



Carlton Precinct

March 2015

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Local Heritage Planning Policy Review

Statements of Significance

Melbourne's Local Heritage Planning Policy Review project includes the preparation of statements of significance for six Heritage Overlay precincts in the municipality, located outside the Capital City Zone.

The statements of significance are intended to provide succinct and concise insights into the precincts, including the heritage values and character of the areas. They should contain sufficient information about the significance of the precincts so that it is readily understood.

Local Heritage Planning Policy Review

Statements of Significance

A statement of significance typically contains three parts:

- It starts with 'what is significant?'. This component includes a history and description of the precinct, with the latter including a description of the important heritage characteristics such as the valued historical development and built form characteristics.
- The statement then includes a short statement identifying the heritage values of the precinct - historical, aesthetic/architectural, social, scientific or other heritage values - under 'how is it significant?'.
- It concludes with 'why is it significant?' which is where the significance is explicitly stated and expanded on, articulating why the precinct is significant for the identified heritage values.

Local Heritage Planning Policy Review

Statements of Significance

Statements of significance are not detailed documents and they do not normally include detailed information on individual properties. However, it is important that they capture what the community values or appreciates about a precinct. This may be information about particular developments or built form characteristics.

The community might also value other attributes of a precinct, such as its public recreation spaces and facilities, street trees, historic shopping strip, or church or school complexes.

Knowing what is important about a precinct - 'why is it significant?' - enables informed planning decisions to be made in relation to the management and conservation of a precinct.

HO1 – Carlton precinct

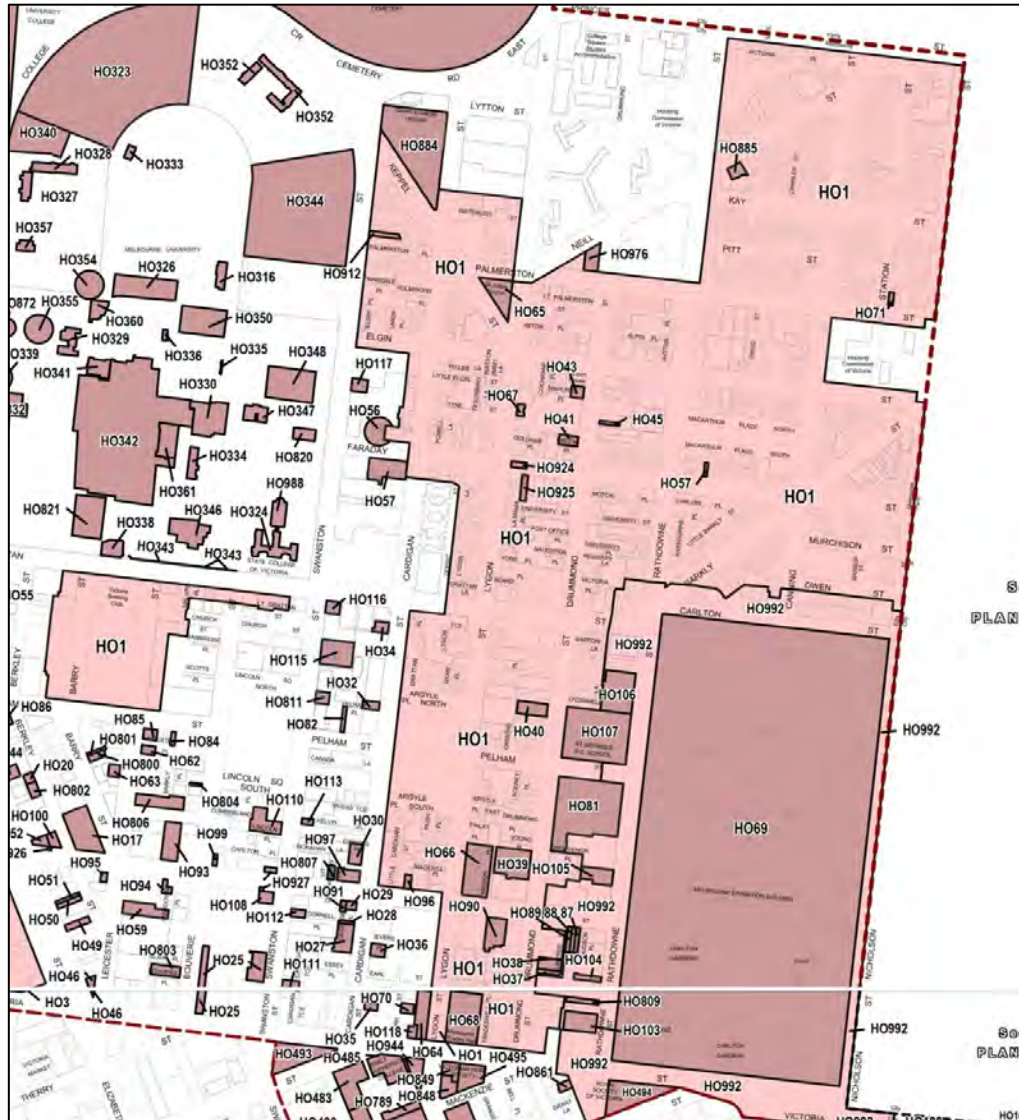
Carlton Precinct is bound by Victoria Street (south), Nicholson Street (east), Princes Street (north) and Swanston and Cardigan streets (west). Small, separate area to west, bounded by Pelham Street (south), Grattan Street (north), and properties in Barry and Leicester streets. Princes Park to the north-west is also included in, but separated from, the precinct.

Precinct is predominantly residential, with commercial streetscapes in Lygon and Elgin streets. Carlton Gardens and Royal Exhibition Building are situated at the south-east of the precinct; and University of Melbourne and Melbourne General Cemetery adjoin to north-west.

Precinct also adjoins, at its south-east, the World Heritage Environs Area precinct (HO992)

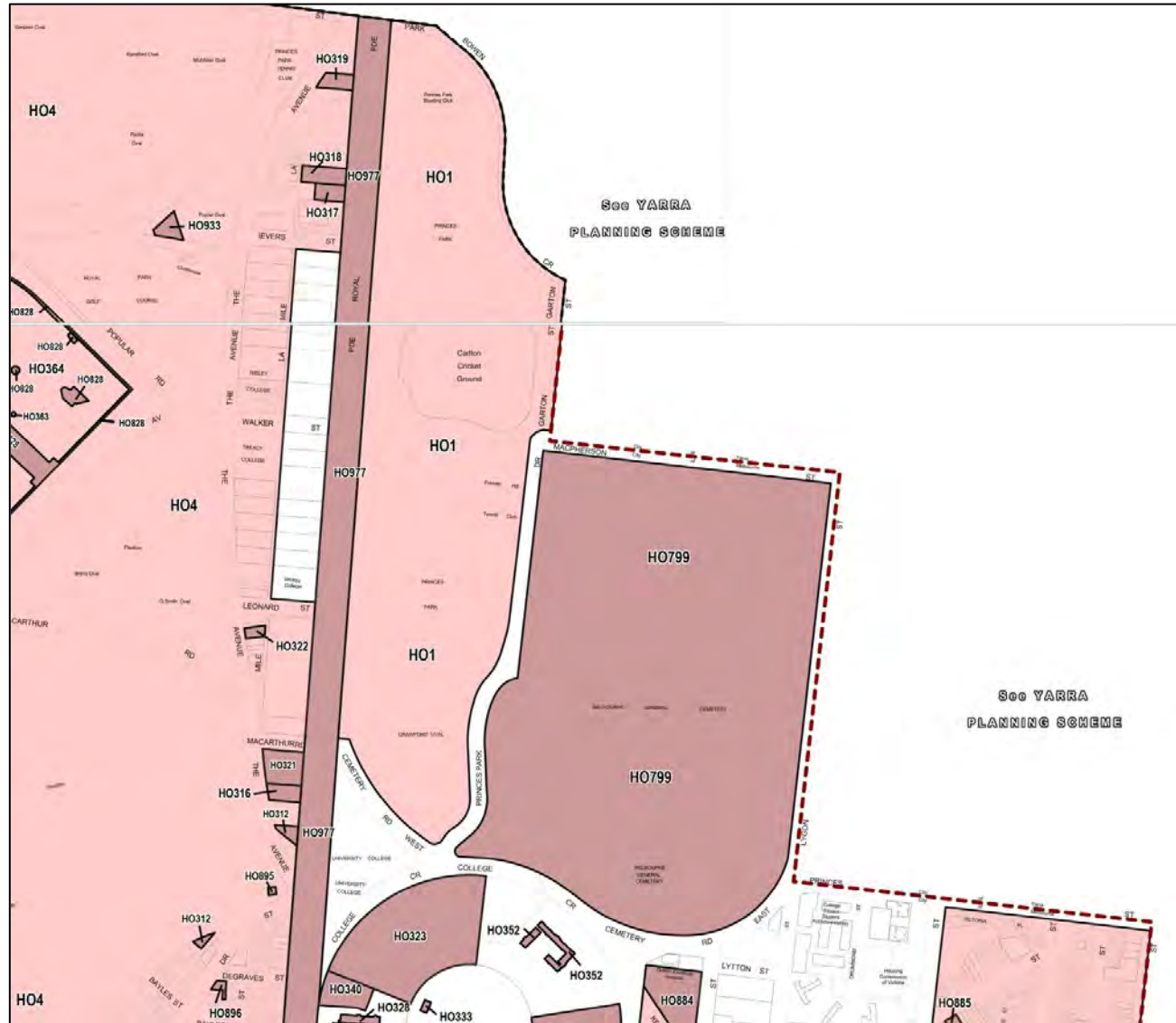
Built form dates predominantly from the mid to late-nineteenth century.

Carlton precinct



Heritage Overlay map of HO1 – Carlton Precinct

Carlton precinct



Heritage Overlay map of HO1 – Princes Park, Carlton North

History

1850s Extension of City of Melbourne to north, with first land sales south of Grattan Street held in 1852. Area between Grattan and Palmerston streets developed from c. 1857. Streets named after British admiralty and statesmen.

Carlton Gardens named in 1852, and name subsequently applied to the developing suburb, although its boundaries remained ill-defined until c. late 1860s. Princes Park reserved from sale by mid-1850s.

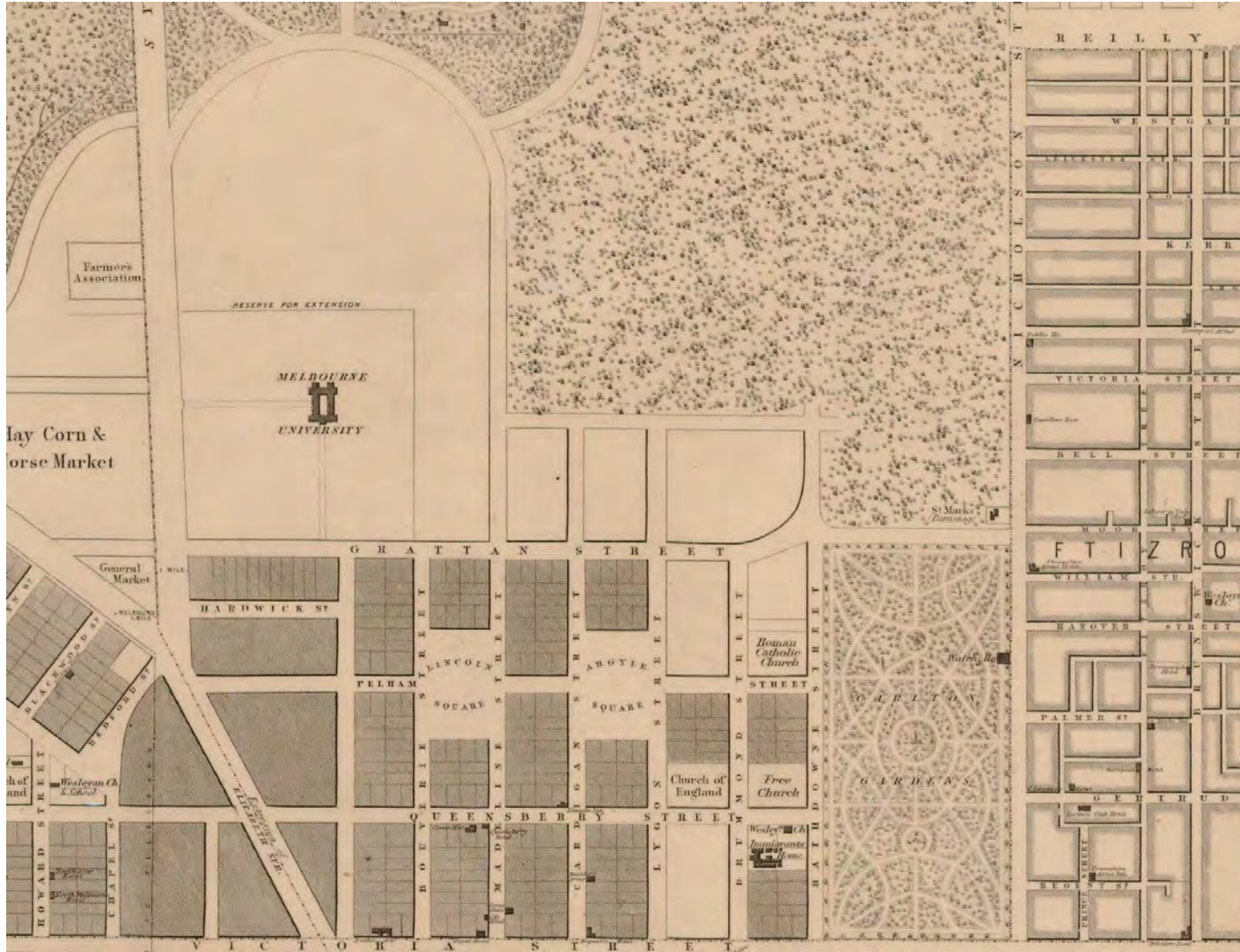
Reservation of Melbourne General Cemetery (1850) and University of Melbourne (1853).

1860s Land on west side of Drummond Street auctioned, although originally planned as public reserve. Allotments in Kay and Pitt streets auctioned in 1860, and in Neill Street from 1864. Carlton Brewery established in 1864.

History

- 1870s 97 acres of parkland reserved for Princes Park, for recreation purposes. Street layout of Carlton substantially complete. Building Act regulations implemented across Carlton. Police Station constructed on Drummond Street in 1878. Trades Hall constructed between 1874 and 1925.
- 1880s Royal Exhibition Building completed for International Exhibition of 1880s. Carlton Post Office constructed c. 1883-84; Carlton Court House in 1887.
- 1890s Carlton fully developed as a residential suburb with some industrial and commercial development.
- 1930s Slum abolition programs begin, continues in the post-war period.
- 1950s Post-war migration to Australia results in change in demographics of Carlton. Groups of Italian migrants settle in the suburb.

History



1855 Kearney map showing extent of subdivision in Carlton to Grattan Street

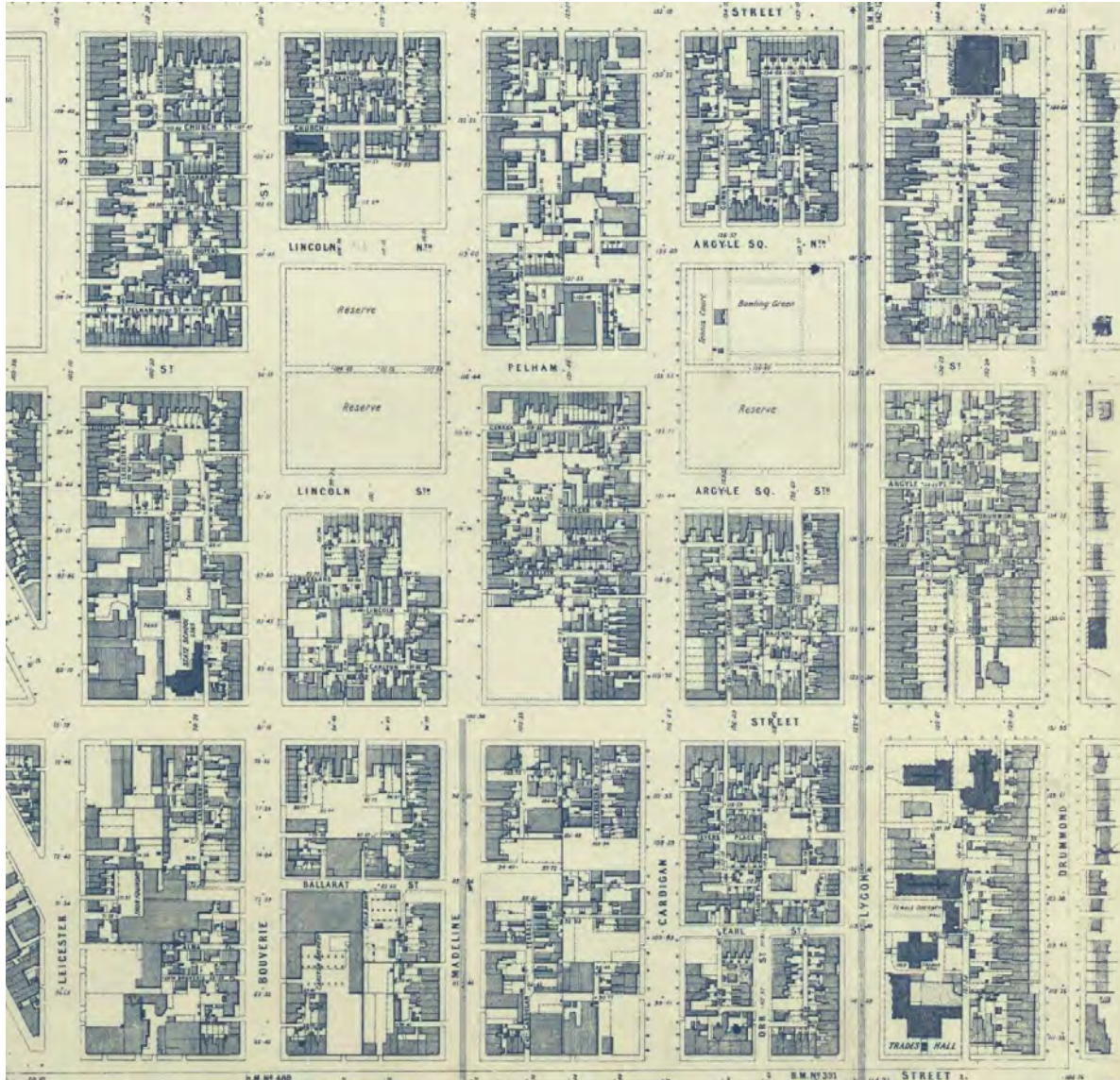
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History



1872 map showing subdivision extending to Reilly (now Princes) Street

History



MMBW 160':1' plans showing development in Carlton, south of Grattan Street by 1896

History



c. 1945 Airspy oblique aerial looking south-west over Carlton to the Queen Victoria market (top left).

Precinct characteristics

- Parks and gardens are important, with smaller squares, Carlton Gardens adjoining precinct, and Princes Park
- Squares include Murchison and Argyle, with residences facing
- Central medians common throughout precinct, some with mature tree plantings
- Streets generally on a north-south or east-west axis, but with some diagonal streets creating irregular property boundaries and some large intersections
- Development throughout is predominantly Victorian, with some Federation and interwar construction

Precinct characteristics

- Some distinction between residential development to north and south of Faraday Street:
 - more modest development to north
 - more substantial buildings to south and closer to the CBD, including 3 storeys
- Residential streetscapes are predominantly 1-2 storeys, with some highly intact but still diverse streetscapes of modest dwellings
- Bluestone dwellings common in precinct, particularly north of Faraday Street
- Narrow streets provide evidence of smaller residential subdivisions, such as Charles and David streets
- 'Quirky' design of some buildings, including those constructed prior to restrictions of 1870s, arising out of the earlier Melbourne Building Act 1849
- Some industrial buildings in residential streets

Precinct characteristics

- Numerous corner pubs
- Civic buildings (police station, post office, court house) around intersection of Drummond and Elgin streets
- Large institutions to perimeter of precinct including original Children's Hospital, Trades Hall, Queen Elizabeth Maternal & Child Health Centre, Carlton Gardens Primary School, Carlton Baths and St Jude's Church
- Main commercial streetscapes of Lygon Street and Elgin Street, with smaller collections of shops on Rathdowne, Nicholson, Faraday and Grattan streets.
- Bluestone laneways, channelling and kerbing
- Evidence of influence post-war migration, particularly Italian migration
- Evidence of 1930s/1950s 'slum clearance' program



Two-storey bichrome brick terrace row, Barkly Street



Three storey brick Holcolme Terrace, Drummond Street



Two-storey bluestone terrace row, Elgin Street



Bluestone cottages, Murchison Street



Modest single-storey brick terrace row, Kay Street



Timber terrace row, constructed prior to Building Act regulations,
Macarthur Place



Victorian and Federation era buildings, Faraday Street



Narrow Victorian era residences and bluestone laneway, Station Street



Small Victorian era subdivision, Charles Street



Triangular building at corner of Faraday and Little Barkly streets



Narrow residence at end of terrace row, Drummond Street



Former Tillingham Villas terrace houses, now restaurants, Lygon Street



Federation era shops, Rathdowne Street



Boom style two-storey rendered brick commercial building, Faraday Street



Corner hotel building (former Rose of Carlton), corner Palmerston and Canning streets



Former police station, Drummond Street



St Jude's Church, Lygon Street



Central median and two-storey Victorian residences, Drummond Street



Carlton Gardens and Royal Exhibition Building



Princes Park



Bluestone residences (c. 1860s) fronting Murchison Square



Influence of Italian post-war migration: San Marco in Lamis Social Club, Kay Street



Federation and Victorian era cottages, Keppel Street

Significance

Highly intact and historically rich precinct (historical/aesthetic)

Suburb developed from government subdivision of extension of Melbourne to the north during and following population boom associated with the gold rushes (historical)

Princes Park as an example of La Trobe's plan for the inclusion of parks around the city (historical)

Important relationship with Carlton Gardens (historical/aesthetic)

Royal Exhibition Building and Carlton Gardens, World Heritage listed, significant as site of nineteenth century International Exhibition (historical/architectural/aesthetic/ social/scientific)

Significance

Historical association with University of Melbourne (historical)

Wide streets and 'squares' within residential setting demonstrate importance of landscape in suburb planning (historical/aesthetic)

Significant intact but also diverse Victorian streetscapes of brick and stone with one and two-storey terraces, in pairs and rows, modest workers' cottages, and detached houses (aesthetic/architectural)

Smaller residential subdivisions and properties in northern part of precinct demonstrate working class demographics of area (historic/aesthetic)

Significance

Substantial scale and form of residential development in southern part of precinct in area associated with Carlton Gardens demonstrates prestige of this area of the suburb (historical/architectural)

Numerous welfare and public institutions including Children's Hospital, Carlton Baths, Carlton Creche, and Trades Hall, reflect proximity to the CBD and its working class demographics (historical)

Intact commercial development to Lygon Street, including verandahs and shopfronts

Evolution of commercial development along Lygon Street also demonstrates influence of post-war migration (historical/social)

Local heritage planning policies

Two local planning policies are being reviewed and revised as part of this project – Clause 22.04 Heritage Places within the Capital City Zone, and Clause 22.05 Heritage Places outside the Capital City Zone.

These policies are key planning tools to manage the thousands of heritage properties and places currently identified within the Schedule to the Heritage Overlay.

Local heritage planning policies

The revised policies will cover topics and issues which are important considerations in managing heritage places such as individual properties, streetscapes and precincts. They will have regard for the contemporary heritage policies of other metropolitan municipalities, and for the issues raised in 2014 during the preliminary review of the local heritage policies.

A wide range of matters are currently being considered in the policy review, including demolition, changes to shopfronts, signage, restoration, new development, additions to heritage buildings, management of precincts in the Capital City Zone, rooftop additions, corner properties, street infrastructure and laneways through to use of the Burra Charter and the role of Conservation Management Plans.

Local heritage planning policies

The City of Melbourne has commenced the process of reviewing the policies. Draft versions of the policies will be reviewed internally by Council officers, externally by experts and then by the Department of Environment, Land, Water and Planning before progressing to public exhibition.

At that stage, there will be opportunity for members of the public and interested residents and community groups to review and comment on the draft policies before they are adopted by Council.