

Statement of Significance: Canterbury Road Precinct, Toorak, October 2023

Heritage Place: Canterbury Road Precinct, Toorak

PS ref no: HO748



What is significant?

The Canterbury Road Precinct, comprising a group of freestanding Victorian cottages on Canterbury Road, Toorak, is significant.

The precinct is wholly characterised by contributory graded buildings.

Character elements that contribute to the significance of the precinct include:

- The distinctive pattern of the 1882 subdivision of Poynton Estate and subsequent development created by the cohesive group of Victorian era buildings;
- A high degree of intactness arising from the same construction period and absence of modern infill;
- The regularity and harmony of the single-storey, freestanding Victorian era cottages characterised by modest built forms, hipped roofs, single and double fronted façades, raised portico entrances, bracketed eaves, timber sash windows, rendered walls and open face dichromatic brickwork;
- The uniformity of allotments, siting, setbacks and building heights across the precinct;
- Cast iron lacework, balustrade and bullnosed awnings at 4-8 Canterbury Road, Toorak.
- Cast iron palisade fencing with decorative cast iron posts at 4 Canterbury Road, Toorak.

Later alterations and additions to the properties are not significant.

How is it significant?

The Canterbury Road Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Canterbury Road Precinct is of historical significance as a small pocket of cottages that were developed within a short period of time as investment properties following the 1882 subdivision of Poynton Estate, which precipitated the area's shift from sparsely developed paddocks and mansion estates to a suburban upper-middle class enclave. The dwellings were developed during an important phase for Toorak, being the land boom of the 1880s that saw a period of land speculation, rapid subdivision and development. This group of houses therefore forms a tangible link to this period of development. (Criterion A)

The Canterbury Road Precinct is of local aesthetic significance as an intact and visually cohesive collection of single-storey freestanding Victorian cottages. The buildings retain a high level of integrity as a group and demonstrate stylistic cohesion through uniformity in built form, materials, detailing, ornamentation, fenestration, allotment sizes, setbacks and height. The formal entrance porticos at 10-16 Canterbury Road are also of particular note as a unique feature for this era, distinguishing it from other Victorian era building stock. Combined, these elements create a harmonious and attractive collection of buildings that are free from modern infill within the curtilage. (Criterion E)

Grades

Street address	Grading
4 Canterbury Road	Contributory
6 Canterbury Road	Contributory
8 Canterbury Road	Contributory
10 Canterbury Road	Contributory
12 Canterbury Road	Contributory
14 Canterbury Road	Contributory
16 Canterbury Road	Contributory

* S: Individually significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Primary source

Canterbury Road Precinct, Citation Report, Extent Heritage Pty Ltd, October 2023.