

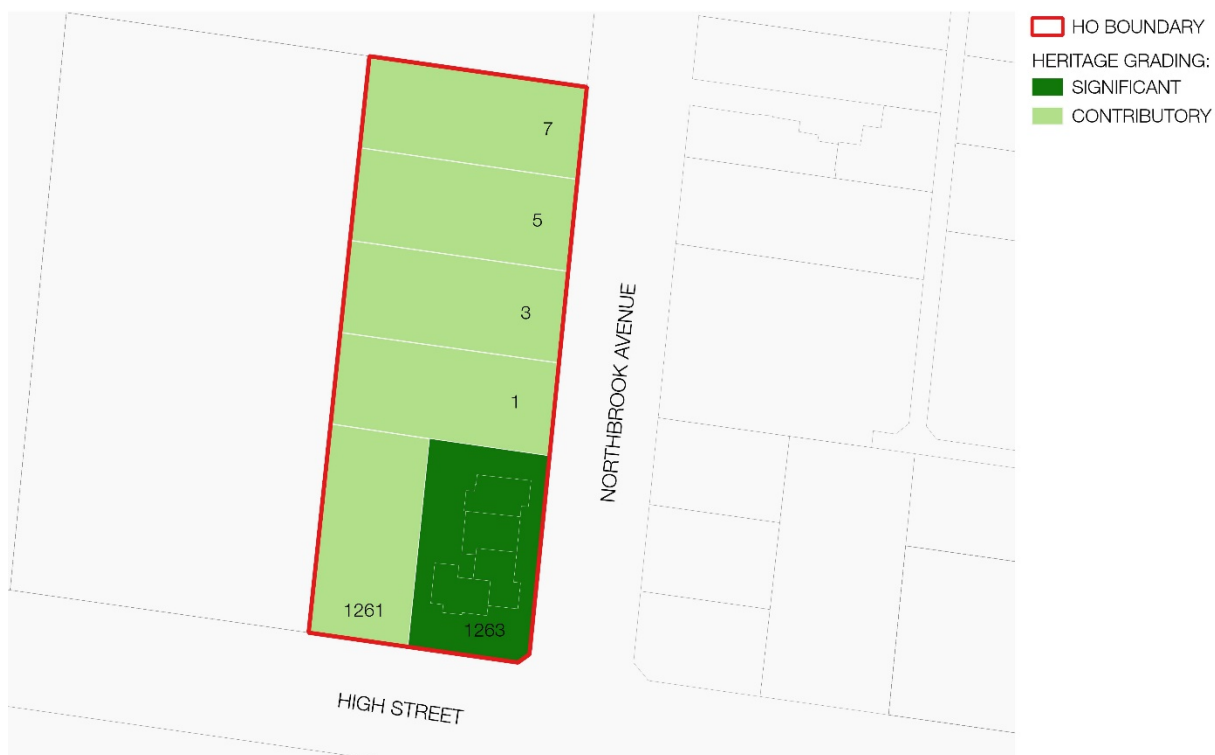
# Northbrook Avenue Precinct, Malvern – Statement of Significance, June 2021

Heritage place: Northbrook Avenue Precinct, Malvern

PS ref no.: HO689



*1, 3, 5 & 7 Northbrook Avenue and 1261 & 1263 High Street, Malvern (November 2020).*



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

The Northbrook Avenue Precinct, Malvern, a 1930s subdivision development of the Northbrook Estate, containing a collection of substantial Interwar houses.

The precinct comprises 1, 3, 5 & 7 Northbrook Avenue and 1261 & 1263 High Street, Malvern.

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

- Strong Interwar character demonstrating a variety of Interwar architectural styles
- Consistent front setbacks within respective streetscapes
- Brick construction, both face clinker brick and rendered, with tiled roofs
- Predominantly hipped roof forms
- Predominantly asymmetrical front elevations
- One and two-storey scale
- Tall prominent chimneys
- Predominantly original fences and gates, including some highly distinctive brickwork
- Garden settings.

Later alterations and additions to the properties are not significant.

### ***How is it significant?***

The Northbrook Avenue Precinct, Malvern is of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

### ***Why is it significant?***

The Northbrook Avenue Precinct is illustrative of the suburban development of Malvern in the interwar period when a substantial number of residential flats/maisonettes and individual residences were constructed across the suburb. This was largely a result of rising labour and materials costs following World War I, which made the cost of maintaining grand Victorian and Federation-era mansions difficult and led to a significant increase in the subdivision of large estates across the municipality. The Northbrook Avenue Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Northbrook Avenue Precinct is a fine and highly intact example of a cohesive middle-class interwar residential precinct. Together these houses display typical features of a variety of architectural styles popular in Malvern and across Victoria more broadly in the interwar period, including English Domestic Revival, Georgian Revival, Moderne and the Prairie Style. These include predominantly two-storey building forms, clinker brick and rendered brick walls, tiled roofs, hipped roof forms, prominent chimneys, generous front gardens and brick front fences (Criterion D).

The Northbrook Avenue Precinct forms a unified group of predominantly architect-designed residences dating to the interwar period. The consistent application of high-quality materials and detailing, such as prominent chimneys, face clinker and rendered brick construction and masonry fences (some with highly distinctive brickwork), in conjunction with their garden settings, presents a highly picturesque streetscape.

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**Primary source:**

Malvern Heritage Review, GJM Heritage (June 2021)

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**Gradings:**

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Address	Grading
1 Northbrook Avenue	Contributory
3 Northbrook Avenue	Contributory
5 Northbrook Avenue	Contributory
7 Northbrook Avenue	Contributory
1261 High Street (also 1/1261 High Street)	Contributory
1263 High Street (1-4/1263 High Street)	Significant