
Kooyong, Albany & Huntingfield Roads & Grant Avenue Urban Conservation Area [Area 14.1]

Extent

The Kooyong, Albany & Huntingfield Roads and Grant Avenue Urban Conservation Area centres on the intersection of Albany and Irving Roads, extending along Albany, Kooyong, Huntingfield Roads and including part of Grant Avenue.

History

This area has experienced a number of major development phases in the years from the first Crown land sale in June 1849.²⁰² Although substantially cleared, one large mansion Orrong occupied the three Crown allotments. Its entrance drive was on the north-west corner of Kooyong and Malvern Roads.²⁰³

Subdivisions in the area led to the creation of the sweeping north-south roads of Clendon Road and Irving Road. These three new roads are all shown on an 1880s map of the area.²⁰⁴ By the mid-1890s despite several re-subdivisions, the area continued to be dominated by such large mansions as Coonac (extant) and Woorigoleen at the northern end of Clendon Road and Mandeville Hall (extant) and The Grange on the straight southern section of Clendon. Myoora extended around Albany Road with Southdean (extant) further south in Irving Road. These properties and others of the period are shown on an 1895 MMBW drainage plan. Standing on large allotments, all have intricately designed grounds and numbers of outbuildings.²⁰⁵

A third phase of development occurred with major new subdivisions this century, which greatly altered the original nineteenth century layout, although Clendon, Irving and Albany Roads have retained their original form. A number of east-west roads now link these earlier roads with Kooyong and Orrong Roads, or with Toorak Road. Two new streets, Huntingfield Road and Grant Avenue, provide such links. Huntingfield Road links Irving Road with Kooyong Road, while Grant Avenue links Clendon and Irving Roads. This re-subdivision occurred in the 1920s and 1930s and resulted in the creation of a very distinctive character to the area.²⁰⁶

Today, this area illustrates a number of major phases in the developmental history of the precinct. Southdean in Irving Road is a surviving nineteenth century mansion. Kooyong Road represents the next subdivision phase with late Victorian and Edwardian villas on more modest allotments. The Arts and Crafts movement is represented by Walter Butler's mansion at 48-50 Irving Road, and examples of the later, inter-war Georgian Revival style may be found in houses in Huntingfield Road and Grant Avenue.

202. George Tibbits, *History of Prahran*, 1855.

203. James Kearney. *Map of Melbourne and Its Suburbs*, 1855.

204. Sands & McDougall's Directory Map of Prahran, 1885-86.

205. MMBW 1895 drainage plan.

206. Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p.51.

Description

Kooyong Road, the dividing line between the Cities of Prahran and Malvern retains bluestone kerb and guttering on part of the Prahran side. Housing within the Kooyong Road part of the Area ranges in period from the late Victorian through to the inter-war. Many date from the Edwardian period and are Queen Anne in style, set within large established gardens but most with high front fences.

Small Ash trees are planted to the north of Albany with three fine Elms close to the corner of Albany, representing an earlier period of street planting or perhaps a remnant of a private garden.

Irving Road is an unusual curving alignment dating from the late nineteenth century. Once lined with large mansions, today the streetscape combines a few of these earlier houses with later Edwardian and inter-war English Domestic Revival housing, demonstrating the process of the resubdivision of mansion allotments that has occurred throughout the municipality. Irving Road has a high level of amenity, created in part by the road alignment combined with the plantings of elms finely detailed bluestone kerb and guttering with curved sawn stone kerbs at the corners and pitchers laid back at an angle between. The street plantings and works probably date from the 1930s-40s.

Grant Avenue and Huntingfield Road feature a range of Georgian Revival houses from the inter-war period. In Grant Avenue there is an eclectic mix of large street trees, Camphor Laurels, Oaks, Brush Box, Liquidambar. Bluestone kerb and gutters have been retained.

Irving Road features a number of houses of considerable architectural quality, including the large Arts and Crafts house on the north-west corner of Grant Avenue, the Victorian mansion Southdean on the corner of Cole Court, and the mansion designed by Walter Butler on the corner of Albany Road. The latter is a remarkable a focal point, its dominance enhanced by the height and scale of the enclosing brick fence that extends along Irving and Albany Roads.

Albany Road is another nineteenth century curved road, with development along the street and in side streets resulting from the subdivision of mansion sites during the inter-war period. Lisieux (no. 63), an Arts and Crafts house on the corner of Ottawa is another fine example as is the large Bungalow on the corner of Myoora Road. The street retains interesting pre-cast kerbing with bluestone gutters.

Views north from the Area toward Toorak Road to the Toorak Uniting Church is an important visual focus.

Heritage characteristics

The key heritage characteristics of the Kooyong, Albany & Huntingfield Roads & Grant Avenue Urban Conservation Area are:

- the nineteenth century layout of the major roads and their adoption of an unusual curving alignment
- the architectural quality of both individual dwellings and groupings of buildings into distinctive and cohesive stylistic precincts
- the diversity of street plantings distinguishing individual localities within the Area

- the fine detailing in the street works in Irving Road, and the retention of early bluestone and pre-cast concrete kerbs and gutters throughout much of the Area.

Analysis

This Area contains the key architectural elements that demonstrate the evolution of the locality. While some adjoining streets and properties are also of interest and contribute to the character of the whole, no further extension is proposed at this stage.

Significance

The Kooyong, Albany & Huntingfield Roads & Grant Avenue Urban Conservation Area has significance for its illustration of a sequence of the major phases in the developmental history of the locality and the parallel progression of architectural styles. The nineteenth century mansion period is represented by Southdean, some surviving private plantings and the basic road layout. The next subdivision phase is represented by the late Victorian and Edwardian villas on more modest allotments along Kooyong Road. The Arts and Crafts movement is epitomised in the Walter Butler mansion at 48-50 Irving Road, and supported by other fine examples. The later inter-war Georgian Revival style is well represented in Huntingfield Road and Grant Avenue.

Sources

Kearney, James, *Map of Melbourne and Its Suburbs*, 1855.

Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p.51.

MMBW 1895 drainage plan.

Sands & McDougall's Directory Map of Prahran. 1885-86.

Tibbits, George, *History of Prahran*, p.26. Map shows the area in June 1840.

Recommendations

1. Adopt the UC1 Area as exhibited.

Map

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