provided to assist with assessing the contribution that individual elements at University House, its gardens and the Molly Huxley Building make to the overall Commonwealth Heritage values of the place.

Table 9.1 Definition of the Ranking or Grades of Heritage Significance Used in this HMP.

Ranking	Explanation of the Heritage Significance Ranking/Grade	Threshold
Exceptional	Rare or outstanding element that significantly embodies and demonstrates national and Commonwealth (or other) heritage values in its own right and makes a direct and irreplaceable contribution to a place's significance/value. These elements are of outstanding value to the nation (as assessed against the national heritage criteria). Generally these elements include an exceptional degree of original fabric or attributes with heritage values. They may also include non-tangible components such as views and functional relationships that directly contribute to their outstanding/exceptional values. Exceptional elements may include some alterations that are of a minor nature and do not detract from their significance. Loss or alteration would significantly diminish the national, Commonwealth (or other) heritage values of the place.	Likely to fulfil criteria for National Heritage List.
High	Element which demonstrates Commonwealth (or state) heritage values in its own right and makes a significant contribution to the place's heritage value. Existing alterations do not detract from its heritage values. Loss or unsympathetic alteration would diminish the Commonwealth heritage values of the place. University House, its gardens and the Molly Huxley Building have been identified as having high significance overall. There are numerous elements of these places with high level heritage significance.	Likely to fulfil Commonwealth and State Heritage criteria.
Moderate	Element that reflects some Commonwealth (or other local) heritage values but only contributes to the overall significance/values of the place in a moderate way. Loss or unsympathetic alteration is likely to diminish the Commonwealth heritage values of the place. There are numerous elements of University House, its gardens and the Molly Huxley Building with moderate level heritage significance.	Likely to fulfil Commonwealth Heritage criteria.
Low	Element that reflects a low level of Commonwealth heritage values and may only contribute to the overall significance/values of the place. Loss will not diminish the Commonwealth heritage values of the place.	Unlikely to meet local heritage criteria.
Neutral	Element that does not reflect or demonstrate any Commonwealth or local heritage values and detracts from the overall heritage values of the place. Does not fulfil criteria for heritage listing.	Does not have Commonwealth or local heritage value on its own merit.
Intrusive	Damaging to the place's heritage values. Loss may contribute to the Commonwealth heritage values of the place. Does not fulfil criteria for heritage listing.	Does not fulfil criteria for Commonwealth or local listing.

Significance rankings as applicable to University House, its gardens, the Molly Huxley Building and their elements are outlined in Table 10.3 along with their tolerance for change.

9.2 Tolerance for Change for Individual Elements

9.2.1 Definitions

Understanding a place's tolerance for change is a useful tool that can assist management of proposed change to the site's heritage values, in particular its built and landscape character.

Table 9.2 sets out the range of 'tolerance for change' levels used in this report, and explains their application to University House, its gardens and the Molly Huxley Building, including a broad management guideline for the elements in relation to their ability to tolerate change.

Table 9.2 Explanation for the Range of Tolerance for Change Levels.

Tolerance for Change	Definition of the Application to the University House
Low tolerance for change	<p>The element and its key attributes (form, fabric, function and/or location) embody the heritage values of the place and strongly contribute to its significance. The element usually retains a high degree of intactness with no major change or alterations, or only very minor alterations that do not detract from the heritage values of the element itself or the site.</p> <p>General management guideline to be applied: the element should be retained, interpreted and conserved. Most elements of high heritage significance have a low tolerance for change.</p>
Some tolerance for change	<p>The element and its key attributes (form, fabric, function and/or location) embody the heritage values of the element and its contribution to the site. The element may have undergone some alteration, but it does not detract from the heritage values of the element itself or the site.</p> <p>General management guideline to be applied: the element should generally be retained, interpreted and conserved. However, they may be sensitively changed to some degree without adverse impact on the heritage values of the site.</p>
Moderate tolerance for change	<p>The element and its key attributes (form, fabric, function and/or location) only partly embody the heritage values of the site, or have been considerably modified.</p> <p>General management guideline to be applied: the element should be retained and conserved. There is greater opportunity for moderate change with less adverse impact on the heritage values of the site.</p>
Reasonable tolerance for change	<p>The element and its key attributes (form, fabric, function and/or location) have relatively little heritage value, but it may contribute to the overall significance of the site. Past alterations to the element detract from the heritage values and are difficult to interpret.</p> <p>General management guideline to be applied: the element can be changed to a reasonable degree provided this does not impact the heritage values of the site.</p>
High tolerance for change	<p>The element and its key attributes (form, fabric, function and/or location) have little or no heritage value that contributes to the overall site.</p> <p>General management guideline to be applied: the element can be changed substantially, or removed, provided this does not impact the heritage values of the site.</p>

9.3 Application of Significance Ranking and Tolerance for Change

9.3.1 University House and Gardens

The significance and tolerance for change rankings outlined above have been applied to the place as whole, as well as to its separate elements with a view to understanding both the broad and

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encompassing nature of the significance of the place as well as the contribution of specific elements to that significance.

The tolerance for change rankings apply to the **current** state of the place and its elements.

Table 9.3 Application of Significance Ranking and Tolerance for Change to the Site.

Element / Aspect	Heritage Significance	Tolerance for Change
General—elements associated with the place as a whole		
University House and Gardens (whole site—cultural landscape and setting)	High	Variable (depending on the element or space)
Original building layout, configuration and design intent	High	Low
Internal accommodation room configuration	High	Some
Original external materials—Canberra red face-bricks	High	Low
Original external materials—painted rendered walls	High	Low
Original external materials—copper roof sheeting	High	Low
Original external materials—copper gutters and downpipes	High	Low
Original external materials—terracotta roof tiles	High	Low
Design external features—timber-boarded eaves cladding	High	Low
Design external features—Painted timber fascia	High	Low
Original external design details—timber-boarded eave cladding	High	Low
Original external materials—steel and timber-framed doors and windows, and hardware	High	Low
Original Internal materials—painted rendered walls	High	Low
Original Internal materials—terrazzo flooring	High	Low
Original Internal materials—original perforated plaster ceilings	High	Low
Replacement plaster ceilings (Non-perforated)	Low	High
Original Internal materials—steel and timber-framed doors and windows, and hardware	High	Low
Original Internal materials—clear finished Ash doors and jambs	High	Low
Original Internal materials—original light fittings	High	Low
Muted palette colour scheme	High	Low
Ongoing original function / use	High	Low
Fred Ward furniture throughout	High	Low
Significant artworks throughout	High	Low
Main Block		
Original external materials—sandstone entry to porch and gardens	High	Low
Original external materials—steel, timber and glass southern wall to foyer	High	Low
Foundation stone	High	Low
Opening stone	High	Low

Element / Aspect	Heritage Significance	Tolerance for Change
Lewers sculpture	High	Low
Concrete terrace and pond	High	Low
Concrete lattice screening	High	Low
Major room spaces—foyer, library, Fellows Room, Torrance Room, Common Room, Great Hall, Great Hall Foyer)	High	Low
Original Internal design details—terrazzo flooring and brass inlays in main foyer	High	Low
Original Internal design details—parquetry flooring in Library, Common Room, Great Hall and Great Hall foyer	High	Low
Original Internal design details—heated skirtings	High	Low
Original Internal design details—Common Room hardwood screen and fireplace	High	Low
Original Internal design details—Common Room leather wall panels	High	Low
Original Internal design details—timber panelling in Great Hall	High	Low
Original Internal design details—structural 'ribs' in Great Hall	High	Low
Original Internal design details—'tulip' wall lamps	High	Low
Original Internal design details—concealed services (heating/cooling) behind timber panelling in Hall	High	Low
Original Internal design details—'egg crate' ceiling in Hall foyer	High	Low
Terrace covered roof (addition)	Moderate	Low
Joplin Room	Low	High
Reception counter	Neutral	High
Pond filtration system	Neutral	High
Reconfigured phone cubicle in foyer	Neutral	High
Television monitors in foyer	Intrusive	High
A/C cassettes on ceilings	Intrusive	High
Modern light fittings where added	Neutral/Intrusive	High
Gas fitting to Common Room fireplace	Neutral	High
Replacement plasterboard ceilings	Neutral	High
Aluminium sliding doors at entrance porticoes (northern and southern sides) to Hall foyer	Low	High
Accommodation Wing		
General arrangement of rooms accessed via 11 stairwells	High	Low
Internal accommodation room configuration	High	Some
Original fittings and furnishings in rooms, including Fred Ward furniture	High	Low
Original bathrooms, including fittings and fixtures	High	Low
Hit-and-miss brickwork in stairwells	High	Low
Painted concrete terraces	High	Low

GML Heritage

Element / Aspect	Heritage Significance	Tolerance for Change
Painted steel balustrades on balconies	High	Low
Red face-brickwork in stairwells	High	Low
Terrazzo flooring in stairwells	High	Low
Terrazzo flooring in bathrooms	High	Low
Copper handrails	High	Low
Clear finished Ash window frames, pelmets and window hardware	High	Low
Clear Perspex infill of hit-and-miss brickwork	Neutral	High
Modern services and surface conduits	Neutral	High
Steel handrails in stair wells (replacements to meet current code)	Neutral	High
Suspended ceilings (new installation)	Neutral	High
Split system A/C units	Neutral	High
Supplementary furniture	Neutral	High
Western Annex		
Spatial quality of original design areas —double-storey kitchen	High	Low
Internal accommodation room configuration	High	Some
Spatial quality of original design areas—intimate private dining spaces of Stanner and Scarth rooms	High	Low
Original fabric in Stanner and Scarth rooms and their respective foyers, including timber panelling, folding partitions, acoustic ceilings, concealed radiators, panelled staircase and timber handrail	High	Low
Original fabric in the upper level kitchen/servery	High	Low
Terrazzo flooring in public toilets	High	Low
Walls extended on southern porch into Stanner and Scarth rooms	Neutral	High
Awning added to southern porch into Stanner and Scarth rooms	Intrusive	High
Kitchen fitout (current and has been modified numerous times)	Neutral	High
Light fittings in kitchen (reproduction)	Neutral	High
Boffins Restaurant—facility	Moderate to High	Low
Boffins Restaurant fitout (current and has been modified numerous times)	Neutral	Reasonable
Fellows Bar and beer garden—facility	High (social)	Low
Fellows Bar and beer garden—fitout/layout/configuration	Low	High
Loading dock—west end	Moderate to low	Reasonable
Roof terrace—A/C and ventilation plant	Neutral	High
Roof terrace modification for ad hoc storage	Neutral	High
Steel handrails in stair wells (replacements to meet current code)	Neutral	High
Eastern Annex		
General external form—single-storey wing and tower (1953) and three-storey wing (1960)	High	Low

Element / Aspect	Heritage Significance	Tolerance for Change
Room configuration, including central corridor layout from 1960	High	Some
Internal accommodation room configuration (1960s)	High	Some
Hit-and-miss brickwork on stairwells	High	Low
Terrazzo stair treads and timber risers	High	Low
Remaining original terrazzo flooring in public toilets	High	Low
Drawing Room fitout	Neutral	High
Administration offices configuration and fitment	Neutral	High
Former Masters flat	Moderate	Moderate
Upgraded communal kitchens and bathrooms	Neutral	High
Pergola and tiled terrace—east side of Drawing Room	Intrusive	High
Steel handrails in stairwells (replacements to meet current code)	Neutral	High
Landscape		
Quadrangle	High	Low
Southern lawns	High	Low
Entranceway—Foyer carpark	Moderate	Moderate
Entranceway—Stanner and Scarth rooms lawns and carpark	Moderate	Moderate
Northern Lawns	High	Low
Fellows Garden and surrounds	High (social) Low (integrity)	High
Ladies Garden	High	Low
Northeast carpark	High (historical) Low (integrity)	High

9.3.2 Molly Huxley Building

Element / Aspect	Heritage Significance	Tolerance for Change
Molly Huxley Building and garages/carports	High	Moderate
General exterior form, including the gateway	High	Low
Red-brick base walls	High	Low
Painted rendered upper walls	High	Low
Painted steel and timber-framed doors and windows, including original hardware	High	Low
Painted timber fascias	High	Low
Copper gutters and downpipes	High	Low
Glazed terracotta roof tiles	High	Low
Timber-boarded eaves cladding	High	Low
General internal arrangement of rooms	Moderate	Moderate
Additional room added to northern end	Low	High

Element / Aspect	Heritage Significance	Tolerance for Change
Upgraded services	Low	High
General internal refurbishment	Low	High
Brick perimeter wall to the east	High	Low
East side garages	Low	High

9.4 Condition of the Physical Fabric

9.4.1 General

As noted in Section 5.4.2, all of the main physical elements of the University House, its gardens and the Molly Huxley Building are in good physical condition due to an ongoing, regular maintenance routine.

The following specific observations are made about its physical condition and integrity.

9.4.2 Main Block

This part of the building is highly intact. Its original form and materials are clearly discernible.

It is in a good condition. Issues of note include:

Exterior

- Recurrent leaks to copper roof sheeting—needs urgent repair.

Interior

- Minor cracking to foyer terrazzo.
- Water damage to ceiling lining boards.
- Minor cracking to corridor ceiling and poor patching.
- Parquetry is wearing, particularly in west corridor and Great Hall.
- Original glazed doors missing to Common Room.
- Some Common Room furniture is unsympathetic to the mid-century style (eg, tub chairs, rugs).

Modifications to Original

The original building has been modified as follows:

Exterior

- Terrace roof overhang extended.
- Filtration pool added to long pond.
- Original timber entry doors replaced with auto door.
- Window modified in Joplin Room.

Interior

- Reception counter modified.
- Additional signage added.
- Foyer phone cubicle added.
- Joplin Room created from original toilet area, with new carpet and fittings.
- Library and Common Room ceilings replaced.
- Gas insert to Common Room fireplace.
- Opaque film featuring 'urn motif' applied to various glazed doors.
- Various modern services, including A/C cassettes on ceilings.
- Some spaces have modern light fittings.
- Some original perforated Masonite ceilings replaced with plasterboard.
- Porches at southern and northern sides of small lobby have been enclosed with powder-coated aluminium sliding doors. Original inner doors have been removed and mat wells carpeted.

9.4.3 Accommodation

This part of University House is reasonably intact and in a good condition. Issues of note include:

Exterior

- No specific issues.

Interior

- Bathroom upgrades have removed original fabric and fittings—including replacement shower cubicles, basins and acrylic baths.
- Interior paint colour scheme not original.
- Steel windows and doors constantly stick and require repair.
- Carpet in rooms is not original and starting to look 'tired'.

Modifications to Original

The original building has been modified as follows:

Exterior

- Balcony and doorways modified for accessible rooms.

Interior

- Various modern services, some surface conduits.
- Clear Perspex infill to hit-and-miss brick screens.

GML Heritage

- Stair handrails replaced to meet current codes.
- Mat wells filled in.
- Suspended ceilings installed below original set slabs.
- Kitchens replaced.
- Most of the light fittings replaced.
- Original oiled timber floors carpeted.
- Card readers on doors.
- Accessible rooms created.
- Many bathrooms modified.
- Split system A/C units.
- New soft furnishings.
- Supplementary furniture added.

9.4.4 West Annex

The part of University House is moderately intact and in good condition. Its original form and materials are discernible in most areas. Issues of note include:

Exterior

- The canopy over the southern porch is intrusive.
- Plant on the roof terrace requires rationalisation and upgrading.
- Makeshift roof on roof terrace is intrusive.

Interior

- Private dining room WCs are basic and could require upgrading in the future.
- Loose ceiling panel in first-floor WC.
- The operable walls in the private dining rooms are difficult to use. Hardware is failing.
- Movement cracks in fire stair walls.
- Fire doors require replacement—repair is difficult.
- Former staff dining room is shabby and requires repairs. The mechanical duct and chain mesh partition are intrusive.

Modifications to Original

The original building has been modified as follows:

Exterior

- Southern porch walls extended and canopy added.
- Fellows Garden modified on several occasions.

Interior

- Various modern services added.
- Original parquetry floor in the Stanner Room replaced with carpet.
- Roof terrace has collected ad hoc plant.
- Makeshift roof on terrace for storage area.
- Stair handrails replaced to meet current codes.
- Kitchen fitout and finishes have been modified on several occasions.
- Unsympathetic reproduction light fittings in kitchen.
- Boffins Restaurant created from a series of smaller rooms.
- Restaurant fitout modified several times.
- Lower ground floor substantially altered.

9.4.5 East Annex

This part of the University House building is reasonably intact and in good condition. Its original form and materials are discernible in most spaces. Issues of note include:

Exterior

- The timber pergola and terrace off Ladies Drawing Room is unsympathetic.
- Laundry services, drinks machines and security gate in eastern breezeway are unsympathetic.

Interior

- The acoustic panels on the main stair soffit are have been partly replaced. The remaining original panels are easily damaged and difficult to match.

Modifications to Original

The original building has been modified as follows:

Exterior

- 1960 three-storey addition to eastern end.

Interior

- Various modern services added.
- Stair handrails replaced to meet current codes.

GML Heritage

- Communal kitchens and bathrooms upgraded.
- Drawing Room refurbished several times.
- Pergola and tiled terrace added.
- Fire doors added.
- Additional timber panelling and signage.
- Movable partition walls installed in meeting rooms.
- Original Master's Flat reconfigured for part of administration offices and partly as hotel accommodation. This room now lacks character and appeal.

9.4.6 Molly Huxley

The building is reasonably intact and in good condition. Its original form and materials are discernible in most spaces. There are no notable issues.

Modifications to Original

The original building has been modified as follows:

Exterior

- Addition to northern end to house mechanical services.
- Several changes to doors and windows.

Interior

- Various modern services.
- Upgrades to communications equipment.
- General refurbishment.

10.0 Appendices

Appendix A

Commonwealth Heritage List Citation

Appendix B

ANU Heritage Inventory Citation

Appendix C

Interpretation Strategy

Appendix D

Compliance table for the Schedule 7A of the EPBC Act Regulations

Appendix E

Commonwealth Heritage Management Principles

Appendix A

Commonwealth Heritage List Citation

University House and Garden, Balmain Cr, Acton, ACT, Australia

Photographs

None

List

Commonwealth Heritage List

Class

Historic

Legal Status

[Listed place](#) (22/06/2004)

Place ID

105190

Place File No

8/01/000/0455

Summary Statement of Significance

University House is an outstanding example of mid-twentieth century modern architecture in Australia, and is one of the largest such examples in the National Capital. Its design achievement is demonstrated by the highly successful integration of building, landscaping, art, finishes and furniture representative of contemporary, mid twentieth century style. Being constructed in a time of financial austerity, University House further reflects design achievement in its imaginative use of everyday materials and finishes such as rendered walls, timber and steel window frames, terracotta roof tiles and terrazzo paving to produce a most pleasantly resolved architectural design. The Great Hall, the curved terrace, reflecting pool, quadrangle garden, and the furniture are major design features. (Criterion F 1)

The design provides efficient accommodation for its purpose and is a valid response to the requirements of an academic residential building and university 'faculty club'. The feature of basement service tunnels and vertical riser shafts has allowed the continued functioning of building services and the operation of an attractive living and working environment. (Criterion F 1)

The design successfully incorporates the expectation to display contemporary Australian art and be a repository of Australian culture. The architectural and interior design merit of the building has been recognised by a major award for architectural design achievement in 1953, and an ACT architectural award for maintaining integrity for 25 years. (Criterion F 1)

The features specific to the architectural style, such as the bagged and painted brickwork, crisp window patterning, clear building profile, a firm control of materials and detailing, and in the use of

plain wall surfaces devoid of ornamentation, collectively create a simple, strong aesthetic quality. Complementing the building's external architectural presence is the restrained landscaped treatment of the spaces between the building wings, with trees in species groups and lawns areas integrated with water and sculptures to create tranquil outdoor spaces for academic repose and a setting for the architecture. The sweep of the curved terrace reinforced by the sweep of curved reflecting pool, interfacing between the building and courtyard garden, is the strong central design feature of the complex and has successful aesthetic merit. (Criterion E1)

Internal features of Frederick Ward furniture, timber panelling, parquetry and period fittings such as the residential bathrooms, all contribute to a harmonious aesthetic. The art work of sculptures 'Relaxation' and 'Swans in Flight' by Gerard Lewers, 'Conjugation' by Mark Grey Smith, the entrance hall floor by Frank Hinders, and the mural 'Regeneration' by Leonard French are features of importance that contribute to the aesthetic value of the place. (Criterion E1)

The House is very representative of the modern architectural residential style influenced by British architectural schools. It is a fine example of a university college of the Oxford-Cambridge model of the collegiate system in the contemporary design style idiom. The contemporary design style is exemplified in the integration of the building, landscaping, furniture, fittings and art work. These many elements have been well maintained and remain intact. (Criterion D2)

The GINGKO BILOBA (Maidenhair fern trees) in the central courtyard are the oldest known surviving trees of the species in Canberra. The group of TILIA EUROPEA (Linden) on the southern lawns are regarded as notable tree specimens. (Criterion D2)

University House has a significant association with its designer Brian Lewis, Professor of architecture at the University of Melbourne. It has an association with Australian artists Gerald Lewers, Mark Grey-Smith, Frank Hinder and Leonard French, and furniture designer Fred Ward, being a repository of their important works. An association with Cambridge University, England, is commemorated by an English Oak planted by Sir Keith Hancock. (Criterion H1)

The place is significant as the first major building constructed at the Australian National University and since 1954 has played an important role as residential and social centre for the University and Canberra. Its planning reflects the British influence on the planning for the National University with the 'faculty club' concept collegiate system for residential students. (Criterion A4. Australian Historic Themes 4.3. Developing Institutions, 6.4 Building a system of higher education)

University House is a well-known building in Canberra and is valued by the academic and general community for its associations the earliest years of the Australian National University. Its design was influenced by some of Australia's most prominent academic, scientific and educational figures including Dr. HC Coomb, Mr Charles Daly and Sir Robert Garran. (Criterion G1)

Official Values

Criterion A Processes

The place is significant as the first major building constructed at the Australian National University and since 1954 has played an important role as residential and social centre for the University and Canberra. Its planning reflects the British influence on the planning for the National University with the 'faculty club' concept collegiate system for residential students.

Attributes

The whole building including its grounds, courtyards and planning layout.

Criterion D Characteristic values

The House is very representative of the modern architectural residential style influenced by British architectural schools. It is a fine example of a university college of the Oxford-Cambridge model of the collegiate system in the contemporary design style idiom. The contemporary design style is exemplified in the integration of the building, landscaping, furniture, fittings and art work. These many elements have been well maintained and remain intact.

The GINGKO BILOBA (Maidenhair fern trees) in the central courtyard are the oldest known surviving trees of the species in Canberra. The group of TILIA EUROPEA (Linden) on the southern lawns are regarded as notable tree specimens.

Attributes

The style and planning of the buildings and landscaping plus the integration of the furniture, fittings and art work. The Maidenhair fern trees in the central courtyard and the Linden on the southern lawns are also significant attributes.

Criterion E Aesthetic characteristics

The features specific to the architectural style, such as the bagged and painted brickwork, crisp window patterning, clear building profile, a firm control of materials and detailing, and in the use of plain wall surfaces devoid of ornamentation, collectively create a simple, strong aesthetic quality. Complementing the building's external architectural presence is the restrained landscaped treatment of the spaces between the building wings, with trees in species groups and lawns areas integrated with water and sculptures to create tranquil outdoor spaces for academic repose and a setting for the architecture. The sweep of the curved terrace reinforced by the sweep of curved reflecting pool, interfacing between the building and courtyard garden, is the strong central design feature of the complex and has successful aesthetic merit.

Internal features of Frederick Ward furniture, timber panelling, parquetry and period fittings such as the residential bathrooms, all contribute to a harmonious aesthetic. The art work of sculptures 'Relaxation' and 'Swans in Flight' by Gerard Lewers, 'Conjugation' by Mark Grey Smith, the entrance hall floor by Frank Hinders, and the mural 'Regeneration' by Leonard French are features of importance that contribute to the aesthetic value of the place.

Attributes

The external architectural detailing and landscape treatments noted above, plus the Fred Ward furniture, sculptures, artworks, fixtures and fittings noted above.

Criterion F Technical achievement

University House is an outstanding example of mid-twentieth century modern architecture in Australia, and is one of the largest such examples in the National Capital. Its design achievement is demonstrated by the highly successful integration of building, landscaping, art, finishes and furniture representative of contemporary, mid twentieth century style. Being constructed in a time of financial austerity, University House further reflects design achievement in its imaginative use of everyday materials and finishes such as rendered walls, timber and steel window frames, terracotta roof tiles and terrazzo paving to produce a most pleasantly resolved architectural design. The Great Hall, the curved terrace, reflecting pool, quadrangle garden, and the furniture are major design features.

The design provides efficient accommodation for its purpose and is a valid response to the requirements of an academic residential building and university 'faculty club'. The feature of basement service tunnels and vertical riser shafts has allowed the continued functioning of building services and the operation of an attractive living and working environment.

The design successfully incorporates the expectation to display contemporary Australian art and be a repository of Australian culture. The architectural and interior design merit of the building has been recognised by a major award for architectural design achievement in 1953, and an ACT architectural award for maintaining integrity for 25 years.

Attributes

The successful integration of building, landscaping, art, finishes and furniture within a mid twentieth century design idiom. The imaginative use of everyday materials and finishes. The design of the building including service tunnels and riser shafts for services. Particularly significant attributes include the Great Hall, the curved terrace, reflecting pool, quadrangle garden and the furniture.

Criterion G Social value

University House is a well-known building in Canberra and is valued by the academic and general community for its associations the earliest years of the Australian National University. Its design was influenced by some of Australia's most prominent academic, scientific and educational figures including Dr. HC Coomb, Mr Charles Daly and Sir Robert Garran.

Attributes

The building's integrity and the fact that it has seen little change since its establishment.

Criterion H Significant people

University House has a significant association with its designer Brian Lewis, Professor of architecture at the University of Melbourne. It has an association with Australian artists Gerald Lewers, Mark Grey-Smith, Frank Hinder and Leonard French, and furniture designer Fred Ward, being a repository of

their important works. An association with Cambridge University, England, is commemorated by an English Oak planted by Sir Keith Hancock.

Attributes

The building's design as evidence of the work of Brian Lewis, plus the sculpture and art work of Gerald Lewers, Mark Grey-Smith, Frank Hinder and Leonard French. Also, the furniture and fittings designed by Fred Ward and the English Oak planted by Sir Keith Hancock.

Description

A national university was a feature of the award winning plan for the Federal Capital by Walter Burley Griffin. In the plan Griffin proposed a scheme of higher education for federating all the scientific, professional, technical and practical branches for both teaching and research. The site proposed for the university was in alignment with the terminus of the water axis at the foot of Black Mountain, across the gentle undulating land in a position to utilise the botanical gardens and mountain with its forestry reserve (Department of Home Affairs 1913). The southernmost area proposed for the University was initially used for temporary accommodation, the site of several houses, Bachelors Quarters and Canberra Community Hospital. Old Canberra House, designed by John Smith Murdoch was constructed as accommodation for the Administration of the Territory.

The idea of a national university gained currency in the 1940s, encouraged by Dr HC Coombs. The University was formally gazetted in 1946 with statutory functions 'to encourage and provide facilities for post-graduate research and study, both generally and in relation to subjects of national importance to Australia' (Pegrum and Associates 2001). In 1947, the Interim Council of the Australian National University was appointed and empowered to make decisions on site planning matters. The Council constituted a Buildings and Grounds (B&G) Committee consisting of Professor Mills, Mr JDG Medley, Dr. HC Coombs, Mr CS Daly, Sir Robert Garran and Mr HJ Goodes. Professor Brian Lewis of Melbourne University was a consultant to the B&G Committee and prepared a master plan, for the University in 1947 that commenced the development program. In the master plan University House featured as a large building for accommodation, Faculty Club, Schools of Social Sciences and Pacific Studies, library and administration offices (Ratcliffe and Armes 1995).

Lewis consulted with Academic Advisers at the London School of Economics in January 1948 on University design issues. The advisers and Lewis agreed that it was desirable to have the primary function of University House as a faculty club without the inclusion of research schools. They agreed that the character and construction of all buildings in the campus should be unpretentious without extravagance. In April 1948 the Academic Advisory Committee met in Canberra with the Interim Council, priority had been given for the development of University House, the research schools for medicine and physics and some houses for senior staff. A revised plan for University House was presented and soon after agreed by the Council (Pegrum & Associates 2001).

The site for University House was on the ridge and marked the edge of the new campus area. A Dromona green granite foundation stone for University House was laid by the Hon JJ Dedman, Minister

for Post -War Reconstruction, in 1949. The design ideal was to reflect the ancient collegiate system with the intention that all the teachers and students live in the community in University House (Pegrum & Associates 2001).

The development of the University was the responsibility of the Department of the Interior, and the National Capital Planning and Development Committee. The University had to receive approvals for development work from the Minister of the Interior. The building was constructed by Howie Moffat under the direction of Lewis. (Pegrum & Associates 2001).

Frederick Ward was selected to design the furniture for the building and more than four thousand pieces of furniture were made to Ward's design. He lightly stained the timbers allowing the variety of colours in the natural woods to complement the subtle colours of the soft coverings. (Pegrum & Associates 2001).

Grounds and gardens were developed under the direction of Lindsay Pryor, Superintendent of Parks and Gardens, who was a member of the Buildings and Grounds Committee. Isolated eucalypts of the original vegetation were retained around the building. Pryor suggested that planting material in the University be strictly limited in variety so that a simple and effective result is achieved. He also recommended a number of species of Eucalyptus be used. Much of planting around University House, the Central Courtyard and the Fellows Garden was achieved by Pryor by on-site laying out with a minimum of detailed approval by the University or bureaucracies (Ratcliffe and Armes 1968). Pryor originally proposed formal rows of trees but this layout was modified to informal clumps of trees in lawns by the Master of the House, Dale Trendall (Pegrum & Associates 2001).

It was proposed in the 1950s that University House would be a repository of modern art, and two major works, 'Relaxation' by Gerard Lewers, and the untitled floor of the entrance hall by Frank Hinder, were in place when University House was officially opened on 16 February 1954, by the Duke of Edinburgh. Other art work consists of the sculptures 'Conjugation' by Mark Grey-Smith on the front lawns and 'Swans in Flight', the Theaden Hancock Fountain, by Gerard Lewers in the Ladies Lounge Garden. In 1972 Leonard French painted the mural 'Regeneration' on the end wall of the Hall. In 1996 University House purchased the Leonard French series 'The Journey' consisting of ten panels that are installed on the walls of the hall.

University House was open for students in 1954 and for its first decade, residence at the House was compulsory for unmarried doctoral students. The tariff included all meals and formal dinners were held each evening. Student numbers began to drop off during the 1970s and when Elliott was Master the formal Oxbridge influence had all but disappeared. The cellar bar was built in the basement to cater for staff, students and visitors. By 2001, University House was being run like a guest house/hotel with dining room dinners once a week (Pegrum and Associates 2001).

The eastern annex was extended in 1960 to provide accommodation and meeting rooms. These additions were designed by the University Architect, Bruce Litchfield, in association with the first

University Architect, John Scollay. Internal modifications were made in 1974, 76 and in 92 (kitchen). Terrace roofing was altered/replaced in 1987 to provide shade and shelter. A structural review in 1999 reported that the building had 'aged gracefully without the usual structural blemishes of its time' (Pegrum and Associates 2001).

The Masters of the House have been notable academics and have initiated minor changes to the building and grounds as required, and directed the acquisition of art. The building has been the residence of people important in Australia's history. For example, following his dismissal as Prime Minister in 1975, Gough Whitlam lived in University House for six months.

Description

University House comprises carefully considered architecture, interior fittings and finishes, with integrated art works and landscaping. The building is an arrangement of wings creating a central courtyard and many partly enclosed spaces. The building wings vary in height with a five storey narrow central block. The building was designed in a modern functionalist style with load bearing brick walls and concrete floors. The walls are rendered above the base course. Eaves are timber lined, and the low pitched roofs are covered in tiles and sheet copper. Floors are terrazzo and parquet in public areas. Residential wings are planned around staircases.

The main building consists of a lobby, common room, refectory with adjoining kitchen, bar lounge and private dining rooms. The three storey residential blocks have bed/study units arranged around common staircases. The design cleverly encloses and provides environmental protection for the courtyard creating a pleasant and sheltered place of human scale with well related modulated building elements. The external envelope is of rendered brickwork with base courses in face brickwork. The eaves are timber lined, the low gabled roofs with glazed tiles, and copper down pipes and gutters. The terraces are concrete. Fenestration is in simple patterns, the windows having timber and steel frames with briquette sills. Internally walls are of brick (generally rendered) and the floors are of parquet in the public spaces.

The building has had few modifications, retaining its integrity of design, furniture and fittings. The architectural and interior design merit of the building has been recognised by the two major awards for architectural achievement. The Sulman Award (NSW Royal Australian Institute of Architects Chapter) in 1953, and the ACT Chapter of the RAIA award for maintaining integrity for 25 years. Some of the Fred Ward furniture that has not coped with ongoing use, such as the Dining Room chairs, has been replaced by similar reproductions.

The design provided efficient accommodation for its purpose and remains a valid response to the requirements of an academic residential building and university 'faculty club'. The planning of basement service tunnels and vertical riser shafts has allowed the continued functioning of building services and the operation of an attractive living and working environment.

The landscaping of University House consists of plantings around the building and the enclosed and semi-enclosed garden spaces; the Quadrangle Garden, the Fellows Garden and the Ladies Lounge Garden. The Quadrangle Garden is simply planted. The major feature is the reflecting pool which extends in a curve against the terrace paving and the groups of trees *BETULA SPP.* (Birch), *LIQUIDAMBER STYRACAFLOIDA*, *PLATANUS ORIENTALIS* (Planes) and two specimens of *GINGKO BILOBA* (Maidenhair fern trees). The ginkos, planted in 1953, are the oldest known surviving trees of the species in Canberra. The female of the pair fruited for the first time in 1985 (Pryor and Banks 1991). Other notable trees are the *TILIA EUROPEA* on the lawns to the south of the Great Hall (Pryor and Banks 1991). Also on the southern lawn is a commemorative English Oak, *QUERCUS ROBUR* planted by Australia's distinguished academic Sir Keith Hancock, grown from an acorn brought by him from Cambridge. It commemorates an association between the Australian National University and Cambridge, England.

History Not Available

Condition and Integrity

Good condition and intact. A roof has been added to the courtyard side of the main building.

Location

Balmain Crescent, Australian National University, Acton, being an area bounded by Balmain Crescent and Liversidge Street in the southeast, Garran Road in the north, and ACT Standard Grid easting 209700mE in the west.

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Appendix B

ANU Heritage Inventory Citation

Australian National University

Acton Campus — Site Inventory



Study Item/Area	University House
Acton Campus Precinct	LIVERSIDGE Precinct
Building Nos. & Names	1 (University House), 1A (Molly Huxley Building)



Figure 1: Location of study area within the ANU Acton Campus site.

Heritage Ranking	University House and Molly Huxley Building— High — Meets criteria for Commonwealth Heritage List
Heritage Listing	University House is individually listed on the Commonwealth Heritage List (CHL) (Place ID 105190). University House is also nominated to the ACT Heritage Register, included on the Australian Institute of Architect's Register of Significant Twentieth Century Architecture (Place ID R024), listed on the National Trust List of Classified or Recorded Places in the ACT, and included on the ANU Heritage Register (Place ID AC0038).
Condition	The condition noted here is at October 2011. The buildings and gardens of University House continue to be well maintained for residential and short-term accommodation and are in good condition.
Relevant Documentation	2001 Conservation Management Plan for University House was prepared by Pegrum and Associates. It provides a detailed history and description of University House and the Molly Huxley building.

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Context of the Buildings



Figure 2: Position of University House in relation to the HC Coombs Buildings (Nos. 8 & 9) and RG Menzies Library (No. 2).



Figure 3: Configuration of the University House complex and Molly Huxley Building.

Brief Historical Overview

University House was the first major building constructed at the ANU, with initial sketch plans for University House prepared in October 1947 by prominent Architect and Professor of Architecture at the University of Melbourne, Brian Lewis. The foundation stone was laid by John J. Dedman, Minister for Post-War Reconstruction in October 1949. A shortage of skilled labour and building materials significantly delayed the construction, and the building and landscaping (designed by the eminent Lindsay Pryor) were not completed until 1953. University House was officially opened by the Duke of Edinburgh on 16 February 1954.

The building was awarded the Sir John Sulman Award for Architectural Merit from the Royal Australian Institute of Architects (RAIA) NSW Chapter in 1954. Professor A.D Trendall was appointed first Master in June 1954. University House was the primary accommodation for students and academic staff during the first years of the University.

The furniture at University House was custom design by Frederick 'Fred' Ward, a Melbourne based designer. Ward was commissioned to design hundreds of pieces of furniture for the building and went on to establish the ANU Design Unit following his commission.

University House originally housed 96 apartments for students and special guests; with 30 student dormitory rooms and 30 rooms for domestic staff. The building also included a 250-seat refectory, two suites of private dining rooms, and a separate suite of public rooms with its own entrance and garden for staff wives. In 1960 the eastern annex was extended for additional accommodation and meeting rooms, and during the late 1960s and early 1970s a bistro, cellar bar, supermarket and conference facilities were added to the building.

In 1995 the building was awarded the RAIA ACT Chapter 25 Year Award for enduring architecture. 64 single rooms (6 hotel and 58 student); 93 double rooms (90 hotel and 3 student); and 8 quad rooms (all hotel) were subsequently added to the building.

The Molly Huxley building within the University House precinct is named after Ella Mary (Molly) Huxley, wife of Leonard Huxley, Vice-Chancellor of the ANU from 1960-67. Molly Huxley studied history at Oxford University and later became the first lecturer in British History at the ANU (then the Canberra University College). The Molly Huxley Building was constructed as the gatehouse to University House in 1964 and previously housed the University PABX.

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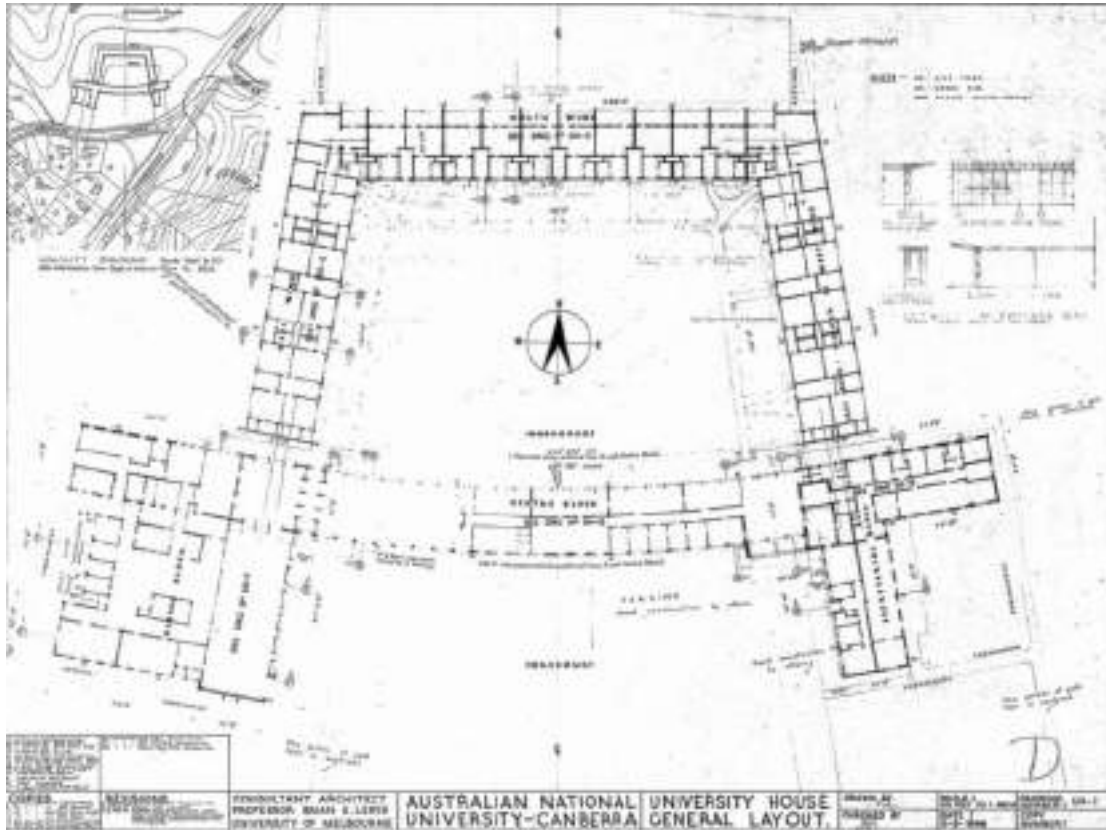


Figure 4: University House, drawn by ANU's Consultant Architect Professor Brian Lewis May 11 1946, showing the initial layout of University House before additions.

Description of University House

Buildings

The building is a large brick structure constructed around a central courtyard. The external brick walls are constructed of painted brick, with some areas rendered in a bagged finish. The gabled roof of University House is clad in glazed terracotta tiles, with a clear join in the copper roofing where it was extended over the terrace. The eave soffits are painted timber with copper gutters and downpipes.

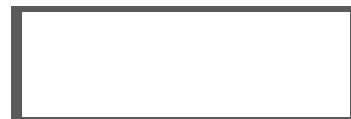
The interior of the hotel section includes eleven individual lobbies accessible from concrete pathways within the central quadrangle. While the lobbies vary in size they have a consistent finish with face brick walls and painted plaster ceilings. The floors of the lobbies are terrazzo, in original condition with brass dividing strips.

The windows on the north facing flats are framed in steel but elsewhere they are double hung timber sashes on spiral balances. In many instances the windows retain their original hardware. All rooms on the north, east and west wings have original external balconies. In the east and west wings the balconies have a single skin rendered brickwork balustrade finished at the top with an unpinned red brick capping. All balcony floors have been coated with a paving paint in a brick red colour.

The Molly Huxley Building closely replicates the exterior features of University House.

Landscape

The landscaping of the internal courtyard and surrounding areas, originally designed by Lindsay Pryor, is relaxed and natural and has been carefully managed and maintained. There is a simple pattern of lawns and carefully selected deciduous trees in the quadrangle grouped by species. The precinct includes a variety of sculptural works: 'Relaxation' (Gerald Lewers, 1953), 'Lady Theaden Hancock memorial fountain: *Swans in flight*' (Gerald Lewers, 1961), 'Standing Figure' (Ante Dabro, 1982) and 'Witholding' (Mark Grey-Smith, 1992).



Significance Assessment against the Commonwealth Heritage criteria

University House is individually listed on the CHL. The following assessment includes the original text from the CHL Citation, and a revised assessment.

CHL Citation—Statement of Significance

University House is an outstanding example of mid-twentieth century modern architecture in Australia, and is one of the largest such examples in the National Capital. Its design achievement is demonstrated by the highly successful integration of building, landscaping, art, finishes and furniture representative of contemporary, mid twentieth century style. Being constructed in a time of financial austerity, University House further reflects design achievement in its imaginative use of everyday materials and finishes such as rendered walls, timber and steel window frames, terracotta roof tiles and terrazzo paving to produce a most pleasantly resolved architectural design. The Great Hall, the curved terrace, reflecting pool, quadrangle garden, and the furniture are major design features. (Criterion F 1).

The design provides efficient accommodation for its purpose and is a valid response to the requirements of an academic residential building and university 'faculty club'. The feature of basement service tunnels and vertical riser shafts has allowed the continued functioning of building services and the operation of an attractive living and working environment. (Criterion F 1).

The design successfully incorporates the expectation to display contemporary Australian art and be a repository of Australian culture. The architectural and interior design merit of the building has been recognised by a major award for architectural design achievement in 1953, and an ACT architectural award for maintaining integrity for 25 years. (Criterion F 1).

The features specific to the architectural style, such as the bagged and painted brickwork, crisp window patterning, clear building profile, a firm control of materials and detailing, and in the use of plain wall surfaces devoid of ornamentation, collectively create a simple, strong aesthetic quality. Complementing the building's external architectural presence is the restrained landscaped treatment of the spaces between the building wings, with trees in species groups and lawns areas integrated with water and sculptures to create tranquil outdoor spaces for academic repose and a setting for the architecture. The sweep of the curved terrace reinforced by the sweep of curved reflecting pool, interfacing between the building and courtyard garden, is the strong central design feature of the complex and has successful aesthetic merit. (Criterion E1).

Internal features of Frederick Ward furniture, timber panelling, parquetry and period fittings such as the residential bathrooms, all contribute to a harmonious aesthetic. The art work of sculptures 'Relaxation' and 'Swans in Flight' by Gerard Lewers, 'Conjugation' by Mark Grey Smith, the entrance hall floor by Frank Hinders, and the mural 'Regeneration' by Leonard French are features of importance that contribute to the aesthetic value of the place. (Criterion E1).

The House is very representative of the modern architectural residential style influenced by British architectural schools. It is a fine example of a university college of the Oxford-Cambridge model of the collegiate system in the contemporary design style idiom. The contemporary design style is exemplified in the integration of the building, landscaping, furniture, fittings and art work. These many elements have been well maintained and remain intact. (Criterion D2).

The GINGKO BILOBA (Maidenhair fern trees) in the central courtyard are the oldest known surviving trees of the species in Canberra. The group of TILIA EUROPEA (Linden) on the southern lawns are regarded as notable tree specimens. (Criterion D2).

University House has a significant association with its designer Brian Lewis, Professor of architecture at the University of Melbourne. It has an association with Australian artists Gerald Lewers, Mark Grey-Smith, Frank Hinder and Leonard French, and furniture designer Fred Ward, being a repository of their important works. An association with Cambridge University, England, is commemorated by an English Oak planted by Sir Keith Hancock. (Criterion H1).

The place is significant as the first major building constructed at the Australian National University and since 1954 has played an important role as residential and social centre for the University and Canberra. Its planning reflects the British influence on the planning for the National University with the 'faculty club' concept collegiate system for residential students.



(Criterion A4. Australian Historic Themes 4.3. Developing Institutions, 6.4 Building a system of higher education).

University House is a well-known building in Canberra and is valued by the academic and general community for its associations the earliest years of the Australian National University. Its design was influence by some of Australia's most prominent academic, scientific and educational figures including Dr. HC Coomb, Mr Charles Daly and Sir Robert Garran. (Criterion G1).

Revised Statement of Significance

University House was the first major building constructed at the ANU and has played an important role as a residential and social centre for the ANU and wider Canberra since its opening in 1954. University House is reflective of the Oxford-Cambridge model for residential colleges for on-campus accommodation where students and staff live and study at the college.

The buildings (University House and the Molly Huxley Building) are representative of Australian mid-twentieth century architectural styles, heavily influenced by British examples and University House is one of the largest such examples in Canberra. These styles are further exemplified in the installation of custom designed furniture, fittings and art work.

University House and the Molly Huxley Building display many features of aesthetic significance including their architectural style, overall form, fenestration and detailing, restrained landscape treatments, grouping of trees by species, water features and the punctuation of modern sculpture. The simple interiors including the timber panelling, parquetry floors and period fittings as well as the custom designed Frederick Ward furniture provide a pleasing interior aesthetic.

Being constructed at a time of financial austerity, University House reflects design achievement in its imaginative use of everyday and unremarkable materials and finishes such as simple bricks, rendered walls, timber and steel window frames, glazed terracotta roof tiles and terrazzo paving to produce a simple and strongly resolved architectural design.

University House and the Molly Huxley Building have significant associations with several key figures in the history of the ANU and of Canberra including its designer Professor Brian Lewis, modern artists and designers such as Gerald Lewers, Mark Grey-Smith, Frank Hinder, Leonard French, and Frederick Ward, landscape designer Lindsay Pryor, academic advisers Sir Howard Florey, Sir Mark Oliphant, Sir Keith Hancock and Raymond Firth.

The Molly Huxley Building is strongly associated with after Ella Mary (Molly) Huxley, wife of Leonard Huxley, Vice-Chancellor of the ANU from 1960-67. Molly Huxley became the first lecturer in British History at the ANU.

Criteria	Assessment
<p>(a) Historic The place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history.</p>	<p>CHL Citation <i>The place is significant as the first major building constructed at the Australian National University and since 1954 has played an important role as residential and social centre for the University and Canberra. Its planning reflects the British influence on the planning for the National University with the 'faculty club' concept collegiate system for residential students.</i></p> <p>Attributes <i>The whole building including its grounds, courtyards and planning layout.</i></p> <p>Revised Assessment University House and the Molly Huxley Building provide insight into the early campus site planning, provision of accommodation and mark the beginning of the evolution of architecture and landscaping at the ANU. University House is significant as the first major building constructed at the ANU and the first accommodation facility for the fledgling University. The initial establishment of the ANU was an important policy of the Commonwealth Government following World War II. University House is strongly associated with the post-war planning and development of Canberra. University House and the Molly Huxley Building have played an important role as a residential and social centre for the University and wider Canberra since 1954, and have strong associations with significant figures in Canberra's planning history including Brian Lewis, Architect, Lindsay Pryor, Landscape Designer, Frederick Ward, Furniture Designer and key academic advisers including Sir Howard Florey, Sir Mark Oliphant, Sir Keith Hancock and Raymond Firth, amongst others.</p>



	<p>University House is reflective of the Oxford-Cambridge model for residential colleges for on-campus accommodation where students and staff live and study at the college, this model continued to be integrated at the ANU as the campus grew in size.</p> <p>The <i>Gingko Biloba</i> (Maidenhair Fern) trees situated in the central quadrangle of University House are the oldest known surviving trees of the species in Canberra. The group of <i>Tilia Europa</i> (Linden) on the southern lawns are also notable tree specimens.</p> <p>University House and the Molly Huxley Building meet CHL criterion (a) for historic values.</p> <p>Attributes</p> <p>The whole building including its grounds, courtyards and layout, significant plantings and the historical use as a residential college in the Oxford-Cambridge model.</p>
<p>(b) Rarity The place has significant heritage values because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.</p>	<p>University House and the Molly Huxley Building do not meet CHL criterion (b) for rarity values.</p>
<p>(c) Scientific The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.</p>	<p>University House and the Molly Huxley Building do not meet CHL criterion (c) for scientific values.</p>
<p>(d) Representative The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of: A class of Australia's natural or cultural places; or A class of Australia's natural or cultural environments.</p>	<p>CHL Citation</p> <p><i>The House is very representative of the modern architectural residential style influenced by British architectural schools. It is a fine example of a university college of the Oxford-Cambridge model of the collegiate system in the contemporary design style idiom. The contemporary design style is exemplified in the integration of the building, landscaping, furniture, fittings and art work. These many elements have been well maintained and remain intact.</i></p> <p><i>The GINGKO BILOBA (Maidenhair fern trees) in the central courtyard are the oldest known surviving trees of the species in Canberra. The group of TILIA EUROPEA (Linden) on the southern lawns are regarded as notable tree specimens.</i></p> <p>Attributes</p> <p><i>The style and planning of the buildings and landscaping plus the integration of the furniture, fittings and art work. The Maidenhair fern trees in the central courtyard and the Linden on the southern lawns are also significant attributes.</i></p> <p>Revised Assessment</p> <p>University House and the Molly Huxley Building (emulating the exterior features of University House) are representative of several Australian mid-twentieth century architectural styles, heavily influenced by British examples. These styles are further exemplified in the installation of custom designed furniture, fittings and art work. These architectural styles were successfully implemented by Brian Lewis with</p>



	<p>modesty and austerity due to the financial climate at the time of construction.</p> <p>University House is also representative of the Australian interpretation of a university college in the Oxford-Cambridge model of inclusive the on-campus accommodation, an integrated system, where students and staff live and study at the college.</p> <p>University House is representative of the work of prominent Architect Brian Lewis, in a restrained modernist style, the landscape design of Lindsay Pryor, Superintendent and later Director of Parks and Gardens for Canberra, the furniture design of Frederick Ward and artists Gerald Lewers, Mark Grey-Smith, Frank Hinder and Leonard French.</p> <p>University House and the Molly Huxley Building meet CHL criterion (d) for representative values</p> <p>Attributes</p> <p>The style and planning of the buildings and landscaping and the integration of the furniture, fittings and art works into the overall design.</p>
<p>(e) Aesthetic The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.</p>	<p>CHL Citation</p> <p><i>The features specific to the architectural style, such as the bagged and painted brickwork, crisp window patterning, clear building profile, a firm control of materials and detailing, and in the use of plain wall surfaces devoid of ornamentation, collectively create a simple, strong aesthetic quality. Complementing the building's external architectural presence is the restrained landscaped treatment of the spaces between the building wings, with trees in species groups and lawns areas integrated with water and sculptures to create tranquil outdoor spaces for academic repose and a setting for the architecture. The sweep of the curved terrace reinforced by the sweep of curved reflecting pool, interfacing between the building and courtyard garden, is the strong central design feature of the complex and has successful aesthetic merit.</i></p> <p><i>Internal features of Frederick Ward furniture, timber panelling, parquetry and period fittings such as the residential bathrooms, all contribute to a harmonious aesthetic. The art work of sculptures 'Relaxation' and 'Swans in Flight' by Gerard Lewers, 'Conjugation' by Mark Grey Smith, the entrance hall floor by Frank Hinders, and the mural 'Regeneration' by Leonard French are features of importance that contribute to the aesthetic value of the place.</i></p> <p>Attributes</p> <p><i>The external architectural detailing and landscape treatments noted above, plus the Fred Ward furniture, sculptures, artworks, fixtures and fittings noted above.</i></p> <p>Revised Assessment</p> <p>University House and the Molly Huxley Building display many features of aesthetic significance including their architectural style, overall form, fenestration and detailing. The restrained landscape treatments further enhance the aesthetic qualities of the buildings in the spaces between building wings and surrounding the building. The planned grouping of trees by species, water features and the punctuation of modern sculpture create an attractive setting for the built elements. The sweeping lines of the curved terrace, reinforced by the curved reflecting pool is also a strong central design feature of the complex.</p> <p>The simple interiors including the timber panelling, parquetry floors and period fittings as well as the custom designed Frederick Ward furniture provide for a pleasing interior aesthetic. The modern art works and sculptures including <i>Relaxation</i> and <i>Swans in flight</i> by Gerald Lewers, <i>Conjugation</i> by Mark Grey-Smith, the entrance hall floor by Frank Hinders and the mural <i>Regeneration</i> by Leonard French also contribute to the aesthetic values of University House.</p> <p>University House and the Molly Huxley Building meet CHL criterion (e) for aesthetic values</p> <p>Attributes</p> <p>Architectural features including external finishes, forms, detailing, restrained landscape treatments, interior features including Frederick Ward furniture, sculptures, artworks, fixtures and fittings.</p> <p><i>While University House and the Molly Huxley Building display a high level of aesthetic values, to fully</i></p>



	<p><i>meet this criterion, aesthetic values must be demonstrated as being valued by the community. While the CHL lists University House under this criterion, it is not known if the community appreciation of aesthetic value has been formally tested.</i></p>
<p>(f) Creative / Technical The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.</p>	<p>CHL Citation</p> <p><i>University House is an outstanding example of mid-twentieth century modern architecture in Australia, and is one of the largest such examples in the National Capital. Its design achievement is demonstrated by the highly successful integration of building, landscaping, art, finishes and furniture representative of contemporary, mid twentieth century style. Being constructed in a time of financial austerity, University House further reflects design achievement in its imaginative use of everyday materials and finishes such as rendered walls, timber and steel window frames, terracotta roof tiles and terrazzo paving to produce a most pleasantly resolved architectural design. The Great Hall, the curved terrace, reflecting pool, quadrangle garden, and the furniture are major design features.</i></p> <p><i>The design provides efficient accommodation for its purpose and is a valid response to the requirements of an academic residential building and university 'faculty club'. The feature of basement service tunnels and vertical riser shafts has allowed the continued functioning of building services and the operation of an attractive living and working environment. The design successfully incorporates the expectation to display contemporary Australian art and be a repository of Australian culture. The architectural and interior design merit of the building has been recognised by a major award for architectural design achievement in 1953, and an ACT architectural award for maintaining integrity for 25 years.</i></p> <p>Attributes</p> <p><i>The successful integration of building, landscaping, art, finishes and furniture within a mid twentieth century design idiom. The imaginative use of everyday materials and finishes. The design of the building including service tunnels and riser shafts for services. Particularly significant attributes include the Great Hall, the curved terrace, reflecting pool, quadrangle garden and the furniture.</i></p> <p>Revised Assessment</p> <p>University House and its adjoining is an outstanding example of mid-twentieth century modern architecture in Australia, one of the largest such examples in Canberra. The design achievement of this building is demonstrated in the highly successful integration of building, landscaping, art, finishes and furniture representative of a modest interpretation by Brian Lewis of several mid-twentieth century architectural styles. The implementation of the adjacent Molly Huxley Building in an identical architectural design is also design achievement.</p> <p>Being constructed at a time of financial austerity, University House further reflects design achievement in its imaginative use of everyday and unremarkable materials and finishes such as simple bricks, rendered walls, timber and steel window frames, glazed terracotta roof tiles and terrazzo paving to produce a simple and strongly resolved architectural design. The Great Hall, curved terrace, reflecting pool, quadrangle garden, and Fred Ward furniture are all major design features.</p> <p>The design successfully incorporates the contemporary Australian art and sculpture and the architectural and interior design merit of the building has been recognised with the John Sulman Medal from the NSW chapter of the Australian Institute of Architects. The building also received an inaugural 25 year award from the ACT chapter.</p> <p>University House and the Molly Huxley Building meet CHL criterion (f) for creative/technical values</p> <p>Attributes</p> <p>The integration of building, landscaping, artworks, finishes and furniture, in particular, the Great Hall, the curved terrace, reflecting pool, quadrangle garden and the furniture. The imaginative use of everyday</p>



	materials and finishes.
<p>(g) Social The place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.</p>	<p>CHL Citation</p> <p><i>University House is a well-known building in Canberra and is valued by the academic and general community for its associations the earliest years of the Australian National University. Its design was influenced by some of Australia's most prominent academic, scientific and educational figures including Dr. HC Coombs, Mr Charles Daly and Sir Robert Garran.</i></p> <p>Attributes <i>The building's integrity and the fact that it has seen little change since its establishment.</i></p> <p>Revised Assessment University House and the Molly Huxley Building are iconic and highly recognised buildings in Canberra and are valued by the academic and general community for their strong association with the establishment of the ANU, and as University House the first major building constructed on the campus. University House has served as a social and academic hub for the ANU and for the wider Canberra since its establishment in 1954, and has been the venue for many significant ceremonies and events.</p> <p>University House and the Molly Huxley Building meet CHL criterion (g) for social values</p> <p>Attributes The buildings and landscape and the use of the buildings for social, ceremonial and residential purposes. <i>University House has strong connections with the ANU and wider Canberra community, both for historic associations with the early establishment of the ANU and the provision of on campus accommodation. However, it is not known if the presence of social value (strong or special attachment to the place by an identified community group) has been formally tested.</i></p>
<p>(h) Associative The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural and cultural history.</p>	<p><i>University House has a significant association with its designer Brian Lewis, Professor of architecture at the University of Melbourne. It has an association with Australian artists Gerald Lewers, Mark Grey-Smith, Frank Hinder and Leonard French, and furniture designer Fred Ward, being a repository of their important works. An association with Cambridge University, England, is commemorated by an English Oak planted by Sir Keith Hancock.</i></p> <p>Attributes <i>The building's design as evidence of the work of Brian Lewis, plus the sculpture and art work of Gerald Lewers, Mark Grey-Smith, Frank Hinder and Leonard French. Also, the furniture and fittings designed by Fred Ward and the English Oak planted by Sir Keith Hancock.</i></p> <p>Revised Assessment University House has a significant association with several key figures in the history of the ANU and of Canberra. University House is strongly associated with its designer Brian Lewis, Professor of Architecture at the University of Melbourne who had a strong influence on the planning and building design of the Acton Campus. The building is also associated with modern artists and designers whose sculptures and works were specially designed for University House including Gerald Lewers, Mark Grey-Smith, Frank Hinder, Leonard French, and Frederick Ward. The landscaping around University House was designed by Lindsay Pryor, Superintendent and later Director of Parks and Gardens for Canberra. Pryor was a significant figure in the testing and planting of trees throughout Canberra. University House is associated with the academic advisers at the time of construction who played an important role in its design and implementation, including Sir Howard Florey, Sir Mark Oliphant, Sir Keith Hancock and Raymond Firth, amongst others. University House is also strongly associated with Cambridge University, UK, an association which is</p>

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commemorated by an English Oak planted by Sir Keith Hancock.

The Molly Huxley Building is strongly associated with Ella Mary (Molly) Huxley, wife of Leonard Huxley, Vice-Chancellor of the ANU from 1960-67. Molly Huxley became the first lecturer in British History at the ANU.

University House and the Molly Huxley Building meet CHL criterion (h) for associational values

Attributes

The building, internal features and fittings, sculptures, art works and furniture, the landscape and its individual commemorative plantings.

(i) Indigenous
The place has significant heritage value because of the place's importance as part of Indigenous tradition.

University House and the Molly Huxley Building do not meet CHL criterion (i) for Indigenous values.

Photographs



Figure 5: Aerial view of University House October 1965. (Source: ANU Archives)



Figure 6: View of the northern façade of University House 1963, including landscaping. (Source: ANU Archives)



Figure 7: Construction of the Molly Huxley Building in 1964. (Source: ANU Archives)



Figure 8: View of Molly Huxley Building from inside the new car park, 1964. (Source: ANU Archives)

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Figure 9: University House Courtyard. (Source: ANU Heritage Office 2011)



Figure 10: External view of the Great Hall. (Source: ANU Heritage Office. 2011)



Figure 11: Internal view of the Great Hall. (Source: ANU Heritage Office 2011)



Figure 12: View of the Breezeway and Courtyard of University House. (Source: ANU Heritage Office 2011).

Management Issues

Constraints and Opportunities

Constraints arise from the identified heritage values of University House and it is a requirement of the *Environment Protection and Biodiversity Conservation Act 1999 (Cwth)* (EPBC Act) is to conserve them. The heritage values of University House, as indicated in the attributes above, should be conserved and interpreted wherever possible.

University House is of high heritage value and meets the EPBC Commonwealth Heritage criteria a) historic, d) representative, e) aesthetic f) creative/technical, g) social and h) associative. Elements of high heritage value are generally associated with the ANU's development and must be retained and conserved. The tolerance for change level is generally low. Loss or alteration of individual elements that may have exceptional significance would significantly diminish the Commonwealth Heritage (or other) values of the ANU Acton campus.

The **Tolerance for Change** heritage management tool, outlined in Section 7.6 of the ANU Acton Campus Heritage Study 2012,



will assist in conserving heritage values through a process of change. University House is able to tolerate a low level of change through development whereby the historic, creative/technical and associative attributes and characteristics are conserved and interpreted.

Opportunities arise from the identified heritage values of University House. The history of University House should be interpreted to maintain the historic and associative values of significant attributes identified in the assessments above. A greater degree of change may be tolerated if interpretation is of a very high quality and considered in any future development, which presents the identified heritage values for the future. Refer to the ANU Acton Campus Interpretation Plan (2012).

Recommendations

The current CMP (2001) for University House should be updated in line with the EPBC Act and its regulations.

The 2001 CMP should be referred to in the preparation of advice or for proposed alterations to University House until this document has been revised.

If development resulting in loss of significant fabric is proposed, interpretation and a heritage impact assessment would be a prerequisite according to EPBC Act requirements.

Photographic recording for the ANU Archives should be undertaken prior to any potential loss of significant fabric, buildings or landscaping in any future development of University House.

A formal assessment of the aesthetic and social values of the building should be carried out.

Appendix C

Interpretation Strategy

Appendix D

Compliance table for the Schedule 7A of the EPBC Act Regulations

Appendix D: Compliance with Schedule 7A and 7B of the Environment Protection and Biodiversity Conservation Regulations 2000

Requirements of Schedule 7A of EPBC Act	University House HMP 2015 Compliance
Establish objectives for the identification, protection, conservation, presentation and transmission of the Commonwealth Heritage values of the place	Section 1.0 Introduction, including Section 1.5 methodology.
Provide a management framework that includes reference to any statutory requirements and agency mechanisms for the protection of the Commonwealth Heritage values of the place	Sections 6.6 and 6.7 Legislative and Management Framework and ANU Facilities and Services Management Tools and Processes.
Provide a comprehensive description of the place, including information about its location, physical features, condition, historical context and current uses	Section 1.0 Introduction Section 2.0 Historical Context Section 3.0 Site Description Section 4.0 Consultation
Provide a description of the Commonwealth Heritage values and any other heritage values of the place	Section 5.0 Assessment of Heritage Values Section 9.0 Significance rankings and Tolerance for Change
Describe the condition of the Commonwealth Heritage values of the place	Section 5.0 Assessment of Heritage Values and Section 9.4 Condition of the physical fabric
Describe the method used to assess the Commonwealth Heritage values of the place	Section 5.0 Assessment of Heritage Values
Describe the current management requirements and goals, including proposals for change and any potential pressures on the Commonwealth Heritage values of the place	Section 4.0 Consultation Section 6.0 constraints and Opportunities
Have policies to manage the Commonwealth Heritage values of a place, and include in those policies guidance in relation to the following management and conservation processes to be used: <ul style="list-style-type: none"> the access and security arrangements, including access to the area for Indigenous people to maintain cultural traditions; the stakeholder and community consultation and liaison arrangements; the policies and protocols to ensure that Indigenous people participate in the management process; the protocols for the management of sensitive information; the planning and management of works, development, adaptive re-use and property divestment proposals; how unforeseen discoveries or disturbance of heritage are to be managed; how, and under what circumstances, heritage advice is to be obtained; how the condition of Commonwealth Heritage 	Section 7.0 Conservation Policy, Actions and Implementation, and Appendix C Interpretation Strategy

Requirements of Schedule 7A of EPBC Act	University House HMP 2015 Compliance
<p>values is to be monitored and reported;</p> <ul style="list-style-type: none"> • how records of intervention and maintenance of a heritage places register are kept; • the research, training and resources needed to improve management; • how heritage values are to be interpreted and promoted; 	
<p>Include an implementation plan</p>	<p>Section 7.0 Conservation Policy, Action and Implementation and Section 8.0 Conservation works and cyclical maintenance</p>
<p>Show how the implementation of policies will be monitored</p>	<p>Section 8.0 Conservation works and cyclical maintenance</p>
<p>Show how the management plan will be reviewed</p>	<p>Section 7.0 Conservation Policy, Action and Implementation</p>

Appendix E

Commonwealth Heritage Management Principles

Appendix E: Commonwealth Heritage Management Principles

The Commonwealth Heritage Management Principles are outlined in Schedule 7B of the regulations of the EPBC Act.

These principles are intended to provide a guiding framework for excellence in managing heritage places. They set the standard and the scope of the way places should be managed in order to protect heritage values for future generations. These principles should be used when preparing and implementing management plans and programs. In the absence of a management plan, they should guide the management of heritage values of a property.ⁱ

Commonwealth Heritage Management Principles

- The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.
- The management of Commonwealth Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on Commonwealth Heritage values.
- The management of Commonwealth Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, any Commonwealth, state and territory and local government responsibilities for those places.
- The management of Commonwealth heritage places should ensure that their use and presentation is consistent with the conservation of their Commonwealth Heritage values.
- The management of Commonwealth Heritage places should make timely and appropriate provision for community involvement, especially by people who:
 - have a particular interest in, or associations with, the place, and
 - may be affected by the management of the place.
- Indigenous people are the primary source of information on the value of their heritage and the active participation of Indigenous people in identification, assessment and management is integral to the effective protection of Indigenous heritage values

