

## Statement of Significance: Landale Road Precinct, Toorak, October 2023

**Heritage Place:** Landale Road Precinct, Toorak

**PS ref no:** HO768



### What is significant?

The Landale Road Precinct, comprising properties on Landale Road, Williams Road and Rathmines Street, as well as the mature London plane (*Platanus × acerifolia*) street trees along Landale Road, is locally significant.

Significant buildings include:

- Aroona at 7 Landale Road, Toorak (highly intact and fine example of an Interwar Georgian Revival residential building attributed to the Landale family).
- 8 Landale Road, Toorak (highly intact and fine example of an Interwar Old English residential building).
- Kings Lynn at 280 Williams Road, Toorak (highly intact and fine example of an Interwar Old English apartment building, design by architect P. J. O'Connor).
- Park Manor Flats at 284 Williams Road, Toorak (highly intact and fine example of an Old English apartment building with Art Deco derived features).

The remainder of the precinct is characterised by a mixture of contributory and non-contributory buildings. Refer to grading maps for designations.

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

- The generous allotments and subdivision pattern established by the 1926 subdivision of Aroona Estate;
- The presence of a group of significant residences and apartment buildings of varying Interwar styles, including Old English, Art Deco and Georgian Revival;

- The presence of a group of contributory residences and apartment buildings in varying interwar era styles, including Georgian Revival and Old English;
- The high integrity of significant and contributory interwar buildings when viewed from the street. Most dwellings typically survive with their presentation to the street largely unaltered, retaining key elements such as roof forms, chimneys, fenestration, materiality including render, timber joinery and tiled roofs, as well as finer decorative detailing;
- The regularity and harmony of the interwar era building stock focused primarily around one street;
- Building designs reflecting the growing popularity of interwar flat development;
- Original brick boundary fences to some properties; and
- Landscape setting established by the cul-de-sac, bluestone kerb and guttering (some original and some contemporary) and well established, mature London plane (*Platanus × acerifolia*) street trees.

Later alterations and additions to the properties are not significant.

### How is it significant?

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The Landale Road Precinct is of local historical, representative, and aesthetic significance to the City of Stonnington.

### Why is it significant?

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The Landale Road Precinct is historically significant as part of the 1926 subdivision of the Aroona Estate which saw the formation of generous allotments and the creation of Landale Road. It is also historically significant for being attributed to now demolished 19th century Victorian property Mount Verdant Estate. The precinct forms a tangible link to both the late Victorian and interwar subdivision story of Toorak. (Criterion A)

Due to the architectural unity of many of the buildings and clearly definable precinct curtilage primarily over one street, the Landale Road Precinct is a very good representative example of Interwar Old English design. (Criterion D)

The Landale Road Precinct is aesthetically significant as an intact, high-quality and visually cohesive group of buildings in the City of Stonnington for this period of interwar development. The streetscape consists of a number of grand and well-detailed freestanding dwellings and apartment buildings that display cohesion through built form, materials, fenestration, and heights, and some original brick boundary fences. The precinct also has a strong garden estate character stemming from the well-kept gardens and mature London plane (*Platanus × acerifolia*) street trees. Although there is some later infill development, the properties and landscape setting still present as a harmonious and attractive streetscape. (Criterion E)

### Grades

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Street address	Proposed Grading
1 Landale Road	Non-Contributory
1A Landale Road	Non-Contributory
2 Landale Road	Contributory
3 Landale Road	Non-Contributory
3A Landale Road	Non-Contributory
4 Landale Road	Contributory
5 Landale Road	Non-Contributory
5A Landale Road	Non-Contributory
5B Landale Road	Non-Contributory

Street address	Proposed Grading
6 Landale Road	Contributory
6A Landale Road	Non-Contributory
7 Landale Road	Significant
8 Landale Road	Significant
9 Landale Road	Non-Contributory
10 Landale Road	Non-Contributory
278 Williams Road	Contributory
280 Williams Road	Significant
284 Williams Road	Significant
2 Rathmines Street	Non-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

*Landale Road Precinct, Toorak, Citation Report, Extent Heritage Pty Ltd, October 2023.*