

Wynlorel Court, 145 & 147 Wattletree Road, Malvern – Statement of Significance, June 2021

Heritage place: Wynlorel Court, 145 & 147 Wattletree Road, Malvern (1-4/145 & 1-4/147 Wattletree Road)

PS ref no.: HO687



Figure 145 & 147 Wattletree Road, Malvern (southern elevation) (December 2020)

What is significant?

Wynlorel Court, former residential flats at 145 & 147 Wattletree Road, Malvern, built in 1928.

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
- Symmetrical arrangement, comprising a pair of two-storey rectangular blocks connected by a first-floor bridge, or porte cochere
- Central driveway
- Two-storey portico entries with balconies above
- Terracotta tiled hipped roofs with projecting eaves
- Rendered walls with quoining
- Other rendered detailing, including string courses, garlands and heraldic device

- Multi-paned timber-framed double-hung windows with highlights (upper) and fanlights (lower)
- Tall decorative chimneys with bold rectangular caps and tapered chimney pots
- Shallow setback and informal garden setting, beyond low rendered masonry wall.

Later alterations and additions, including internal changes to convert the building to commercial use, are not significant.

How is it significant?

Wynlorel Court is of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

Why is it significant?

Wynlorel Court is 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 Wynlorel Court clearly illustrate this important phase of development of Malvern and the City of Stonnington more broadly (Criterion A).

Wynlorel Court is a fine and highly intact representative example of an interwar residential flat development in the City of Stonnington. It displays 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, communal entrances, and tile-clad hipped roofs. Wynlorel Court is notable as a well-resolved example of a flat development that comprises two blocks of residences linked across a central driveway by a first-floor bridge, or porte cochere (Criterion D).

Wynlorel Court is a well-considered and carefully detailed example of a residential flat development designed in an Interwar Mediterranean style. The design, comprising two substantial buildings connected by a central first-floor bridge or porte cochere, together with the restrained use of distinctive architectural elements, including terracotta roof tiles, prominent decorative chimneys, quoining, and multi-pane windows with fan lights, presents a picturesque composition of this architectural style. The central driveway below the first-floor bridge/porte cochere contributes to the setting of the place (Criterion E).

Primary sources:

Malvern Heritage Review, GJM Heritage (June 2021)