

## GROUNDS HOUSE



GROUNDS HOUSE SOHE  
2008



H01963 roy grounds house  
hill street facade aug01



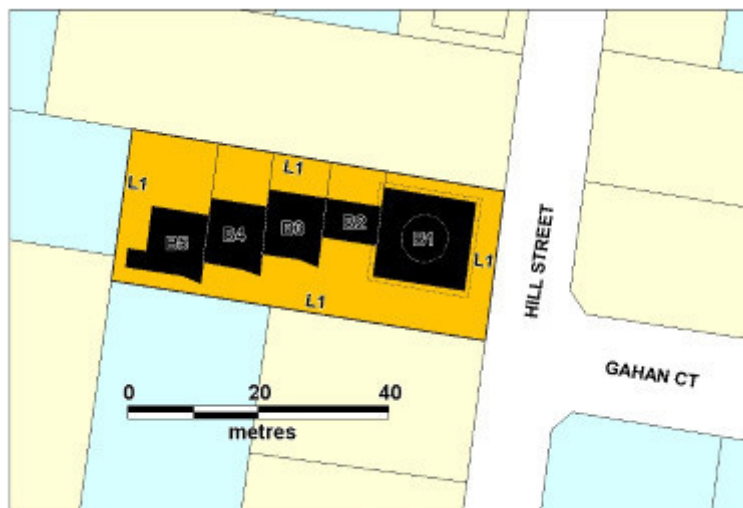
H01963 roy grounds house  
driveway aug01



H01963 roy grounds house  
rear view aug01



H01963 roy grounds house  
flats aug01



H01963 roy grounds house plan

### Location

24 HILL STREET TOORAK, STONNINGTON CITY

## Municipality

STONNINGTON CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H1963

## Heritage Overlay Numbers

HO60

## VHR Registration

December 21, 2001

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - December 20, 2001

### STATEMENT OF SIGNIFICANCE

What is significant?

The Roy Grounds house and flats at 24 Hill Street, Toorak consists of a residence with a string of four investment units behind. Noted architect Roy Grounds (later Sir Roy) designed the front house as a home for himself and his wife Betty. The plan of the house, a perfect square with a circular courtyard at its centre, is a striking essay in pure geometry, a hallmark of Ground's work during the 1950s. With only highlight windows on the external walls, all of the rooms focus on the internal courtyard, creating an inward looking, almost eastern character. This oriental influence continues to the external design, with strong solid walls, topped by projecting eaves floating above the highlight windows, and a single central large door with oversized knocker. The original planting of the courtyard with persimmon and bamboo also displays an eastern influence.

The three flats to the rear sequentially step back from the main house to allow undercover carparking. While they do not have the geometry or oriental repose of the main house, they include distinctive features such as the angled carpark walls, small slatted balconies, and a double height main space, with a tall window wall facing the side courtyard gardens.

The Grounds house was one of a number of experiments in developing architecture from pure geometry designed by Roy Grounds, an approach he began in the late 1930s. His other most famous remaining examples are the circular Henty House in Frankston, and the domed Academy of Sciences in Canberra. He was the foremost exponent of the approach in the post war period in Victoria, but it was also adopted by some of his contemporaries. The house in Toorak was widely praised at the time, and won the Victorian Architecture Medal of 1954.

In the 1950s Roy Grounds was a member of the Grounds Romberg and Boyd partnership. The partnership broke up partly in response to Ground's appointment as sole architect for the National Gallery, considered his master work, and a building that employed many of the themes in his own house at 24 Hill Street built 10 years earlier.

How is it significant?

The Roy Grounds house and flats at 24 Hill Street are of architectural significance to the State of Victoria.

Why is it significant?

The Grounds house is of architectural significance as one of the most celebrated works of modernist domestic architecture of the mid 20th century in Victoria. The perfectly square plan, with a circular courtyard at its centre, is a striking essay in pure geometry, a hallmark of Ground's work, and one of the best examples of experimentation with geometry in the work of post war avant-garde architects in Victoria.

The Grounds house is of architectural significance as one of the best designs by the noted architect Roy Grounds. Roy Grounds is considered to be one of the most important architects of his generation and certainly one of Victoria's most well known and influential modern architects. He was one of the few architects to work in the modernist idiom before WWII, and in the 1950s was a member of the Grounds Romberg and Boyd partnership, undoubtedly the most important architectural firm of its time.

## 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:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible. General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

Gardens and driveway area generally:

- \* Regular garden maintenance
- \* Installation, removal or replacement of garden watering systems

#### Unit 1 – B1

- \* Maintenance and repairs which replace like with like
- \* Repainting in existing or original colours
- \* Installation, removal or replacement of carpets and/or flexible floor coverings.
- \* Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.
- \* Replacement in bathrooms and toilets of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- \* Replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
- \* Installation, removal or replacement of hydronic or radiant type heating provided that the installation does not damage existing skirtings and architraves.
- \* Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed.
- \* Installation of smoke detectors and emergency exit signs
- \* Installation, removal or replace of bulk insulation in the roof space
- \* Removal of extraneous items such as, pipe work, ducting, wiring, antennae, aerials etc, and making good.

#### Unit 2 – B2

- \* Any non-structural internal alterations which do not impact on the external appearance of the unit.
- \* External maintenance and repairs which replace like with like

#### Units 3,4 & 5 – B3, B4, B5

- \* Maintenance and repairs which replace like with like
- \* Repainting in existing or original colours
- \* Maintenance and repairs which replace like with like
- \* Repainting in existing or original colours
- \* Installation, removal or replacement of carpets and/or flexible floor coverings.
- \* Installation, removal or replacement of curtain track, rods, blinds and other window dressings.
- \* Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.
- \* Refurbishment of bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- \* Installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
- \* Installation, removal or replacement of hydronic or radiant type heating provided that the installation does not damage existing skirtings and architraves.
- \* Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed.
- \* Installation of smoke detectors and emergency exit signs
- \* Installation, removal or replace of bulk insulation in the roof space
- \* Removal of extraneous items such as, pipe work, ducting, wiring, antennae, aerials etc, and making good.

Construction dates            1953,

Architect/Designer            Grounds, Roy,

Heritage Act Categories       Registered place,

Other Names                    ROY GROUNDS HOUSE AND FLATS, ROY GROUNDS RESIDENCE,

Hermes Number                12238

Property Number

## **Extent of Registration**

1. All of the land marked L1 on Diagram 1963 held by the Executive Director.
2. All of the buildings marked as follows on the Diagram 1963 held by the Executive Director.
  - B1 Unit 1 -Former Grounds Residence
  - B2 Unit 2
  - B3 Unit 3
  - B4 Unit 4
  - B5 Unit 5

*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/>*