

Study Item / Area	Toad Hall and Surrounds
Acton Campus Precinct	KINGSLEY Precinct
Building No. & Name	Toad Hall—University Accommodation (30)

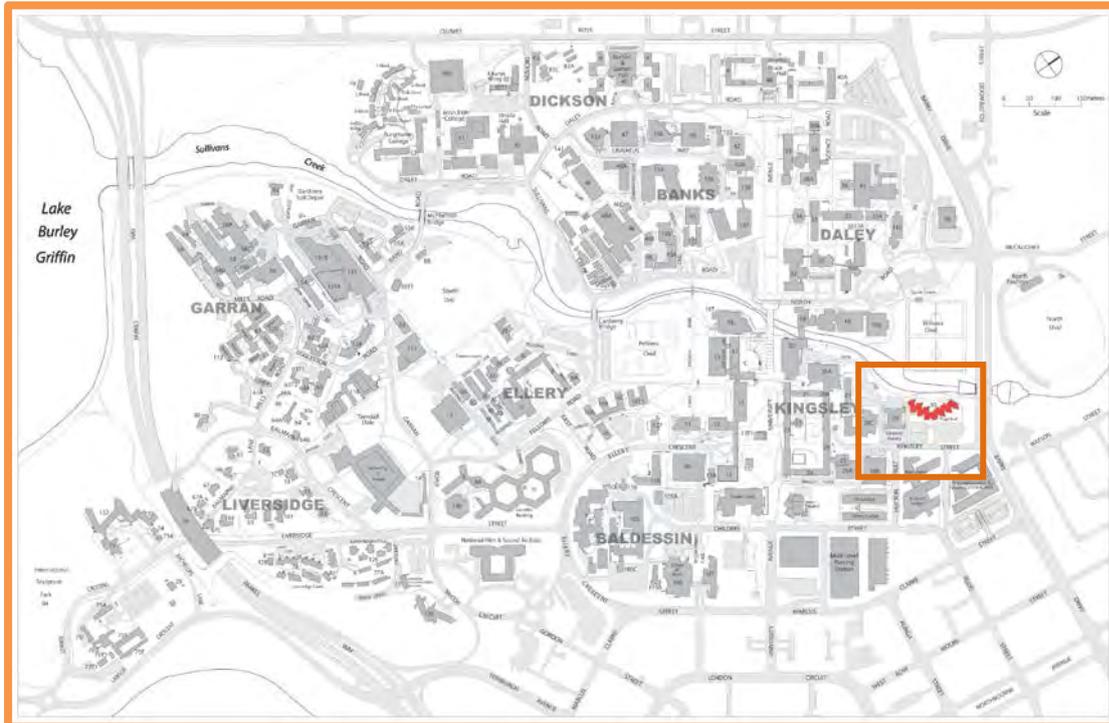


Figure 1: Location of the study area within the ANU Acton Campus site. Source: ANU plan 2011

Heritage Ranking	High —Commonwealth Heritage value.
Heritage Listing	Toad Hall is included in the Commonwealth Heritage List (CHL), place ID 105637. Other non-statutory listing and nomination of Toad Hall includes a nomination to the ACT Heritage Register and the Australian Institute of Architects ACT Chapter Register of Significant Twentieth Century Architecture R058.
Condition—2011	The condition noted here is at June 2011. Toad Hall is in good condition, given its ongoing use and maintenance as a hall of residence. It has been upgraded in the past, including some alterations to the layout of the ground floor and the glass has been replaced with toughened glass.
Relevant Documentation	A Heritage Management Plan (HMP) has been prepared by the ANU in 2010. It provides a detailed history and description of Toad Hall.

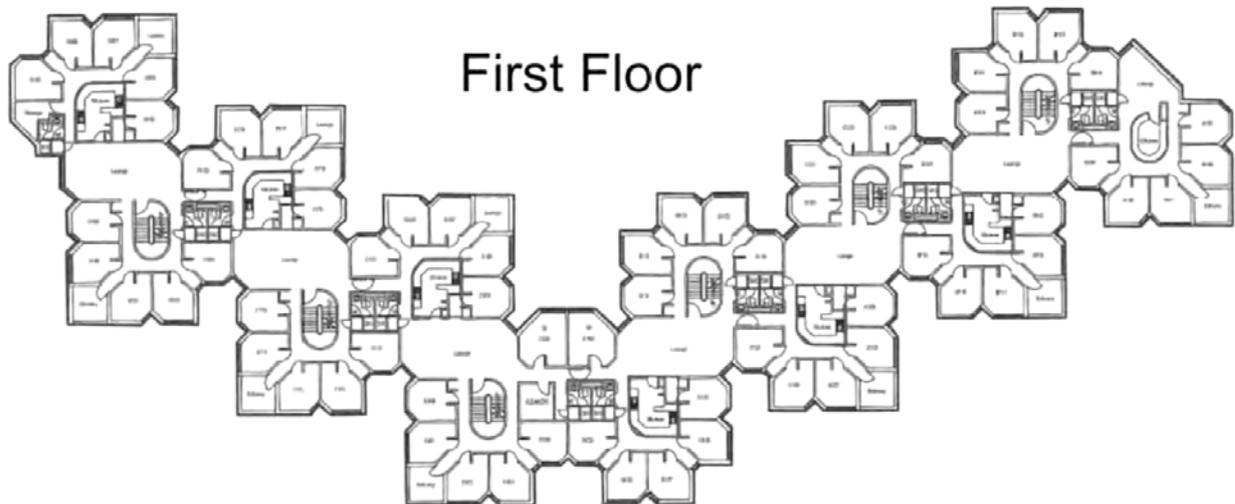


Figure 4: First floor plan of Toad Hall displaying flower petal clusters of student rooms branching out from a central kitchen and common room. The second and third floors follow a similar plan. Source: ANU 2011

Description of the Site

Building

Toad Hall is constructed of inter-locking blocks set in accordion pattern overlooking and oriented toward the west bank of Sullivans Creek. Long horizontal windows punctuate the fenestration, with narrow vertical windows on the smaller walls. The larger windows and cascading tower blocks give the building a strong horizontal emphasis. The staggered façade helps to offset this emphasis, with verticality impressed by the individual towers.

Toad Hall is a four-storey building of simple brick and concrete construction beneath a flat concrete roof. An irregular interlocking plan of bedrooms grouped around common rooms with separate access provides privacy and views from all rooms and a clear delineation of public and private spaces. Horizontal circulation is achieved at each level without the use of corridors. The building consists of 27 room clusters with a total of 228 rooms, including two kept for emergency accommodation.

The basic grouping of rooms in Toad Hall is designed to reflect the arrangement of a flower, with the rooms set like petals around the central living areas (stamens and pistil). These groupings are attached to stair towers, an influence of the renowned architect Louis Kahn, which act like branches of a tree trunk. This type of architecture was based on what has been termed the 'additive style', in that basic units are added to one another to gradually create the form.

Within each cluster, cul-de-sac corridors originate in the common living room and lead to the student rooms. These corridors incorporate turnings that visually and aurally screen the bedroom entry doors from the common spaces. The corridors terminate in windows that provide light and views. Student rooms are arranged to minimise shared partitions, thereby reducing noise transmission. This plan provides for a variety of room shapes and orientations with different window forms; this wide variety of aspects not only makes each room unique, but also provides considerable variety.

The ground floor space was originally open to provide space for bicycles and services but was enclosed in 1978. The ground floor now has five laundries and three common rooms (Badger, Rat and Anton Albers Rooms) which were originally smaller but extended in 1999. The 1999 refurbishment works also saw one of the blocks reconfigured from accommodation to create an office area. The extensive upgrades and alterations to Toad Hall, including modification of the kitchens and bathroom refurbishments, has resulted in the removal of most of the original fittings; however, the building has essentially performed the same function since it was constructed.

Landscape

The abundant landscaping and trees around Toad Hall forms the setting of willows on the creek that gave the building its name. The building sits comfortably within the landscape and provides an important setting for the relaxed atmosphere of the facility,

Description of the Site

emphasised by the internal layout. The proximity of Toad Hall to Sullivans Creek provides an aesthetic quality not seen in other residential colleges on campus. Notable tree species to the rear of the building include the scattered remnant eucalypts and row of poplars planted close to the catering facilities. A barbeque and outdoor eating area has been established to the rear of the building, as well as a timber gazebo. Landscaped garden beds flank the front entrance walk, with mature oaks and other trees interspersed throughout the front carpark. A small concrete toad sculpture was installed in 1998 adjacent to the front entrance.

Significance Assessment against the Commonwealth Heritage criteria

The following significance assessment is from the official Commonwealth Heritage citation for the site. Additional commentary has been added where it provides updated information and verifies the heritage significance of the place.

CHL Statement of Significance

Toad Hall, constructed in 1977, is a building of architectural significance designed in the late twentieth century Late Modern style. The concrete building with a clear distinction between public and private spaces expresses function through the plan form and its sculptural massing. Irregular, interlocking internal spaces and external aspects are enhanced through clever siting and orientation providing a sense of independence and privacy for the occupants.

Toad Hall has significant association with its designer, internationally acclaimed architect John Andrews AM, who was appointed as a member of the Order of Australia for his contribution to Australian Architecture. He was awarded the RAIA Gold Medal in 1980.

Toad Hall is important as an early example of a new concept of a student residence in the Australian National University. The design reflects the change in university culture in the latter part of the twentieth century when universities sought to provide student accommodation that allowed for informality and independence rather than the tradition of colleges as single communities of common interest and shared values.

*The hall has had continual use as a residence for Australian and international students studying at the Australian National University. The name, Toad Hall, from *The Wind in the Willows*, was chosen by student residents and reflects the importance of the setting of the hall amongst mature willows on the banks of Sullivan's Creek, on the edge of the university campus and the Civic Centre.*

Revised Statement of Significance

Toad Hall is important as a significant example of a new concept of student residence at the ANU. The design, of 1973, reflects the change in university culture in the latter part of the twentieth century when universities sought to provide student accommodation that allowed for informality and independence, with individual rooms grouped around shared facilities, rather than the tradition of colleges as single communities of common interest and shared values. The building demonstrates a clear distinction between public and private spaces expressing function through the plan form and its sculptural massing.

Toad Hall, a late-twentieth-century Late Modern style design, is an important work of the internationally acclaimed Australian architect John Andrews AO. The building plan illustrates what is known as the 'additive style of plan making', a concept involving basic building blocks repeated to effect. Other significant Canberra building designed by architect John Andrews include Callam Offices in Woden, student residences at the University of Canberra and Cameron Offices in Belconnen.

Toad Hall has social value from continual use as a residence for Australian and international students studying at the ANU and its name, inspired by the book *The Wind in the Willows* by Kenneth Grahame, was chosen by student residents in relation to the importance of the setting among mature willows on the banks of Sullivan's Creek.

Criteria	Assessment
(a) Historic The place has significant heritage value because of the place's importance in the course, or	CHL Citation <i>Toad Hall is important as an early example of a new concept of student residence in the Australian National University. The design reflects the change in university culture in the latter part of the twentieth century when universities sought to provide student accommodation that allowed for informality and independence rather than the tradition of colleges as single communities of common interest and shared values.</i>

Significance Assessment against the Commonwealth Heritage criteria

<p>pattern, of Australia's natural or cultural history.</p>	<p>Attributes <i>The design and internal planning of the building that allows for informality and independence of residents.</i></p> <p>Revised Assessment Toad Hall is historically significant as an example of student accommodation in Canberra in which individual student rooms are grouped around shared facilities.</p> <p>This reflects a change in university culture in the latter part of the twentieth century when universities sought to provide student accommodation that allowed for informality and independence rather than the tradition of colleges as single communities of common interest and shared values. The historical antecedents of the design can be seen in a similar project at Guelph University (Ontario), also by architect John Andrews. Andrews' distinctive style that is evident in Toad Hall, the University of Canberra Residences and Callam Offices in Woden is an example of what is known as the 'additive style of plan making'. The concept involves a basic building block that, in the case of Toad Hall and the University of Canberra Residences, involves a group of rooms centred on a common kitchen, toilets and dining room.</p> <p>Toad Hall meets CHL criterion (a) for historic values.</p> <p>Attributes The design and internal planning of the building that allows for informality and independence of residents. The ongoing use of the building as student residences since 1974.</p>
<p>(b) Rarity 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.</p>	<p>Toad Hall does not meet criterion (b) for rarity values.</p>
<p>(c) Scientific The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.</p>	<p>Toad Hall does not meet criterion (c) for scientific values.</p>

Significance Assessment against the Commonwealth Heritage criteria

<p>(d) Representative</p> <p>The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of:</p> <p>i) a class of Australia's natural or cultural places; or</p> <p>ii) a class of Australia's natural or cultural environments.</p>	<p>CHL Citation</p> <p><i>Toad Hall, constructed in 1977 [sic], is a building of architectural significance designed in the late twentieth century Late Modern style.</i></p> <p>Attributes</p> <p><i>The building's Late Modern architectural style.</i></p> <p>Revised Assessment</p> <p>Toad Hall is representative of the late twentieth century modern style of architecture, which was pioneered by John Andrews, AO. Toad Hall exhibits many of the significant hallmarks of this style.</p> <p>Toad Hall meets criterion (d) for representative values.</p> <p>Attributes</p> <p>The building's Late Modern architectural style of the mid-1970s.</p>
<p>(e) Aesthetic</p> <p>The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.</p>	<p>Under this criterion aesthetic values must be demonstrated as being valued by the community to qualify for recognition on the CHL. At this stage, Toad Hall has not been formally tested by a community or cultural group for their appreciation of aesthetic value.</p> <p>Toad Hall does not meet criterion (e) for community held aesthetic values.</p>
<p>(f) Creative/Technical</p> <p>The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.</p>	<p>CHL Citation</p> <p><i>The brick and concrete building, with a clear distinction between public and private spaces expresses function through the plan form and its sculptural massing. Irregular, interlocking internal spaces and external aspects are enhanced through clever siting and orientation providing a sense of independence and privacy for the occupants.</i></p> <p>Attributes</p> <p><i>The building's plan form, sculptural massing, interlocking internal spaces, siting and orientation.</i></p> <p>Toad Hall meets criterion (f) for creative/technical values.</p>
<p>(g) Social</p> <p>The place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.</p>	<p>CHL Citation</p> <p><i>The residential college has had continual use as a residence for Australian and international students studying at the ANU. The name, Toad Hall, inspired by <i>The Wind in the Willows</i> (Kenneth Grahame), was chosen by student residents and reflects the importance of the setting of the hall among mature willows on the banks of Sullivan's Creek, on the edge of the university campus and the civic centre of Canberra.</i></p> <p>Attributes</p> <p><i>The whole building, its residential use, the name 'Toad Hall' and its location on the edge of the campus.</i></p> <p>Toad Hall meets criterion (g) for its social value.</p>

Significance Assessment against the Commonwealth Heritage criteria

(h) Associative

The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

CHL Citation

Toad Hall has significant association with its designer, internationally acclaimed architect John Andrews AM, who was appointed as a member of the Order of Australia for his contribution to Australian Architecture. He was awarded the RAIA Gold Medal in 1980.

Attributes

The design attributes of the building that demonstrate John Andrews' architectural input.

Revised Assessment

Toad Hall has significant associations with its designer, internationally acclaimed architect John Andrews AO, who was appointed as a member of the Order of Australia for his contribution to Australian Architecture. He was awarded the RAIA Gold Medal in 1980. Toad Hall is also associated with other works by architect John Andrews which reflect the hallmarks of Andrew's unique style including Callam Offices in Woden, the student housing at the University of Canberra and Cameron Offices in Belconnen.

Toad Hall meets criterion (h) for its associative values.

Attributes

The design attributes of the building that demonstrate John Andrews' architectural input.

(i) Indigenous

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

Toad Hall does not meet criterion (i) for Indigenous values.

Photographs



Figure 5: The first sign for Toad Hall, 1974. Source: ACT Heritage Library R002233



Figure 6: External view of Toad Hall demonstrating a strong vertical aspect balancing with the horizontal windows. Source: GML 2011

Significance Assessment against the Commonwealth Heritage criteria



Figure 7: The eucalypts and poplars to the rear of the building provide landscape character. Source: ANU Archives c1990s



Figure 8: CHL Plaque on entrance wall of Toad Hall. Source: GML 2011



Figure 9: Toad Hall from Barry Drive. Source: ANU 2010



Figure 10: External rear view of Toad Hall. Source: ANU 2010

Significance Assessment against the Commonwealth Heritage criteria



Figure 11: Kitchen of Toad Hall, 1974. Source: ACT Heritage Library R002171



Figure 12: Current internal view of bedrooms with built in desks, shelving units, beds and wardrobes. Source: GML, 2011



Figure 13: A small painted toad sculpture, modelled on well-known illustrations of the character from *The Wind in the Willows* by Kenneth Grahame, erected at the front of the building in 1998. Source: ANU (date unknown).



Figure 14: Current condition of Toad sculpture. Source: GML 2011

Management Issues

Constraints and Opportunities

Constraints arise from the identified heritage values of Toad Hall and the requirement under the *Environment Protection and Biodiversity Conservation Act 1999 (Cwth)* (EPBC Act) to conserve them. The significant fabric of Toad Hall, as indicated in the attributes above, should be conserved wherever possible through effective heritage management and interpretation and compliance with the relevant legislation.

Should the ANU propose change to Toad Hall, the ANU has the obligations under *Copy Right Amendment (Moral Rights) Act 2000* to notify the original architect of the building, John Andrews.

The **Tolerance for Change** heritage management tool, outlined in Section 7.6 of the ANU Acton Campus Heritage Study 2012, will assist in conserving heritage values at Toad Hall. Toad Hall, the exterior of the building, has a low tolerance for change. The interior is able to tolerate a moderate to reasonable level of change.

Loss or unsympathetic alteration would diminish the Commonwealth Heritage value of Toad Hall. However, generally the building would tolerate a moderate degree of change and adaptation to the interiors to improve orientation and connectivity between spaces and to the Sullivans Creek frontage. For example the recent replacement of windows to improve the energy efficiency of the building does not adversely impact the heritage values of the place, yet it improves the function and longevity of the building's life. The function of Toad Hall should be retained for residential accommodation.

Opportunities arise from the identified heritage values of Toad Hall. The ANU should consult John Andrews to understand his vision for the future of the building and ensure appropriate interpretation. Interpretation will enable the University's communities, visitors and public to know and celebrate the many stories of the ANU, its history, its heritage places and its remarkable legacies.

Recommendations

Toad Hall requires a high level of care in its management and should follow the HMP. The ANU Toad Hall HMP 2010 should be updated to note the High level of significance as assessed in this inventory sheet. The place should be managed in accordance with this heritage assessment, the ANU Toad Hall HMP 2010 and future updates of the HMP.

Toad Hall requires specific management recommendations to augment the conservation policies in the HMP and for interpretation of the building.

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

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

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