

Victorian Heritage Database Report

Report generated 21/05/19



St Albans Village Plan Precinct



45856 St Albans Village Plan Precinct

Location

Victoria Crescent and Albert Crescent ST ALBANS, Brimbank City

Municipality

BRIMBANK CITY

Level of significance

Stage 2 study complete

Heritage Overlay Numbers

Heritage Listing

Brimbank City

Statement of Significance

Last updated on - January 1, 2000

The St.Albans Village Plan Heritage Area is historically significant as an innovative and unusual plan for a Melbourne suburb in the 19th century. Its circular and curved layout, designed by well-known Melbourne architect, Percy Oakden, centred on the railway line - the drawcard for prospective buyers of land. The link with railway development was characteristic of boom-time Melbourne. The main feature is the layout of streets and the naming system and it is important that these aspects should be preserved.

Heritage Study/Consultant	Brimbank - Brimbank City Council Post-contact Cultural Heritage Study, G. Vines, 2000;
Construction dates	1887,
Architect/Designer	Oakden, Percy,
Hermes Number	45856
Property Number	

Physical Description 1

The St. Albans village plan is an unusual street pattern of concentric circular streets centred on Circus East and Circus West (which originally encompassed the St. Albans Railway Station) and Victoria and Albert Crescents. Radial streets emanate from the centre, although not all extending as far as the Circus with a diagonal cross formed by the railway and Esplanades on one hand and Mitchell Street/ Arthur Street on the other. Adelaide, Theodore, Gertrude and Elaine Streets complete the radial pattern.

Alfrieda Street is distinguished by its median strip, becoming the focus of the shopping strip early on.

The precinct is bounded by Kate, Ruth, Alexina, Alfrieda Streets and Main road, although the influence of the original surveyed street pattern can be seen extending beyond this original core and the radiating streets continue. The areas surrounding this core have very different street patterns with a rectangular grid of the 1950s to the north, east and south, and curvilinear 1970s subdivisions to the west.

The purpose of the heritage report is to identify the street pattern as the significant element. However, there are two buildings which are also contributory to the significance of the precinct. These are:

STREET Place DATE Contributory: Significance Level Site Number

East Esplanade St. Albans Uniting Church (formerly Presbyterian) 1912 /1950 c. Yes Local 094

16 Arthur Street House, St Albans estate 1890c Yes Local 093

Two other places are separately identified as being of individual cultural significance and are located within the heritage study, but are of a much later period, and so are not contributory to the significance of the precinct. These are:

Kate Street St. George's Free Serbian Orthodox Church 1954-, 1964 No Local 096

East Esplanade St. Albans Public Hall 1956 No Local 095

Physical Conditions

Because there was little development in St. Albans after the initial promotion of the estate, there is very little contemporary built fabric associated with the subdivision. Some streets have also been altered themselves, with the commercial development at the bottom of Victoria Crescent having a detrimental impact on the streetscape.

Historical Australian Themes

4 Building settlement, towns and cities

4.1 Planning urban settlements

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 data owner.

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