Statement of Significance: Surrey Road and Cromwell Crescent Precinct, South Yarra (June 2026)

Heritage Place:	Surrey Road and Cromwell Crescent Precinct South Yarra	**PS ref no:**	HO147



Figures 1-4: *Examples of residences within the precinct* (L-R, starting at the top) 8, *10 and 12 Cromwell Crescent, and 68-70 Surrey Road, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Surrey Road and Cromwell Crescent Precinct, a late-Victorian residential precinct containing a collection of Victorian houses constructed in c1890.

The precinct includes:

- Cromwell Crescent (nos. 2-12 even only)
- Surrey Road (nos. 64-70 even only)

Elements which contribute to the significance of the precinct include:

- Single and two-storey predominantly brick houses of the Victorian period
- Polychromatic brickwork (some overpainted)
- Rectangular forms with slate or corrugated sheet metal-clad hipped roofs with bracketed eaves

- Front verandahs with decorative cast iron valences, brackets and balustrading
- Prominent brick chimneys, typically with polychromatic brick detailing
- Timber-framed sash windows, a number in tripartite sets with narrow side windows
- Wedge-shaped lots responding to the curve of the crescent.

Later front fences, rear additions, overpainting of brickwork and concrete tiled roof finishes do not contribute to the significance of the precinct.

How is it significant?

The Surrey Road and Cromwell Crescent Precinct, South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Surrey Road and Cromwell Crescent Precinct has strong associations with the development of South Yarra in the boom-years of the 1880s and early 1890s, when land was subdivided and sold for middle-class residential development. As a highly intact precinct of houses constructed in the late-nineteenth century, the Surrey Road and Cromwell Crescent Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Surrey Road and Cromwell Crescent Precinct contains a cohesive collection of fine and substantially intact representative examples of Victorian houses. They display typical characteristics of the period, including polychromatic brick or timber construction, hipped roofs clad in slate or corrugated sheet metal, front verandahs with decorative cast iron valences, brackets and balustrading, and prominent polychromatic brick chimneys (Criterion D).

The Surrey Road and Cromwell Crescent Precinct forms a unified group of residences dating to the Victorian period and constructed in a Victorian style. The consistent materials, setbacks and detailing of the buildings creates a cohesive streetscape with a distinctive architectural character. The street design represents an uncommon typology within municipality, and the building forms chosen emphasise the sweeping curve, creating a grouping of strong aesthetic quality (Criterion E).

Primary source

South Yarra Heritage Review (GJM Heritage, March 2025).

Precinct map



Gradings schedule

Street address	Grading
2 Cromwell Crescent, SOUTH YARRA	Contributory
4 Cromwell Crescent, SOUTH YARRA	Contributory
6 Cromwell Crescent, SOUTH YARRA	Contributory
8 Cromwell Crescent, SOUTH YARRA	Contributory
10 Cromwell Crescent, SOUTH YARRA	Contributory
12 Cromwell Crescent, SOUTH YARRA	Contributory
64 Surrey Road, SOUTH YARRA	Contributory
66 Surrey Road, SOUTH YARRA	Contributory
68 Surrey Road, SOUTH YARRA	Contributory
70 Surrey Road, SOUTH YARRA	Contributory