

# Flats, 5-7 Ascot Street, Malvern – Statement of Significance, June 2021

<b>Heritage place:</b> Flats, 5-7 Ascot Street, Malvern (1-20/5-7 Ascot Street)	<b>PS ref no.:</b> HO696
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*Figure 1. 5-7 Ascot Street, Malvern (November 2020)*

## ***What is significant?***

The flats at 5-7 Ascot Street, Malvern, constructed in 1961.

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

- The original external form, materials and detailing of the flats
- The high level of integrity to its original design
- Cream brick walls, profiled metal cladding to the roof, and consistent window detailing
- Three-storey building envelope, including projecting eaves, geometric forms and offset bays with cantilevered balconies
- Decorative features including highly detailed tiled murals and window wall with stairwell beyond
- Setbacks from front and side boundaries providing a garden setting
- Integrated garages accessed from rear laneway.

Later alterations and additions are not significant.

### ***How is it significant?***

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The flats at 5-7 Ascot Street, Malvern are of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

### ***Why is it significant?***

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The flats at 5-7 Ascot Street are illustrative of the suburban development of Malvern in the post-war period when a number of multi-storey residential flats were constructed across the suburb. This type of development was largely the result of housing shortages following World War II. The impetus for higher density living combined with changes to strata tile legislation, which allowed for the sale of individual flats for the first time in Victoria, led to a proliferation of multi-storey developments in the 1960s and 1970s. The flats at 5-7 Ascot Street clearly demonstrate this shift towards lower-cost, higher density living which characterised suburban development in Malvern, and across Stonnington more broadly, in the post-war period (Criterion A).

The flats at 5-7 Ascot Street are a fine and highly intact representative example of a residential flat building constructed in the post-war period in the City of Stonnington. The flats display typical features of this building type from this period in Malvern and across Stonnington more broadly, including a substantial three-storey form set on a large site, communal entrances and stairs, a flat roof, regularly-spaced windows, garages to the rear, and the use of materials such as cream brick. It is notable as a highly intact example of a 1960s residential flat designed by architects, Warmington & Matthews (Criterion D).

The flats at 5-7 Ascot Street are a highly intact and well-resolved example of a residential flat building designed by architects Warmington & Matthews in the post-war period. The design, comprising two substantial geometric forms of cream brick construction with flat roofs, together with the use of distinctive architectural and decorative elements including large expanses of glazing juxtaposed with regularly spaced glazed windows with contrasting dark brick sills, angled balconies to the east, and decorative tile mosaic murals to the principal facades, all set within a garden setting, present a picturesque composition of this building type (Criterion E).

### **Primary sources:**

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Malvern Heritage Review, GJM Heritage (June 2021)