



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20089. Hotel Ainslie

Section 56 Block 5 (extending to the kerb of this block)

BRADDON

This document has been prepared by the ACT Heritage Council.

This entry which was previously part of the old heritage places or the old heritage objects registers (as defined in the *Heritage Act 2004*), as the case may be, is taken to be registered under the *Heritage Act 2004*.

Conservation Requirements (including Specific Requirements), as defined under the *Heritage Act 2004*, that are contained within this document are taken to be Heritage Guidelines applying to this place or object, as the case may be.

Information restricted under *the old heritage places register or old heritage objects register* is restricted under the *Heritage Act 2004*.

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ACT Heritage Council

**AUSTRALIAN CAPITAL TERRITORY
ENTRY TO AN INTERIM HERITAGE PLACES REGISTER FOR:**



**Hotel Ainslie (former)
(Ainslie Rex, Olims Hotel, Olims Canberra Hotel), Braddon**

For the purposes of s. 54 of the *Land (Planning and Environment) Act 1991*, this heritage assessment for the above places has been prepared by the ACT Heritage Council as the basis for its inclusion within an interim Heritage Places Register.

This is pursuant to the Heritage Council decision at Meeting #90 on 3 June 2004.

Notification effective: 21 December 2004

Further information about this place is available from:

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ACT Heritage Council
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**Telephone: (02) 6207 7378
Facsimile: (02) 6207 2200**

LOCATION OF PLACE:

Block 5, Section 56, Braddon, and extending to the kerb of this block.

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE HOTEL AINSLIE (FORMER)

The features intrinsic to the heritage significance of the Hotel Ainslie and which require conservation comprise:

- The exterior of the original 1926-27 structure
- The garden at the front of the Hotel, including the atlas cedars and the roman cypresses, and the atlas cedars along Batman Street, and;
- The landscaped central courtyard

STATEMENT OF SIGNIFICANCE

The Hotel Ainslie was one of the early hostels built as part of the Federal Capital Commission's building program for the growing population of Canberra resulting from the transfer of public servants to the new Capital. The building is a modest but fine representative example of the English Arts and Craft design of buildings that was popular in Britain during the late nineteenth and early twentieth centuries. Although it had a short history as a hostel from 1927 to 1928, after which it became a licensed hotel, the Hotel Ainslie nevertheless played an important role in the development of Canberra.

The Hotel Ainslie is important to many long-term residents of Canberra as a physical reminder of the early social history of Canberra. It was and still is a significant landmark on the edge of the city and a focal point in the establishment and development of social life in Canberra. The Hotel has a long use as a place to celebrate personal and important events in the lives of the community.

Situated on the junction of busy roads the facade of the Hotel presents a dominant landmark, representing the early history of Canberra and its varied architectural styles. Both the garden setting of the central courtyard and the garden at the front of the Hotel, including the mature atlas cedars and roman cypresses, and the mature atlas cedars along Batman Street, add to the Hotel's aesthetic appeal.

SPECIFIC REQUIREMENTS FOR THE CONSERVATION OF THE HOTEL AINSLIE (FORMER)

In accordance with s.54 of the *Land (Planning and Environment) Act, 1991*, the following specific requirements are identified as essential to conserving the Hotel Ainslie's heritage significance. The **guiding conservation objective** is:

The exterior of the original 1926-27 Hotel building, the mature trees on the site and both the front garden and internal landscaped courtyard shall be conserved in a manner consistent with the Hotel's heritage significance.

Conservation Objective 1.

Provide adequate conservation management planning

Conservation Objective 1.1

Ensure that any actions impacting on the significance of the Hotel Ainslie are based on professional conservation planning.

Specific Requirements for Conservation Objective 1.1:

- (a) A conservation management plan (CMP) should be developed for the place to guide its conservation and future use.
- (b) Any works necessary prior to the development of a CMP that have a potential impact on significant fabric shall be guided by a professionally documented interim assessment and conservation policy relevant to that area or component (i.e. a Heritage Impact Statement -HIS).
- (c) No changes of use necessitating substantial changes to the place, or other substantial works affecting fabric, other than reversible stabilisation works, will be permitted before the preparation of a CMP, after which all works and uses should be in accordance with the CMP.
- (d) Maintenance will be as defined in the Australia ICOMOS Burra Charter, and will not involve change to significant fabric. Maintenance shall be continued regardless of the status of the CMP or HIS.
- (e) Following the preparation of a CMP or HIS, identified essential conservation works shall be implemented. The requirements determined within the CMP or HIS may further refine the Specific Requirements in the interim Heritage Places Register

CONSERVATION OBJECTIVE 2.

Conserve the Significant components of The Hotel Ainslie (former)

Conservation Objective 2.1

Maximise the retention of the historical integrity of the Hotel Ainslie by preventing demolition of the existing building.

Specific Requirements for Conservation Objective 2.1.

- (a) The building **shall** be conserved. Maintenance **shall** retain as much original fabric as possible and where replacement is required, replace same with same.
- (b) The demolition of features intrinsic to the significance **shall** not be permitted except in exceptional circumstances, including:
 - the building is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition; or
 - the existing condition of the building poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition and
- (c) Where standard conservation options are found not to be feasible and prudent for a place or element, demolition or removal of significant material shall be limited to minimum extent necessary, and standard conservation principles will be applied to the maximum extent possible. All fabric to be removed or modified shall be professionally recorded and the records lodged with and responsibly archived by Environment ACT.

Conservation Objective 2.2

Retain the historical form and architectural character of the existing Hotel Ainslie building, conserving all features intrinsic to the significance of the place.

Specific Requirements for Conservation Objective 2.2

- (a) The fabric of the hotel related to the English Arts and Crafts style **shall** be conserved in situ, including the:
 - The visually prominent high pitched terracotta tiled roof and eccentric gables;
 - Prominent eaves and exposed rafters;
 - Gable parapet; and
 - Rough cast walling
- (b) Any new development **shall** fully protect features intrinsic to the significance of the place.
- (c) Building fabric **shall** be recorded prior to any action occurring, which has the potential to disturb the existing fabric.
- (d) Additions to the existing building shall not be permitted unless they are of a minor nature and the need can be clearly demonstrated.

- (e) Alterations and additions to existing buildings **shall** match the existing or original details, materials and finishes for all key elements including the roofline, prominent eaves with exposed rafters, gable parapet and rough cast walling. However it need not be identical in every detail provided essential details match and the character is maintained.
- (f) All additions to buildings **shall** be designed to minimise disturbance to the principal form of the existing building and to ensure that the existing building remains the dominant built form.
- (g) Temporary structures to preserve and protect all identified features intrinsic to the significance of the complex **shall** be constructed so as not to damage the significant item, and shall be removed when the study and/or conservation of the significant item has been completed, or when an approved permanent structure is constructed.

CONSERVATION OBJECTIVE 3.

Conserve the Garden and landscape setting of the Hotel Ainslie (former)

Conservation Objective 3.1

Conserve the garden at the front of the original Hotel Ainslie (former).

Specific Requirements for Conservation Objective 3.1

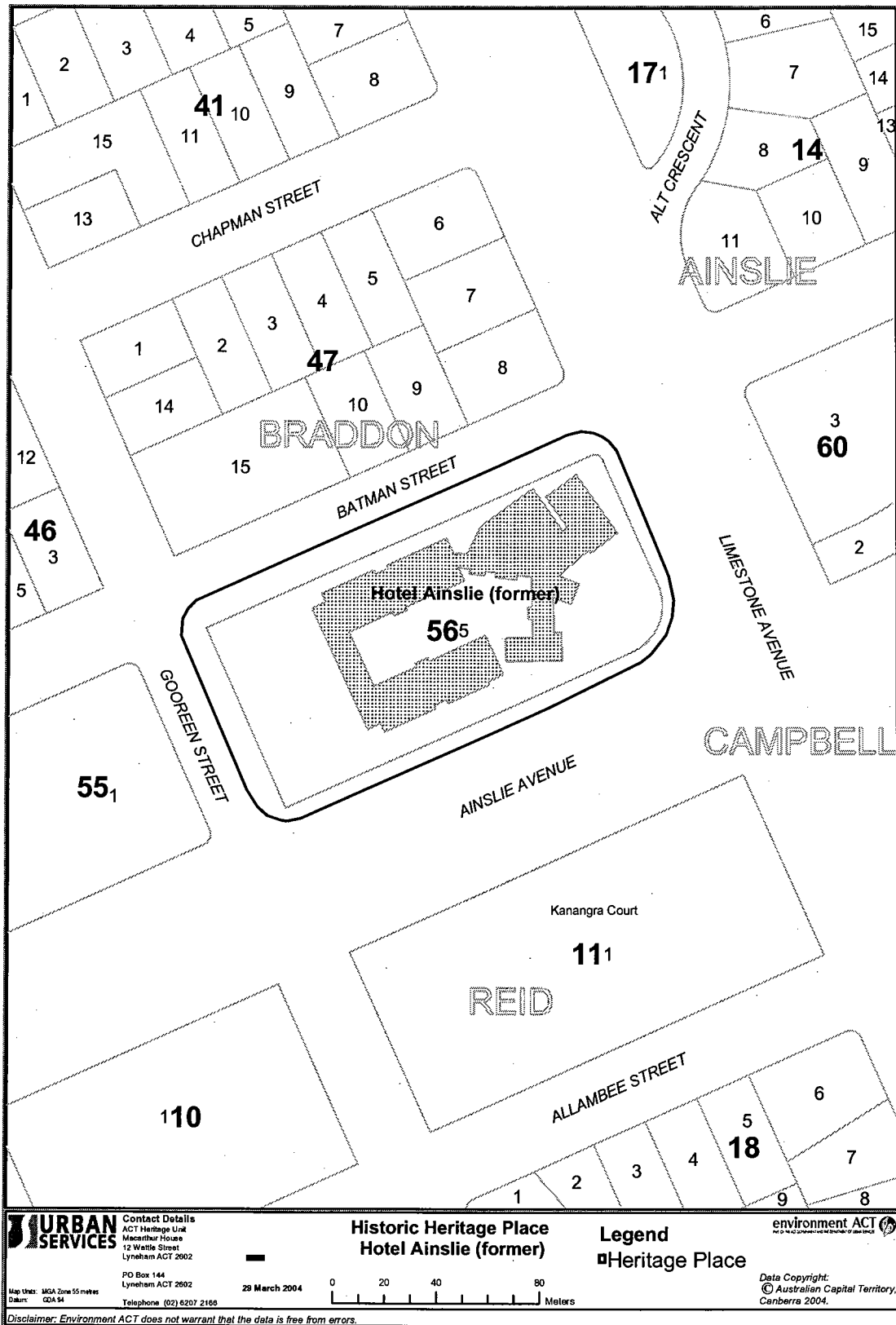
- (a) A Conservation Management Plan **should** be developed for the Hotel Ainslie gardens.
- (b) The mature trees on the site, including the atlas cedars (*Cedrus atlantica*) at the front of the building and along Batman Street, and the roman cypresses (*Cupressus sempervirens*), one on either side of the atlas cedars at the front and one on Ainslie Avenue beside the Hotel, **shall** be retained and conserved.
- (c) The trees **shall** only be removed in circumstances where they have been professionally assessed as being moribund or where it can be demonstrated that there are significant health and safety reasons to warrant their removal. All works shall be in accordance with the provisions of the Land (Planning and Environment) Act 1991 and the Tree Protection (Interim Scheme) Act 2001.
- (d) Where possible, trees that have been removed **shall** be replaced with trees propagated from the same stock.

Conservation Objective 3.2

The central courtyard of the Hotel Ainslie shall be managed to retain it's landscape character.

Specific Requirements for Conservation Objective 3.2

- (a) The formal landscaped character of the central courtyard shall be retained and maintained.



Hotel Ainslie site plan c.1932
 (Australian Archives (ACT): A1/15, 1932/4650)

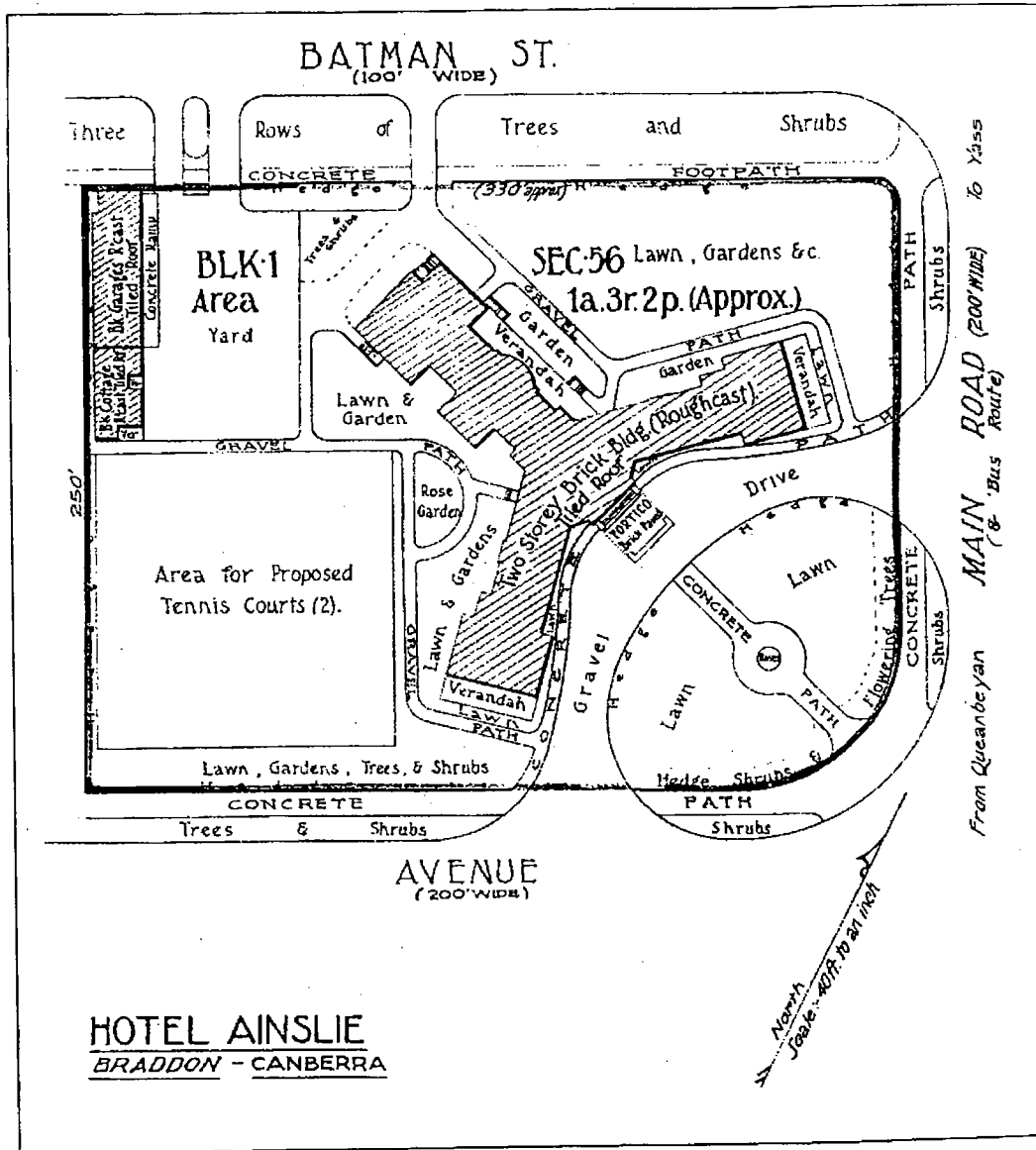


Figure 2
 Site plan of the Hotel Ainslie (Olims), Australian Archives (ACT) A1/15, 1932/4650 c.1932