

Braemar, 162-168 Wattletree Road, Malvern – Statement of Significance, June 2021

Heritage place: Braemar, part of 162-168 Wattletree Road, Malvern

PS ref no.: HO695



Figure 1. Braemar, part of 162-168 Wattletree Road, Malvern (December 2020)

What is significant?

Braemar, residential flats on part of 162-168 Wattletree Road, Malvern, built in 1932.

Elements that contribute to the significance of the place include (but are not limited to):

- The original external form, materials and detailing of the building
- The building's high level of integrity to its original design
- Symmetry across principal (north) elevation
- H-shaped plan form
- Central loggias at ground and first floors, flanked by pairs of external stairs, and centrally placed low chimney
- Decorative brickwork details, including herringbone brick and basketweave tile panels
- Semicircular arches to loggia and first-floor windowheads
- Timber-framed windows, including diamond-pattern window fenestration and figured glass

- Terracotta-tiled hipped roof with projecting eaves
- Face brick walls
- Setback and garden setting to principal (north) elevation.

Later alterations and additions, including the front fence, are not significant.

How is it significant?

Braemar is of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

Why is it significant?

Braemar is illustrative of the suburban development of Malvern in the interwar period when a number of residential flats/maisonettes were constructed across the suburb. This type of development was largely a result of increased labour and materials costs following World War I. The impetus for the efficient use of labour and materials led to an increased interest in flat/maisonette development, where shared services and land were considered an attractive prospect for investors. The flats known as Braemar clearly illustrate this important phase of development of Malvern and the City of Stonnington more broadly (Criterion A).

Braemar is a fine and highly intact representative example of an interwar residential flat development in the City of Stonnington. It displays typical features of this building type from this period in Malvern and across Stonnington more broadly, including a substantial two-storey form set on a large site, setbacks to the street frontage to provide a garden setting for the building, face brick walls with fine detailing and tile-clad hipped roofs. Braemar is notable as a well-resolved example of a residential flat development designed to appear as a single residence, which was a particularly desirable characteristic of this building type in the interwar period (Criterion D).

Braemar is a well-considered and carefully detailed example of a residential flat development that displays characteristics of the Interwar Mediterranean style. Designed by architect Leslie Reed, the design – with its symmetrical H-shaped plan form and distinctive central arcaded loggia at both the ground and first floor levels of the principal elevation, together with the use of distinctive architectural elements, including textured clinker bricks, herringbone brick patterning, terracotta roof tiles and diamond-pattern glazing, and set within a garden setting – presents a picturesque composition of this architectural style (Criterion E).

Primary sources:

Malvern Heritage Review, GJM Heritage (June 2021)