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# KENILWORTH COACH HOUSE (FORMER) AND TREES



Kenilworth Coach House Former and Trees



Kenilworth Coach House (Former) and Trees 2



Kenilworth Former Coach House & Drive Plantation

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## Location

10 Coach House Lane BEACONSFIELD, CARDINIA SHIRE

## Municipality

CARDINIA SHIRE

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO53

## Heritage Listing

Cardinia Shire

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## Statement of Significance

Last updated on - October 27, 2006

**2007 Study by:** *Context Pty Ltd*

What is significant? Charles Nott, gentleman and local figure of note, was first rated for the Kenilworth Villa property in the 1889-90 Shire of Berwick rate records. Nott owned land near the Burwood Highway and Pink Hill was once known as 'Nott's Hill.' On his property, Nott built a substantial villa (no longer extant), coach house and established a garden, ornamental lake and island as the setting for his villa.

Evidence of the garden and plantings, as laid out by Nott around his villa, and ornamental lake and island exist today. However, the ornamental lake and island are located west and outside of the current property boundary. Some of the 1880s plantings, including cypress, pines, Araucarias (Bunya Bunya) and deciduous exotics, remain throughout the property, along the drive, and define the Kenilworth Avenue boundary.

The coach house has been modified and gaps in boundary plantings suggest some of the original perimeter trees are no longer extant. Nott's villa is no longer extant.

How is it significant? The mature conifers and exotic trees within the Kenilworth Villa property, including the Bunya Bunyas lining the driveway and marking the entrance to the site, are of local historic and aesthetic significance to Cardinia Shire.

The former Kenilworth Coach House is of local historic significance to the Beaconsfield locality.

Why is it significant? The remains of the garden layout, plantings and coach house are significant because they represent all that remains of Nott's large mansion and gardens which were, for a long period, also used as the Berry Street Foundling Home (RNE Criteria A.4, H.1). The house was a local landmark prior to demolition. The coach house, although greatly modified, still possesses its traditional stable form and provides a link to the property's original owner, Charles Nott (RNE A.4, H.1). The mature conifers, in particular the Bunya Bunya marking the entrance to the property, also have local landmark value. The trees lining the drive are significant as evidence of the site's early layout, circulation patterns and plantings, and as mature and rare plantings within the Shire (RNE A.4, F.1). These trees also recall Nott and the other major occupiers of the property (RNE H.1).

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**1996 Study by:** *Graeme Butler & Associates*

The former Kenilworth Coach House is significant to the Beaconsfield locality and the bunya bunyas in the drive planting are significant to the Cardinia Shire because they represent all that remains of Nott's large mansion and gardens which were, for a long period, also used as the Berry Street Foundling Home. The house was a local landmark prior to demolition. The coach house has been greatly changed but still possesses a traditional stable form and hence some link with Nott. The trees on the drive are of significant as mature and rare plantings within the Shire which also recall Nott and the other major occupiers of the property.

*Local Significance - Coach House*

*Regional Significance - Drive Plantation*

Heritage Study/Consultant	Cardinia - Cardinia Local Heritage Study Review, Context P/L, 2007; Cardinia - Cardinia Shire Heritage Study 1996, Graeme Butler & Associates, 1996;
Construction dates	1889,
Other Names	44 Kenilworth Avenue, 10 Coach House Lane,
Hermes Number	29907
Property Number	

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## Physical Description 1

**2007 Study by:** *Context Pty Ltd*

Direct access onto the site was not possible during field surveys. The following information is based on the information and research from the 1996 Cardinia Shire Heritage Study, limited new research, and visual inspections of the site from outside of the Kenilworth Avenue property boundary.

Overall, the site is strongly characterised by mature conifers (*Cupressus* sp., *Pinus* sp. and *Araucaria bidwillii*) and deciduous exotics (*Ulmus* sp.) as perimeter, avenue and specimen plantings. A cluster of mature conifers and exotic deciduous trees are planted adjacent to the coachhouse (the eastern side).

This two storey hipped roof stuccoed brick structure has a gabled 'loft' window bay on the upper level indicating its former coach house function. A gabled single-storey wing is at either end and double-hung sash windows are used at ground level. Set back from Kenilworth Avenue, at the termination of the tree-lined driveway, the building has only a marginal expression as a coach house.

The coach house has been modified and is in poor condition. Its windows have been removed (pers. comm. site construction worker, 29 August 2006). Gaps in boundary plantings suggest some of the original perimeter trees are no longer extant. Nott's villa is no longer extant.

Nott's original garden layout and design included an ornamental lake and island. Recent subdivision excludes these items from the current property boundary. Topographic maps of the area, however, suggest these elements remain extant. They are located west and outside of the current property boundary (HO53).

The site is currently undergoing development works.

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**1996 Study by:** *Graeme Butler & Associates*

This two storey hipped roof stuccoed brick structure has a gabled 'loft' window bay on the upper level indicating its former coach house function. A gabled single-storey wing is at either end and double-hung sash windows are used at ground level. The building has only marginal expression as a coach house.

## Physical Conditions

Poor

*(2007 Study by Context Pty Ltd)*

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Apart from the major renovations and additions, the main hipped roof has been tiled (in place of slate or corrugated iron?) and the walls refinished.

*(1996 Study by Graeme Butler & Associates)*

## Integrity

Varies

## Physical Description 2

Key elements - Building & Tree(s)

## **Historical Australian Themes**

National Themes

4.6 Remembering significant phases in the development of towns and suburbs

8.14 Living in the country and rural settlements

*(2007 Study by Context Pty Ltd)*

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Historical Theme - 10.7 Farmhouses/farm complexes & outbuildings, gardens

*(1996 Study by Graeme Butler & Associates)*

## **Physical Description 3**

Associations - Nott, Charles (1889); Sanders, Doreen and Jim

*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/>*