

HADDON HALL



405 Toorak rd South Yarra



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Location

405 TOORAK ROAD,, TOORAK VIC 3142 - Property No 39375

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO451

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - July 8, 2012

What is significant?

Haddon Hall, 405 Toorak Road, Toorak as designed by Robert B. Hamilton and constructed in 1931-2, is significant. The significant attributes are the Old English style form, materials and detailing of the flats, front and side brick fences, the garden setback to Toorak Road with semi-circular driveway. The high level of external intactness and wide range of decorative and quirky detailing that is typical of Hamilton including uniquely designed screen doors with inset panels, the bracket with name plate and light fittings etc. are integral to the significance of the place.

Later alterations and additions and the paving to the driveway are not significant.

How is it significant?

Haddon Hall is of local historic and architectural significance to the City of Stonnington.

Why is it significant?

Historically, it is significant as one of the first examples of the Luxury flat type designed by Robert Hamilton and represents his prototype of maisonettes designed to resemble a large single-family home that he would use in his subsequent developments. Hamilton was a pioneer of maisonette developments, which were promoted as a practical alternative to a detached house and was the forerunner of the post-war townhouse. (Criteria A, D & H)

Architecturally, Haddon Hall is significant as a highly accomplished and externally intact example of inter-war flats designed in the Old English style. Details such as the fine brickwork and fachwerk, massive corbelled chimneys, and entrance gates with silhouette panels and lanterns, as well as its setting with a curved drive and original brick fence all contribute to its significance. Also for its association with Robert Hamilton, Victoria's foremost practitioner of the inter-war Old English style. (Criteria E, F & H)

Heritage Study/Consultant	Stonnington - Residential Flats in Stonnington - Heritage Citations Project, Context P/L, 2013;
Construction dates	1931,
Architect/Designer	Hamilton, Robert B.,
Other Names	Luxury flats maisonettes Hamilton,
Hermes Number	165878
Property Number	

Physical Description 1

Haddon Hall, 405 Toorak Road, Toorak, is a two-storey brick building on the corner of Toorak and Williams roads. It is L-shaped in plan, creating a sheltered courtyard at the rear. On the Toorak Road side, the building is set back behind a high brick fence and semicircular drive. The fence is built of clinker bricks with a hit-and-miss

pattern at the top. On either side of the two entry gates there is a cast-concrete gargoyle to the fence pier.

The building is expressed as two wings, one along each streetfront, with separate high hipped roofs, covered in brown Marseille tiles. There are many tall brick chimneys with wide corbelled tops and inset panels to the shafts. The walls are a combination of clinker bricks, scattered with distorted overburnt bricks to provide texture, and clinker brick fachwerk (half-timbering with brick nogging). The fachwerk is used as the upper level balcony balustrades for the entries on Toorak and Williams roads, and another verandah on Toorak Road. The nogging is in a variety of picturesque patterns. The openings above and below the fachwerk are framed with black curved timber brackets reminiscent of Medieval crucks.

Windows are mainly six-over-six double-hung sashes, with Medieval leadlight windows incorporating glass bullseyes to the staircases.

Beside the central entrance to the Toorak Road elevation, recessed beneath the fachwerk balcony, is a low entrance through an arch of timber 'crucks'. It has an arched cast-iron gate with a small sheet-metal silhouette of a lady watering plants. Beside the entrance are a Medieval-style metal lantern and a turned timber grille. The entrance on Williams Road is similar, with an arched metal gate with the silhouette of a hunting man and dog. The lamp above this door has glass bullseye panes, and the name 'Haddon Hall' in stylised lettering incised in a metal sign. There is a fachwerk panel above this doorway, as well as a pair of sash windows with diamond leadlights.

The openings to the upper-level fachwerk balconies have been infilled with single-pane windows. Two windows at the east end of the Toorak Road ground floor appear to have been replaced with modern casements with the same pattern of panes as the original six-over-six windows. The curved front drive is paved in clinker bricks, with a diamond pattern at the entrances. While very sympathetic to the building, a photo in the 1933 *Australian Home Beautiful* article shows that the curved drive originally comprised concrete tracks. The current brick paving may be an early alteration.

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/>