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# 116 Kooyong Road

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## Location

116 KOOYONG ARMADALE, STONNINGTON CITY

## Municipality

STONNINGTON CITY

## Level of significance

Incl in HO area Significant

## Heritage Overlay Numbers

HO640

## Heritage Listing

Stonnington City

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## Statement of Significance

Last updated on - September 12, 2023

### What is significant?

Constructed on land purchased from the Crown in 1854, the Brocklesby Precinct developed as part of the broad surge of development through Prahran, Malvern and the inner suburbs more generally through the 1880s. It was the result of the subdivision of William Bushby Jones Brocklesby Estate.

Elements which contribute to the significance of the precinct include (but are not limited to):

- The high degree of intactness of the area to its Victorian and Edwardian state due to the low proportion of later infill;
- The intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining facades, verandahs and decorative detailing intact;
- The consistent scale of the residential built form (one and two storey in scale)
- The consistent face brick, and render materiality and gabled or hipped roofscapes with chimneys and roofs in slate or terracotta tiles;
- The landscaped character of the area arising from mature street plantings in conjunction with open, landscaped front and side setbacks to individual properties; and
- Road alignments and allotment patterns resulting from nineteenth and early twentieth century subdivisions;

### How is it significant?

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

**Why is it significant?**

The Brocklesby Precinct is of historical significance as a largely intact product of the subdivision of the former Brocklesby Estate in 1886. The area survives as a historical record of local development of a large estate within the City of Stonnington. (Criterion A)

The Brocklesby Precinct is a highly intact example of an upper middle class residential subdivision and development between the late 1880s and the First World War. The individual houses represent the range of the architectural styles that were popular during the late-Victorian and Edwardian periods including the Italianate villa form and the Federation Queen Anne architectural style. The form, materials and architectural detailing of the individual houses is representative of the period of development in wealthy established areas such as Armadale (Criterion D)

The Brocklesby Precinct consists of a remarkably consistent collection of finely detailed and intact late Victorian/Edwardian villa residences. Whilst some were built as speculative ventures, they all demonstrate a refined, if conservative understanding of architectural design of the period and are demonstrative of the demand for high quality buildings in the subdivision (Criterion E).

Hermes Number 210075

Property Number

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**Extent of Registration**

Brocklesby Precinct, Armadale Heritage Citation Report, Ray Tonkin, December 2020.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*