

# Residential Flats, 1298 Malvern Road, Malvern – Statement of Significance, June 2021

**Heritage place:** Residential Flats, 1298 Malvern Road, Malvern (1-4/1298 Malvern Road)

**PS ref no.:** HO683



*Figure 1. 1298 Malvern Road, Malvern (November 2020)*

## ***What is significant?***

Residential flats at 1298 Malvern Road, Malvern, built in 1939.

Elements that contribute to the significance of the place include (but are not limited to):

- The original external form, materials and detailing of the building
- The building's high level of integrity to its original design
- Symmetry across principal (north) elevation
- H-shaped plan form
- Simple overall massing with low-pitched hipped roof form and projecting eaves
- Terracotta tiled roof and decorative polychromatic brickwork
- Central parapeted bay and pilaster element
- Separate entries to apartments, with recessed doors and staircases
- Original windows

- Setback to north (Malvern Road) and side (Shaftesbury Avenue) boundaries
- Original decorative low garden wall and garden setting
- Original garages to rear.

Later alterations and additions, including the secondary tall timber fencing to Shaftesbury Avenue, are not significant.

***How is it significant?***

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The residential flats at 1298 Malvern Road are of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

***Why is it significant?***

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The residential flats at 1298 Malvern Road are illustrative of the suburban development of Malvern in the interwar period when a number of residential flats/maisonettes were constructed across the suburb. This type of development was largely a result of increased labour and materials costs following World War I. The impetus for the efficient use of labour and materials led to an increased interest in flat/maisonette development, where shared services and land were considered an attractive prospect for investors. The flats at 1298 Malvern Road clearly illustrate this important phase of development of Malvern and the City of Stonnington more broadly (Criterion A).

The flats at 1298 Malvern Road are a fine and highly intact representative example of an interwar residential flat development in the City of Stonnington. The flats display typical features of this building type from this period in Malvern and across Stonnington more broadly, including a substantial two-storey form set on a large site, setbacks to the street frontages to provide a garden setting for the building, individual garages, face brick walls with decorative detailing, and tile-clad hipped roofs. The flats at 1298 Malvern Road are notable as a well-resolved example of a residential flat development from the interwar period in Malvern (Criterion D).

The flats at 1298 Malvern Road are a well-considered and carefully detailed example of a residential flat development designed in the Moderne-style. The design – with its symmetrical composition and low-pitched tile-clad hipped roofs, together with the use of distinctive architectural elements, including contrasting cream and dark-brick horizontal banding and vertical central pilaster element, and set within a garden setting – presents a picturesque composition of this architectural style. The matching low brick fence to the two street frontages and original garages to the rear contribute to the integrity and setting of the place (Criterion E).

**Primary sources:**

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Malvern Heritage Review, GJM Heritage (June 2021)