



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20029. The Brassey Hotel

Section 24 Block 24 and part of the road easement of Young Street as identified as part of H29

BARTON

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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.

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29. The Brassey Hotel (Brassey House) [V78]¹

Location

District of Canberra Central, Division of Barton, Section 24, Block 24 and part of the road easement of Young Street as identified in Figure 29 and indicated on the Territory Plan Map by the Heritage Places Register Overlay H29.

Features Intrinsic To The Heritage Significance Of The Place:

The place comprises the hotel building and surrounding landscape.

Statement Of Significance

Brassey Hotel is significant for its design, which exhibits influences of American Colonial architecture. The proportions, materials and details of extensions to the hotel have followed the design of the original building to form a complex of consistent architectural character.

Brassey Hotel was the only Federal Capital Commission (FCC) hostel of this style in Canberra.

Brassey Hotel with its garden setting and axial placement at the end of Belmore Gardens makes a major contribution to the urban environment of the Barton residential area, itself a registered heritage place, which was developed contemporaneously with Brassey Hotel.

Specific Requirements

In accordance with s.54(1) of the *Land (Planning and Environment) Act 1991*, the following requirements are identified as essential to the conservation of the heritage significance of this place. These requirements are prepared to implement the following conservation policy for the place:

The building and the garden setting should be conserved with regard to its original design and function.

- i) **Building including alterations and additions**
 - a) External alterations and additions to the existing building, including alterations to external finishes shall reflect and complement its architectural style.
 - b) No buildings or structures shall be erected between the front of the forward most points on the building and the front property boundaries to Young Street or Macquarie Street.
 - c) Minor external alterations may be made to the fronts of the building where, in the opinion of the Heritage Council, the proposed works will not adversely affect the significance of the place.
 - d) External additions or alterations only may be permitted to the existing building, if it can be demonstrated that the additions or alterations do not detract from the significance of the place.
 - e) The roof pitch, walls, materials, window types and materials, shall be as similar to those of the existing building as is feasible.
- ii) **Demolition**
 - a) Demolition shall not be permitted, other than in exceptional circumstances, including circumstances in which the building is structurally unsound and beyond economic repair or where there are significant public health and safety reasons to warrant demolition. Demolition shall not be permitted unless it can be demonstrated that there is no prudent and feasible alternative.
 - b) The demolition of original building fabric shall only be allowed in the context of sympathetic alteration and additions.

¹ [V78: Added to Heritage Places Register 12/12/1997 (Variation Number 78)]

Figure 29: The Brassey Hotel (Brassey House)

