

# STOKESAY



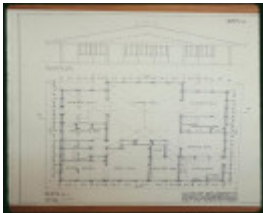
STOKESAY SOHE 2008



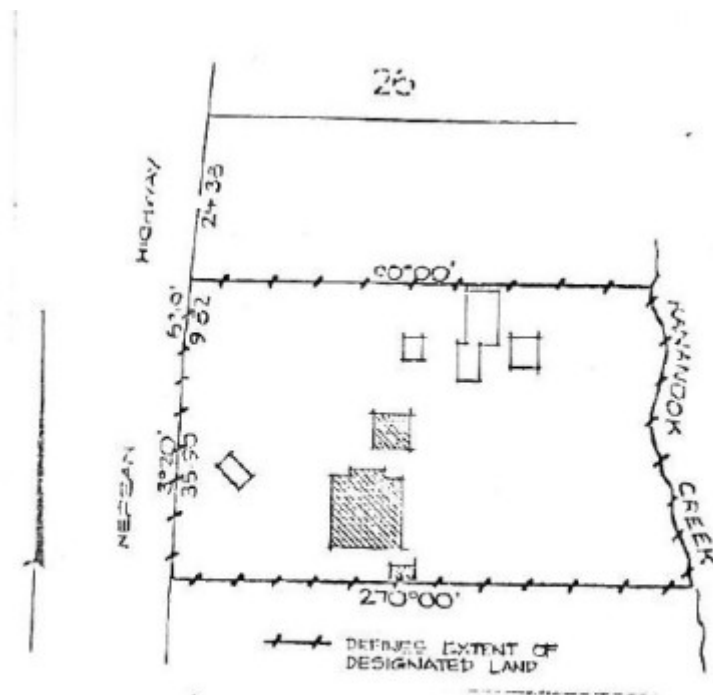
STOKESAY SOHE 2008



1 stokesay seaford front view



Stokesay floorplan



H0814 H0814 plan

**Location**

288-289 NEPEAN HIGHWAY SEAFORD, FRANKSTON CITY

**Municipality**

FRANKSTON CITY

**Level of significance**

Registered

**Victorian Heritage Register (VHR) Number**

H0814

**Heritage Overlay Numbers**

HO45

**VHR Registration**

September 5, 1990

**Heritage Listing**

Victorian Heritage Register

---

**Statement of Significance**

Last updated on - July 1, 1999

Stokesay was designed by JFW (Frederick) Ballantyne as a seaside home for Arthur P Onians in 1922. It is one of the best and most intact examples in Victoria of Knitlock construction, a segmental concrete wall system invented by Walter Burley Griffin in 1917. Ballantyne was articled to Griffin and designed Stokesay one year after he completed his articles and graduated from the University of Melbourne.

Designed on 3'6" module this single storey pyramid roofed design is a development of the one roomed house concept of Griffin's own home, Pholiota, Heidelberg (1919), expanded into a four bedroom family home. This concept is characterized by a large centralized living room with hipped ceiling and massive brick fireplace, which becomes the circulation space to all the other rooms of the house.

Adjacent to the house is a garage and laundry, and also a garden shed and garden steps all of which are built in Knitlock.

Stokesay, voted "Australia's prettiest home" by the popular home journal Australian Home Beautiful in 1925, is one of the most important examples of the influence of Walter Burley Griffin's contribution to the development of modern architecture in Australia and was designed by one of this first Australian pupils.

**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](#).

Construction dates	1922,
Architect/Designer	Ballantyne, GF,
Heritage Act Categories	Registered place,
Hermes Number	1015
Property Number	

---

## Extent of Registration

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 814:

Stokesay, 288 Nepean Highway, Seaford.

(All land contained in Certificate of Title Volume 9399 Folio 701 and three Knitlock concrete buildings shown hatched in map.)

[*Victoria Government Gazette* No. G35 3 September 1990 pp.2699-2700]

*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/>*