

Heritage (Decision about Provisional Registration of the Royal Australian Institute of Architects Headquarters, Red Hill) Notice 2008 (No 1)

Notifiable Instrument NI 2008 - 267

made under the

***Heritage Act 2004* section 34 Notice of decision about provisional registration**

1. Name of instrument

This instrument is the Heritage (Decision about Provisional Registration for Australian Institute of Architects Headquarters, Red Hill) Notice 2008 (No 1).

2. Registration details of the place

Registration details of the place are at Attachment A: Provisional Register entry for Australian Institute of Architects Headquarters, Red Hill.

3. Reason for decision

The ACT Heritage Council has decided that Australian Institute of Architects Headquarters, Red Hill meets one or more of the heritage significance criteria at s 10 of the *Heritage Act 2004*. The provisional register entry is at Attachment A.

4. Date of Provisional Registration

30 June 2008

5. Indication of council's intention

The council intends to decide whether to register the place under division 6.2.

6. Public consultation period

The Council invites public comment by 4 August 2008 on the provisional registration of Australian Institute of Architects Headquarters, Red Hill to

The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT 2602

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Gerhard Zatschler
Secretary ACT Heritage Council
GPO Box 158, Canberra ACT 2602
30 June 2008



ACT Heritage Council

AUSTRALIAN CAPITAL TERRITORY

**HERITAGE REGISTER
(Provisional Registration Details)**

Place

For the purposes of s. 33 of the *Heritage Act 2004*, an entry to the heritage register has been prepared by the ACT Heritage Council for the following place:

- **ROYAL AUSTRALIAN INSTITUTE OF ARCHITECTS HEADQUARTERS at Red Hill**

DATE OF PROVISIONAL REGISTRATION

Notified 1.07.08 Notifiable Instrument: 2008/267

PERIOD OF EFFECT OF PROVISIONAL REGISTRATION

Start Date: 30 June 2008

End Date: 23 September 2008

Extended Period (if applicable) Start Date _____ End Date _____

Copies of the Register Entry are available for inspection at the ACT Heritage Unit. For further information please contact:

The Secretary
ACT Heritage Council
GPO Box 158, Canberra, ACT 2601

Telephone: 132281 Facsimile: (02) 6207 2229

IDENTIFICATION OF THE PLACE

- Royal Australian Institute of Architects Headquarters, 2a Mugga Way, Section 13, Block 1, Red Hill, ACT
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HISTORY OF THE PLACE

Bryce Mortlock of the Sydney firm, Ancher, Mortlock and Woolley designed the headquarters building and residence for the Royal Australian Institute of Architects in Canberra in 1967.

NCDC had called for a building in the brief that was a suitable neighbour to those embassies clustered around the location on Mugga Way at the end of Melbourne Avenue, a building which could, if necessary, be sold for embassy purposes. (Saunders & Burke 1976).

Ancher Mortlock and Woolley (Ancher Mortlock Murray and Woolley from 1969) undertook a wide range of work for a wide variety of government departments, statutory authorities and a variety of commercial clients in Canberra, that includes the Lyneham and Dickson Flats (1960), the Woden Library (1975), Criminology Building (1979), Yarralumla Townhouses (1984), ADFA Cadets Mess (1986) and the Australian/Hellenic Memorial (1987). (RAIA 1988)

In 2002 the RAIA Headquarters was awarded the RAIA ACT Chapter 25 Year Award.

Ken Woolley was awarded the RAIA Gold Medal in 1993, Harold Mortlock in 1979 and Sidney Ancher in 1975.

Originally constructed to include the RAIA Director's residence as well as the national and ACT chapter officers, the house was later converted to office space. The RAIA national office is now located elsewhere in Canberra, however the building still used by the ACT Chapter of the RAIA.

DESCRIPTION OF THE PLACE

The RAIA Headquarters is a single storey building combining a house and offices, with landscaped berms on two sides following the pitch of the roof line. The entrance leads to a brick paved courtyard, where covered verandahs run past the house and offices. Sited on an island block the design has little concern for the façade as presentation of a front. The surrounds are landscaped with native Australian plants, other than some pine trees that predate the building.

The building has white painted brick walls with dark tiled roofs. The building is cut into the site and has a slab on ground construction. It appears as a single building of domestic character with the council chambers to the north-west and the general offices and local ACT Chapter office the south-west.

House

The house was planned around two separated circulation zones; the 'private' zone includes bedrooms, family room and kitchen; the 'visitor' zone comprises entrance hall, living room and dining room; and the study can be part of either zone. The ceiling in the main living area is raked, and a built-in side board with overhead shelving acts as a room divider.

The house looks onto small and large courts, with wide eave overhangs. An additional highlight provides light for the kitchen. The director's office provides a pivotal link between house and headquarters.

Headquarters

The Headquarters originally included both a National and ACT office, with a Council room, reception area, and toilets.

A louvred highlight provides additional light in the council room, and the raked ceiling gives great volume. Double doors lead to a landscaped court, also accessible from the house. The building is of domestic construction, with load bearing bagged brick walls painted white. The gable and skillion roof forms are tiled in terracotta tiles, with timber lined ceiling and eaves. Windows and joinery are oiled mountain ash throughout the building. The floors are brick paved and carpeted. Additions and alterations to the building are in keeping with the original design.

The house has recently been converted to additional office space and a meeting room.

STATEMENT ABOUT THE HERITAGE SIGNIFICANCE OF THE PLACE

The headquarters of the Royal Australian Institute of Architects in its setting is significant for its architectural and design qualities. It is an excellent and innovative design solution, combining a house and offices with a low key domestic character on a difficult island site.

Built in the Late Twentieth Century Sydney Regional Style of architecture by prominent Sydney architect Bryce Mortlock, the gentle integration of roof forms and landscape berms conceals a beautifully detailed design, with wide overhangs and louvred windows for privacy, sun protection, and security; and the native landscaped berms providing privacy and noise protection from the passing traffic. The building complements the surrounding environment, with a domestic scale which does not intrude on the surrounding residential character of the suburb.

The building's high standard of architectural design is integral to and reflects its strong meaning for and relationship with the national association for architects, the Royal Australian Institute of Architects.

ASSESSMENT AGAINST THE HERITAGE SIGNIFICANCE CRITERIA

Pursuant to s.10 of the *Heritage Act 2004*, a place or object has heritage significance if it satisfies one or more of the following criteria:

- (a) it demonstrates a high degree of technical or creative achievement (or both), by showing qualities of innovation, discovery, invention or an exceptionally fine level of application of existing techniques or approaches;**

An innovative design solution combining offices and house, with domestic character on a difficult island block site. The building solves its functional and siting problems in a significant manner, with the creation of native landscaped berms, and integration of house and offices.

- (b) it exhibits outstanding design or aesthetic qualities valued by the community or a cultural group;**

The quality of the building in terms of detailing and siting make an outstanding contribution to its setting and a fine design of aesthetic qualities. It is highly valued by the RAIA.

- (c) it is important as evidence of a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function that is no longer practised, is in danger of being lost or is of exceptional interest;**

This place does not meet this criterion.

- (d) it is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations;**

The place is socially and historically important as the national headquarters of the RAIA.

- (e) it is significant to the ACT because of its importance as part of local Aboriginal tradition**

This criterion is not applicable.

- (f) it is a rare or unique example of its kind, or is rare or unique in its comparative intactness**

The building is one of a few offices designed in the Late Twentieth Century Sydney Regional Style in Canberra although there are many residences (eg in Aranda) and some group housing such as Swinger Hill).

- (g) it is a notable example of a kind of place or object and demonstrates the main characteristics of that kind**

This place is an example of the Late Twentieth Century Sydney Regional Style of architecture with asymmetrical massing, tiled skillion roof, clerestory windows, exposed timber post and beams, painted brick walls, stained timber finishes.

- (h) it has strong or special associations with a person, group, event, development or cultural phase in local or national history**

This place is a significant example of the work of Harold Bryce Mortlock, director of Ancher Mortlock and Woolley, one of Australia's leading architectural firms. Harold Bryce Mortlock was awarded the RAIA Gold Medal in 1979.

The building has maintained a strong association with the RAIA.

- (i) it is significant for understanding the evolution of natural landscapes, including significant geological features, landforms, biota or natural processes**

This criterion is not applicable.

- (j) it has provided, or is likely to provide, information that will contribute significantly to a wider understanding of the natural or cultural history of the ACT because of its use or potential use as a research site or object, teaching site or object, type locality or benchmark site**

This place does not meet this criterion.

- (k) for a place—it exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements**

This criterion is not applicable.

- (l) for a place—it is a significant ecological community, habitat or locality for any of the following:**
- (i) the life cycle of native species;**
 - (ii) rare, threatened or uncommon species;**
 - (iii) species at the limits of their natural range;**
 - (iv) distinct occurrences of species.**

This criterion is not applicable.

FEATURES INTRINSIC TO HERITAGE SIGNIFICANCE

The physical features of the RAIA Headquarters that particularly reflect its heritage significance are:

- The exterior of the building including materials and finishes;
- The materials and general details internally including ceiling, exposed structure, brick floors, timber details and painted brickwork;
- The landscape setting including the earth mounding and courtyards;

Intangible aspects that reflect its heritage significance are:

- The relationship of the building with the RAIA

REASON FOR PROVISIONAL REGISTRATION

The RAIA Headquarters, Red Hill, has been assessed against the heritage significance criteria and been found to have heritage significance against 6 of the heritage criteria under the ACT Heritage Act.

APPLICABLE HERITAGE GUIDELINES

The Heritage Guidelines adopted under s27 of the *Heritage Act* 2004 are applicable to the conservation of the Royal Australian Institute of Architects Headquarters, Red Hill.

The guiding conservation objective is that the Royal Australian Institute of Architects Headquarters, Red Hill, shall be conserved and appropriately managed in a manner respecting its heritage significance and the features intrinsic to that heritage significance, and consistent with a sympathetic and viable use or uses. A conservation management plan (CMP) would help to guide conservation and future use. Any works that have a potential impact on significant fabric (and/or other heritage values) which are necessary prior to the development of a CMP shall be guided by a professionally documented interim assessment and conservation policy relevant to that area or component (i.e. a Statement of Heritage Effects - SHE).

BACKGROUND INFORMATION

1. CONSULTATION WITH STAKEHOLDERS

Draft provisional registration entry was released for public comment on 30 June 2008 and period for public comment closes on 4 August 2008.

2. REFERENCES

Saunders, David, and Catherine Burke 1976 *Ancher Mortlock Murray Woolley Sydney Architects 1946-1976*, Power Institute of Fine Arts, University of Sydney.

“RAIA Headquarters Canberra”, in *Architecture in Australia*, April 1968

RAIA 1988 *Architects of Australia*, The Bicentennial Edition, Images Australia Pty Ltd, Melbourne.

3. PHOTOGRAPHS AND PLANS



Figure 1. View from north (EMA 2004)



Figure 2. View from north west (EMA 2004)



Figure 3. View from south west (EMA 2004)



Figure 4. View from north to entrance (EMA 2004)

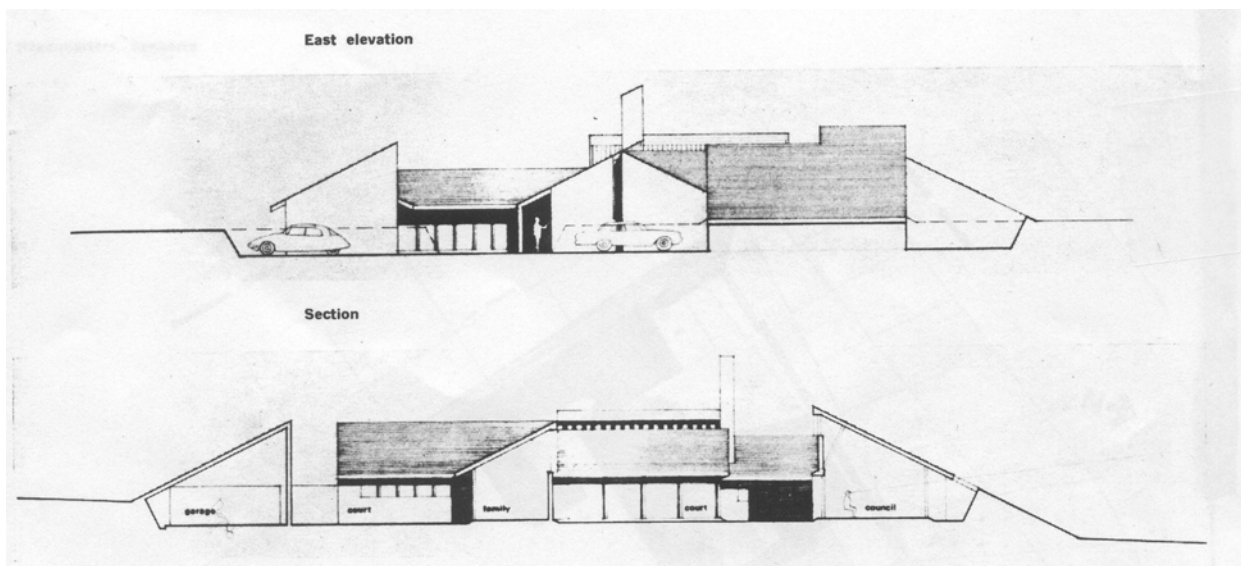


Figure 5. Elevation and Section in 'RAIA Headquarters Canberra' in *Architecture in Australia*, April 1968



Figure 6. Perspective in 'RAIA Headquarters Canberra' in *Architecture in Australia*, April 1968

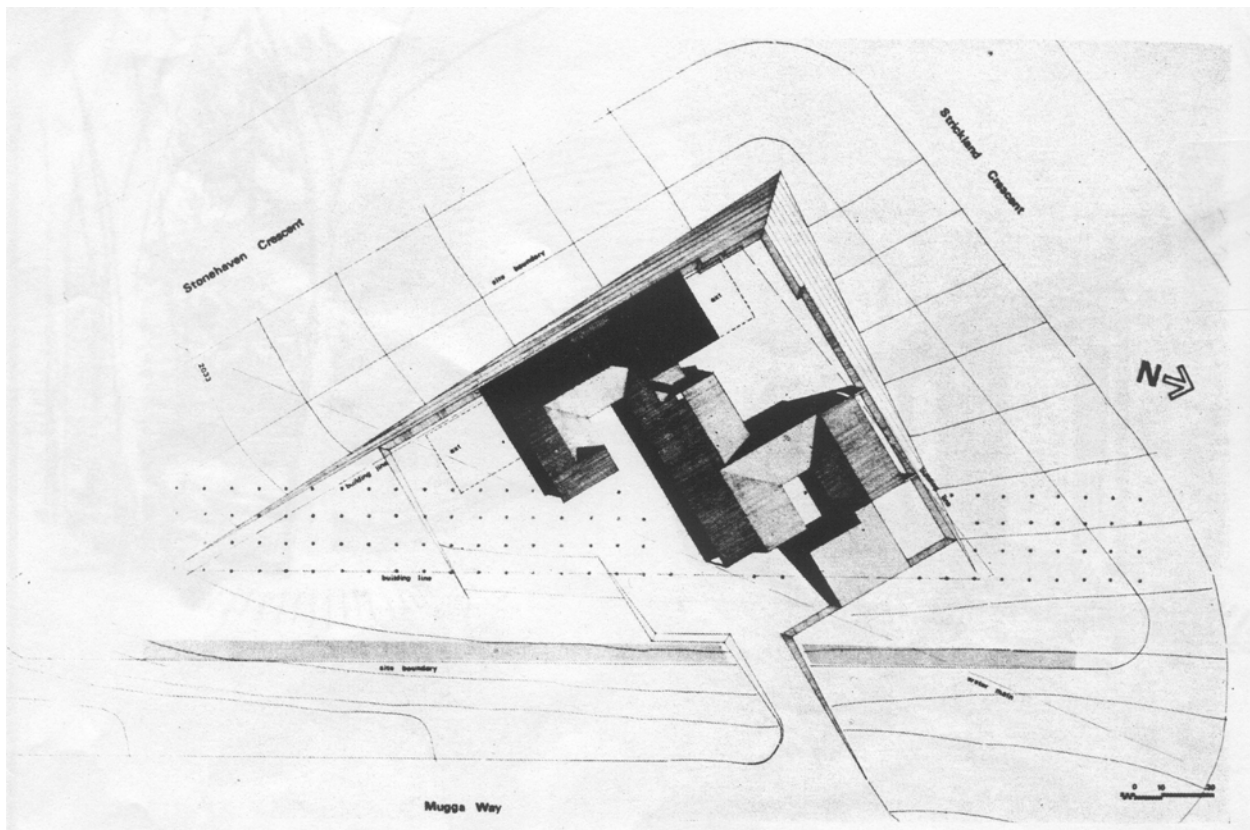


Figure 7. Roof Plan in 'RAIA Headquarters Canberra' in *Architecture in Australia*, April 1968

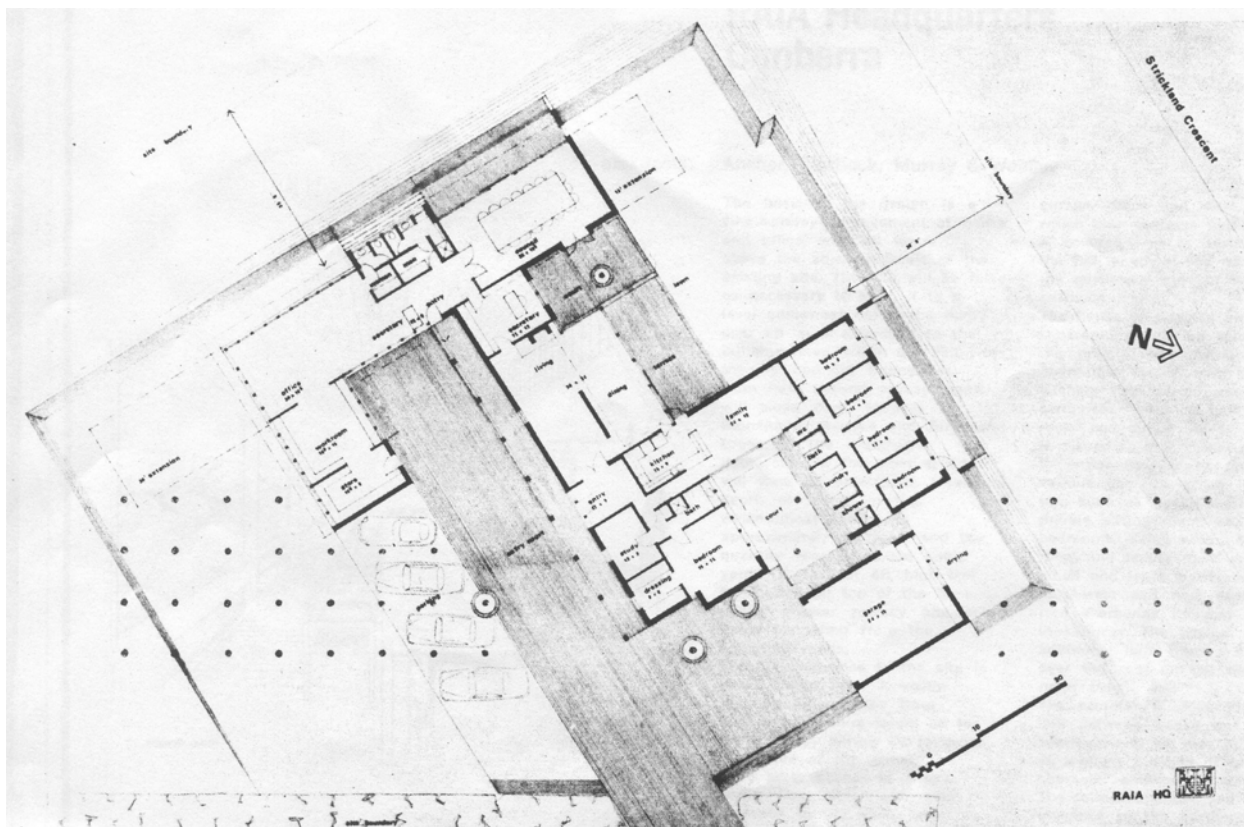


Figure 8. Plan in 'RAIA Headquarters Canberra' in *Architecture in Australia*, April 1968

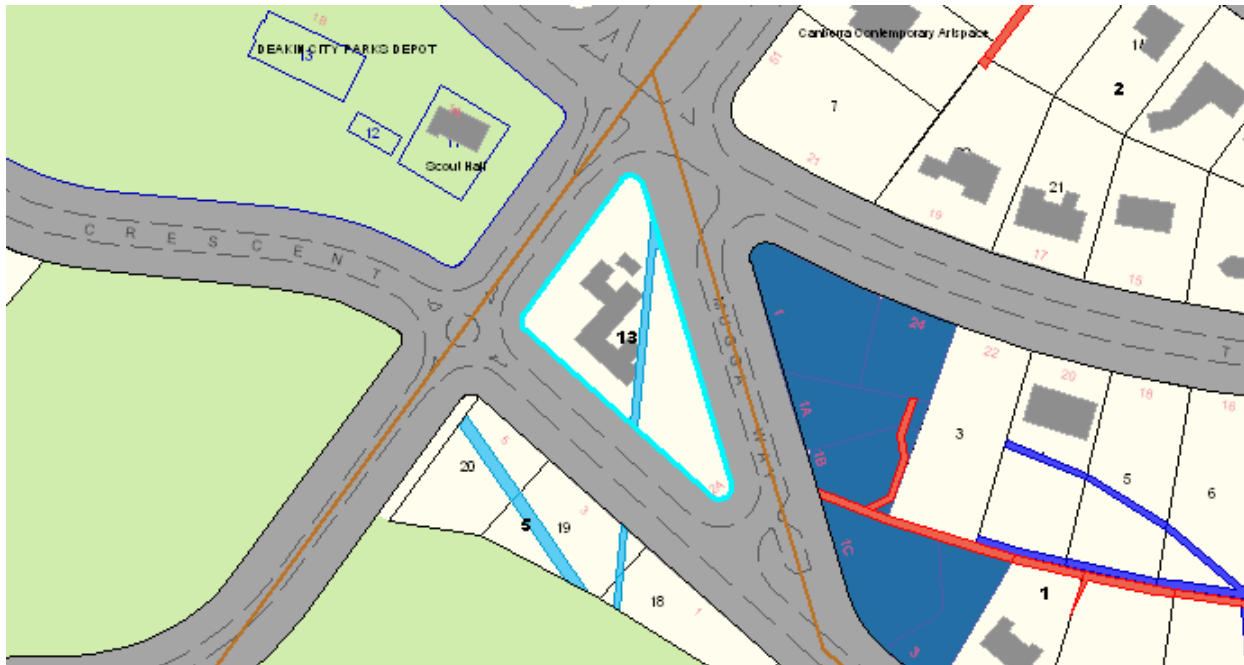


Figure 9. Location of Royal Australian Institute of Architects Headquarters, Red Hill.