

South Australian Heritage Council

Submission on whether the entry of **Shandon (flats)** should be confirmed in the South Australian Heritage Register

The South Australian Heritage Council can only take into account heritage significance of a place as defined by the *Heritage Places Act 1993* (Act) when considering places for entry on the South Australian Heritage Register. Using the table below, please provide evidence or information to explain why you believe the place does or does not meet the criteria under the Act.

Criteria

Criteria under the <i>Heritage Places Act 1993</i> , section 16(1)	Provide evidence or other information why you believe criteria applies or does not apply to this place
(a) it demonstrates important aspects of the evolution or pattern of the State's history	<p>By the time the Depression was easing in 1935, the demand for housing greatly outstripped supply. Adelaide's newspapers were full of vigorous debate on the pros and cons of the modern flats that had become popular in London, Sydney and Melbourne.</p> <p>The end of the Depression corresponded with a growing desire for smaller, cheaper and more manageable properties equipped with modern conveniences. Fortunately, innovations in design and technology contributed to making smaller dwellings more liveable. Technical advances such as sound-proofing and insulation, along with design innovations such as staggered entrances, made it possible for people to live in closer proximity</p>

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	<p>while retaining that all-important sense of privacy and amenity.</p> <p>Purpose-built Inter-War flats were a response to the pressures mentioned above. Construction of flats of this type began as the worst years of the Depression ended, with the construction of Rogart Flats in Millswood in 1936. By the late 1930s, flats were being constructed in somewhat greater numbers, particularly in Glenelg. However, the overall number of dedicated flat developments was still small, (see Criterion {b} below). The entry of the Japanese into WWII meant that from 1942, residential construction halted, leaving a legacy of only some 50 purpose-built Inter-War flats in South Australia.</p>
(b) it has rare, uncommon or endangered qualities that are of cultural significance	<p>Inter-War flats were built in much greater numbers in Sydney and Melbourne than was the case in Adelaide. Figures from the 1947 Census show that in Sydney, 19% of all dwellings were flats, while in Melbourne the figure was 10% and for Adelaide only 5.7%.</p> <p>In other words, purpose-built Inter-War flats were uncommon in South Australia and some have subsequently been lost, with only 50 identified as still remaining. With increasing pressure for development, it is vital that the best and most intact remaining examples of this group of dwellings be preserved to demonstrate important patterns of habitation, technology and life-style during a critical period of the 20th century.</p>
(c) it may yield information that will contribute to an understanding of the State's history, including its natural history	

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(d) it is an outstanding representative of a particular class of places of cultural significance	<p>Shandon is an unusually intact example of its type, perhaps in part due to having remained in the hands of the original owner, Mrs Edith Duncan, for its first 45 years.</p> <p>Shandon Flats serve to illustrate both the increasing influence of women in the design, commissioning and management of new dwellings during the middle part of the twentieth century. Women in particular valued privacy in a home and were reluctant to share bathrooms and kitchens or to feel that they and their visitors were ‘under surveillance’ due to shared passages or hallways. Architects and builders were forced to take these aspirations into account.</p> <p>Windows and balconies in groups of flats such as Shandon were designed so that there was no over-looking from one flat to another. Well-designed balconies promoted air circulation and admitted light. Sound privacy was facilitated by the application of new technologies such as sound insulation, while labour-saving devices were incorporated into the new dwellings. Most, if not all, flats included a garage, for the safe parking of the private car that was so aspirational in the late 1930s.</p>

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<p>(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics</p>	<p>Shandon flats demonstrate an assured blend of clean horizontal lines, executed in contrasting bands of red brick and cream render, with contrasting vertical elements in the massive chimney towers in clinker brick. These in turn show typical Art Deco decorative elements of stepping and fluting.</p> <p>Other important features are the long, cantilevered balconies that wrap around the upstairs flats, contributing to the smooth ‘Waterfall’ façade of Shandon Flats.</p> <p>The name of the building has been executed in metal letters in a font appropriate to the late 1930s. Naming was an important element in flats designed during this period: other examples being Cranbrook on Goodwood Road, Millswood and Brucedon Court on Cross Road at Hawthorn.</p>
<p>(f) it has strong cultural or spiritual associations for the community or a group within it</p>	
<p>(g) it has a special association with the life or work of a person or organisation or an event of historical importance</p>	<p>The designer and builder of Shandon flats, Ronald Leslie Golding, is now gaining overdue recognition as an important proponent of the Art Deco and Streamline styles in Adelaide. This is demonstrated by the elevation of Everard Court flats to the State Heritage register in 2023. Golding was only 26 years of age when he set up his own company, the Architectural Homes Company, with four commissions already under his belt at that time.</p>

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Declaration

The South Australian Heritage Council is committed to transparency in relation to the listing process and wishes to enhance public confidence in the nomination, listing and decision-making process. The Council's policy is to make nominations for State heritage listing and submissions on provisional entries publicly available via webpage or to interested parties. The Council will adhere to the Privacy Principles and your name and personal details will not be released.

I/ [redacted]
[name] wish to make a written representation regarding the provisional entry of **Shandon (flats)**. The information I have provided is correct to my knowledge.

- ☒ I **support** the confirmation of this provisional entry
☐ I **do not support** the confirmation of this provisional entry

I **do not** wish to appear personally before the Council to make oral representations.

Signature: [redacted] Date: 27-1-24

Please attach any relevant documents.

A heritage officer may contact you to discuss this submission.

Please provide your contact details here:

Phone: [redacted] Email: [redacted] [redacted]

[redacted]
Address: [redacted]

Phone: +61 8 8124 4960 | Email: DEWheritage@sa.gov.au | Post: GPO Box 1047, Adelaide SA 5001
www.environment.sa.gov.au/topics/Heritage

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This form must be received by 5pm on **12 April 2024**.

Please return the completed form to:

Executive Officer

South Australian Heritage Council

GPO Box 1047

ADELAIDE SA 5001

Email: DEWHeritage@sa.gov.au