Statement of Significance: Toorak Road and Heyington Place Precinct, Toorak (March 2022)

Heritage Place: Toorak Road and Heyington Place Precinct, Toorak	**PS ref no:** HO765



What is significant?

The Toorak Road and Heyington Place Precinct, comprising properties on Toorak Road and Heyington Place, is locally significant.

Significant properties include:

- Byronya at 605 Toorak Road, Toorak (highly intact and fine example of an Interwar Georgian Revival building and matching front fence designed by Eric C. Beedham).
- Towart Lodge at 607 Toorak Road, Toorak (highly intact and fine example of an Interwar Georgian Revival building with Spanish Mission influences designed by noted architect Marcus Martin).
- Cloyne at 611 Toorak Road, Toorak (highly intact and outstanding example of an Arts and Crafts building designed by noted architect Harold Desbrowe Annear).
- Kaye House at 1 Heyington Place, Toorak (highly intact and fine example of an Interwar Arts and Crafts building designed by noted architect Harold Desbrowe Annear).
- Pamilla at 3 Heyington Place, Toorak (highly intact and fine example of an Interwar Arts and Crafts building).

The remainder of the street is largely characterised by contributory properties, with a smaller number of non-contributory properties. Refer to grading map for designations.

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

- The generous allotments and subdivision pattern predominantly established by the 1913 subdivision of Brookong Estate and c.1920s subdivision of the Corry Estate;
- The presence of an important group of significant graded residences in the Interwar Georgian Revival and Arts and Crafts styles, some associated with prominent architects;
- The presence of a group of contributory residences and apartment buildings in varying interwar era styles, including Interwar Georgian Revival, Arts and Crafts and Old English styles;
- The high integrity of contributory and significant graded 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;
- Mutual incorporation of Georgian Revival derived elements across a number of the interwar era styles;
- Building designs reflecting the growing popularity of high density flat development in the interwar years in Toorak.

Later alterations and additions to the properties are not significant.

How is it significant?

The Toorak Road and Heyington Place Precinct is of local historical and aesthetic significance to the City of Stonnington. The precinct also has associative significance with several notable architects.

Why is it significant?

The Toorak Road and Heyington Place Precinct is historically significant as a residential area that was established following the interwar subdivisions of the Brookong Estate in 1913 and the Corry Estate in c.1920s. This era of development saw the formation of wide streets with generous allotments aimed at wealth pastoralists, merchants and professionals, and then the subsequent erection of substantial freestanding interwar residences and apartment buildings. The precinct forms a tangible link to the interwar subdivision story of Toorak, as well as the growing popularity of high density flat development during this period. (Criterion A)

The Toorak Road and Heyington Place Precinct is aesthetically significant as an intact, harmonious and visually cohesive group of interwar era buildings in the City of Stonnington. As a group, the historic buildings display cohesion through built form, materials, fenestration and heights, and a mutual incorporation of Georgian Revival derived elements across a number of interwar era styles. (Criterion E)

The Toorak Road and Heyington Place Precinct has associative significance with the prominent Australian architect Harold Desbrowe-Annear, who designed the Cloyne at 611 Toorak Road and Kaye House at 1 Heyington Place, Toorak. Harold Desbrowe-Annear spearheaded the Arts and Crafts design movement in Australia and the properties in this precinct are outstanding examples of his work. The precinct has associative significance with Australian architect Marcus Martin who was known for his residential Georgian Revival and Spanish Mission designs as well as retained modernist designs. This is evidenced in Towart Lodge at 607 Toorak Road, Toorak which is a highly intact and a fine example of an Interwar Georgian Revival building with Spanish Mission influences. The precinct has associative significance with Australian architect Eric C. Beedham who designed Byronya at 605 Toorak Road, Toorak in the Interwar Georgian Revival style. (Criterion H)

Grades

Street address	Proposed Grading
1-6/591 Toorak Road	Contributory
593 Toorak Road	Contributory
593A Toorak Road	Contributory
1-12/601 Toorak Road	Non-Contributory

605 Toorak Road	Significant
607 Toorak Road	Significant
609 Toorak Road	Non-Contributory
609A Toorak Road	Non-Contributory
609B Toorak Road	Non-Contributory
609C Toorak Road	Non-Contributory
611 Toorak Road	Significant
1 Heyington Place	Significant
2 Heyington Place	Non-Contributory
3 Heyington Place	Significant
4 Heyington Place	Contributory
1-6/85 Irving Road	Contributory
1-1A/1 St Georges 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

Toorak Road and Heyington Place Precinct, Toorak, Citation Report, Extent Heritage Pty Ltd, March 2022.