
Westbourne St - Lorne St - Chatsworth Rd



Victorian cottages and villas on the west side of Lorne Road.



Timber cottages on the west side of Westbourne Street.



Victorian villa at 600 Malvern Road



Terrace at 8-12 Lorne Road.

Location

Westbourne Street, Lorne Road, Chatsworth Road PRAHRAN, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO370

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

What is Significant?

The Westbourne Street Precinct is a residential area largely developed during the land boom period of the 1880s. Westbourne Street was subdivided in 1881 and allotments in Lorne Road and the northern end of Chatsworth Road were auctioned the following year. The precinct developed with a mixed character with large numbers of modest workers cottages built in close proximity to larger middle class villas. Almost all housing lots in the precinct had been developed before the depression of the 1890s brought an abrupt halt to building activity across Melbourne. The precinct retains a high proportion of building stock from the late-nineteenth and early twentieth century with few modern infill buildings.

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

- high degree of intactness of the area to its c1920 state arising from the low proportion of modern infill;
- intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining verandahs and decorative timber or cast iron detailing;
- consistent single-storey height and modest scale of built form;
- face brick, timber or render materiality and gabled or hipped roofscapes with chimneys and roofs in slate or terracotta tiles or plain galvanised corrugated metal;
- generally uniform pattern of modest front and side setbacks;
- low front fences in most sections of the precinct (excluding Chatsworth Road);
- road alignments and allotment patterns resulting from nineteenth and early twentieth century subdivisions; and,
- the almost total absence of vehicle accommodation in front or side setbacks.

How is it Significant?

The Westbourne Street Precinct is of historical and aesthetic significance at a local level.

Why is it Significant?

The Westbourne Street Precinct is of historical significance for its capacity to illustrate the rapid development which took place in Prahran during the late nineteenth century. It further demonstrates the relationship between social stature and topography with higher densities of workers' cottages on the lower ground to the south and grander villas of the middle and upper classes a few hundred metres to the north (*Historic Themes: 8.2.1 Mansion estates and the high ground - middle class estates in Prahran; 8.5.1 'Struggletown' - working class housing in the nineteenth and early twentieth century*). While this was reasonably typical of early development in the Municipality, it is rarely survives in the clear and legible manner found in this precinct.

In addition, the precinct illustrates the pattern of infill development which occurred during the Edwardian period on sites left vacant through the 1890s depression (*Historic Theme: 3.3.5 Recovery and infill 1900-1940*).

The Westbourne Street Precinct is of architectural and aesthetic significance as a rare urban landscape. It comprises a diverse collection late nineteenth and early twentieth century housing types ranging from small single-fronted single storey timber cottages to more elaborate double-fronted symmetrical houses with bichromatic brickwork. The area is extraordinary within this section of the Municipality for its intactness to its late nineteenth century state and the extent to which its early character survives.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Gap Study - Heritage Overlay Precincts Final Report, Bryce Raworth P/L, 2009;
Hermes Number	43987
Property Number	

Physical Description 1

The precinct comprises the properties at 1-43 and 16-48 Westbourne Street, 7-39 and 2A-40 Lorne Road and 51-89 Chatsworth Road.

Housing stock in Westbourne Street is predominantly modest Victorian workers' cottages. Early building stock is almost exclusively of timber construction and typically adopts a single-storey, single fronted expression to the street.

Lorne and Chatsworth Roads contain similar workers cottages as well as a larger number of more substantial detached double-fronted Victorian villas on wider allotments. Many of the detached Victorian villas are of polychrome brick construction. Characteristic of the period, they have hipped roofs and symmetrical facades with cast iron verandahs. Examples can be found at 30 and 36 Lorne Road. Lorne Road is also of interest for the terrace row at 6-12 Lorne Road with its distinctive rendered parapets. Early building stock is consistently single-storey in height with few first floor additions. Only a small number have vehicle accommodation in the front or side setbacks. There are a larger number of high fences, particularly on busy Chatsworth Road, although these have not overridden the early character of the streetscape.

Almost all dwellings in the precinct date from the key late-Victorian period of development. There are also examples of Edwardian semi-detached cottage and villa housing that contribute to the architectural character and significance of the area. Modern infill is limited to the c1960 brick medical centre at 87 Chatsworth Road, the recent house at 37 Lorne Road, the pair of c2000 townhouses at 35A-35B Lorne Road and the c1960s villa at 30 Westbourne Street. This level of intactness to an original period of construction is extraordinarily rare within the Municipality.

Historical Australian Themes

The following themes are drawn from the *Stonnington Thematic Environmental History* (Context Pty Ltd, 2006, Addendum March 2009).

8.5.1 'Struggletown' - working class housing in the nineteenth and early twentieth century.

3.3.5 Recovery and infill 1900-1940.

8.2.1 Mansion estates and the high ground - Middle class estates in Prahran

Local Historical Themes

8.5.1 'Struggletown' - working class housing in the nineteenth and early twentieth century
3.3.5 Recovery and infill 1900-1940
8.2.1 Mansion estates and the high ground - Middle class estates in Prahran

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/>