

Heritage Management Plan

LENNOX HOUSE

Australian Capital Territory



Lennox House – I Block



February 2009

This Heritage Management Plan is to be recognised as a Management Plan under the *Environment Protection and Biodiversity Amendment Regulations 2004 (S341S)*

Frontispiece



Lennox House complex in relation to Canberra City Centre and the ANU campus
(Google Maps: 2009)

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- B** *Environment Protection and Biodiversity Conservation Amendment Regulations 2003 (No. 1)*
Schedule 7A – Management Plans for Commonwealth Heritage Places
- C** *Environment Protection and Biodiversity Conservation Amendment Regulations 2003 (No. 1)*
Schedule 7B – Commonwealth Heritage Management Principles
- D** Commonwealth Heritage Places Inventory: Lennox House Complex identifier (105307)
- E** Extracts from the Burra Charter
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Introduction and acknowledgements

This review follows the preparation of The Australian National University Heritage Study Stage 1 (1994) and a brief Conservation Management Plan prepared for Lennox House soon after (1996). In line with changes to legislation, this review will be referred to as a Heritage Management Plan (HMP) and has been updated to address changes in legislation (*Environment Protection and Biodiversity Conservation Act 1999*), statutory requirements, potential uses and heritage conservation practice.

It also recognizes and addresses current views on the potential use of the buildings and grounds.

Lennox House has been used for a wide variety of purposes, by a range of users and this HMP, with its policies, is designed to guide the future uses of the complex, in a manner that conserves and manages the heritage values represented in the place.

This review was prepared by John Armes and Associates, with final revision by James Collet of the ANU Heritage Office. The consultants are grateful for the assistance of:

- Ms Vicki McDonald, Director of the Heritage Early Childhood Centre
- Ms Lynley Bayliss, Director of The ANU Pre-School and Child Care Centre
- Mr Eric Martin AM, President of the National Trust of Australia (ACT) for providing comment on the draft
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Acknowledgement is made to the late Richard J. Ratcliffe, landscape architect, for his contribution to the earlier studies. Ms Jill Waterhouse, historian, carried out much of the historical investigation, and her contribution is also gratefully acknowledged.

Scope of the HMP

The Heritage Management Plan is constructed to follow the Burra Charter process outlined in guidelines prepared by the Department of the Environment, Water, Heritage and the Arts. This document, *Management Plans for Places on the Commonwealth Heritage List*¹, provides useful guidance for Commonwealth agencies. As required by *EPBC – Amendment Regulations 2003 (No. 1)*, this

¹ <http://www.environment.gov.au/heritage/publications/protecting/management-plans.html>

HMP follows the required content (Schedule 7A) and principles (Schedule 7B) for the preparation of a HMP (Appendices B and C).

The scope of the HMP has addressed the following matters:

- Review the first CMP and present new material that is relevant to the conservation of the Lennox House complex.
- Revise the assessments of the heritage of the place, and to identify its heritage values.
- Update the Statement of Significance in terms of the heritage values established by the study.
- Summarise the statutory obligations that The ANU is required to follow, as requirements of the EPBC ACT 1999 and the ACT Heritage Act 2004.
- Update an assessment on the condition of the buildings, and how this might affect their use.
- Prepare a Statement of Heritage Conservation policy.
- Explore options for the adaptive re-use of the complex and its individual components.
- Prepare recommendations for the conservation and management of the heritage values at Lennox House.
- Recommend a framework for the management of heritage values at Lennox House.

The HMP also addresses the following tasks:

- Survey existing buildings, and provide suitable floor plans to support material elsewhere in the HMP.
- Identify appropriate conservation work to the buildings (Appendix F).
- Identify graphically, those features of the buildings and grounds which are of heritage significance (Figures 14-20).
- Identify with the University, and to the satisfaction of DEWHA, feasible and prudent uses and adaptations of the buildings.
- Liase with DEWHA to secure approval of the HMP.

Executive Summary

The Heritage Management Plan is an update of a previous Conservation Management Plan (1996), and the 1994 survey of the ANU campus. It is undertaken as part of a sequence of heritage documents prepared by the ANU (ANU Heritage Strategy, Heritage Management Manual and Indigenous Heritage Study – Stage 1²). The preparation of these documents forms the response to the EPBC Act 1999 and is part of the process of complying with the requirements of this legislation. The principles to be followed, and the issues that are addressed as part of the HMP requirements are provided as appendices.

The HMP should be read in the context of the ANU Heritage Management Manual and ANU Heritage Strategy. The Indigenous Heritage Study (Stage 1) is also relevant, although at the moment, there are no known Indigenous issues on the site of Lennox House that have not been addressed.

The HMP updates the historical investigation and the assessment of heritage significance in terms of current criteria. It also connects Lennox House with several historical themes which help to explain its historical values. The HMP finds that the Lennox House group of buildings, and the immediate setting, has significance for:

- Evidence of pastoral (pre-Canberra) era;
- Associations with notable persons;
- Earliest associations with the establishment of new Federal Capital Territory and Canberra;
- Associations with the provision of child care for a period of almost forty years;
- The distinctive siting and design of the buildings, which has a pleasing relationship with the tree canopy and topography;
- Its value by community groups through its inclusion on heritage registers;
- The demonstration of the skilful use of a minimum quantity of material. The buildings are evidence of the earliest technical and design skills applied in the new territory, and a significant advance in the development of architecture in the region.

The assessment concludes with a revised statement of significance, which encapsulates the explanation of heritage values of Lennox House.

The HMP provides a number of recommendations in the form of policies, which aim to direct the heritage conservation of Lennox House.

The policies cover the identification, protection, conservation, presentation and transmission of heritage values of Lennox House. There is also reference to the ANU Heritage Manual, which provides an operational framework for the

² <http://heritage.anu.edu.au/index.php?pid=20>

management of heritage values. This has been implemented in consultation with DEWHA.

The HMP does not reproduce verbatim the text of the ANU Heritage Strategy, but there is some cross-reference to relevant sections of the Strategy.

After considering a number of uses, including academic, residential and exhibition purposes, this Plan has concluded that the proposed use of Lennox House for child care facilities is a reasonable future of the buildings. This blends heritage interests with the University's current requirements. Whilst the HMP supports the expansion of child care facilities, it does not preclude new uses for the buildings subject to an assessment of impact on heritage values.

The HMP presents an opportunity to enhance the heritage values of the Lennox House complex to a high standard and with great relevance to the history of the ACT. These values can be accommodated and enhanced without undue constraints on the child care facilities. There is a challenge to present the heritage values as well as the vitality of the child care uses, which are a part of the history of Lennox House.

1 INVESTIGATION AND ASSESSMENT OF HERITAGE SIGNIFICANCE

1.1 PHYSICAL DESCRIPTION AND CONDITION

1.1.1 Setting and Grounds

Lennox House is located on the east side of a road named after the crossing of the Molonglo River south of the site of the National Museum of Australia, 'Lennox Crossing'. The buildings are situated on the eastern side of the hilltop, overlooking West Basin of Lake Burley Griffin.

There are a few remnant Eucalyptus, and scattered native grasses.

The eastern edge of the complex is defined by Lawson Crescent, the main entry road to the National Museum of Australia. Lennox Crossing, a road leading to Liversidge Street, defines the western edge, and the northern limit of the complex is formed by the carpark and the remnant rows of Cupressus and Eucalyptus trees.

There are some introduced trees associated with the period of Thomas Weston, and some stone retaining walls which were built to form platforms for some of the buildings. Unkempt remnant hedges can be found along the Lennox Crossing frontage. The grounds are informally maintained, with a lack of manicured edges, and are a very low-key landscape. The landscape provides an appropriate informality for the buildings, which were constructed as temporary facilities.

The unstructured character of the landscape is in marked contrast with the carefully managed landscape of the nearby city and is something of an oddity in this regard.

Over time, the introduction of outdoor play areas and equipment has dominated views to the buildings. They are colourful expressions of the use of the buildings, although there is a sense of discord with the original character of the complex.

The landscape has been modified to improve access to various buildings in the complex. Paths and ramps have been added, and there are numerous secure fences.

Glimpses of the roofscape of Lennox House are seen from the roads and nearby Lake Burley Griffin. The tree canopy and the roofs combine to give an established character.

Most of the trees have reached maturity and are good, healthy specimens. Some of the eucalypts have been lopped to clear power cables, with resultant disfiguring. The grassed areas are generally low-grade, but reflect the original character of the complex.

There are bare earth and gravel areas in fair condition.

1.1.2 Building complex

Lennox House consists of eight original buildings, with another seven having disappeared. Named alphabetically, they include Blocks A, D, E, F, G, H, I and Laundry A. The lost buildings are Blocks B, C, J, K, L, M (another laundry) and Q (refer Fig. 2).

The design of each building is essentially symmetrical, and there is evidence to indicate that they were connected with covered link structures. Some of the buildings are symmetrically arranged, but the pattern has become obscure with the loss of the buildings.

Most buildings were sited to overlook the river corridor and flats of what was to become West Basin. Most of the structures included verandahs, which would have added to their amenity and provided an architectural response to their rural and exposed locale. The construction of the buildings was not simultaneous. It can be seen that any cohesive plan for their original siting has not endured.

1.1.3 Individual Buildings

Block A (Fig 5 & Plates 2, 28, 54, 55, 56)

Block A is an elongated, rectilinear single-storey structure, with a prominent entry portico and a rhythmical sequence of windows that relate to the interior layout of cubicles and a central corridor. The exterior is lined with rusticated weatherboards and a corrugated iron roof with a colorbond finish (not original).

The construction is similar to many of the Bachelor's Quarters' buildings. It achieves a great deal of accommodation, using minimum quantities of materials; but the application of few, simple details provides a pleasing result that belies the 'temporary' status of these buildings. The perimeter wall is of stud construction, and partition walls consist of vertical, v-jointed boards stiffened with a central horizontal stringer. The building has 2.7m ceilings and a timber floor. The corridor walls are load-bearing, but the roof frame has no struts or under-purlins. Many original surfaces remain intact beneath recently applied caneite, with simple 40x10 cover strips, or half-round in some areas.

The skirtings are 35mm quad and the cornice is 35mm scotia. There are painted finishes throughout. Ceilings are double v-jointed boards. Each bedroom has a sink, and some original sink brackets survive (e.g. room 15). Most original built-in cupboards remain and are constructed of double v-jointed boards with a rail, shelf and a top 'plate' and a scotia bead surround.

Fragments of the original electrical installation survive. Cord switches over bed locations are fixed to timber mounting blocks.

The doors are fitted to match those in F Block, with the interesting combination of one piece of timber as a stud and jamb, morticed into the top plate. Doors have two lower vertical panels, and a single top panel, deriving from the Edwardian period. Transom windows were fitted, and some remain. Windows are double-

hung, with cords and weights. The sashes have a single, central, vertical bar, and the horns have an ogee curve.

The long corridors obviously display a sequence of doors to the original rooms. The kitchen door is mounted on modern sliding guides, but the original door leaf has been adapted for re-use. The walls show the reverse side of the v-jointed boards of the bedrooms, but without the stringer. There is a quad skirting and a scotia cornice.

The interior is largely intact, and many accretions are reversible. The kitchen has been modernized, and there is a new south wall. Most of the original door hardware has been replaced. Bathrooms have been modernised and are built behind a protruding extension on the east, which extends to behind the gutter line.

There is a simple brick fireplace in the south-west room. It is painted brickwork, with cut and struck joints, and three top courses corbel to form a mantle. The chimney has been removed. The entry doors are timber-framed, and consist of two vertical bottom panels, and a four-pane, glazed top panel.

Block A is generally in sound condition with a high degree of original fabric. Any impact of termite attack is not known. The roofing has been replaced with colorbond steel and is weather-tight. Windows and doors require repairs and conservation. Internal linings require some basic repairs.

Block A is presently used for a range of 'back-up' activities, such as art student studio space following recent flooding.

Block D (Fig 7 & Plates 4, 5, 24, 30, 38)

D Block is characteristically weatherboard and corrugated iron, with the same minimal construction for internal walls.

The verandah posts are simple, square timbers with rounded corners. The windows have a variety of sash designs, but generally form a pair of casements, and a hopper sash above. This design has been used on the nearby cottage at 16 Lennox Crossing and provides evidence to confirm J.S. Murdoch as influential in the design of the Bachelor's Quarters³. Given Murdoch's involvement with other major early Canberra buildings, it is reasonable to conclude that Lennox House is not a major Murdoch work.

The outside linings are rusticated weatherboards, and the exposed rafter tails hold a quadrant gutter. The rectangular downpipes may be original, although round ones have been used on the later Lennox Crossing cottages. If the downpipes are replacements, there have been phases of maintenance demonstrated by the variety of astragals used to secure them to the walls. The building was naturally ventilated through the ceiling via steel vents in the roof.

³ Biographical notes on J.S. Murdoch are provided in Appendix G

The eaves are unlined, but the gables have v-jointed boards on the soffits. It is important to record that at the northern end, there are the remains of the original covered way roof that connected the building to Block C.

Originally, the interior consisted of five rooms, each leading off the verandah. Walls have been removed to enlarge these rooms, but nibs and bulkheads remain to explain the original configuration. The interior has a timber floor, which has been extensively repaired after termite damage (Plate 24). The verandah has a modern concrete floor.

An important feature of the building is the remnant carpentry and roofing which belonged to the covered link proceeding uphill to Blocks B, C and A (Plates 25, 26). Apart from some steps, and signs in the east wall of Block A, this is the only surviving evidence of the covered links between buildings.

Block D is in good condition. Much of the original fabric remains, but the noticeable changes are the concrete floor slab to the verandah, and the replaced verandah posts. Some items of work required to the exterior of the fabric of the building were carried out in 1998. The building has been repaired after termite infestation in the floor and part of the walls. New roofing has been provided.

Block D is currently used by the Heritage Early Childhood Centre.

Block E (Fig 6 & Plates 6, 7, 31)

This building is an elongated, timber-framed building with fibro cladding and corrugated iron roof. It may be a series of conjoined buildings. The exterior of the building is typical of low budget 'barracks' buildings.

The interior has been altered to provide large spaces for the child care facility. The ceiling is coffered, and wall linings are fibrous plaster with 40x10mm timber cover strips. Cornices are scotia mouldings, original architraves are 90x20mm splayed, and recent architraves are bullnosed. The interior doors are flush panel, suggesting that they are not original.

Tongue and grooved flooring at one entry indicates that this material may have been used throughout. Pressed metal, slotted vents are provided to ventilate the rooms. These are located both inside and outside the building.

The external fibro linings and cover strips (45x12mm) have traveled well during the relocation, but it is possible that some of this material was replaced due to its brittle nature. The building sits on 'Canberra red' brick piers, with galvanised antcaps. Original entry doors are of braced and ledged construction.

The construction of the windows is interesting. They are painted timber, consisting of two hoppers, one above the other. Each hopper sash has a central vertical glazing bar. The canvas awnings are not original. Quadrant mouldings are commonly used for trim and covering.

The corrugated iron roof is painted and fixed with springhead nails. There are some modern hex-head screws in some areas, suggestive of some loosening of the original fasteners. There are rolled cappings and barges, rectangular

downpipes and the underside of the iron roof is seen above the tails of the exposed rafters. Block E signaled the loss of symmetrical planning, and the obstruction of a view to the main façade of Block F.

This building has survived the rigours of total relocation and use for childcare. The fabric is in reasonable condition, but displays cycles of alterations. There are concerns with the presence of asbestos sheeting which would affect the ease of adaptation. The building is poorly insulated, and has settled to show distortions in some places. The interior has been substantially altered, with a variety of mismatching materials and details being used.

Block E is currently used by the ANU Pre-school and Child Care Centre.

Block F (Fig 6 & Plates 9, 10, 39-46)

Block F is a long, single-storey, timber-framed structure, with symmetrically arranged end wings facing east and a central entry verandah under a prominent gabled 'portico' roof. The roofing is colorbond corrugated steel, installed in about 2000. The wall cladding is rusticated weatherboards and windows are double-hung.

Although the building was conceived as a temporary structure, awaiting the development of the new capital city, it is a worthy example of carpentry and joinery skills of the period. For all its apparent unimportance, the building is executed with an affection for simple, yet visually interesting details. There has been a major addition to the east (main) façade which had little regard to the orthodox symmetry of the original appearance (Fig 6 and Plates 8, 9). The building has had a series of modifications culminating in the present configuration for use as a child care centre.

The origins of the design of the building lie in the 'Federation Arts and Crafts' style, relying on restrained carpentry and joinery details to convey some character to a temporary building. The roof, incorporating gables, has a strong pitch and expressed rafters, typical of features of this style. It is also a significant advance in the development of the architectural character of the region.

The building demonstrates skilful use of minimum material to provide a large number of individual rooms with 2.7m ceilings. Rooms are reached by long central corridors which have load-bearing walls. This suggests a roof construction with under-purlins and struts. Much of the original building survives to show typical construction techniques.

Timber floors were not seen under finishes. Interior walls are built of a single thickness of v-jointed tongue-and-groove (20mm) boards fixed vertically. These are fitted to one side of seen top and bottom plates. A central, horizontal (6x2) timber stringer stiffens the paneling. The stringer has a chamfer on the top edge. The cornice and vertical corner beads are scotia mouldings and the skirting is a simple quad.

Door jambs continue to the top plate, to which they are connected by mortice and tenon joints. The doors are of paneled construction, with two elongated bottom

panels, and a single panel at the top. Above the door is a transom hopper window sash, with a vertical glazing bar. The architraves are splayed and some original door hardware survives.

Entry doors retain the two vertical lower panels and incorporate a four-pane glazed panel above. An exterior architrave is used, which is double-chamfered. The double-hung windows have box frames concealing cords and weights. The sashes have a single, vertical glazing bar each repeating the style used in the transoms. The sash horns have a simple, splayed detail. Most windows have a modern, steel-framed flyscreen with a single, horizontal bar at the centre.

The ceilings are built of v-jointed, tongue and groove boards. All the interior finishes are painted (a basic cream), suggesting that the timbers used were modest, given the temporary ambitions for the building.

Several built-in cupboards remain. These are built to 1.9m high and the walls are tongue-and-groove, v-jointed boards with minimal framing. A braced and ledged door is provided, supported to the frame with T-hinges.

Room A (or 16) has a painted brick fireplace with an arched opening. There are three courses of corbelled brickwork supporting a painted timber mantle which extends around the chimney breast and along the side walls to form built-in cupboards below.

There are lattice vents in the corridor ceilings.

Toilet and laundry areas are built with ripple-iron linings. Later changes to the building introduce masonite and fibro linings to studwork. These are applied with cover strips and quad mouldings.

The entry verandah has largely lost its original imposing presence due to the location of Block E. It is built with a timber floor and perimeter posts have simple, rounded corners with grooved details at the top. The original balustrade has disappeared and has been replaced with fibro and a more recent picket style. The roof has an imposing gable with a semi-circular louvred vent. Roof purlins are expressed and the roof neatly returns behind the gutter to terminate the base of the gable. A decorative steel acroterion is fixed at the gable ends.

The corrugated iron roofing is trimmed with rolled cappings and barges. Distinctive vents are located above the corridors below. There is no fascia board, and the exposed rafter tails provide anchorage for the quadrant gutter. The eaves are lined with timber boards above the rafters. The rectangular steel gutters may not be original.

Two chimneys are built in brick with a roughcast finish.

The rusticated weatherboards are 230mm deep and are painted grey under the present cream colour, which is badly weathered (Plate 10).

The exterior of the building is mostly intact. Modern alterations include modern entry doors in some places and a new balustrade to the eastern portico. The roofing was replaced in about 2000. The interior has much of the original material still in use, although several layers of paint obscure the original character. Many

internal walls have been removed, but evidence of early wall locations is still clear.

The building remains in sound, serviceable condition.

Block F is currently used by the ANU Pre-School and Child Care Centre.

Block G (Fig 7 & Plates 1, 11, 33, 36, 47-51)

Block G consists of three phases. The kitchen and part of the dining room are the first two phases and an eastern extension to the dining room is the last major phase. Verandahs have been added and altered to suit current requirements. There have been numerous modifications over time to suit a range of needs.

The building is a large scale timber-framed building with timber linings and iron roof; typical characteristics of the Lennox House complex. The building is highly expressive of the carpentry and design skills of the period. The original dining room adjoined a verandah at the east. The verandah was framed with two handsome gabled roofs. This has been lost by the later addition, which has disfigured the original dignified façade.

The origins of the design of the building lie in the 'Federation Arts and Crafts' style, relying on restrained carpentry, joinery and fibrous plaster to convey some character to a temporary building. The bold roof pitch, incorporating a gable, and the expressed rafters are typical features of this style. It is also very new to the architectural character of the region.

The interior of the kitchen section has mostly disappeared under the fit-out of the child care centre. The dining room remains highly intact, apart from recent painting. The timber floor was not examined, but is supported on bearers and joists atop concrete piers. The walls are fibrous plaster, decorated with cover beads. There is a picture rail and a dado rail and a sealed brick fireplace.

The roof is built using large trusses. The roof-space was not accessed, but it is possible that these trusses are similar to those in the dining room at Gorman house (1924). The bottom chord of the trusses is exposed and these form the main decorative features of the ceilings design. Where trusses meet walls, there are pilasters with a scotia bead along the arris, which neatly stops at the junction of the dado and picture rails. The ceiling is fibrous plaster, with cover strips having a scotia scribed into each arris. This provides a stimulating 'strapping' effect with a pattern of squares.

The external cladding is of rusticated weatherboards, with slatted eaves presenting a degree of finesse. The building is naturally ventilated, as entry doors have transom windows opening to the verandah. Lattice vents are incorporated into the ceiling, which are also assisted by louvred vents in the gables. Projecting ends to roof purlins express the roof construction.

The roof is painted green and barges and cappings are rolled steel. Quadrant gutters are used, but the rectangular downpipes may not be original. The gutter is secured to exposed rafter tails. There is no eave lining above the rafters.

The extension at the rear (west) is lined with beveled weatherboards with rounded bottom edge. This material has also been used in the garage building at 16 Lennox Crossing.

The building is generally sound. The exterior has been altered with a variety of aluminium windows, modern flush doors and the enclosure of original verandahs. The building is sited well above the ground and the subfloor frame appears sound. The roofing is loose, suggesting that the batten-holes have aged and loosened the screws. Weatherboards require repair and the exposed eastern wall needs repainting.

The interior has been altered with improvised partitions and the installation of fittings and fixtures required for compliance and licensing reasons.

Block G is currently used by the Heritage Early Childhood Centre.

Block H (Fig 7 & Plates 1, 12-14, 52, 53)

H Block is characteristically weatherboard and corrugated iron, with the same minimal construction for internal walls.

The verandah posts are simple, square timbers with rounded corners. The windows have a variety of sash designs, but generally form a pair of casements and a hopper sash above. This design has been used on the cottage at 16 Lennox Crossing and again provides evidence to confirm J.S. Murdoch as influential in the design of the Bachelors' Quarters.

The outside linings are rusticated weatherboards, with exposed rafter tails supporting a quadrant gutter. The rectangular downpipes may be original, although round ones have been used on the later Lennox Crossing cottages. If the downpipes are replacements, there have been three phases of maintenance demonstrated by the variety of astragals used to secure them to the walls. The building was naturally ventilated through the ceiling via steel vents in the roof.

The eaves are unlined, but the gables have v-jointed boards on the soffits.

A large timber-framed deck has been built at the front (east) of the building, with a metal deck roof. The structure serves a practical need for child care, but obscures the architectural character of the building.

This building remains in sound condition with many repairs carried out in 1998. An accumulation of dirt at the western wall should be removed to provide subfloor ventilation.

Block H is currently used by the Heritage Early Childhood Centre.

Block I (Fig 8-10 & Plates 15, 16, 34)

The building has two distinct phases. The earliest, dating from 1911-13, was the Warden's flat and had a small attached room, likely a privy. The second phase, of 1923, added six rooms and a verandah and converted the building to a symmetrical, elongated structure, with two projecting ends embracing the

verandah. The verandah was filled in with louvers and fibro at a later date, probably after the mid-1960s.

The first phase is not typical of other bedrooms at the Bachelor's Quarters, although it retains similar features to much of the dining room (G Block). It is generously decorated with (fibrous?) plaster walls with a dado, modified 'lamb's tongue' ogee skirtings about 230mm high and a picture rail. In one room, the strapped ceilings have a perimeter margin and four central rectangles formed by the strapping (cover strips). It has a pressed (zinc?) vent with quatrefoil perforations. The cornice combines scotia and ovolo sections, and the floor is tongue-and-grooved, possibly Baltic pine. The doors are braced and ledged, with rim locks and round brass handles. Each entry door has a transom window.

The second phase of the building uses the construction techniques found more typically in other original buildings. The interior walls are timber boards with a horizontal stiffener.

The bathroom has ripple iron on the walls to six feet, but fittings have been upgraded, again reflecting the layout of 16 Lennox Crossing.

There are a number of improvised modifications to the building, expressing the resources and needs of various residents and users.

The exterior consists of 145mm rusticated weatherboards, concrete piers, a corrugated iron roof with exposed rafters and beaded boards at the eaves concealing the underside of the corrugated iron. The gutter is standard quadrant. The downpipes are rectangular and may be replacements. Comparisons with 16 Lennox Crossing suggest that the downpipes may have been originally round, although no 'conversion scars' were observed.

The roof vents are located above ceiling vents, and occur only on the original part of the building.

The verandah has a caneite ceiling, generations of tongue-and-groove flooring, and fibro lining fixed to the outside of the square dressed posts.

Block I has had several alterations to entry doors and windows and the southern verandah has been enclosed with louvers and fibro. The verandah floor is in poor condition. The building is generally sound, although it is understood that there is some damage by white ants. The interior of the original Warden's flat is mostly intact and the other rooms are sufficiently intact as to clearly demonstrate the construction of the building.

The roofing is loose and batten-holes may be decayed. It has also been damaged by foot traffic. Downpipes are not connected to effective drains and this is undermining the building in some places.

The building is maintained only to prevent unauthorized access. Much of the fabric is sound, but begs repair and conservation.

I Block is currently vacant.

Laundry A (Fig 14 & Plates 17, 21)

The building is small, well-crafted and the construction uses many techniques found in the study area. It has a single room with a concrete floor, lined with fibro and timber cover strips internally. The design uses a dado and a coffered ceiling with a quad cornice. There are vertical scotia mouldings in the corners and wall vents have been sealed.

The exterior is lined with rusticated weatherboards. The windows are double hung with ogee horns, although they are without glazing bars. Architraves are 90x20mm bullnose.

The corrugated iron roofing is secured to a gabled roof. There is a rolled steel barge mould, coupled with a quad moulding nailed to the bargeboard. The barges project to form an unlined eave. These are supported at the lower ends by top plates projecting from the corners of the building. There is a simple, squared fascia supporting a quadrant gutter.

This building is in sound condition, although the south-eastern corner of the floor slab requires attention. The building is vacant.

1.2 HISTORICAL OVERVIEW

The following description is adapted from the ANU Heritage Study, Stage 1 (1994) and is provided as background for this Heritage Management Plan.

1.2.1 Lennox House Complex

The original official name was the Professional Officer's Mess, but Lennox house has also been known by the following:

- 1911-1935: Bachelor's Quarters and alternatively 'single men's quarters'
- 1930s: 'Rabbiters Arms'
- 1935-1960: Acton Guest House
- 1960-current: Lennox House or 'Old Lennox' (coloq.)

The Lennox House complex of buildings was erected in stages from 1911 to 1927. The Lands and Survey Camp, which had been set up earlier at the foot of Capital Hill by Charles Scrivener, began to be moved in June 1911 to the Acton site. The tented camp was almost certainly located between the eastern bank of the Molonglo River and what is now known as G Block. In December of that year Scrivener noted that there "won't be sufficient men for a boarding house for a while". However, with increasing numbers to be housed, a building was well in progress by May 1912.

The official date of occupation of this earliest structure is given as 22 August 1912, the same date as the Administration Office further down the peninsula. Mrs Brackenreg, wife of the stock inspector J.C. Brackenreg, was to remember:

When we first came in 1913...bachelors lived in tents in front of what is now Lennox House, with dining room and bathrooms.

A programme of construction of more accommodation followed. A chronology of the developments is shown in Fig. 2.

A large number of residents and regular important visitors were housed in the new Professional Officers Mess. It began to play an important role in the social life of the settlement. Notable firsts for the Bachelor's Quarters include:

- 1912: Formation of Canberra's first cricket club, 'Acton Cricket Club', the Canberra Sports Club for the Department of Home Affairs employees and the Canberra Cricket Club.
- 1913: Canberra Lawn Tennis Club formed with 24 members, and already seeking a second court (before 1933 there were five courts in the Acton area).
- 1914: Rifle Club
- 1925: First amateur theatre group, the Canberra Community Players
- 1926: First Chess Contest

For the opening of Parliament in 1927 by the Duke and Duchess of York some junior members of the Royal Party were housed in the buildings. The complex continued to house public servants until it was leased as a guest house in 1935 to Mrs M Marshall, who changed the name to the Acton Guest House.

In 1939, the property was commandeered by the Royal Australian Navy to house staff of their Canberra Radio Station until new accommodation for them was completed in 1940.

From 1944 to 1945 the United States 7th Fleet conducted part of a radio training school for their servicemen in the buildings. After the Navy released the buildings in 1946 they were used to accommodate junior public servants and, by April of that year, held 130 guests.

The complex became the property of the Australian National University in 1953 but continued to be used as a guest-house until 1960. It has provided low cost accommodation for students since that date.

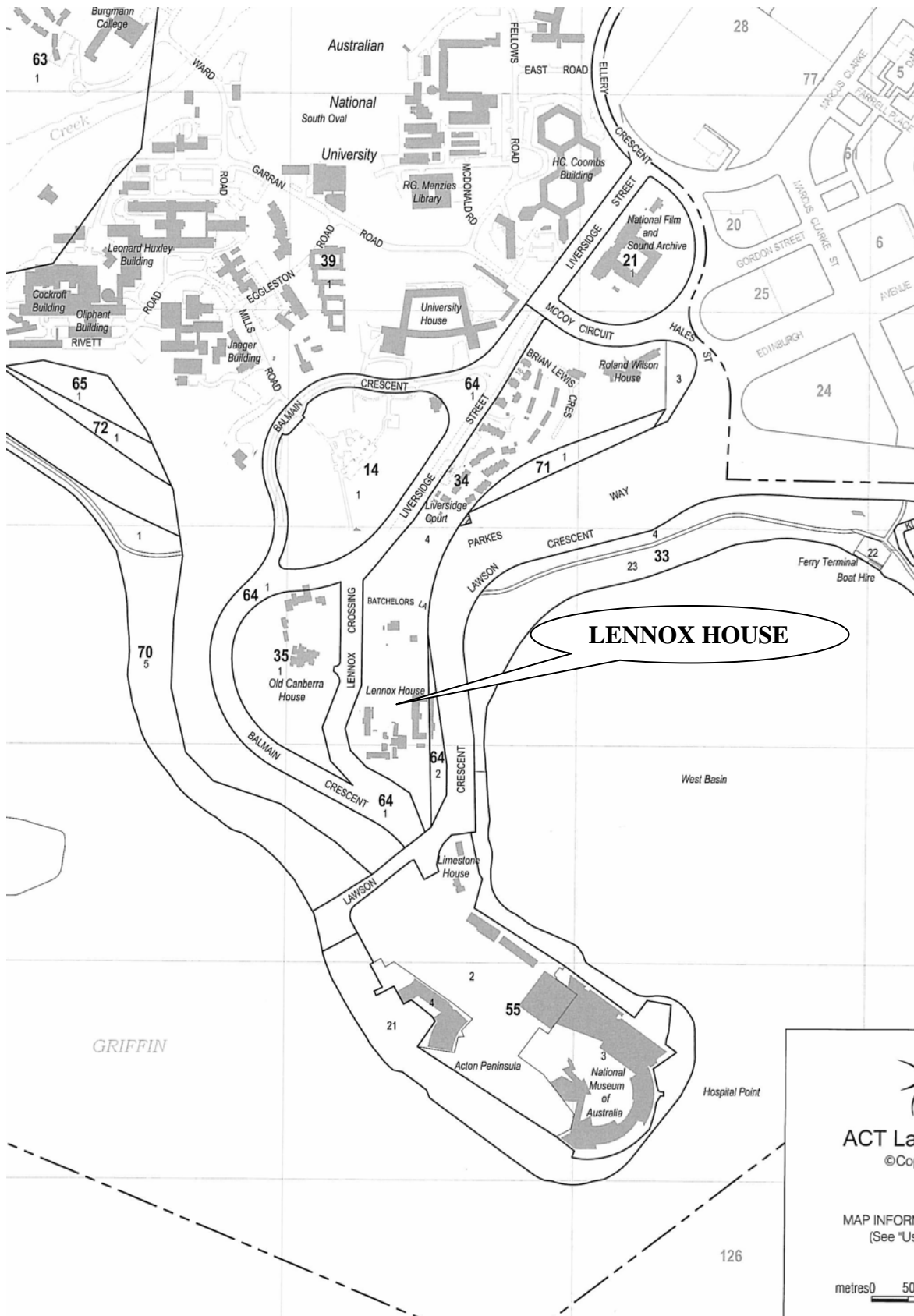


Figure 1: Locality plan of Lennox House and the Acton peninsula (ACT Planning & Land Authority: 2005)

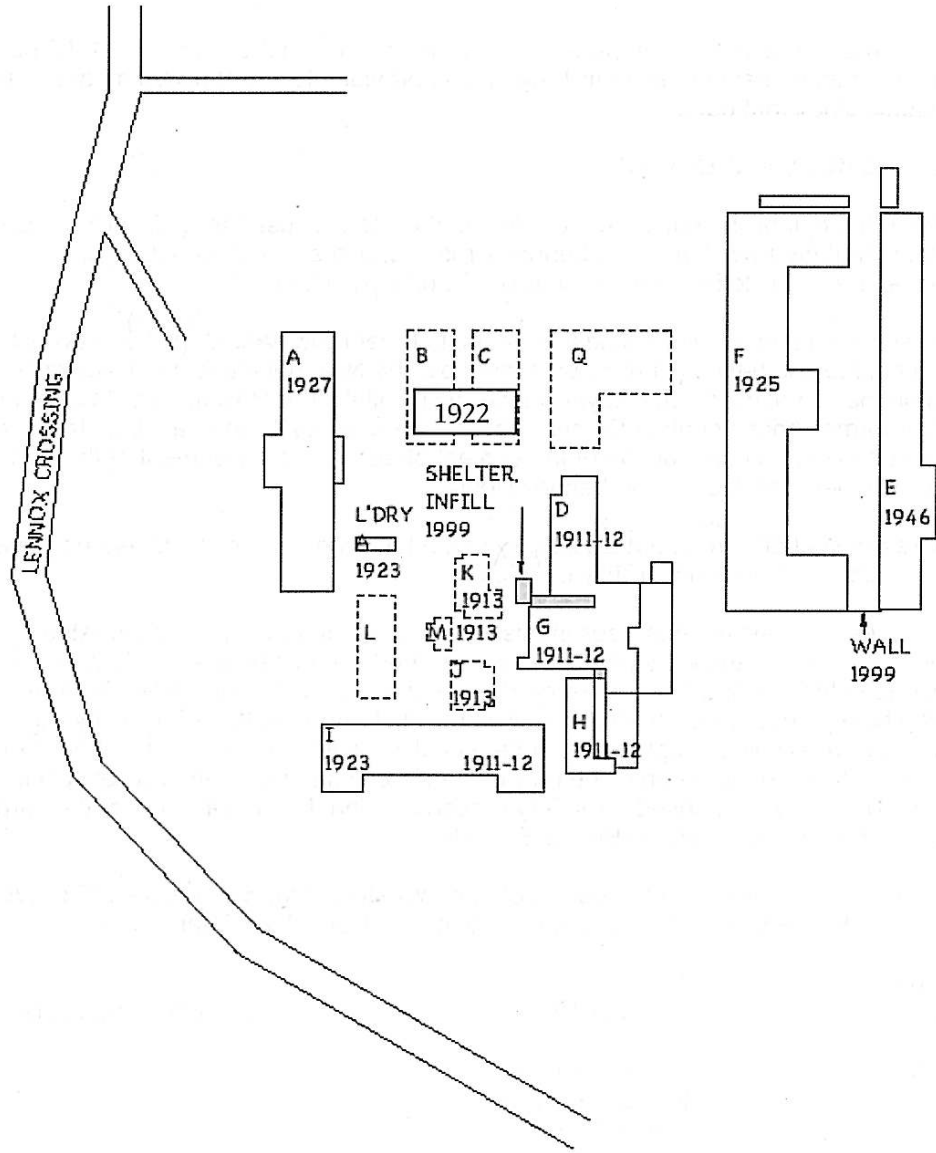


Figure 2: Diagrammatic chronology of the Lennox House complex (John Armes & Associates 2007)

1.2.2 Setting and Grounds

Prior to the establishment of Lennox House, the site was used as grazing land, and it is notable that the current Lennox Crossing road is believed to have been established on the original track that led south across the Molonglo River to Queanbeyan.

The site is on a rise, overlooking the Molonglo River (now Lake Burley Griffin). The view extends from east to south-west and is punctuated by the National Museum of Australia, which sits on the site of the former Royal Canberra Hospital. The hospital, in turn, had been constructed on the site of the former Administration Offices, which were used by middle-ranking staff involved with surveying and construction of the earliest phases of development of the new Capital City. The new-comers lived at Lennox House.

There are scattered remnant Eucalypts and a few small areas of indigenous grasses in a landscape that was never fully developed.

The oldest, non-indigenous trees in this precinct include the pepper trees listed by Lindsay Pryor and the elms and poplars, scattered cypresses, mainly Monterey and Arizona in the existing and former gardens of the cottages, and the two lines of cypress and a blue gum running roughly east-west beside Lennox House (Figs 3, 4 & Plates 3, 27). There are a few elms, poplars and some eucalypts within the grounds of Lennox House. The last standing blue gum is the only evidence of what was a fine row of specimen trees. These were removed for safety reasons during the construction of the carpark and northern access ramp to Blocks E and F.

The oldest trees were planted during Charles Weston's time and before 1923. Weston's report of that year lists planting to date around the Bachelor's Quarters as:

DATE	SPECIES
	(Listed by Weston's identification with current name in brackets)
9.10.18 to 1922	<i>Acacia baileyana</i> <i>Acacia decurrens</i> <i>Acacia dealbata</i> <i>Cotoneaster siminsii</i> <i>Crataegus crenulata</i> (<i>Pyracantha crenulata</i>) <i>Cupressus macrocarpa</i> <i>Cupressus sempervirens</i> <i>Eucalypts globulus</i> <i>Pinus muricata</i> <i>Populus alba</i> <i>Ulmus campestris</i> (<i>Ulmus procera</i>) <i>Ulmus Montana</i> (<i>Ulmus glabra</i>)

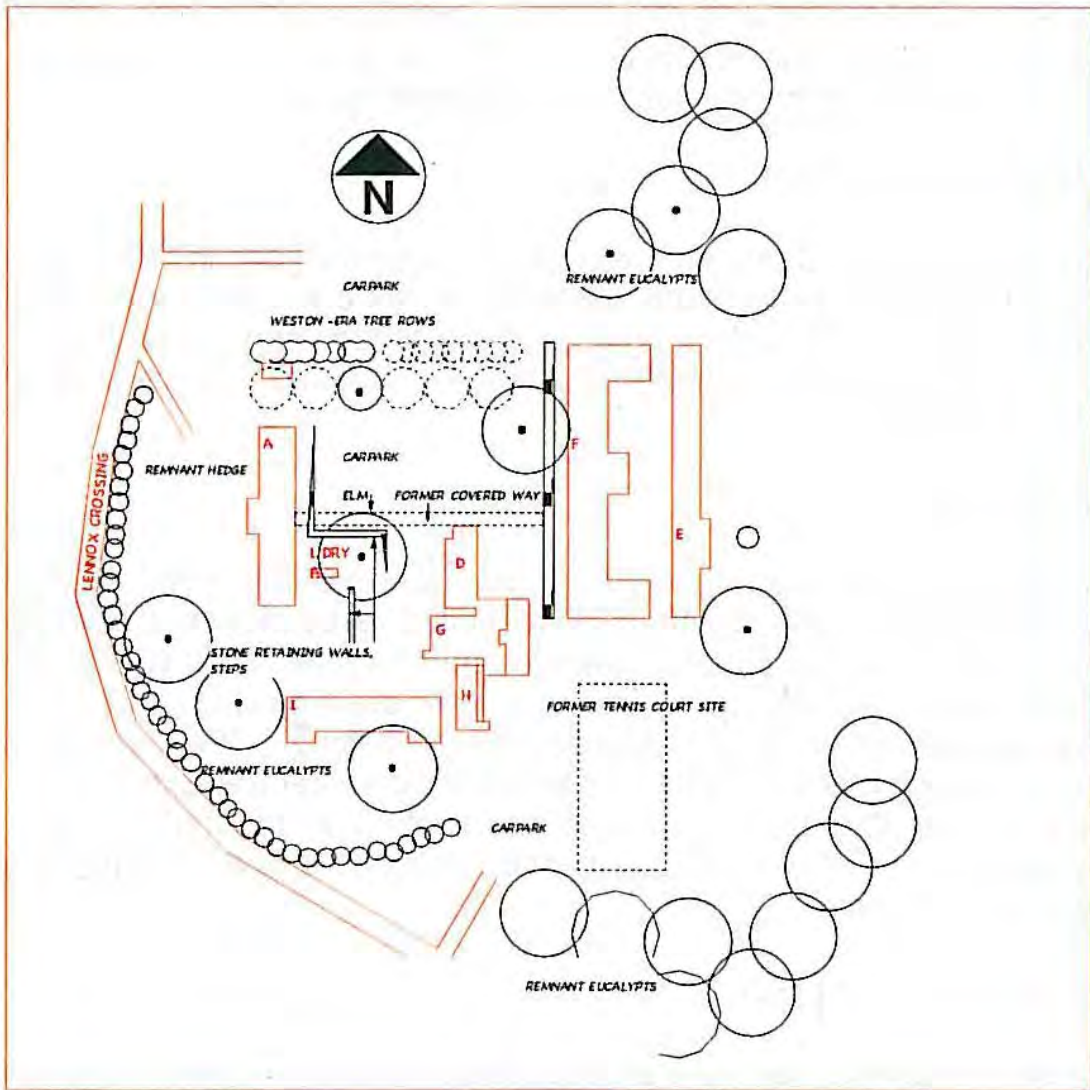


Figure 3: Landscape elements of the Lennox house complex (JAA 2007)

1.2.3 Individual Buildings

Block A (Plates 2, 28, 54-56)

Block A was probably designed under the leadership of Henry Maitland Rolland, as Murdoch had been promoted in 1924 and was less involved with Canberra at this time. Block A was completed in August 1927 and was originally called York House⁴ on drawings from 1932 to 1949. In 1969 a proposal was made to use the building as offices for University Press by architects Luker Thompson and Goldsmith. Drawings undertaken in 1972 indicate that the building was unoccupied. Since that time it has been renovated with heritage values in mind and reoccupied as student accommodation and, until recently, as art student studio space. In 2003 a proposal for adaptation of the building for child care was prepared by architect John Armes and Associates, but the concept was not adopted.

It has remained vacant for a number of years since, but has had further intermittent use as artist studio space and small academic projects.

Block B (demolished)

Built c1918 at the Molonglo Internment Camp and relocated to the Acton site in 1922, plans of 1925 show the building to be used as sleeping quarters. It was a weatherboard building with verandah to the western side and with links to adjacent buildings. A 1949 drawing gives it the colloquial name of 'Easy Street'. In 1972 a proposal was made to demolish the building together with the links, which has subsequently been done.

Block C (demolished)

Built c1918 at the Molonglo Internment Camp and relocated to the Acton site in 1922, plans of 1925 show the building to be used as sleeping quarters. It was a weatherboard building with links to adjacent structures. A 1949 drawing gives it the colloquial name of 'Gun Alley'. In 1972 a proposal was made to demolish the building together with the links, which has subsequently been done.

Block D (Plates 4, 5, 24, 30, 38)

D Block is one of the first four buildings for the Bachelor's Quarters built in the 1911-12 period (the others are G, part of I and H Blocks). Although identified as Bachelor's Quarters on early drainage plans, this building was actually used as married quarters until World War II. The 1925 site plan nominates D Block as sleeping quarters and a 1946 drawing shows it as 'Staff'. By 1972 the building was used as student accommodation and in 1999 the building was modified to improve the compliance of its use as a child care centre. Extensive repairs were

⁴ To commemorate the Duke and Duchess of York, visiting Canberra to open the Provisional Parliament House in 1927.

required as a result of the discovery of severe termite infestation in the floors. This upgrade also included the secure connection to Block G and the entry canopy and footpath from the new carpark.

Block E (Plates 6, 7, 29)

Block E was transported from Sydney (probably Narellan) and located on the site in 1946. Department of Works and Housing drawings of that year illustrates the building with the colloquial name of 'the tunnel', with another similar sized building proposed (but not built) alongside to the east.

Its military origins are interesting, and the building demonstrates the resourcefulness required to house Australians in post-War period of shortages. Relocating this building was a considerable task. It is interesting to note that Block E, although it is a late addition to the complex, sustains the traditions of 'temporariness' attributed to the Bachelors Quarters.

Block E was linked to Block F by a roofed, timber structure, which reflected the theme of verandahs throughout the complex. An undated drawing shows E as a Common Room, confirmed by photographic evidence in December 1963 (Thompson photograph). In 1972 a drawing designates the building as part of a Pre-School and Day care Centre and in 1979 it was altered to accommodate the incumbent child care facility. Electrical drawings of 1989 show E as a kindergarten, with internal walls demolished. The child care centre commenced operation in 1969 and is approaching its fortieth year of operation.

In 1999 the building was upgraded to address compliance and safety issues relating to its use as a child care facility.

Block F (Plates 8-10, 37, 39-46)

The drainage Plan 24 shows tents with weatherboard walls sited in the position of this building. The 1925 site plan shows F Block as a 'new pavilion', with a link to the recreation room. Photographic evidence shows this link to be covered. This may have been the standard pattern for other links shown on various site plans. Drawings of 1946 and 1969 show Laundry B built to the north while the latter drawing also indicates the sub-warden's rooms near the verandah. The laundry still serves that purpose. In 1972 drawings designate Block F as part of Pre-School and Day Care Centre while the electrical drawings of 1969 detail proposed works for the Child Care Collective and the play area to the east.

In 1999, the building was upgraded to address the compliance and safety issues relating to its use as a child care facility. The work included a more secure connection to Block E. In about 2000, the original roofing was removed and replaced. Advice to renew the roofing with short sheets to match the original pattern and to repeat capping details was not followed.

Block F has been used as a child care centre for almost 40 years, and this use makes a contribution to the historic values of Lennox House.

Block G (Plates 11, 33, 36, 47-51)



Plate 1: Pre-1925. Blocks H (left), D (right) and G are at the centre before the addition. The first tennis court built in the Federal Capital Territory era is in the foreground (NAA A3560, 200)

Built as the dining room to support the nearby tent camps, this structure is possibly the second-oldest surviving building erected during the Federal Capital period⁵. The 1925 site plan illustrates G Block with an extension to the east consuming the verandah, with a gabled roof on a north-south axis with the roof constructed with king post trusses spanning east-west. The building, however, was not constructed to this design. The 1932 drainage plan shows an extension to the dining room also shown on a Department of Works and Housing drawing of 1946 as having four fireplaces. Other modifications were to follow: in 1938 chill rooms were added; 1949 saw a new garbage bin enclosure to the south of the kitchen; 1966 brought the 'rebuilding of the kitchen after fire' and in 1969 the southern end is shown as storerooms. In 1972 the building was designated as Health Department Cytology Laboratory, a use which continued until 1979 when the Child Care Collective was introduced. A stair was added in 1976 and in 1987

⁵ Only the Surveyor's hut on Capital Hill predates it. Some early Duntroon buildings remain, which pre-date G Block. Nos 1 and 2 Parnell Road, finished in June 1912 are among the oldest buildings of the Federal period on that site.

toilet facilities were built in the south-east and a kitchen area in the south-west corners of the main room for the child care facility. This phase also included alterations to the original double doors on the southern side. In 1999 there was a major upgrade to the building to address compliance issues.

Block H (Plates 12-14, 52, 53)

Block H was built in 1911-12 and was identified as Bachelors' Quarters on an early drainage plan. By 1925 Block H had become sleeping quarters, whilst the 1972 drawing designates the building as student accommodation. The verandah was extended in 1983 and minor upgrading work was carried out in 1999 as part of the compliance upgrade. This work included a weather-proof connection to Block G.

Block I (Plates 15, 16, 34)

Four rooms at the eastern end of Block I were constructed in 1911-12, with the remainder completed in 1923. This makes the flat one of the earliest Federal Capital buildings along with the dining room. The original four rooms comprised the Warden's flat and had a small attached room, probably a privy. The extension of 1923 included six rooms and a verandah and converted the building to a symmetrical, elongated structure with projecting ends that embraced the verandah. The verandah was filled in with louvers and fibro sheeting possibly in the 1960s, adopting a commonplace method of improvising additional enclosed space.

During the 1990s the building was occupied by squatters and vacated after negotiations and the disconnection of services. The University maintained a view that the building was not suitable for habitation and it had an obligation to protect the liability of the University. It has remained vacant for a number of years since, but has had intermittent use as artist studio space.

Block J (demolished) (Plates 18, 23)

Block J was constructed of a timber-frame clad in weatherboards on concrete foundation piers. Drawings of 1925 and 1939 designate it as Servants Quarters while an undated sketch shows J Block as a Manager's Residence. A Department of Works and Housing drawing dated 1946 shows J Block to be store rooms and also shows Laundry A at the northern side. A 1969 drawing shows the building used as Tutor's Room and Warden's Office.

The building was demolished in 1998 after a review of its condition concluded that there was no prudent and cost-effective potential for adaptive re-use. It had been seriously damaged by fire. A measured drawing of the building was prepared for archival purposes and is included in this report (Fig 11).

Block K (demolished) (Plates 19, 23)

This building is of weatherboard construction on concrete foundation piers. Drawings of 1925 and 1939 designate it as Servant's Quarters while an undated sketch shows K as a store. Department of Works and Housing Drawings of 1946 and 1949 detail K as an office. A 1969 drawing illustrate the building as store rooms.

The building was demolished in 1998 along with J Block (Fig 12).

Block L (demolished)

Drainage plan 24 shows a building in this approximate location designated 'Steward's Quarters'. As no drainage is shown to this building it may have only been planned but not built at the time. The 1925 site plan also shows Block L as 'Steward's Quarters', as does a 1939 site plan, which shows the laundry to the north (which in 1946 is identified as Laundry A). The Department of Works and Housing drawing of 1969 shows Block L to be staff quarters, with the laundry to the north. By 1969 the building was the deputy warden's flat and the laundry is the 'Maid's Room'. Drawings of 1972 illustrate the building as student accommodation. By 1987 the building had been demolished.

Block M (demolished) (Plates 20, 23)

Block M was constructed as a shed c1913 and was still used for utilitarian purposes until at least 1939. An undated drawing shows two WCs. The building also appears to have been used as a laundry.

A measured drawing was prepared of the building (Fig 13).

Laundry A (Plates 17, 21)

Laundry A was one of two at the Bachelor's Quarters. The other (Laundry B), was a small building located near the northern end of Block F. Laundry A has also served as a maids' quarters.

1.2.4 Historical Themes

The Lennox House group of buildings and setting are associated with the following Commonwealth Historical Themes:

Theme group 2 – Peopling Australia

Theme 2.5 – Promoting settlement

Lennox House had an important role as housing for middle-ranking public servants who were working in the new Federal Capital Territory. The residents were among the earliest of the new Territory.

Theme group 3 – Developing Local, Regional and National Economies

Theme 3.2 – Constructing Capital City economies

As new-comers to the Territory, the residents and staff of Lennox House, contributed to the establishment of the new Capital City economy from its earliest days.

Theme 3.6 – Recruiting labour

Lennox House is associated with the process of recruiting labour to participate in the establishment of the new Territory.

Theme 3.11 – Altering the environment

The construction of Lennox House is an early example of the transition of the pastoral landscape of the Molonglo River valley to an urban environment.

Theme 3.14 – Developing an Australian engineering and construction industry

Many of the residents of Lennox House were employed in the Administration Offices (on the site of the National Museum), where construction and surveying projects for the new Territory were being planned and administered. These processes contributed to the establishment of a construction industry in Canberra.

Theme 3.22 – Lodging People

Lennox House demonstrates the methods of housing people who were new-comers to the Territory.

Theme Group 4 – Building Settlements, Towns and Cities

Theme 4.1.4 – Creating Capital Cities

The residents and staff of Lennox House made an important contribution to the creation of Canberra, both as residents participating in the new community life and as workers contributing to the realisation of the new Capital.

Theme group 7 – Working

Theme 7.8 – Establishing regional and local identity

As a residential and recreational facility, Lennox house was one of the few places in the new Territory which provided a landmark that expressed the era of construction. It contributed to the identity of early Canberra as a place of human life and identity.

The child care facilities have been established at Lennox House for almost 40 years, providing community activity and service.

Theme Group 8 – Developing Australia's Cultural Life

Theme 8.5.4 – Pursuing common leisure interests

Lennox House was the venue for a number of sporting and social clubs that emerged to reflect the aspirations, lifestyle and leisure activities of the new population. These activities helped to integrate the resident community, with other groups living elsewhere in the new Territory.

Artistic activity at Lennox house has added to its reputation as a place of cultural endeavour, support and interest.

1.3 ASSESSMENT OF HERITAGE SIGNIFICANCE

1.3.1 Method of Assessment

The study uses the following method to assess the significance of Lennox House.

History – The history of Lennox House is considered in terms of the National Historical Themes prepared by the Department of the Environment, Water, Heritage and the Arts. The historical overview and themes are applied to establish values that are expressed in criteria provided in Appendix A.

Aesthetics – The aesthetic qualities of Lennox House are determined through an architectural appraisal of the design and setting of the complex. Aesthetic values are determined with an application of the assessment criteria.

Social esteem – The value of Lennox House to the community is assessed in terms of the criteria as well as consideration of the listing of the place in various heritage registers. The views of the National Trust of Australia (ACT) are also considered, as that community-based organisation is representative of some community views on the heritage of the ACT.

Technical value – The technical values of the construction of the buildings are assessed in terms of an examination of the fabric of the buildings.

The application of the criteria results in the expression of values, which are summarized in the Statement of Significance for Lennox House. The Statement

of Significance is drawn from this assessment, as well as previous heritage assessments and heritage listing entries. The criteria are:

- (a) *the place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history;*
- (b) *the place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history;*
- (c) *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;*
- (d) *the place has significant heritage value because of the place's importance in demonstrating the principal characteristics of:*
 - (i) *a class of Australia's natural or cultural places; or*
 - (ii) *a class of Australia's natural or cultural environments.*
- (e) *the place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*
- (f) *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;*
- (g) *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;*
- (h) *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 or cultural history;*
- (i) *the place has significant heritage value because of the place's importance as part of Indigenous tradition.*

1.3.2 Setting and Grounds

The setting has value as evidence of the pre-Canberra landform and remnant pastoral elements such as trees and possibly grasses (*criteria b, c*).

The tree plantings by Weston are significant as examples of early landscape design for Canberra and as indicators of the site limits for the development (*criterion h*).

The siting of buildings to address views of the Molonglo River corridor, within the framework of loose, symmetrical axes is successful and distinctive (although these values have been diminished by later phases of early Canberra) (*criterion f*).

The site has associations with Lennox Crossing roadway and connected Lennox House to other sites of importance to the development of early Canberra (*criterion a*).

Other than mature specimen trees, outgrown hedge plantings and retaining walls, there is no overall landscape deliberately designed for the complex. Landscape values are confined to these elements, and an appreciation of the views of the river corridor.

1.3.3 Building Complex

Lennox House has significance because portions of the complex predate the naming of Canberra and the design for the Capital and is a rare example of pre-First World War building in the Capital (*criterion a*).

Even as temporary buildings, the Lennox House complex demonstrates the skilful use of a minimum quantity of material to house their occupants. Their survival provides evidence of the earliest technical design skills applied in the new Territory and was a significant advance in the development of architecture in the region (*criterion f*).

The complex has significance as the social centre of the early capital, being the lodging place of prominent people associated with the early development of the city (*criterion h*).

Blocks D, H and I have provided residential accommodation for pioneers of the Capital Territory administration before the formal proclamation of the city in March 1913 (*criterion a, c, d*).

The occupation of Lennox House illustrates the growth and centralization of the public service in Canberra. It has associations with the Molonglo Internment Camp (Blocks B, C) (*criterion a*).

It was also the site of the beginning of many sporting and cultural societies and clubs, including the formation of Canberra's first cricket club, 'Acton Cricket Club', Canberra Sports Club for Department of Home Affairs employees, Canberra Cricket Club, Canberra Lawn Tennis Club, Rifle Club, first amateur theatre group, the Canberra Community Players and the first chess contest. These provided the focus for the social life of the pioneering Canberra community. It is the first hostel to be built in Canberra and the only hostel which has been used continuously as residential accommodation (*criteria c, d, g*).

Lennox House has provided a continuous low-cost housing facility for a variety of social groups, including junior lower-paid public servants and ANU students. This reflects the socio-economic and cultural development of Canberra which is not prominent in local histories to date. It is also the setting for early ANU student accommodation (*criterion d*).

Lennox House provides an opportunity to gain information which would contribute to the understanding of the cultural history of early Canberra (*criteria d, g, h*).

1.3.4 Individual Buildings

Block A

This building, probably designed by H.M. Rolland, demonstrates the symmetry of form associated with Federal Capital architecture and illustrates the creative and technical aspirations of its period, but in a subdued and restrained manner (*criterion h*).

Block D & Block H

Block D and Block H are two buildings which have significance as symmetrical wings which were added to Block G to complete a structure, which fitted the aspirations of axial design of their period (*criterion f*).

Block E

This building is an example of a building transported from outside Canberra to meet the needs of immediate post-World War II workers. Its transport to Canberra merits some interest, similar to the Tocumwal Houses in O'Connor (*criterion a*).

Block F

Block F has significance through its architectural qualities, which reflect the ideas of symmetrical planning of the period and the high level of detailing which make it valued by its users for aesthetic qualities (*criteria e, f*).

Block G

Block G has significance as an example of high quality engineering in its roof trusses and their supporting posts, which exhibit refined details. The building is expressive of carpentry and joinery skills of the period and has aesthetic value to its users (*criterion f*).

This building has significance because it may be the second-oldest existing building in Canberra related to the development of the National Capital. It is also the only example still extant of a Mess Building associated with the early work camps (*criteria b, c*).

Block H

This building has significance as one of two symmetrical wings added to Block G to complete a structure which fitted the aspirations of axial design of their period (*criterion e*).

Block I

This building has significance through its symmetrical planning principles developed in two stages and its siting in relation to the river (in a similar fashion as Blocks A and F were sited), providing symmetrical buildings facing all three aspects to the river) (*criteria e, f*).

It is also distinctive for its use of higher quality finishes in the first section of construction (the warden's flat) (*criteria e, f*).

Laundry A

Laundry A is significant for its membership of the Lennox House group of buildings. It survives intact enough to demonstrate its practical use and evokes domestic practice of the period (*criteria c, d*).

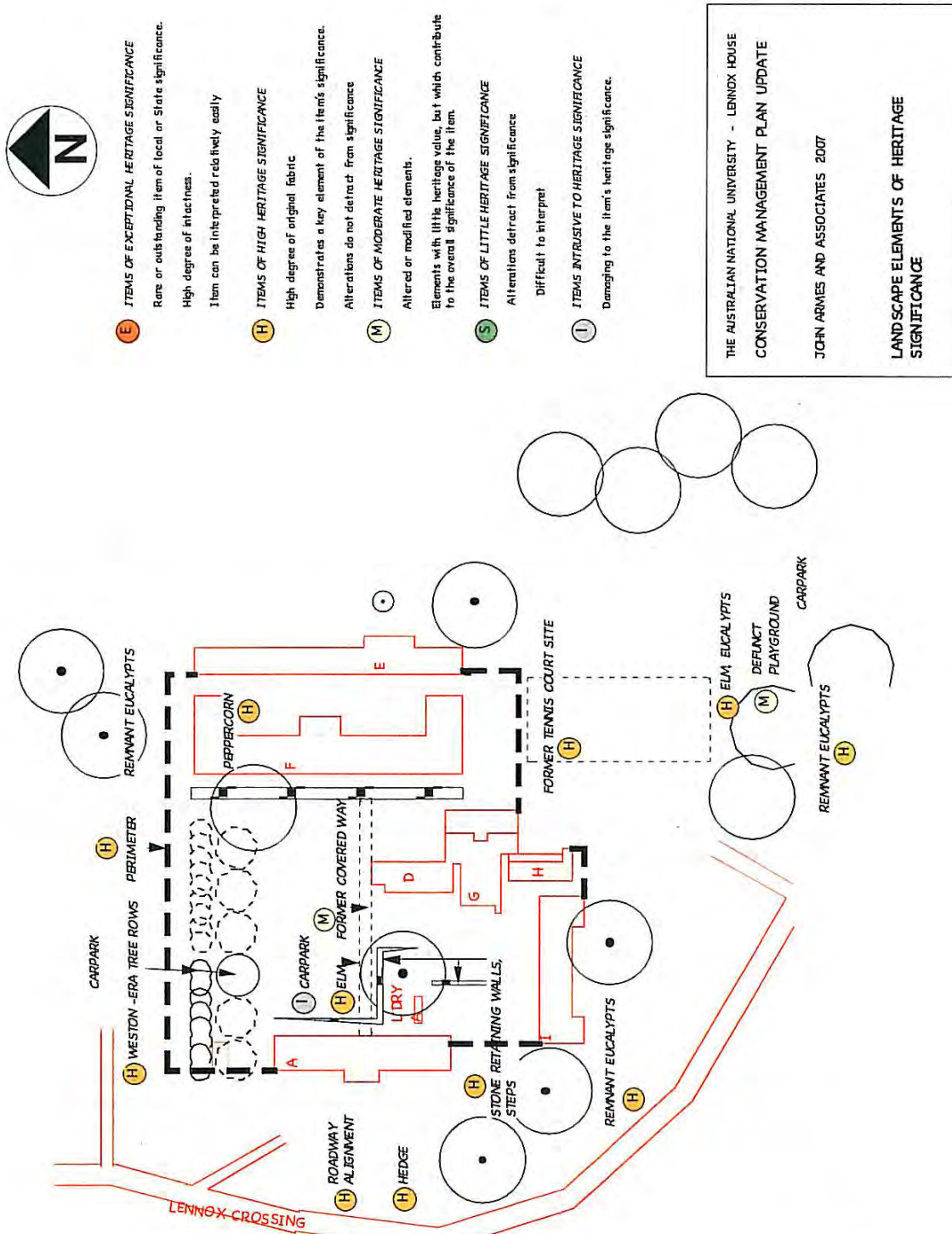


Figure 4: Landscape elements of heritage significance at Lennox House (JAA 2007)

1.3.5 Community Values

To determine the community's values for Lennox House, the following steps have been taken:

A draft of the HMP has been included on the ANU Heritage website, inviting community input. There was no response and it is unfortunate that this aspect of the HMP cannot be more fully assessed.

Comment has been sought from the National Trust of Australia (ACT), which has generally supported the document and contributed comments to clarify several issues. It is considered that the Trust, as a community organisation, is representative of some community values with regard to heritage conservation. Its views are a useful contribution to this HMP.

Comment has also been sought from the Heritage Section of the ACT Department of Environment, Land and Planning. The Unit is supportive of the document. Blocks A, D, F, G, H, and I are Registered on the ACT Heritage Database.

The social significance of Lennox House is modest as the complex has no great prominence, especially to present generations. The social significance is more likely to be a recognition of the history of Lennox House and its contribution to the history of the ACT.

Department of the Environment, Water, Heritage and the Arts

The buildings and their setting are listed on the Commonwealth Heritage Places Inventory (Place #105307). The place is classified as historic, and its legal status is a Listed Place. Lennox House also remains registered on the Register of the National Estate (Place #19455).

Users' attitudes

The HMP has found that users of the building have an affection for their character and fabric and see them as a companionable backdrop for daily activities. The aged character of the buildings is not seen as a particular drawback and the impact of heritage fabric has not caused undue difficulties.

Public Consultation

The ANU Heritage Strategy has established the following policy for community consultation on Lennox House and other University property.

It is only through community consultation that stakeholders can be identified and the values of heritage places can be properly understood. The interaction of the CPDC, the NCA and other community groups ensures that there is already a high level of community consultation when it comes to matters that have heritage significance at the ANU. In addition to the procedures already in place, the development of the ANU Heritage website will facilitate the more direct dissemination of information specific

to heritage matters. The ANU heritage Strategy will be used to publish draft Conservation Management Plans, reviews of existing Conservation Management Plans and reviews of the University's Heritage Strategy, inviting public comments before these plans are finalised and sent to the Minister for advice (s341z) and/or endorsement (s341T). Pursuant to Section 341X of the EPBC Act 1999, notice will be given on the ANU Heritage website and in a daily newspaper in all States and self-governing Territories inviting comments on these plans and reviews. These comments will be considered when preparing the final draft of these documents for submission to the Minister. Proposals for major works on or about heritage assets will also be published on the ANU Heritage website and in local press, inviting comments from interested parties. The University will also seek to identify any NGOs that may have an interest in these matters and contact them so that this information can be distributed to their members. A list of relevant organisations and contact details for these organizations will be made available to internal staff through the ANU Heritage Manual.

A draft of the HMP has been placed on the ANU Heritage website, with an invitation for public comment for a period of 20 days. Unfortunately, there was no response.

The management of any Indigenous heritage values, if identified, shall be undertaken in consultation with the relevant Indigenous communities and DEWHA. It is mandatory for any contractors on site to report any archaeological remains to the appointed ANU representative. This is a requirement under the Commonwealth Heritage legislation and internal ANU policy. If necessary, Indigenous stakeholders will be invited to participate in the management process. This process is outlined in the ANU Heritage Strategy and ANU Heritage Management Manual.

1.3.6 Key Heritage values

The following summary is provided to identify the cultural values embodied in Lennox House.

Historical Values

Lennox House has

- Evidence of pastoral (pre-Canberra) era (*criteria a, b*)
- Associations with notable persons (e.g. TC Weston, J.S. Murdoch) (*criterion h*)
- Earliest associations with establishment of new Federal Capital Territory and Canberra (*criterion a*)
- Associations with the provision of child care for a period of almost forty years (*criteria a, e*).

Aesthetic Values

The siting and design of the buildings is distinctive and has a pleasing relationship with the tree canopy and topography (*criterion h*)

Social values

Lennox House is valued by community groups through its inclusion on heritage registers (*criterion e*).

Technical Values

The Lennox House buildings demonstrate the skilful use of a minimum quantity of material. The buildings are evidence of the earliest technical and design skills applied in the new Territory and a significant advance in the development of architecture in the region (*criterion f*).

1.3.7 Condition of Heritage Values

Historical Values

- Evidence of pastoral (pre-Canberra) era is increasingly obscure with development. Remnant grasses and some trees are the only reminders, and they are in aging and/or poor condition.
- Associations with notable persons (e.g. T.C. Weston, J.S. Murdoch) are obscure. As the plantings mature and decline, and if the appearance of the buildings is not maintained, these associations will become less recognisable.
- The earliest associations with the establishment of the new Capital Federal Territory and Canberra are apparent with the retention of the buildings, but the details of these associations are not explained, or evident to the spectator.

Aesthetic Values

- The siting and design of the buildings is distinctive and has a pleasing relationship with the tree canopy and topography. The condition of this relationship has changed with the addition of play structures, temporary buildings and maturity of trees. Many views from Lennox House are obscure. An external appreciation of the architectural character of Blocks H (timber deck), Block G (temporary buildings) and Block F (Block E) has been obscured by a range of developments.

The construction of aesthetic values relating to the intactness of the original construction is poor due to the low occurrence of original colour schemes, fittings, floor coverings and furniture.

Social Values

The social value of Lennox House is reduced by lack of wider public access.

Technical Values

The construction of Lennox house buildings is still clear, although a myriad of alterations have occurred.

1.4 STATEMENT OF HERITAGE SIGNIFICANCE

The following Statement of Significance has evolved from the Armes/Ratcliffe study and has been prepared by DEWHA. The statement is taken from the Lennox House entry on the Commonwealth Heritage Places Inventory (updated to reflect current criteria) and recent historical changes (Appendices A and D).

A portion of this complex of early Canberra buildings and structures, originally known as the Bachelor's Quarters, predates the formal proclamation of Canberra and the design for the Capital. Constructed between 1911-13, these earliest buildings in the complex are significant as, along with Duntroon, the first, residential accommodation for government staff involved in the establishment of Canberra (criterion a).

The complex is significant for its associations with J.S. Murdoch, Chief Architect of the Commonwealth Department of Works, who was responsible for designing many of Canberra's public buildings and was influential in the design of the Bachelor's Quarters (criterion h).

This complex of buildings, now known as Lennox House, is significant as an integral part of a broader cultural landscape on the Acton peninsula, which was the residential and administrative centre for the new city of Canberra. Lennox House is associated with the earliest development of the Federal Capital and with the successive development of Canberra and the Australian National University (criterion c).

The form of the Lennox House complex expresses the sequence of development of the site, from the first temporary buildings in 1911-12, its subsequent acquisition as a commercial guest house in 1935 and later occupation by Government staff in 1939 until use by the Australian National University as student accommodation from 1960-1995 (Criterion c).

The significance of the complex is enhanced by its close relationship with other places on the Acton peninsula associated with the development of Canberra. These places include Old Canberra House (the Residency for the Administrator of the Federal Territory), Acton Cottages and Lennox Crossing (criteria c and d).

The complex is also significant because of its association with the beginnings of Canberra's social and cultural institutions, being the nucleus of many of Canberra's first sporting and cultural societies and clubs. The complex provided a

focus for social activities including the Acton Cricket Club, Canberra Sports Club for Department of Home Affairs employees, Canberra Cricket Club, Canberra Lawn Tennis Club, Rifle Club, the Canberra Community Players and the first Chess Contest (criterion c).

The complex is significant as an uncommon example of early hotel accommodation in the Australian Capital Territory. It demonstrates the distinctive lifestyle experienced by public servants who were accommodated in a low-cost, centralised form of Government housing during the formative phase of Canberra's development (criterion d).

The complex represents the first hostel to be built in Canberra and retains a high degree of integrity. The earliest buildings in the complex constructed between 1911-13 (Blocks D, G, H, part of I, J, K and M) are rare examples of pre-World War One construction in the ACT (criterion f).

Architecturally, the complex displays a uniformity of scale, form and materials and represents one of the few surviving examples in Canberra of pre-Federal Capital architectural design. Individually, the buildings are significant for their retention of original features (criterion e).

Block G, built as a dining room for residents in 1911-12, is significant as the only extant example of a mess building associated with the new city's work camps. It is possibly the second oldest surviving building erected in Canberra for the Federal Capital, and is a contemporary of early Duntroon buildings. It demonstrates the planning principles of the period, with a façade addressing the view to the earlier road and river. It includes high quality engineering such as the roof trusses and their supporting posts which exhibit refined details and reflects the carpentry and joinery skills of the period (criterion f).

F Block, constructed in 1911-13 and extended in 1923, represents a significant advance in the development of the architectural character of the region. It is designed in elements of the Federation Arts and Crafts style and displays typical characteristics such as the strong roof pitch, gables and expressed rafters (criterion f).

Block A, completed in 1927 and known as York House, also demonstrates the symmetry of form associated with Federal Capital architecture and illustrates the creative and technical aspirations of its period (criterion f).

The complex has been highly valued by several generations of residents and the local community continues to demonstrate a deep attachment to the place beyond its utility value. Its unpretentiousness, space and size evokes a non-institutional village atmosphere (criterion g).

The surviving eucalyptus and cypress screen trees on the northern side of the complex is an early planting associated with Thomas Charles Weston, whose first nursery producing trees for the new city was located on the Acton peninsula (criterion h).

1.4.1 Commonwealth Heritage Values

The following significance values are based upon the Official Values of the Commonwealth Heritage List.

Criterion A: *The importance of the place in the course, or pattern, of Australia's natural or cultural history*

The Lennox House complex is significant as an important part of the broader cultural sphere of the Acton peninsula, the earliest residential and administrative centre of the Federal Capital Territory.

Lennox House was constructed between 1911-1927 and stood as the Bachelor's Quarters for unmarried government employees who were involved in the construction of the Capital. The buildings housed lower-level government workers until 1935, when they were used as a commercial guest house. They were later occupied by government staff in 1939 until they fell under the jurisdiction of the Australian National University in 1960.

The complex has a close relationship with other buildings constructed in the Acton 'village' area, including Old Canberra House and the Acton Cottages and Canberra Community Hospital buildings. Lennox House provided low-cost accommodation for low-level government employees. This is in direct contrast to the larger cottages, which provided housing for middle-to high level employees and Old Canberra House (the 'residency'), which can be seen as the epitome of government housing for upper-level employees at the time.

The complex is also associated with some of the earliest social and cultural institutions in Canberra, including the Acton Cricket Club, Canberra Sports Club for Department of Home Affairs employees, Canberra Cricket Club, Canberra Lawn Tennis Club, Rifle Club, the Canberra Community Players and the first Chess Contest.

Attributes: The Bachelor's Quarters, also known as Lennox house, its sequential development, its long period of use as accommodation, plus its position as an integral part of the broader cultural landscape of the Acton peninsula.

Criterion B: *The place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history*

Lennox House demonstrates a distinctive mode of lifestyle experienced by low-level public servants during the formative phase of Canberra's development. The complex is the earliest example of a hostel in the Federal Territory.

Specifically, Block G was constructed as a dining room of the work tent camp that was located nearby. It is the only extant example of a mess building associated with the new city's work camps and may be the second-oldest surviving building erected in Canberra for the Federal Capital.

Attributes: Evidence of its early use for hostel accommodation, also Block G.

Criterion D: *the place's importance in demonstrating the principal characteristics of:*

(i) *A class of Australia's natural or cultural places*

(ii) *A class of Australia's natural or cultural environments*

Lennox House was the first hostel constructed in the early Federal Capital and retains a high degree of integrity and continuity of use. The earliest buildings in the complex (constructed between 1911-13), Blocks D, G, H, and part of I, are rare examples of pre-World War One Construction in the Capital.

Architecturally, the complex displays a uniformity of scale, form and materials and is demonstrative of the architectural schemes prevalent in the region at the time.

Block G was constructed 1911-12 as dining room for the residents of the nearby tent camp. The building displays the planning principles of the period, with a symmetrical façade addressing the views to the earlier road and river. High Quality engineering (such as the roof trusses and supporting posts) are reminiscent of government construction at the time.

F Block was constructed in 1911-13 (and extended in 1923) and represents a significant advance in the development of the architectural character for the region. It retains the typical characteristics for the Arts & Crafts style; the strong roof pitch, gables and expressed rafters. These features are common in other buildings of the Acton Conservation Area.

Block was constructed in 1927 and again demonstrates the symmetry common at the site and the creative and technical aspirations of the period.

Attributes: The whole complex, including its integrity and continuity of use. In particular, the planning principles and symmetry evident in Block G, elements of Federation Arts and Crafts style evident in Block F and the symmetry of form in Block A.

Criterion G: *The place's strong or special association with a particular community or social group for social, cultural or spiritual reasons*

Lennox House demonstrates a continuing tradition of low-cost housing for a variety of social groups, including low-level public servants and ANU students. Parts have also stood as the child care facilities for the University for almost 40 years. Its unpretentiousness, space and sizes evokes a non-institutional village atmosphere.

Attributes: Its integrity, scale and continuity of use.

Criterion H: *The place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history*

Lennox House was designed by J.S. Murdoch, the chief Architect of the Department of Works, who was also responsible for designing many of Canberra's public buildings.

The row of Eucalyptus and cypress screen trees on the northern side of the complex is an early planting associated with Thomas Charles Weston, whose first nursery producing trees for the new city was located on the Acton peninsula.

Attributes: Block A and the Bachelor's Quarters, plus the row of eucalyptus and cypress screen trees on the northern side of the complex.

2 HERITAGE CONSERVATION POLICY

A heritage conservation policy is the means by which the heritage values of a place are to be conserved. The implementation of the policy relies on an appreciation of the heritage values represented by Lennox House (refer 1.3.6), an understanding of the Statement of Significance (refer 1.4) and an effective management structure, committed to the conservation of heritage values. The ANU has developed both a Heritage Strategy and a Heritage Management Manual, which will provide the framework for management and active conservation of Lennox House. Extracts from these documents are provided in this section, and Section 3.

2.1 FACTORS AFFECTING IMPLEMENTATION OF POLICY

To guide the conservation of the heritage values at Lennox House, this report refers to the following:

2.1.1 Indigenous Heritage

The ANU has exhaustively explored matters relating to Indigenous heritage. Whilst there are no known issues of particular interest to the Indigenous community at Lennox House, there are policies that guide access and excavation and how these should be managed as they arise (refer Section 2.1.2, items (ii) and (iv)).

2.1.2 Obligations under the *EPBC Act – 1999*

The Act prescribes a number of obligations, including management principles and for the owners of heritage places to develop strategies and objectives for the conservation of heritage values. These are considered in Section 3 of this HMP.

The University is obliged to maintain a Heritage Management Plan (HMP) for Lennox House. This HMP is also prepared in terms of the EPBC Act (1999). The HMP is to address a number of issues (Appendix B items [a]-[g]), and include effective proposals for the management of heritage values (see Appendix B item [h]).

Item [h] is repeated here, for emphasis:

(h) have policies to manage the Commonwealth Heritage values of a place, and include in those policies, guidance in relation to the following:

- (i) the management and conservation processes to be used;*
- (ii) the access and security arrangements, including access to the area for Indigenous people to maintain cultural traditions;*
- (iii) the stakeholder and community consultation and liason arrangements;*
- (iv) the policies and protocols to ensure that Indigenous people participate in the management process;*
- (v) the protocols for the management of sensitive information;*

(vi) the planning and management of works, development, adaptive reuse and property divestment proposals;

(vii) how unforeseen discoveries or disturbance of heritage are to be managed;

(viii) how, and under what circumstances, heritage advice is to be obtained;

(ix) how the condition of Commonwealth Heritage values is to be monitored and reported;

(x) how records of intervention and maintenance of a heritage places register are kept;

(xi) the research, training and resources needed to improve management;

(xii) how heritage values are to interpreted and promoted.

The Act also requires that appropriate, effective objectives be developed (refer 2.2 and 2.5). These should be considered as part of the heritage policies (refer 2.4-2.5) and management framework for Lennox House (refer Section 3).

The Act requires that Commonwealth Heritage Places be managed in line with the Schedule 7B Principles (see Appendix C). The ANU Heritage Strategy outlines how these principles are to be followed.

2.1.3 Commonwealth Heritage Management Principles

The ANU Heritage Strategy has embraced the Heritage Management Principles which are attached as Appendix C (refer 2.1.5).

2.1.4 Condition of Heritage Places

A heritage place in good condition may be enhanced by its being highly intact. However, poor condition does not diminish heritage value. Moreso, it reflects the lack of care afforded to the place and the circumstances of its history. Poor condition places constraints in the process of conservation. It is recognised that the condition of some heritage places may be such that physical conservation is not feasible and that other options for the conservation of heritage values are considered.

2.1.5 The ANU Heritage Strategy

The following extracts are taken from Section 2.0 of the ANU Heritage Strategy (Nov 2006). The Strategy provides detail on the ANU policies for the management of heritage property within the legislative obligations.

Obligations

The Environment Protection and Biodiversity Conservation Act 1999 requires all Commonwealth agencies which own or control places that have, or might have, Commonwealth Heritage values to prepare a Heritage Strategy that outlines the process for managing those places. The Australian National University was created in 1946 with the passing of the Australian National University Act by the Australian parliament. As such, it is a Commonwealth agency and is required under the legislation to prepare a Heritage Strategy. The ANU recognises the value of heritage places to current and future generations and seeks to implement a strategy that fulfils its legislative requirements.

The ANU has developed a series of objectives for heritage conservation (refer 2.2), and these are to be read in conjunction with the principles established by legislation (Appendix C).

2.2 OBJECTIVES

It is important to consider the future of Lennox House in the context of its relationship to other facilities on the campus. It is an isolated group of buildings, adjacent to a carpark and opposite Old Canberra House. It is also visually dislocated from the campus by the Tunnel (Acton Underhill). Very little of Lennox House suggests that it has anything to do with a modern University campus. It is at a remote end of the campus, but in the future, it will be an important feature of the entry to the University from the Acton peninsula entrance. The construction of the National Museum of Australia and AIATSIS has enhanced the presence of Lennox House to the community, and it is appropriate that the presentation of the complex be maintained at a high standard to reflect the civic importance of the locality.

The University's Heritage Strategy has prepared a number of objectives to be met in order to manage successfully, and conserve, the heritage values of the campus (section 2.0).

Objectives

The principal objective of the Heritage Strategy is to outline a strategic approach for the ANU to effectively manage places, which it owns or controls, for the long-term protection and conservation of their Commonwealth Heritage values. The Australian National University's mission is to be one of the world's great research institutions, distinguished by outstanding teaching, guiding students to the frontiers of knowledge and the best standards of scholarship. Therefore, it makes good sense that, as an organisation and a community, the University and its members should strive towards best practice in the management of its heritage places. Within this broad objective the ANU has the following specific objectives:

- *To identify and assess ANU assets with Commonwealth or other Heritage values;*
- *To protect and conserve places with identified Commonwealth Heritage values through the development of procedures that integrate existing ANU internal policies with Commonwealth, State and Territory legislation;*
- *To identify, protect and conserve areas and sites that have cultural and ecological significance to the University and wider community;*
- *To identify, protect and conserve areas and sites that have cultural significance to Indigenous communities;*
- *To present and transmit information about these values, where appropriate, to the ANU and wider community to educate about heritage values and Australia's history;*
- *To prepare a Heritage Manual that will include detailed Heritage Administration Goals that outlines the University's governing principles in relation to heritage management.*

This HMP has developed a series of policies for the conservation of heritage values represented at Lennox House. These are provided in Section 3 of the HMP.

2.3 COMPATIBLE USES

The following uses have been investigated for Lennox House, either as a group, or as individual buildings.

2.3.1 Childcare facilities

The demand for work-based child care is increasing, and it is anticipated that the University will have to meet these demands on campus. Lennox House is presently the premises for two centres; the Heritage Early Childhood Centre (Blocks D, G and H) and the ANU Pre-School and Child Care Centre (Blocks E and F). Both centres rely on open space for mandatory outdoor play areas.

There are detailed requirements that need to be met for accreditation of childcare facilities. The existing facilities were upgraded in 1998, and meet most of these requirements, to the satisfaction of licensing authorities.

Lennox House is ideally located for such facilities, as it is away from the busy campus activity, close to roads with quick access to campus gates, adequate parking, and a setting with sufficient shady and sunny grounds to provide outdoor play areas.

The buildings and grounds could be adapted for this purpose. Concept drawings were prepared in 2003 to illustrate how this could be done in Blocks A and I (Fig

5 & 10). These concepts were considered by the directors of the two child care centres, as well as the licensing authorities, and given 'in principle' agreement.

Laundry 'A' would be retained as a 'playground store', and the elm would be kept for heritage reasons, as well as to provide shade.

This report recommends the eventual removal of Block E, and this will have an obvious impact on the ANU Pre-School and Child Care Centre.

Child care is seen as a good option for all of Lennox House, as it concentrates this activity in one area, and its location on an outer edge of campus provides advantages in terms of access, amenity and security.

At the time of writing this HMP, the University has commissioned design studies for the conversion of Blocks A and I for child care uses, as well as the possible construction of a new building for child care. A site meeting has taken place to explain heritage values and how they might affect the design.

2.3.2 Residential Accommodation

The University manages its housing needs through the Housing Office, which is a commercial operation of the institution. The land and buildings would need to be transferred to the Housing Office. Indications are that The University would not agree to this, as it has a long-established policy to avoid a scatter of on-campus housing. Current planning does not envisage the provision of residential facilities in the Lennox House precinct.

Block A

The use of Block A for residential uses has merit from a heritage conservation viewpoint. This would continue its original purpose, but in view of previous phases of residential use, there are problems with heating and cooling, security, catering, maintenance and achieving an acceptable residential standard. The bathroom facilities are inadequate and an upgrade throughout would mean further loss or concealment of original fabric.

Block D

Modifications to this building could be reversed, and it could be used for residential purposes, although catering and bathroom facilities would be required. A return to residential uses is only feasible if other buildings are given a similar future, so that the support facilities can be provided with an economy of scale. The walls separating the rooms would have to be reconstructed, and altered to provide doorways to form 'suites', as the single rooms are not adequate for today's standards. This could be done in a sympathetic manner. Each room is connected only via the open verandah, which is not satisfactory during winter. Conversion back to residential uses results in a loss of capacity to the Heritage Early Childhood Centre and is therefore unlikely to be a satisfactory proposal. The proximity of residential and child care facilities will be cause for conflict and security concerns.

Blocks E, F, H

These buildings have a mix of large open spaces for child care, as well as smaller rooms for support functions. They could be adapted for residential purposes. The upgrading cost is likely to be more than the rental return that could be charged at commercial rates. The conversion of these three buildings to residential facilities would mean the loss of a child care centre which would have to be provided elsewhere, at a cost that would have to be recovered through housing rental. This would be insufficient to cover the cost of conversion to housing as well as the cost of relocating the child care facilities⁶.

Block I

The University has investigated the cost of conversion of Block I to residential uses. Notwithstanding the discretionary provisions that relax some of the requirements (on historic buildings) of the Building Code of Australia, the cost of doing this has been revealed to be cost-ineffective⁷.

Laundry 'A'

This building is too small for residential uses.

2.3.3 Exhibition and Gallery space

There are some buildings at Lennox House which have historical associations with the work of art students. For example, Block A provided emergency studio space for art students whose facilities were damaged by heavy storms in February 2007. Block A could be adapted for exhibition purposes, but conversion would require a high degree of removal of fabric, and compromise its heritage values. Gorman House was cited as a successful example of this use of a former hostel. It is reasonable to consider Block G, supported by Blocks D and H, as gallery space, but with the demise of the Heritage Early Childhood Centre. Block G, as the original Dining Room, has always been a large space, and adaptation as a gallery is a reasonable option. Three basic issues emerged from discussions of this option:

Financial

The exhibition spaces would have to be self funded, and to compete successfully with many other exhibition spaces on the Acton campus and in the vicinity, including Gorman House, the Drill Hall Gallery, the National Museum of Australia and the Canberra School of Art. The establishment of such a facility is low on the University's current priorities.

Building Fabric

⁶ This exercise was carried out in 1993 for I Block, and it is not unreasonable to draw similar conclusions for Blocks E and F.

⁷ As above.

To achieve an adequate standard of exhibition space, many interior walls would have to be removed and the wall surfaces covered to provide a smooth surface. The exteriors could be retained with little alteration. Given the importance of the interior fabric to the cultural significance of the buildings, this issue was considered inappropriate.

Loss of Child Care

The most suitable buildings (Blocks F and G) are presently used for child care. A better site to which to relocate these facilities is not available, and the cost of relocation would have to be recovered from income from the exhibitions. It was considered that this would be unlikely.

Part of Lennox House could be used for museum purposes to exhibit the history of the University. Whilst this is an attractive option, it has been suggested that it is more appropriate to locate such an exhibition in a venue such as Old Canberra House. It has catering facilities that could support visitors to the 'museum', and in turn improve the commercial basis for Old Canberra House.

2.3.4 Academic Offices

Lennox House lends itself to adaptation as a complex to house small academic research groups, with the larger areas to serve as seminar rooms.

Block G could be returned to a 'special' seminar space, with new, basic kitchen facilities. Its location and views would provide a pleasant seminar venue, although it remains at a distance from the rest of the academic campus.

The two main problems with this proposal is the cost of, and opportunity for, relocation of the child care facilities, and the distance from other academic support centres further north on campus.

Laundry 'A'

This building is small and could be used for utilitarian and/or storage purposes. It is too small for many 'activity' uses.

2.3.5 Combination of Uses

A combination of uses should be considered on merit at the time they are proposed.

2.4 STATEMENT OF CONSERVATION POLICY

The heritage values of Lennox House should be conserved in accordance with the ANU Heritage Strategy. Lennox House buildings and significant features of the grounds shall be retained, and actively conserved through an effective management framework, and a commitment to the heritage values established in this HMP.

2.5 CONSERVATION POLICIES

This HMP has developed the following objectives for the conservation of heritage values represented at Lennox House. These objectives are prepared in accordance with Appendix B, and are supported by the management structure (Section 3). The Burra Charter⁸ shall provide the guidance for the conservation of heritage values.

2.5.1 Objectives for the *identification* of heritage values

Policy 1

To prepare and display an all- weather site plan which identifies Lennox House as a historic site, showing its key historic features, and basic historical information for the observer. These may also be prepared as pamphlets to be available to interested visitors.

Policy 2

To identify the buildings with suitable signage, which explains earlier uses and other aspects of the history of the individual buildings. This should extend to the locations of buildings removed from the site. Where possible, these signs could incorporate period photographs.

Policy 3

Using suitable plaques and/or small signs to identify trees, groups of plants and landscape features with historic and/ or botanical interest.

Policy 4

Any identified stakeholders and/or groups, in particular Indigenous communities, with an interest in the management of the heritage values of Lennox House will be informed regarding any major works and/or divestment that may affect its heritage values.

Policy 5

Any refurbishment works that may be required at the site shall be carried out with utmost care. Any unforeseen discoveries or disturbances will be reported immediately and not be disturbed until the ANU Heritage Officer or an appointed representative issues formal instructions.

2.5.2 Objectives for the *protection* of heritage values

Policy 4

To ensure an effective process for the care and continuing use of the buildings based on the ANU Heritage Strategy.

Policy 5

⁸ <http://www.icomos.org/australia/burra.html>

To inform the users of the buildings and grounds of the heritage values of the buildings which are to be protected.

Policy 6

To ensure that University staff with responsibilities for the buildings are informed of the heritage values and the appropriate procedures for work to the buildings and grounds.

2.5.3 Objectives for the *conservation* of heritage values

To ensure that the conservation processes of the Burra Charter (preservation, restoration, reconstruction, maintenance, and adaptation) are applied with appropriate supervision (Appendix E).

Setting and grounds

Policy 7

The remnant trees, outgrown hedges and retaining walls should be retained in any future development. The rows of trees planted by Weston, the alignment of Lennox Crossing, the hedges and mature specimen trees must be retained. Hedges along Lennox Crossing should be re-vitalised.

Policy 9

Views from verandahs to the lake shall be retained within proposals for new landscape work. The impact of any new development (outside the site) on these views shall be sensitive to the retention of these views.

Policy 10

The site of the former tennis court should be retained as a level platform, with a simple plaque explaining its history. It could be retained as open space, or adapted for carparking. The temporary buildings on this site should be removed.

Building complex

The future of Lennox House lies in the successful balance of prudent and feasible alternatives for the conservation of this important group of buildings. All buildings have some significance, but potential future uses are limited by building regulations, and the fragility of the fabric. Notwithstanding the current range of compatible uses, new uses are not precluded by this HMP and should be considered on merit.

Policy 11

The perimeter formed by the buildings shall be conserved. This 'perimeter' is the sequence of buildings and open spaces which separate them. The HMP does not preclude the construction of additions and/or new buildings between the

buildings, but new construction shall be sensitive to the mass and visual appreciation of the buildings and the spaces between them.

It is important to recognise the character of Lennox House, as it is expressed in the unbroken 'perimeter' of buildings A, I, H, G and E/F. The conservation of this perimeter is highly desirable, and open spaces between the buildings shall be given due recognition.

Policy 12

New buildings on the site are acceptable.

New buildings should be designed to echo the character of the Lennox House buildings. Care should be taken for new buildings to avoid 'copy cat' imitation. They should display their own character, but not detract from the historic buildings. Development controls should be prepared to guide new development.

Policy 13 Change of Use

The use of buildings may change if a close consideration of a new use is determined to have minimal adverse impact on heritage values. A change of use shall also be an opportunity to reverse intrusive modifications where possible.

Policy 14

The following appraisals are required to conserve the buildings:

- Review access and egress compliance
- Review safety of electrical installations (some done in 1998)
- Inspect buildings for asbestos and determine its appropriate management measures.
- Survey all buildings for termite and other pest activity
- Survey buildings for presence of suitable insulation in roof spaces and sub-floor.

Policy 15

Significant elements are to be conserved.

Elements of the buildings which are identified as Exceptional and/or High heritage value are to be conserved (Fig 15 – 22).

Elements of moderate and /or low heritage value may remain, or be further modified, subject to a non-intrusive approach.

Intrusive elements should be removed.

Policy 16

In 1994, the scope of work to the exterior of the buildings was submitted as part of the Heritage Management Plan. This material is still current, although some works were carried out in 1998. The scope is attached as Appendix F.

The following physical works are necessary to conserve all buildings:

- Using paint scrapes and other established techniques, research the original colour schemes and repaint accordingly.
- Re-establish effective sub-floor ventilation.
- Check all gutters and downpipes, roof plumbing and suitable disposal away from buildings
- Many mistakes that have occurred during maintenance or adaptation works should be corrected.

Individual Buildings

Block A

Policy 17

Block A is in good condition, but requires some work to the fabric to arrest deterioration to walls, floor and joinery. Termite damage also needs to be repaired at the north-west corner and the area near the toilets. The roofing has been replaced. Timber floors, ceilings and walls should be retained, along with original windows and doors. Details such as ceiling vents should also be retained. Adaptive re-use of this building should be guided by the principle of retention of as much original fabric as possible.

This building should be retained for future use as child care, with sympathetic additions acceptable. Alternative uses are acceptable, subject to an assessment of the impact of any proposed alterations on the heritage values of the building.

Internal modifications should be approached with a 'minimum removal' attitude to original fabric.

Block D

Policy 18

This building should be retained.

The exterior of this building should be returned to its original appearance and recognised as part of a loosely symmetrical relationship with Blocks G and H.

Block D is also in good condition. It requires some works to the fabric to arrest deterioration to walls, floor and joinery. The roofing has been replaced and any necessary repairs are likely to be straightforward.

- Retain the remnants of the covered way roof as the only physical evidence of this element at Lennox House.
- Replace inappropriate verandah posts and concrete floor
- Refer to Appendix F.

Block E

Policy 19

This building should be removed at some point in the future.

Although this building has moderate heritage significance, it intrudes on higher-status heritage values regarding a view to Block F. This would allow the architectural significance of Block F to be more visible. As a process of its removal, Block E should be thoroughly recorded and removed from the site.

Block E is in reasonable condition. However, the presence of asbestos-cement sheeting should be noted. This could place high costs on extensive alterations to the outer walls of the building.

Block F

Policy 20

Block F should be retained and its exterior conserved to return the building to its original appearance.

Some concessions are acceptable to secure appropriate safety and access standards. Adaptation of the building must be conditional on the retention of sufficient original material to explain its original configuration. The quality of the exterior is high. Any new use should retain windows, doors and other external elements.

Block F is in good condition, but the removal of many internal walls has changed much of the architectural character and quality of the building. The building appears generally sound. Refer to Appendix F.

Block G

Policy 21

Block G shall be retained and used as a large open space. The exterior shall be returned to its original appearance, but retaining the late 1920s addition.

The acknowledgment of this building being the second oldest surviving Federal Capital Territory structure should be recognised. Adaptation of this building should be conditional upon retention of all original material, and refurbishment should aim to reconstruct original decorative finishes and furnishings. This would result in an authentic heritage experience for the patrons of the facility, and enhance the cultural significance of the building.

Modifications to the east façade (1920s addition) are acceptable subject to an emphasis of symmetry.

Block G is in good condition, but a series of infill works (e.g. toilets) obscure much of the architectural character and quality of the building. Although external finishes are weathered, the building appears generally sound. The roofing requires attention and external painting is weathered, with some incomplete work.

- There is an opportunity to recover some of the historic character of this building with accurate re-painting of some of the key features such as chimneys, fireplaces and roof trusses.
- Refer to Appendix F.

Block H

Policy 22

This building should remain as part of the historic 'perimeter' of Lennox House.

The modern verandah has an excellent aspect but its roof has an intrusive influence on Blocks H and G. The floor deck could be retained for its obvious benefits, but the roof should be removed. The exterior should be conserved and returned to its original appearance as closely as possible.

Block H is generally sound. The most intrusive element is the modern deck and its roof. The roofing is corroding and needs to be protected to extend its useful life. Refer to Appendix F.

Block I

Policy 23

Block I should be retained as part of the historic 'perimeter' of Lennox House.

This building should be retained for future use as child care, with sympathetic additions a possibility. Alternative uses are acceptable, subject to an assessment of the impact of any proposed alterations on the heritage values of the building.

Internal modifications should be approached with a 'minimum removal' attitude to original fabric.

Block I contains rooms which are part of the original first phase of construction of the Bachelors' Quarters. The second phase (1923) is less significant, though it does sustain the architectural character of the complex.

The first phase of this building (the Warden's Flat) should be returned to its original appearance, construction and finishes, along with a selection of later rooms, including a bathroom and the verandah. This policy demonstrates a high standard of conservation practice and ensures that the original character of the Lennox House buildings is maintained and enhanced.

Block I requires a range of basic conservation work, including:

- Installation of window sashes removed recently
- Removal of fibro and louvres at verandah
- Work to extend the life of the roofing
- Repairs to verandah floor
- Reconstruction of windows and doors
- Repairs to concrete piers supporting the floor
- Refer to Appendix F.

Laundry 'A'

Policy 24

Laundry A should be retained.

The retention of the Laundry, as a stabilised, protected relic, should be considered. It could be used as part of an interpretive display relating to the heritage of Lennox House, a small storage building, art studio or garden shed.

Laundry 'A' is in good condition. Although there are some concerns with the weathering of the ground under the floor slab. The building is generally sound, but the floor slab should be under-pinned.

2.5.4 Objectives for the *presentation* of heritage values

Policy 27

Given the prominence to public view, Lennox House shall be conserved and presented in a manner that reflects the civic and historic prominence of the place.

Policy 28

To commit to policies that relate to the physical enhancement of heritage features of the buildings (refer 2.5 and Section 3).

Policy 29

To prepare information, possibly in line with other heritage and visitation initiatives on campus, which informs the public of the historic values of Lennox House

2.5.5 Objectives for the *transmission* of heritage values

Policy 30

To maintain up-to-date and relevant information on Lennox House and conservation policy on the ANU Heritage website for both the University and wider community.

3 MANAGEMENT OF HERITAGE CONSERVATION POLICY

3.1 MANAGEMENT FRAMEWORK

3.1.1 Current Management Procedures and the ANU Heritage Strategy

The HMP should be read in conjunction with the ANU Heritage Strategy. It is not proposed to repeat extensively the content of the Strategy, but the following extracts are made for general reference. The HMP notes that the exhaustive work to prepare the Strategy has been undertaken with the input of the Commonwealth Department of Environment, Water, Heritage and the Arts and the National Capital Authority. These are the principal approval authorities for works at Lennox House. This collaboration has meant that the current management framework for Lennox House has been agreed to be appropriate.

The following quotation from the ANU Heritage Strategy outlines the present general position:

The ANU's corporate framework operates in accordance with a series of policies rather than a distinct corporate or business plan. As stated in the University's Policy on Policies these policies are the governing principles of the University and apply to all staff, students and contractors who undertake work on University property or on behalf of the ANU. There are a number of these policies that have relevance for the management of ANU heritage places.

These policies include an Environmental Policy, Landscape Protection Guidelines, Permission to Excavate Policy, Approvals Checklist for Alterations in or About Buildings and Policy on Contractor Induction. These Policies are appropriate tools to guide the management and care of heritage values at Lennox House.

The ANU has a Delegations of Authority policy that dictates the rules regarding the delegation of duties within the ANU. While the responsibility for the management of the University's heritage obligations resides with the Vice Chancellor, for practical purposes this delegation has been transferred to the Director, Facilities and Services. The Director has established a management structure within this Division to oversee the implementation of this Heritage Strategy. The implementation will be coordinated by the Associate Director (Business and Site Services) through the Energy and Sustainability Office. This will be done in consultation with a Divisional management committee consisting of the Director, Facilities and Services, Associate Director (Property and Buildings), Associate Director (Business and Site Services) and the University Architect.

This Divisional committee will provide reports on all relevant matters associated with site heritage to the Vice Chancellor and/or the Campus Planning and Development Committee, as appropriate. The Vice

Chancellor will determine whether any matters should be referred to the Australian Heritage Council. Day-to-day running of heritage issues will be handled by the relevant sections of the Facilities and Services Division, with the University Architect managing issues associated with development/building approvals and the Energy and Sustainability Office coordinating issues identified in the Heritage Strategy and subsequently, the objectives established in the Heritage Administration Goals. To assist in the day-to-day resourcing, the Division will assign a staff member to undertake the duties of Heritage Project Officer. This post has been established on a fixed term basis to coordinate the initial implementation of the Heritage Strategy.

The Heritage Strategy states

The Heritage Strategy will act as the over-arching heritage document for the Australian National University. It is intended to act as the guiding heritage by the Divisional Management Committee and the Campus Planning and Development Committee. In addition, it will inform the relevant sections of the Campus Development Guide, thus all decisions relating to heritage management at the University must be in concordance with the principles and procedures outlined in the Heritage Strategy. The ANU Heritage Administration Goals will act in conjunction with the Heritage Strategy and is the document that outlines the specific annual targets, both in terms of timeframes and performance indicators for matters identified in the Heritage Strategy...

The responsibility for the development and implementation of the University's Heritage Strategy and Heritage Program has been delegated to the ANUgreen Office...

The ANUgreen Office is required to submit an Annual Report to the Vice-Chancellor in March of each year for the preceding twelve months, reporting on actions undertaken under the University's Environmental Management Plan. Reporting on the implementation and success of the University's Heritage Program will form a part of this Annual Report. The specific sections of these Annual reports that relate to heritage matters will form the basis for triennial review of the Heritage Strategy...

The Heritage Strategy also includes processes for conflict resolution (refer Section 4).

3.1.2 DEWHA

The inclusion of stakeholders and other interested government and non-government organizations forms an integral part of the development program of the University. The University may seek formal advice from DEWHA to ensure that any planned activities do not affect known Commonwealth Heritage values. The ANU will refer any proposal that has, will have or may have a significant

impact on the Commonwealth Heritage values of Lennox House to the Minister for the Environment, Heritage and the Arts for approval. The University also requires approval for any works on its property from the National Capital Authority (NCA) and seeks advice from relevant Commonwealth, State or Territory agencies in regard to any planned developments it may deem necessary.

The Strategy confirms that the ANU has the following position:

The University seeks advice from the DEWR when it feels that any planned action may impinge on the heritage values of any University assets, the process is as follows:

- *Contact is made with DEWR regarding the planned action;*
- *The scope, scale and location of the action is outlined and informal advice is sought from DEWR regarding the action; and*
- *Based on this informal advice, a decision is made as to whether the action requires a referral to be submitted to the Minister. It should be noted that this process often occurs in several stages and runs parallel to the approval process through the National Capital Authority that is required for all developments on ANU land.*

3.1.3 Australian Capital Territory Government

The Strategy also commits the ANU to informing ACT Heritage authorities of actions of local heritage interest⁹. Although the ACT holds no statutory control of Lennox House, it still retains a vested interest in the area. Lennox House is the only site that has been officially Registered by the ACT Heritage Council on the ANU campus¹⁰.

The policies that are outlined in the official ACT Heritage Unit Statement of Significance do not differ to those of the HMP. As the site is officially registered, the ANU Heritage Unit will be contacted if any alterations to the heritage values of the complex are proposed.

3.1.4 Heritage Management Documents at ANU

The ANU Heritage Management Manual is the guide that covers the day-to-day implementation of the ANU Heritage Administration Goals. One of the goals of this Manual is to present a standardised set of heritage management practices that reflect best practice; it is updated regularly to account for changes in legislation and any other issues that arise.

⁹ Section 5.1.1 of the Strategy

¹⁰ The Acton Peninsula itself was “removed from the Provisional Register by expiration of the interim effect” in 1991, with the land remaining “under the protection of the National Capital Authority”.

Before this manual was finalised, copies were sent for review to ACT Heritage, NSW Heritage and the relevant Indigenous organisations for comment. In addition, aspects relating to identified heritage values are included in the University's *Campus Development Guide*, currently being drafted. The manual includes the following information:

- ANU Heritage Administration Goals;
- ANU Heritage Strategy;
- Site Protection Protocols for Indigenous and European sites;
- References to the relevant legislation;
- Classifications for heritage places on ANU property;
- Contact lists for relevant government departments, non-government organisations and Indigenous groups.

The Heritage Administration Goals are a three-year plan (2006-2008) that identifies a number of key outcomes and goals in the field of heritage management. It is a stand-alone document separate from the Heritage Strategy that provides an internal measure of the success of the Heritage Program of the ANU by further explicating timeframes and performance indicators for each of the tasks outlined in the Heritage Strategy.

This is used as the major document to prepare the annual report for the heritage program of the University. A new three-year set of Heritage Administration Goals will be drawn up at the completion of the current plan to cover the period from 2009 to 2011. Tasks that are included in the Heritage Administration Goals are:

- Completion and acceptance of the Heritage Strategy;
- Completion of Heritage Manual;
- Completion and acceptance of Heritage Register by the Minister;
- Completion of ANU Heritage Website;
- Completion of Heritage Studies;
- Completion and acceptance of Conservation Management Plans by the Minister;
- Completion of reviews of Management Plans;
- Completion of Natural Heritage Assessments; and
- Completion and acceptance of all statutory reports and reviews.

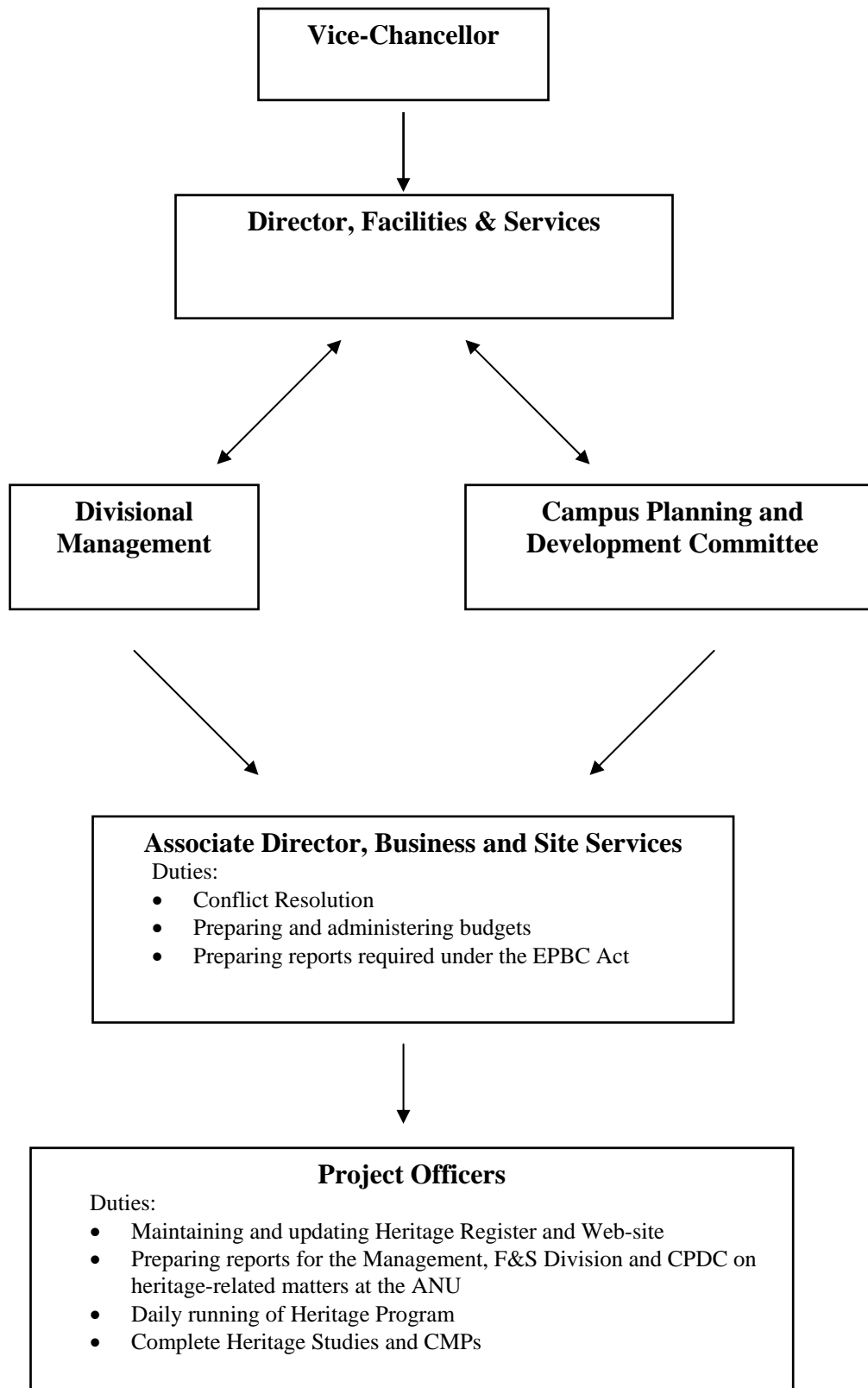
3.1.2 Obligations under the EPBC Act 1999

The ANU Heritage Strategy was prepared in conjunction with DEWHA and the National Capital Authority. It has received the agreement from these authorities, and the CMP accepts that obligations to form a suitable management framework for heritage property have been met.

3.1.3 Management framework

The following framework is in place for the management of heritage values at the ANU:

Figure 1: Visual representation of delegation of heritage duties at ANU



3.1.4 Implementation plan

The following timeline is in progress for some of the broader responsibilities under the Act. There is no timeline for particular conservation actions at Lennox House. However, at the time of writing, there is work underway to explore the adaptation of Blocks A and I for child care facilities. This project will involve some conservation work to the buildings in accordance with this Plan.

Some specific works that are planned to Lennox House are outlined in 2.5.3.

3.1.5 Monitoring of Implementation of Policies

The Heritage Strategy includes processes for monitoring the implementation of its heritage policies, including performance indicators. The HMP recommends that these be closely observed for effective implementation. There are statutory requirements for the up-to-date reporting of such matters to DEWHA.

The implementation of the detailed policies of this HMP requires similar consideration as a part of the Heritage Strategy processes.

3.1.6 Review of the Heritage Management Plan

Any Conservation management Plans that are prepared by the University are reviewed as the need arises. This CMP, in particular the Conservation Policies found herein, may require further adjustments to account for any discrepancies or unforeseen circumstances, to clarify intentions or as a result of newly uncovered evidence. Under the EPBC Act, a Conservation management Plan is required to be reviewed every five years. The appointed University Heritage Officer and/or external consultants with expertise in heritage management will undertake this review.

3.1.7 Site access and Security arrangements

The current management and users of Lennox House have a right to continue accessing the site and ensure the implemented security protocols are sufficient for the ongoing protection of people and equipment found within.

Public access to the Lennox House complex should be open, though only in accordance with the wishes of the present occupants at a time which is suitable for them. These protocols should be developed in conjunction with University management and Security. Where a conflict arises between access arrangements and heritage issues, advice should be sought from the ANU Heritage Office, who may in turn seek advice from external agencies.

The necessity to ensure that Indigenous communities and individuals have access to a site that embodies any identified Indigenous heritage values is of paramount importance. However, it is necessary to ensure that the security of the site as working offices of the University is not compromised. Access to the site is

in accordance with the wishes of the present occupants at a time suitable for them.

3.1.8 Training of Agency Staff

The ANU undertakes training of agency staff in heritage matters through a number of different processes. The training of staff and, where necessary, students, takes place over an extended period of time. The specific processes are outlined in the ANU Heritage Strategy. Primarily, these include the inclusion of the ANU heritage management policy in the Staff Induction handbook, specific training workshops and emphasis placed on the ANU Heritage Management Manual, designed to guide internal processes.

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Plate 2: Lennox House – A Block (JAA 2007)



Plate 3: Bicycle shed (built to support residents/users of A Block (JAA 2007)



Plate 4: D Block; north side. Note replacement roofing (JAA 2007)



Plate 5: D Block; east side. The HMP recommends replacement of the concrete floor and posts (JAA 2007)



Plate 6: E Block; east side. The HMP supports the removal of this building, but not at the prejudice of the Child Care Centre (JAA 2007)



Plate 7: E Block; west side. This wall forms the protected playground between Blocks E and F (JAA 2007)



Plate 8: F Block; east side. This aesthetically important elevation is obscured from view by E Block (JAA 2007)



Plate 9: F Block; east side (JAA 2007)



Plate 10: F Block; west side. The remnant stone wall under the overgrowth has heritage significance (JAA 2007)



Plate 11: G Block; east side. This elevation was built in the late 1920s (see Plate 1 for original appearance) (JAA 2007)



Plate 12: H Block; south-west side. The building is largely obscured by the covered deck (JAA 2007)



Plate 13: H Block; east side (JAA 2007)



Plate 14: H Block; south side (JAA 2007)



Plate 15: I Block; south side (JAA 2007)



Plate 16: Block I; north side (JAA 2007)



Plate 17: Laundry A (JAA 2007)



Plate 18: Block J -
demolished (JAA
1996)



Plate 19: Block K -
demolished (JAA
1996)



Plate 20: Block M -
demolished (JAA
1996)



Plate 21: Elm adjacent to Laundry A capark on the site of the demolished Blocks B & C (JAA 2007)



Plate 22: Bicycle shed between rows of Weston-era plantings (JAA 2007)



Plate 23: Site of former Blocks J, K & M (JAA 2007)



Plate 24: Block D – damages as a result of termite infestation (JAA 1998)



Plate 25: Evidence of former link to Blocks A, B & C (JAA 2007)



Plate 26: Steps indicate former link with covered way (JAA 2007)



Plate 27: Remnant *Westonera cupressus* trees to left of main carpark (JAA 2077)



Plate 28: Block A; east side (JAA 2007)



Plate 29: Path leading from north carpark down to Blocks E & F (the ANT Pres-School and Child Care Centre). Ramped access is a compliance requirement (JAA 2007)



Plate 30: Block D; west side
(JAA 2007)



Plate 31: Block E; west side
with ramp and entry shelter.
Block G in background (JAA
2003)



Plate 32: Retaining wall
used as building platform for
Block L (demolished) (JAA
2007)



Plate 33: Block G; west view, with play equipment in foreground (JAA 2007)



Plate 34: Block I; west end. Note the crude installation of the door into the partly demolished window (JAA 2007)



Plate 35: Temporary demountables. These are intrusive and should not be considered long-term facilities (JAA 2007)



Plate 36: Block G; east façade. This was added in the 1920s, with little regard for the original symmetrical façade (JAA 2007)



Plate 37: Block F; east façade. Original portico overlooked the river flats. The view is now obscured by Block E (JAA 2007)



Plate 38: Block D; interior view showing nib walls and bulkheads to identify former individual bedrooms (JAA 2007)



Plate 39: Block F. large interior spaces have been formed with the removal of inner walls. The posts and some bulkheads remain to identify the earlier configuration of rooms (JAA 2007)



Plate 40: Block F. original doors and other joinery details survive aside the colourful presence of child-care activity (JAA 2007)



Plate 41: Block F. Modern joinery and other equipment has been fitted within the historic fabric, with adverse impact (JAA 2007)



Plate 42: Block F. Cot room within an original bedroom. The timber walls and ceiling survive, and are significant elements of the interior (JAA 2007)



Plate 43: Block F. A surviving built-in cupboard. There are many of these throughout Lennox House, and should be retained (JAA 2007)



Plate 44: Block F. Typical bedroom door with transom window. These items and details should be retained (JAA 2007)



Plate 45: Block F. Roof vent demonstrating the natural ventilation applied to the design of the building. Note also the surviving timber ceiling (JAA 2007)



Plate 46: Block F. Ripple-iron toilet linings. These features must be conserved and retained (JAA 2007)



Plate 47: Block G. This is the former kitchen, adjacent to the dining room (JAA 2007)



Plate 48: Block G. Original dining room with remains of former entrance door joinery (JAA 2007)



Plate 49: Block G; former dining room fireplace. The child care facilities at Lennox House provide a colourful and active presence. There is a challenge to retain this, but to enhance the presence of historic fabric at the same time (JAA 2007)



Plate 50: Block G. Dining room ceiling, with intact details including strapping and vents. These should be retained (JAA 2007)



Plate 51: Block G. Exterior view of weathered paint. It appears that the original colour on the walls was a traditional cream (JAA 2007)



Plate 52: Block H. The staff room is formed by the removal of bedroom walls (see bulkhead above). Note the original braced and ledged door, picture rails, strapping and wall details. All of these elements are to be retained (JAA 2007)



Plate 53: Block H. Store room with many original features of the building intact (JAA 2007)



Plate 54: Block A. The central corridor extends the full length of the building. The timber walls, ceilings, door jambs, transom windows and timber trim are highly intact. This building is not one of the earliest Lennox House buildings, but lends itself to a high degree of conservation (JAA 2007)



Plate 55: Block A. A wall separating two original bedrooms has been removed, but a bulkhead and nibs have been retained to identify the earliest arrangement. All bedrooms had basins, but those in the picture are not original (JAA 2007)



Plate 56: Block A. Typical high-waisted bedroom door with three panels. Note the door jamb is expressed and has the dual function of wall frame and door jamb. These functions would normally be provided with two separate timbers (JAA 2007)