

Statement of Significance: Heyington Gardens, 2 Theodore Court, Toorak, October 2023

Heritage Place: Heyington Gardens, Toorak	PS ref no: HO735
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(Source: Extent Heritage Pty Ltd, 2021)

What is significant?

The apartment block at 2 Theodore Court, Toorak, (otherwise known as Heyington Gardens), is significant. The built form, scale, fenestration and materiality of the Post-war Modernist apartment block is of local significance. The landscaping and later alterations and additions to the property are not significant.

How is it significant?

Heyington Gardens is of historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

Heyington Gardens is historically significant to the City of Stonnington as a highly intact example of the historical rise in high-rise luxury apartment blocks in Toorak in the immediate post-war years. Prior to this rise, Toorak was characterised by remnant Victorian era estates that were subdivided and re-developed at the turn of the 20th century through to the interwar years. The widespread development of architect designed high-density apartments in the post-war era continued yet saw a shift in this subdivision trend. This phase of development not only altered the physical character of Toorak's streetscapes, but also changed the social make-up of the suburb by encouraging more single people to live within the area. (Criterion A)

Heyington Gardens is of representative significance to the City of Stonnington as a highly intact and discernible example of a Post-war Modernist luxury apartment block, an idiom primarily defined by an emphasis on bold rectilinear forms, clean lines, large glass windows and a combination of traditional and modern materials. Key elements contributing to this significance at Heyington Gardens include the distinct rectilinear form and scale, unique footprint comprising twelve elevations, the utilisation of brick masonry to great affect with fenestration and patterning composed of projecting bricks running the full height of the tower, the stepped flat roof form and penthouse balconies staggering the roof design and preventing bulk, as well as its visual prominence from Heyington Place established by its form, sitting, height and setbacks. (Criterion D)

Heyington Gardens is aesthetically significant to the City of Stonnington as a highly intact and visually striking Post-war Modernist apartment block designed by European émigré modernist architect Dr. Ernest Fooks. Attributes contributing to the aesthetic significance of the site include the rectilinear form, stepped plan creating a unique triple fronted facade, dark brown and blond brick patterning running the full height of the tower, the projecting balconies seemingly unsupported with steel railings that add a sense of strength and lightness, and the use of glazing on the building façade to avoid a

heavy façade design. These features, along with its sitting on a central court lot, combine to create a bold yet enduring architectural character. (Criterion E)

Primary source

Heyington Gardens, 2 Theodore Court, Toorak, Citation Report, Extent Heritage Pty Ltd, October 2023.