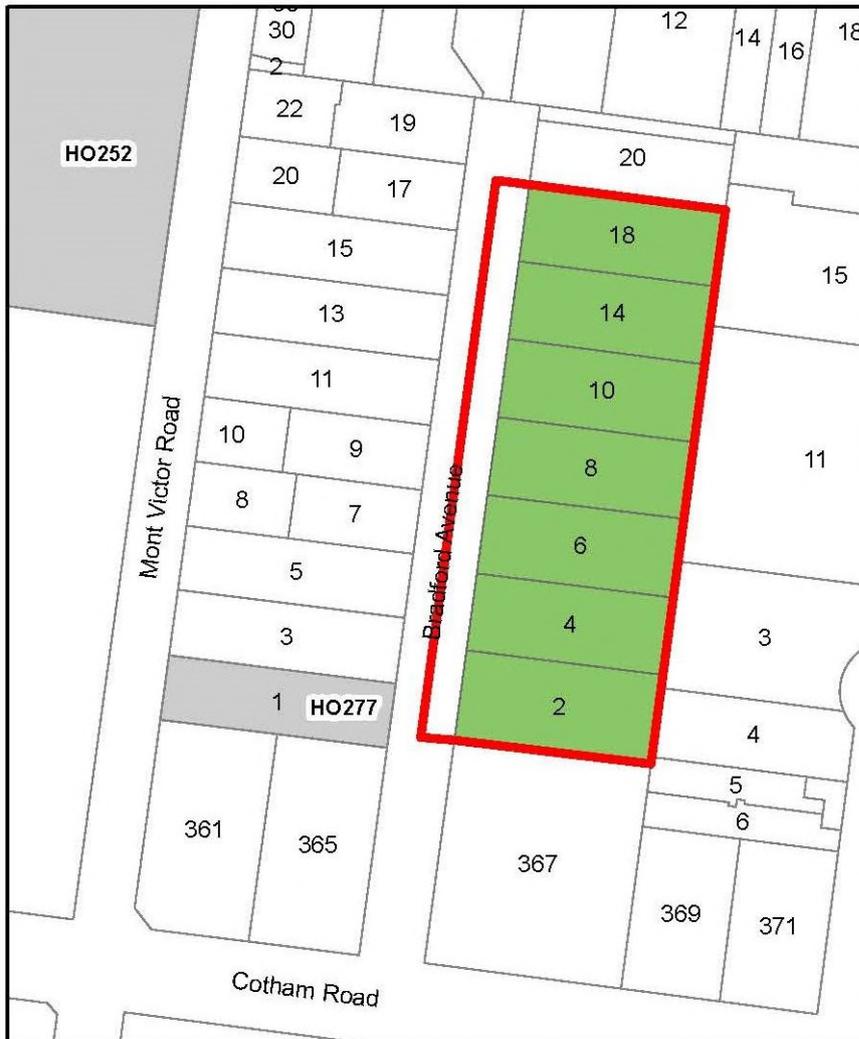


Bradford Estate Precinct Statement of Significance August 2020

| | | | |
|------------------------|--------------------------|-------------------|-------|
| Heritage Place: | Bradford Estate Precinct | PS ref no: | HO798 |
|------------------------|--------------------------|-------------------|-------|



GRADING

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

What is significant?

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

The Bradford Estate Precinct, which comprises 2, 4, 6, 8, 10, 14 and 18 Bradford Avenue, Kew, is significant. The Bradford Estate was subdivided in 1916. The Precinct comprises a collection of gracious interwar houses of high-quality design, on generous allotments on the east side. A block of cream brick flats built by 1941 to an unusual design occupies 2 Bradford Avenue. The houses were all built between 1917 and 1928.

Places of Contributory significance are listed in the attached schedule.

Original front fences at 2, 10, and 18 Bradford Avenue are contributory. The original garages at 2 Bradford Avenue are also contributory. Non-original alterations and additions to the houses are not significant, including the second storey additions, non-original garages and carports, and high brick front fences. Some of the front fences are sympathetic to the architectural style of the houses, but are not significant.

How is it significant?

The Bradford Estate Precinct is of local historical and architectural significance to the City of Boroondara.

Why is it significant?

Historically, the Bradford Estate Precinct is significant for the evidence it provides of the pattern of settlement in this part of Kew during the early interwar period, which comprised subdivisions on land used for horticulture in the form of commercial nurseries and the occupancy by people in Bradford Avenue associated with the nursery industry. The scale and high quality design of the houses and the flat building, and the 'respectability' epitomised by their architectural styles and associated elements, remain as important evidence of the strength of Kew's development during the interwar period. (Criterion A)

Architecturally, the Bradford Estate Precinct, Kew is significant for its concentration of gracious houses on generous allotments of high quality design and with a high level of integrity, comparable to other Precincts in Kew. Subdivided in 1916 and built largely during the late 1910s and 1920s, the Precinct features predominantly interwar building stock, with houses designed in styles that were fashionable during this time, including the Federation Arts and Crafts architectural style, which continued its popularity into the interwar period, and the interwar Mediterranean and Bungalow styles. The high quality design of many of the other houses in the precinct suggests architects or designer-builders may also have built them. (Criterion D)

The architectural significance of the Precinct is enhanced by the architectural quality and integrity of many of the contributory places. Many of the houses retain original built features, including early and original front fences (at 2, 10, and 18 Bradford Avenue) and original garages at 2 Bradford Avenue which were an integral component of the original design for the flats. (Criterion D)

Primary source

City of Boroondara Municipal Wide Heritage Gap Study Volume 4. Kew, Revised Report, 11 June 2020.

PRECINCT GRADINGS SCHEDULE

| Name | Number | Street | Grading | Built Date |
|------------------|--------|-----------------|--------------|------------|
| Bradford Court | 2 | Bradford Avenue | Contributory | 1941 |
| | 4 | Bradford Avenue | Contributory | 1926 |
| Rosemary Cottage | 6 | Bradford Avenue | Contributory | 1924 |
| | 8 | Bradford Avenue | Contributory | c.1926 |
| | 10 | Bradford Avenue | Contributory | 1928 |
| | 14 | Bradford Avenue | Contributory | c.1926 |
| | 18 | Bradford Avenue | Contributory | 1923 |