

Victorian Heritage Register



VICTORIAN HERITAGE REGISTER NUMBER: H2053

NAME: BICKLEIGH VALE

LOCATION: 5-27 BICKLEIGH VALE ROAD and 2-28 BICKLEIGH VALE ROAD and 112-142 CARDIGAN ROAD and 9-23 PINE ROAD and 80-106 PEMBROKE ROAD and 1-9 EDNA WALLING LANE and 2 EDNA WALLING LANE MOOROOLBARK, Yarra Ranges Shire

LOCAL GOVERNMENT AREA: YARRA RANGES SHIRE

CATEGORY: Heritage place

DATE REGISTERED:

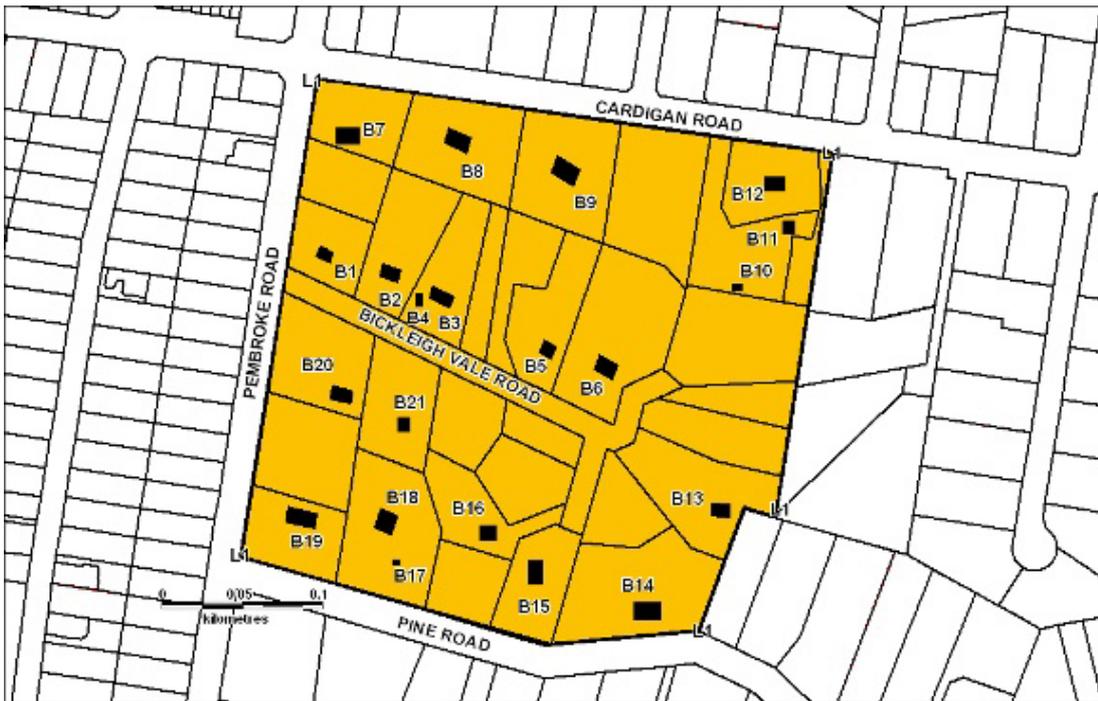
FILE NO: 600956; HER/2002/000122; PL-HE/03/0087 [1-3]; 10/016313-01



Victorian Heritage Register



- EXTENT:**
1. All the buildings marked as follows on Diagram 2053 held by the Executive Director:
 - B1 Hurst
 - B2 The Sheilan
 - B3 Glencairn
 - B4 garage
 - B5 Badgers Wood
 - B6 Wimborne
 - B7 112 Cardigan Road
 - B8 Bena Lodge
 - B9 Winty
 - B10 Workshop
 - B11 guest cottage
 - B12 Braemark
 - B13 The Cabin
 - B14 Sonning
 - B15 Devon Cottage
 - B16 The Barn
 - B17 shed
 - B18 Lynton Lee
 - B19 Cornerways
 - B20 Mistover
 - B21 Downderry
 2. All of the land marked L1 on Diagram 2053 held by the Executive Director



STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

What is significant?

Bickleigh Vale is a landscaped village of approximately 10ha created in the 1920s by leading Australian landscape gardener and designer Edna Walling (1895-1973). Bickleigh Vale was developed around Walling's own residence, 'Sonning' built in 1921 and her studio 'The Cabin'. Walling lived in the village for most of her working life, moving from 'Sonning' to 'The Barn' in 1951, before moving to Queensland in 1967. Bickleigh Vale was named after the village in Devon, England where Walling was raised.

The village was developed from the 1920s in a consistent style by Walling and a group of likeminded purchasers until the 1950s, whilst subsequent subdivision has created more than 30 properties. The design of all allotments in the first few decades was closely controlled by Walling, and part of the 'Sonning' garden was used by Walling as a nursery from which plants were supplied to purchasers. Many of Victoria's most influential landscape designers including Eric Hammond, Ellis Stones and Glen Wilson gained experience working in the village.

The landscape character is of densely planted trees and shrubs across the gently undulating topography into which cottages and roads have been constructed. The mature enclosed landscape allows only glimpses of the cottages and houses behind the plantings and sloping land. The planting is diverse and includes old remnant gums, and introduced evergreen trees and shrubs that provide contrasts of leaf and flower colour, and form and texture throughout the seasons. The landscape design includes stone walls, steps, ponds, arbours, flagstones and gravel drives, and richly planted gardens. Low front fences of timber, stone or wire occur, and some properties have place names fixed to gates or fences. An important feature of the village is the use of wire fences covered in shrubs and climbers to provide a continuous uninterrupted landscape amongst the cottages and houses.

The landscape retains indigenous Blackwood (*Acacia melanoxylon*) and gums, including *Eucalyptus macrorhyncha*, *E. rubida*, *E. goniocalyx*, *E. melliodora*, *E. obliqua*, *E. ovata*, *E. radiata*, *E. cephalocarpa* and *E. viminalis*. Exotic plants were introduced into the remnant vegetation and include conifers, deciduous and evergreen trees, shrubs, perennials and bulbs, and many Australian natives that are a feature of Walling gardens. Of the larger growing trees there are numerous pines (*Pinus*), oaks (*Quercus*), cypress (*Cupressus*), cedar (*Cedrus*), elms (*Ulmus*), poplars (*Populus*), ash (*Fraxinus*) and gums (*Eucalyptus* and *Corymbia*). The earliest introduced plantings were pines, and numerous Monterey Pines (*Pinus radiata*) occur along Pine Road and Bickleigh Vale Road, and throughout the estate. Also along Bickleigh Vale Road are several uncommon Bishop's-cone Pine (*Pinus muricata*). Other conifers of contrasting form have been planted including Monterey Cypress (*Cupressus macrocarpa*), Golden Cypress (*C. macrocarpa* 'Horizontalis Aurea'), Bhutan Cypress (*C. torulosa*), Mexican Cypress (*C. lusitanica*), Smooth-barked Arizona Cypress (*C. glabra*), with blue-green foliage, and the narrow crowned Italian Cypress (*C. sempervirens*).

The Walling 'signature' plants widely planted at Bickleigh Vale include *Acacia*, *Acer*

palmatum, *Acmena*, *Abelia*, *Amelanchia*, *Arbutus*, *Betula*, *Berberis*, *Buddleja*, *Buxus*, *Camellia japonica*, *Camellia sasanqua*, *Carpinus*, *Catalpa*, *Chaenomeles*, *Chimonanthus*, *Choisya*, *Cornus*, *Cotinus*, *Cotoneaster*, *Crataegus*, *Diospyros*, *Duetzia*, *Eleagnus*, *Enkianthus*, *Forsythia*, *Hydrangea*, *Jasminum*, *Kerria*, *Kolkwitzia*, *Laurus*, *Leptospermum*, *Ligustrum*, *Liquidambar*, *Liriodendron*, *Lonicera*, *Malus*, *Magnolia*, *Nandina*, *Osmanthus*, *Philadelphus*, *Photinia*, *Pittosporum*, *Populus*, *Prostanthera*, *Prunus*, *Prunus lusitanica*, *Pyracantha*, *Pyrus*, *Raphiolepis*, *Spiraea*, *Syringa*, *Viburnum*, *Wisteria*; and *Helleborus*, *Anemone*, *Agapanthus*, *Viola*, rose cultivars and numerous bulbs, including *Nerine*, *Ixia*, *Sparaxis*, *Narcissus*, *Hyacinthoides*, *Leucojum*, *Iris*, and *Muscari*.

The houses and outbuildings that were designed or approved by Edna Walling in what she termed 'the English style' include her own home 'Sonning' which was rebuilt in 1936 following the destruction of 'Sonning I' in a fire, 'The Cabin' (now 'Sarn'), 'Lynton Lee', 'Cornerways', 'Mistover', 'The Barn', 'Downderry', 'Hurst', 'The Sheilan', 'Glencairn', cottage at 11 Bickleigh Vale Road, 'Badgers Wood', 'Wimborne', 'Braemark', guest cottage and workshop at 138 Cardigan Road (formerly part of 'Braemark'), 'Winty' and 'Bena Lodge'. All have a harmonious combination of design elements such as rustic stone on lower levels, dark stained shingles on upper gable ends, simple multi-paned casement windows, dormer windows, prominent stone chimneys, and French doors opening onto patios with attached stone and timber pergolas.

How is it significant?

Bickleigh Vale is of aesthetic (landscape), scientific (horticultural), historical and architectural significance to the State of Victoria.

Why is it significant?

Bickleigh Vale is of aesthetic (landscape) significance as the major work of its creator, the gifted and single-minded landscape designer Edna Walling. Walling received her certificate from Burnley Horticultural College at the end of World War One and was one of the first women to establish a successful garden design practice. Her reputation was enhanced by her regular gardening column in the *Australian Home Beautiful* which popularised her ideas about gardens and their designs. The village survives as her largest single creation, and is significant for the retention of much of the landscape character as planned by Walling, and the survival of many cottages created or approved by Walling, as well as garden plantings inspired by Walling's writings and designs. The aesthetic quality of the landscape includes the apparently casual nature of the internal lanes, the character of the mature plantings, the continuous nature of the landscaping which permits glimpses of carefully sited cottages, and the complementary relationship between exotic and Australian plants.

Bickleigh Vale is of scientific (horticultural) significance for its many outstanding trees and plantings, including stands of rare oaks and other deciduous varieties. Numerous plants occurring at Bickleigh Vale were popularised by Edna Walling. Individual properties have

plantings of horticultural and landscape value. This includes the following outstanding or rare oaks; two *Quercus bicolor* at 'Sonning' and another tree at 'The Barn', *Quercus macrocarpa* and *Q. accutissima* at 'Glencairn', a rare *Quercus aff.lobata* at 'Sonning' and a very large *Quercus ilex* at 'The Barn'. In the 'Lynton Lee' garden are *Quercus* 'Macedon', *Q. rubra*, *Q. macrocarpa*, *Q. nigra* and *Q. canariensis*. Other outstanding deciduous trees are wide spreading Golden Elms (*Ulmus glabra* 'Lutescens') at 'Badgers Wood' and 'Downderry', an outstanding *Zelkova serrata* at 'Glencairn', an Algerian Oak (*Quercus canariensis*) at 'Locharden', and a large Hornbeam (*Carpinus betulis*) at 11 Bickleigh Vale Road. Both 'Sonning' and 'Lynton Lee' have impressive stands of Silver Birch (*Betula pendula*), a popular Walling planting. 'Lynton Lee' also has an uncommon Himalayan Pine (*Pinus wallichiana*), and at 'Badgers Wood' there is a wide spreading Hawthorn (*Crataegus* sp.) and at 'Locharden' a large stand of Tea-tree (*Leptospermum* sp.)

Walling's own garden at 'Sonning' is significant for being largely intact with a wide variety of trees and shrubs including *Sequoiadendron giganteum*, *Sequoia sempervirens*, and *Cupressus torulosa*, beside the entrance gate, *Pseudotsuga mensiezii* and an outstanding *Chamaecyparis funebris*. 'The Cabin' has an impressive *Callitris glaucophylla*, and at 'Wimborne' there is a fine *Chamaecyparis lawsonniana*. Of horticultural significance are the *Malus x purpurea* 'Sonningensis' a crabapple selected about 1936-40 by Edna Walling from her garden 'Sonning' and planted at 'Lynton Lea' and 'Mistover'. There is a fine example of *Rosa* 'Edna Walling', a rose named in her honour, growing over the front of 'Glencairn'. 'Glencairn' also has an unusual moss lawn.

Bickleigh Vale is of historical significance for being conceived and developed some years before Walling gained recognition and achieved commercial success as a gardener. The subdivision plan, influenced by Walling is largely retained and is reflected in the spatial disposition and generally low density of residences, the major boundary plantings and fence lines, and the boundaries of roads and lanes. Bickleigh Vale attracted a small community of her female friends who lived at various times in the different cottages and houses. The Village is an extraordinary experiment in urban design and was during and beyond her lifetime an inspiration for her followers.

Bickleigh Vale is of architectural significance for the design of the cottages and houses, particularly for the harmonious combination of materials. Also of architectural significance are the hard landscape elements including ponds, stone walls, paving and other works which complement the design of the cottages and which together with the cottages exemplify Walling's individual and original approach to a unified and integrated cottage-village design ideal. Although many of the original cottages have been extended or altered, all retain significant Walling influence.

PERMIT POLICY:

Permit policy is to protect the cultural heritage significance of Bickleigh Vale and those elements that form, or contribute to, the significance. The purpose of the permit exemptions is to allow works that do not affect the cultural heritage significance of Bickleigh Vale to take place without the need for a permit.

A permit is not required for routine repairs and maintenance which replace like with like materials, or emergency and safety work.

A permit is required for demolition of any registered structure.

A permit is required for any new structure or external alteration or addition to an existing structure. This includes construction or erection of fences, carports, garages, pergolas, sheds, swimming pools, tennis courts, rainwater tanks or similar structures.

A permit is not required for internal works to the registered buildings, except at Sonning (former home of Edna Walling).

Gardens and trees are continuously changing and subject to environmental factors. The process of gardening, weeding, mowing, pruning, hedge maintenance, and replanting is acknowledged as being important for the conservation and welfare of gardens. It is acknowledged that trees will eventually die and gardens require constant renewal and planting changes may be necessary. The unavailability of plant species and changes to maintenance and cost considerations may require species substitution.

Permit policy should take account of the following documents:

Olsen, Wilken & Associates, *Restoration and Maintenance Management Plan for Sonning Garden, prepared for Ann West in part fulfilment of Amendment L4, of the Shire of Yarra Ranges Planning Scheme*, September 1997

Trevor Westmore, Shire of Yarra Ranges Heritage Advisory Service, *Bickleigh Vale Estate, Mooroolbark Preliminary Guidelines*, August 2003

PERMIT EXEMPTIONS:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and the Executive Director shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation

Victorian Heritage Register



Management Plan or a Heritage Action Plan endorsed by Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

General Conditions: 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

The following works are exempt from the need for a permit:

- * all exterior general repairs and maintenance to registered buildings, including repainting, and the removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good
- * interior works to all properties (except Sonning) where alterations do not affect the outward appearance of the building
- * garden furniture, barbecues, garden lighting
- * replanting of plant species to conserve the landscape character in accordance with the original Edna Walling concept
- * the process of gardening, hedge clipping, mowing, mulching, bedding displays, removal of dead plants, disease and weed control, emergency and safety works
- * management of trees in accordance with Australian Standard Pruning of Amenity Trees AS 4373
- * installation, removal or replacement of garden watering systems
- * repairs conservation and maintenance to hard landscape elements: paving, paths, walls and steps, pergolas, arbors and other garden structures which replace like with like
- * road maintenance and safety works
- * non-commercial signage, lighting, security, fire safety and other safety requirements, provided no structural building occurs



**RECOMMENDATION AND DETERMINATION ON A
NOMINATION TO THE VICTORIAN HERITAGE REGISTER**

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VHR NO: H2053

LOCATION: 5-27 BICKLEIGH VALE ROAD and 2-28 BICKLEIGH VALE ROAD and 112-142 CARDIGAN ROAD and 9-23 PINE ROAD and 80-106 PEMBROKE ROAD and 1-9 EDNA WALLING LANE and 2 EDNA WALLING LANE MOOROOLBARK, Yarra Ranges Shire

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OFFICER/S REPORTING: jh

RECOMMENDATION BY EXECUTIVE DIRECTOR

- That the Place or Object be included in the Heritage Register [Section 32(1)(a)]

_____ Manager Heritage Assessments	_____ Date	_____ Executive Director	_____ Date
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DETERMINATION BY HERITAGE COUNCIL

(Strike out where not applicable)

- That the Place or Object be included in the Heritage Register [Section 42(1)(a)]
- That ALL or PART of the Place be included in the Heritage Register [Section 42(1)(b)]
- That the Place or Object or part of a place NOT be included in the Heritage Register [Section 42(1)(c)]
- That the Place NOT be included in the Heritage Register but instead referred to the relevant planning authority [Section 42(1)(d)(i)]
- That the Place or Object NOT be included in the Heritage Register but instead other steps be taken to protect or conserve it [Section 42(1)(d)(ii)]

Comment:

Meeting No	Date	Registrations Co-ordinator	Date
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