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## Beaumont Estate



The Beaumont Estate looking south down Melcombe Road



The Beaumont Estate looking south-west towards Hampton Court

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### Location

Melcombe Road and Magnolia Road (west), Lantana Street to Upper Heidelberg Road IVANHOE, BANYULE CITY

### Municipality

BANYULE CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO4

### Heritage Listing

Banyule City

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### Statement of Significance

Last updated on - July 1, 1999

The Beaumont Estate is the third, and architecturally the most successful, of A.V. Jennings' estates and contains houses which were innovative in their use of Modern European styles. These are sited alongside well composed examples of the more conservative neo-Tudor style, popular in Heidelberg and Ivanhoe during the inter-War period. It also contains multiple cul-de-sacs, the earliest and most successful use of this planning principle known in Victoria.

Heritage Study/Consultant Banyule - Banyule Heritage Study, Allum Lovell & Associates, 1999;

Hermes Number 123319

Property Number

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## Physical Description 1

Beaumont was the third and architecturally the most ambitious of all Jennings' estates with its cul-de-sacs and variety of styles. Edgar Gurney designed the houses, responding to both owner requirements and those of the streetscapes he was creating.

Houses styles include Moderne and English Domestic Revival. Brick colours are either pressed red clinker for the English Revival houses or cream pressed for Moderne; for both fence and house. The English Revival houses are of red brick, with hipped and gabled roofs clad with terracotta Marseilles patterned tiles. Moderne style houses are of cream and red brick, with hollow-block reinforced concrete slab flat roofs, and have large steel-framed windows, glass brick walls internally and externally, roll up insect screens, stainless steel and Australian hardwood (solid and veneer) details, built-in furniture and flush panel doors.

Externally the area retains a common fence height and type, of brick with a brick-on-edge capping course. Fences for Neo-Tudor houses feature gabled gate posts. The gates are constructed from William's wrought iron products.

The following buildings from the Beaumont Estate have individual datasheets in the *Banyule Heritage Places Study - Building Citations* Vol 2, Parts 1 & 2 (1997):

- . 2 Hampton Court (1937-38)
- . 6-8 Melcombe Road (1936-37)
- . 9 Melcombe Road (1939-40)
- . 17 Melcombe Road (1937)
- . 25 Melcombe Road (1938)
- . 3 Surrey Court (1938-39)

*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/>*