
Ardene Court Flats



Ardene Court Flats, 11
Ardene Court, Hawthorn

Location

11 Ardene Court HAWTHORN, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO781

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - November 9, 2021

What is Significant?

Maisonettes and flats at 11 Ardene Court, Hawthorn are significant. Constructed in 1960-61, the flats and 'maisonettes' were designed by architect Klaus (Nick) Veltjens.

How is it significant?

11 Ardene Court is of historic and aesthetic significance to the City of Boroondara.

Why is it significant?

The maisonettes and flats at 11 Ardene Court are historically significant as a distinctive example of post-war residential development in Boroondara (Thematic Environmental History 6.3.4 & 6.7.5). (Criterion A)

The maisonettes and flats at 11 Ardene Court are significant as an unusual and rare example in Boroondara of mixed apartment and 'maisonette' development. (Criterion B)

The maisonettes and flats at 11 Ardene Court provide an excellent example of the 1960s-designed flat and house development. Their aesthetic appeal derives from their intact presentation around a garden setting with mature trees and planter boxes, with a high quality architectural design including large timber framed windows overlooking the garden, a rhythm of expressed brick pilasters and decorative balustraded cantilever balconies. (Criterion E)

Heritage Study/Consultant	Boroondara - Municipal-Wide Heritage Gap Study Volume 3: Hawthorn, Context, 2018;
Construction dates	1960,
Architect/Designer	Public Works Department,
Hermes Number	208286
Property Number	

Physical Description 1

11 Ardene Court comprises two blocks of flats and maisonettes situated at the top of the court bowl on a truncated triangular lot. The larger block sits in front of the smaller block and runs parallel with the street edge. The smaller block is sited in the southwest corner at a subservient angle to the main building, and is itself kinked to relate to the site context.

The two buildings match each other in architectural style, form and scale. Both present to the street with a two-storey form and a flat roof. Planter boxes, large windows and cantilevered balconies combine to provide a vertical emphasis to the facade, which is then offset against panels of brickwork; a detail that is repeated across the facades. A decorative dark brick panel with windows over a cantilever canopy denote the entrance to the apartments.

The main building features three two storey dwellings plus four flats. The dwellings are situated to the left of the flats and each has their own ground floor entrance. The flat entrance comprises five narrow windows over the door. A brick detail is noted on the larger building and displays a panel of brickwork in a stack bond with projecting stretchers.

The smaller building has the four-flat arrangement to the left and a two-storey residence to the right, as if to mirror the larger block. The windows above the apartment entrance are also different in that they are larger and therefore less in number.

Material wise the buildings are very similar except for different colour bricks used in the external envelope; the smaller building utilises a salmon colour brick while the larger building a buff brick. Manganese brick is used to highlight the central entrance detail and planter boxes. All windows and doors are of painted timber, with brick sills. The concrete cantilevered balconies are dressed with a steel decorative balustrade formed from truncated triangles in alternating directions.

The buildings are in a landscaped setting. Large trees are located in the open front yard. Concrete driveways and footpaths are to the front, side and rear of the site and areas of the original lawns have been reduced to accommodate expanded carparking. Lawns are located between the concrete surfaces and brick planter boxes allow planting to occur directly in front of the building. Fences are seen at the sides and rear of the property and are generally constructed of timber palings. There is a communal laundry at the rear of the main building. A communal garden shed at the southwest corner has been converted into a laundry and store for unit 12 and a paling fence erected to isolate the extended garden of Unit 12.

The buildings appear to be substantially intact. There have been some minor modifications to the first 1960 design, with the addition of small horizontal windows to improve natural lighting in the stairwells. The balustrade railing also went through at least two iterations in the original planning phase in 1960, with 'concrete grilles' replaced with a more transparent design in the final drawings. The current balcony railings appear to be original, however, their truncated triangular panels appear to have lost their corresponding mirrored truncated triangular entry door windows, which were on the first draft of the building plan, however, were abandoned in subsequent amended plans. During the 1980s the flats were renovated, including the renewal of the roofs, with the new roof sympathetic to the original design.

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/>