

# Hamilton Close Cluster Housing, 1 & 9 Hamilton Road, Malvern – Statement of Significance, June 2021

<b>Heritage place:</b> Hamilton Close Cluster Housing, 1 & 9 Hamilton Road, Malvern (1-11/1 & 1-7/9 Hamilton Road)	<b>PS ref no.:</b> HO693
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*Figure 1. Part of the Hamilton Close Cluster Housing at 1 & 9 Hamilton Road, Malvern (May 2021)*

## ***What is significant?***

The Hamilton Close Cluster Housing at 1 & 9 Hamilton Road, Malvern, constructed from 1977-1981.

Elements that contribute to the significance of the place include (but are not limited to):

- Careful siting of dwellings within a communal landscaped setting to maximise physical and visual access to open space while also providing each dwelling with privacy and access to natural light
- Universal design language to dwellings, including:
  - Low-profile one or two-storey forms
  - Common materiality, including pale brown face brick, painted timber details (for example to doors, gates and fascias), and consistent door and window detailing
  - Skillion and gable roofs with parapets and concrete roof tiles
- Private gardens and courtyards provided to each dwelling

- Substantial communal open space defined by an internal road network (that references the driveway of the earlier mansion located on the site) containing mature specimen trees, expanses of lawn, and densely planted garden beds. A consistent palette of material is applied to the communal open space, including asphalt roadways, red brick edging to internal roadways and garden beds, brick paving to individual unit entrances, and electric lanterns with brown glass orbs.

Later alterations and additions to individual buildings and landscaping are not significant.

### ***How is it significant?***

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The Hamilton Close Cluster Housing is of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

### ***Why is it significant?***

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The Hamilton Close Cluster Housing has a clear association with the development of cluster housing in Victoria in the post-war period, which was a direct result of the *Cluster Titles Act 1974*. As the first cluster housing development in the municipality and one of the first of its type in Victoria, the Hamilton Close Cluster Housing demonstrates the shift towards more affordable housing and higher density living which characterised suburban development throughout Melbourne in the late-twentieth century (Criterion A).

The Hamilton Close Cluster Housing is a fine and highly intact representative example of a post-war cluster housing development in the City of Stonnington. It displays typical features of the cluster housing typology, which developed across Victoria in the post-war period, including low-profile buildings built to simple standardised designs with low-pitched roof forms, private gardens and courtyards, a neutral colour palette, the use of typical materials such as brick and timber, and the provision of communal open spaces and car parking and access (Criterion D).

The Hamilton Close Cluster Housing at 1 & 9 Hamilton Road is a carefully designed and well-resolved example of a cluster housing development of the 1970s designed by prominent architectural firm, Bates Smart & McCutcheon. The housing development, which comprises a cluster of dwellings with private gardens and courtyards built to simple standardised designs, are sited to provide privacy and maximise open space, while also being set within a communal open landscaped setting. The effect is a picturesque composition of this housing type. The retention of the original nineteenth century driveway alignment and a number of nineteenth century Cypress and oak trees, contribute to the setting of the place (Criterion E).

### **Primary sources:**

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Malvern Heritage Review, GJM Heritage (June 2021)