

Mercht Builders Display Houses Tstowe



47084 House - Beverley Hills Drive, Templestowe



47084 House - 4 Beverlay Hills Drive, Templestowe



47084 House - Beverley Hills Drive, Templestowe



47084 House - 8 Beverley Hills Drive



47084 House - 12 Beverley Hills Drive, Templestowe



47084 House - 412 Porter Street, Templestowe



47084 House - 414 Porter Street, Templestowe



47084 House - 416 Porter Street, Templestowe



47084 House - 418 Porter Street, Templestowe

Location

4-12 Beverley Hills Drive and 408-418 Porter Street TEMPLESTOWE, MANNINGHAM CITY

Municipality

MANNINGHAM CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

Heritage Listing

Manningham City

Statement of Significance

Last updated on -

What is Significant?

The Merchant Builders Beverley Hills Drive and Porter Street precinct comprises two groups of houses at 408-18 Porter Street and 3-7 & 4-12 Beverley Hills Drive that were constructed between 1981 and 1987. With the exception of the house at 412 Porter Street, which was designed by Cocks Carmichael, the houses were designed and constructed by Merchant Builders. The houses at 408, 414 Porter Street and 3, 8-10, and 12 Beverley Hills Drive were initially used as display houses. The house at 8-10 is especially notable as it demonstrated the use of the 'Trombe' wall, a passive solar energy device. The houses are all very intact and form a distinctive grouping that is quite distinct from the traditional housing developments that surround them.

How is it Significant?

The Merchant Builders Beverley Hills Drive and Porter Street precinct is of historic and aesthetic significance to Manningham City. The 'Trombe' house at 8-10 Beverley Hills Drive is of technical significance to Manningham City.

Why is it Significant?

The Merchant Builders Beverley Hills Drive and Porter Street precinct has historic significance as it incorporates one of the last display villages constructed by Merchant Builders in Manningham City. It illustrates the continuing role of Merchants Builders in providing architect-designed houses at an affordable price. (RNE criteria A.4, D.2 and H.1)

The Merchant Builders Beverley Hills Drive and Porter Street precinct has aesthetic significance to Manningham City as a representative example of a late twentieth century housing precinct, which remains very intact. The house at No. 412 illustrates the influence of post-modern design during the 1980s.

The 'Trombe' house at 8-10 Beverley Hills Drive has technical and historic significance as a rare example of the utilization of this passive solar energy technology in a residential building, which compares with the 'Solar House' at 32 Rosco Drive, Templestowe. It illustrates the rising interest in alternative energy in the later part of the twentieth century and demonstrates the continuing commitment of Merchant Builders to exploring innovative technology in the design of their houses. (RNE criteria A.4, B.2 and F.1)

Heritage Study/Consultant Manningham - Manningham Heritage Study Review, Context Pty Ltd, 2006;

Hermes Number 47084

Property Number

Historical Australian Themes

Local Themes

8.02 - Architects

Integrity

Integrity - Intact

Physical Conditions

Condition - Good

Physical Description 1

This precinct comprises two distinct groups of houses Porter Street and Beverly Hills Drive, Templestowe, which illustrate the changes in design approach of Merchant Builders from the mid to late 1980s. The houses dating from 1981 to 1984, which include all of the original display houses, are reminiscent of Merchant's earlier developments.

The former display house at 408 Porter Street is a long, low rectangular flat-roofed pavilion - this appears to be a similar design to the house at 6 Beverly Hills Drive, and to the other display house at 3 Beverly Hills Drive. The former display house at 12 Beverly Hills Drive is a split-level brick house with a pitched roof. This design appears to also have been used at Nos. 5 and 7. The 'Trombe' house at 8-10 Beverly Hills Drive is a long low pavilion orientated east-west with a pitched roof. All of the houses are carefully integrated with the surrounding gardens, which use a mix of native trees consistent with earlier Merchant's houses. Three of the houses have painted bagged brickwork. All remain largely intact with only minor modifications. The carport to No.6 has been partially enclosed by rendered brick walls to form a garage, while the gable roofed carport with a lattice screen to No.8 is possibly a later addition. No.4 has a garage pavilion to the front and is screened by high timber paling fence along front boundary which is at odds with the low-key presentation of other houses within precinct.

The other Porter Street houses at Nos. 412-418 (which date from 1984-87) on the other hand are distinctly different and are not designed in the restrained, carefully sited, manner characteristic of the other earlier Merchant Builders houses in the precinct and elsewhere in the study area. They are brick residences with gable ends facing the street. The pitched roofs have chimneys and minor decoration such as oculus vents in gables, chimney caps and lattice screens. Three of the four houses have painted bagged brickwork. All remain largely intact with only minor modifications.

The house at 1 Beverly Hills Drive is sympathetic to the Merchants group. Like the Merchants house it is well integrated with their sloping sites and has a transverse gable roof. It is possible (but not certain) that this is a Merchant Builder's design as well.

Physical Description 2

Threats - Redevelopment

Physical Description 3

Key elements

Group of buildings

Tree(s)

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/>