Statement of Significance: Tudor Shops and Residences, 307-315 Toorak Road, South Yarra (June 2026)

Heritage Place:	Tudor Shops and Residences 307-315 Toorak Road, South Yarra	**PS ref no:**	HO804



Figure 1: *Street frontage of the Tudor Shops and Residences at 307-315 Toorak Road, South Yarra* (GJM Heritage, August 2024).

What is significant?

The Tudor Shops and Residences at 307-315 Toorak Road, South Yarra, constructed 1936-37 to designs by Arthur W Plaisted.

Elements that contribute to the significance of the place include:

- Group of five, two-storey shop/residences in the English Domestic Revival style of the interwar period
- Brick construction with render finish to the first floor
- Prominent tile-clad roofs set between side parapets, including a main longitudinal gabled roof, projecting side gabled roofs and two projecting front hipped roofs
- Asymmetrical principal elevation with contrasting detailing across the upper facade
- Detailing including half-timbering effect, small gablets, random brick detailing and balconette with wrought iron balustrade
- Use of heavy and rough-sawn timber members for decorative Tudor-revival effect
- Multi-paned casement windows with metal glazing bars to the first-floor

- Exposed brickwork to ground floor using a combination of standard format and thin bricks
- Large multi-paned shop display windows with timber glazing bars, angled to form adjacent entries with similarly paned glazed doors
- Slate-clad hoods above shop windows at the east and west ends of the building.

Additions and alterations to the rear of the building do not contribute to the significance of the place.

How is it significant?

The Tudor Shops and Residences at 307-315 Toorak Road, South Yarra are of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

The Tudor Shops and Residences at 307-315 Toorak Road, South Yarra have strong associations with the commercial development of South Yarra in the interwar period. Commercial premises were established along Toorak Road (originally Gardiners Creek Road) from the 1850s to serve the emerging local community. Driven by residential development following the economic depression of the early 1930s and advances in public transport, the interwar period saw the commercial development of redundant industrial sites, remnant vacant land and newly subdivided mansion estates along Toorak Road. Constructed in 1936-37, the shop/residences at 307-315 Toorak Road demonstrate this pattern of recovery and infill in the 1930s. As a substantially intact shop building built in the interwar period, the shop/residences at 307-315 Toorak Road, South Yarra clearly illustrate this important phase of development in the City of Stonnington (Criterion A).

The Tudor Shops and Residences at 307-315 Toorak Road, South Yarra are a fine and substantially intact example of a two-storey mixed commercial and residential complex constructed in the English Domestic Revival style of the interwar period. The group displays typical characteristics of this typology, including brick construction with render finish, prominent and complex tile-clad roof-forms with gables and gablets to the street, asymmetrical front elevation, first-floor detailing including half-timbering effect, random brick detailing, wrought iron balustrading, slate-clad hoods and multi-paned steel-framed windows, and ground floor detailing including face brickwork combining standard format and thin bricks, large multi-paned shop windows with timber-glazing bars and matching angled entries with paned glazed doors (Criterion D).

The Tudor Shops and Residences at 307-315 Toorak Road, South Yarra are a finely detailed and well-executed example of an Interwar English Domestic Revival style commercial/residential complex. Designed by renowned architect, Arthur W Plaisted, the broadly symmetrical composition with subtle asymmetry introduced through the variety of detailing – including half-timbering effect, random brickwork, wrought iron balustrading, gablets, slate-clad hoods and paned glazing (including to ground floor display windows and doors) – presents a highly resolved expression of this architectural style and creates a prominent form within the Toorak Road streetscape (Criterion E).

Primary source

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