

# CRAIG'S ROYAL HOTEL



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SOHE 2008



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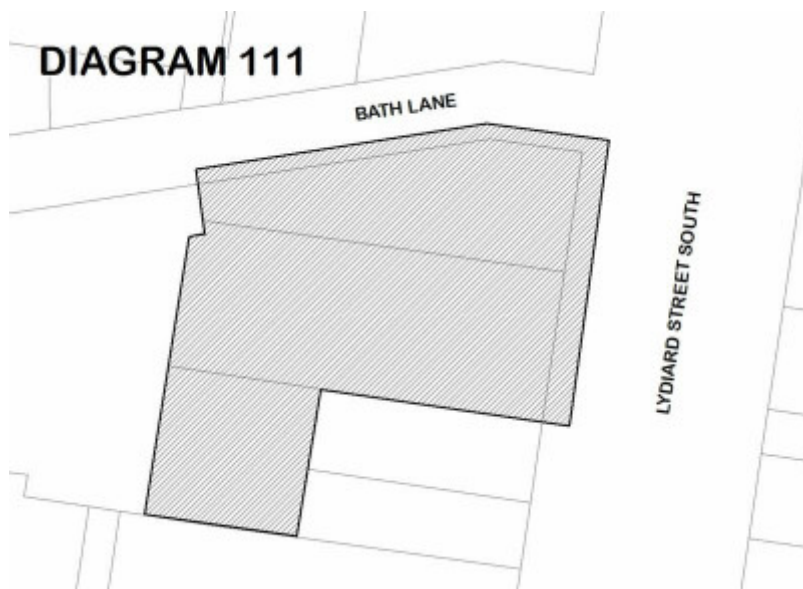
1 craig's royal hotel ballarat  
front view



craig's royal hotel ballarat  
verandah entrance



craig's royal hotel ballarat  
rear view



## Location

10-16 LYDIARD STREET SOUTH BALLARAT CENTRAL, BALLARAT CITY

## **Municipality**

BALLARAT CITY

## **Level of significance**

Registered

## **Victorian Heritage Register (VHR) Number**

H0111

## **Heritage Overlay Numbers**

HO67

## **VHR Registration**

October 9, 1974

## **Amendment to Registration**

March 24, 2022

## **Heritage Listing**

Victorian Heritage Register

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## **Statement of Significance**

Last updated on - March 25, 2022

### **What is significant?**

Craig's Royal Hotel, Ballarat a nineteenth-century hotel constructed in two main stages featuring banded rustication to the ground level, a cast iron portico and gas lamps at street level. The building comprises an Italianate style three-storey south wing with loggias and two towers constructed in 1862 to designs of C D Cuthbert. A three and four-storey Boom style wing to the north was constructed 1889-90 to designs of James and Piper and features an octagonal tower with a pointed roof, widow's walk and two-storey stables.

### **How is it significant?**

Craig's Royal Hotel is of historical and architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

#### **Criterion A**

Importance to the course, or pattern, of Victoria's cultural history.

#### **Criterion D**

Importance in demonstrating the principal characteristics of a class of cultural places and objects

### **Why is it significant?**

Craig's Royal Hotel is historically significant for its association with Ballarat's early phase of development following the 1850s gold rush. Constructed in two primary stages in 1862 and 1889-90, it reflects the prosperity and growth of Victoria's regional centres during the mid to late nineteenth century. [Criterion A]

Craig's Royal Hotel is a fine example of an Italianate style building reflected in its double storey loggias, towers and detailing. It is also notable for its gas lamps and imposing north wing, which was sympathetically added yet is distinctively late Boom style. [Criterion D]

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

**Places of worship:** In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

**Subdivision/consolidation:** Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### Specific Exemptions:

#### Introduction

The purpose of this information is to assist owners and other interested parties when considering or making decisions regarding works to a registered place. It is recommended that any proposed works be discussed with an officer of Heritage Victoria prior to making a permit application. Discussing proposed works will assist in answering questions the owner may have and aid any decisions regarding works to the place.

It is acknowledged that alterations and other works may be required to keep places and objects in good repair and adapt them for use into the future. However, under the Act a person must not knowingly, recklessly or negligently remove, relocate or demolish, damage or despoil, develop or alter or excavate all or any part of any part of a registered place without approval. It should be noted that the definition of 'develop' in the Act includes any works on, over or under the place.

If a person wishes to undertake works or activities in relation to a registered place or registered object, they must apply to the Executive Director for a permit. The purpose of a permit is to enable appropriate change to a place and to effectively manage adverse impacts on the cultural heritage significance of a place as a consequence of change. If an owner is uncertain whether a heritage permit is required, it is recommended that Heritage Victoria be contacted.

Permits are required for anything which alters the place or object, unless a permit exemption is granted. Permit exemptions usually cover routine maintenance and upkeep issues faced by owners as well as minor works or works to the elements of the place or object that are not significant. They may include appropriate works that are specified in a conservation management plan. Permit exemptions can be granted at the time of registration (under section 38 of the Act) or after registration (under section 92 of the Act). It should be noted that the addition of new buildings to the registered place, as well as alterations to the interior and exterior of existing buildings requires a permit, unless a specific permit exemption is granted.

#### Disrepair of registered place or registered object

Under section 152 of the Act, the owner of a registered place or registered object must not allow that place or object to fall into disrepair.

#### Failure to maintain registered place or registered object

Under section 153 of the Act, the owner of a registered place or registered object must not fail to maintain that place or object to the extent that its conservation is threatened.

### **Conservation management plans**

A Conservation Management Plan was completed for Craig's Royal Hotel by Meredith Gould Architects in 1990. It is recommended that all works are guided by this Conservation Management Plan. It is also recommended that an updated Conservation Management Plan is completed in the near future.

### **Archaeology**

There is no identified archaeology of State level significance at the place. However, any works that may affect historical archaeological features, deposits or artefacts at the place is likely to require a permit, permit exemption or consent. Advice should be sought from the Archaeology Team at Heritage Victoria.

### **Aboriginal cultural heritage**

To establish whether this place is registered under the Aboriginal Heritage Act 2006 please contact Aboriginal Victoria. The Heritage Act 2017 and the Aboriginal Heritage Act 2006 are separate pieces of legislation. Please be aware that both Acts are required to be satisfied and satisfying the requirements of one Act may not satisfy the requirements of the other.

If any Aboriginal cultural heritage is discovered or exposed at any time it is necessary to immediately contact Aboriginal Victoria to ascertain requirements under the Aboriginal Heritage Act 2006. If works are proposed which have the potential to disturb or have an impact on Aboriginal cultural heritage it is necessary to contact Aboriginal Victoria to ascertain any requirements under the Aboriginal Heritage Act 2006.

### **Other approvals**

Please be aware that approval from other authorities (such as local government) may be required to undertake works.

### **Notes**

- All works should ideally be informed by a Conservation Management Plan prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.
- Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.
- Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits where applicable.

### **General Conditions**

- All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place.
- Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place are revealed which relate to the significance of the place, then the exemption covering such works must cease and Heritage Victoria must be notified as soon as possible.

### **Permit Exemptions**

The following permit exemptions are not considered to cause harm to the cultural heritage significance of Craig's Royal Hotel.

#### **General**

- Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance.
- Repair to or removal of items such as air conditioners, pipe work, ducting, wiring, antennae and aerials.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. Note: The Executive Director must be notified within seven days of the commencement of these works or activities.
- Painting of previously painted surfaces in the same colour, finish and product type provided that preparation or

painting does not remove all evidence of earlier paint finishes or schemes. Note: This exemption does not apply to areas where there are specialist paint techniques such as graining, marbling, stencilling, hand-painting, murals or signwriting, or to wallpapered surfaces, or to unpainted, oiled or varnished surfaces.

- Cleaning including the removal of surface deposits or graffiti by the use of low-pressure water (less than 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic (not wire) brushes.

#### Outdoor areas

- Subsurface works involving the installation, removal or replacement of existing drainage systems or other services provided there are no visible above ground elements.
- Repair and maintenance of existing hard surfaced areas including paving, footpaths and carparks where fabric, design, scale, form and method of fixing is repaired or replaced like for like.

#### Permit exemptions for interiors

- Works to maintain or refurbish fit-outs in existing bathrooms, kitchens and laundries, including installing new appliances, retiling and the like.
- Removal or replacement of window furnishings, 1990s carpets and/or flexible floor coverings, light fixtures and devices for hanging wall mounted artwork.
- Installation, removal or replacement of existing electrical wiring. If wiring is currently exposed, it should remain exposed. If it is fully concealed it should remain fully concealed. Removal or replacement of post-1990s light switches or power outlets.
- Repair and maintenance of existing lifts including mechanisms and associated elements.
- Removal or replacement of smoke and fire detectors, alarms and the like, of the same size and in existing locations.
- Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating provided that the central plant is concealed, and that the work is done in a manner which does not alter building fabric.
- Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.
- Installation, removal or replacement of bulk insulation in the roof space.
- Removal or replacement of external directional signage provided the size, location and material remains the same.

Construction dates	1862,
Architect/Designer	Cuthbert, CD,
Heritage Act Categories	Registered place,
Hermes Number	79
Property Number	

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## History

Craig's Royal Hotel, 10 Lydiard Street South, Ballarat, was built in stages: the south wing in 1862 to designs by architect C.D. Cuthbert, the north wing from 1889-90 by James and Piper, and the cast iron porch in 1901 by Smith and Malloy. The south wing comprises a ground floor of banded rustication surmounted by two storeys of loggias with two towers above. The north wing features an octagonal tower with pointed roof and widow's walk. Craig's Royal Hotel, 10 Lydiard Street South, Ballarat, is a hotel of considerable architectural importance, has substantial historical associations and forms an essential part of the streetscape and townscape of Ballarat. The south wing is an important and substantial example of the Italianate style, of note particularly for its double storey loggias, towers and detailing. The north wing has been sympathetically added yet is distinctively late boom style. Some interiors are intact and notable. Craig's Royal Hotel, 10 Lydiard Street South, Ballarat, is externally largely intact, although parts of the loggias have been infilled. Internally, some interiors are intact.

## Extent of Registration

### NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 2017**, I give notice under section 53 that the Victorian Heritage Register is amended by including a place in the Heritage Register:

Number: H0111

Category: Registered Place

Place: Craig's Royal Hotel

Location: 10-16 Lydiard Street South, Ballarat

Municipality: Ballarat City

All of the place shown hatched on Diagram 111 encompassing all of Lots 1, 2, and 3 on Title Plan 863467, and part of the road reserves of Bath Lane and Lydiard Street South to the extent of the land forming the width of the footpaths which includes the hotel portico and gas lamps on the street.

Dated 24 March 2022

STEVEN AVERY

Executive Director

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*