

FORMER LABASSA CONSERVATORY



H02005 1 labassa conservatory june 2002



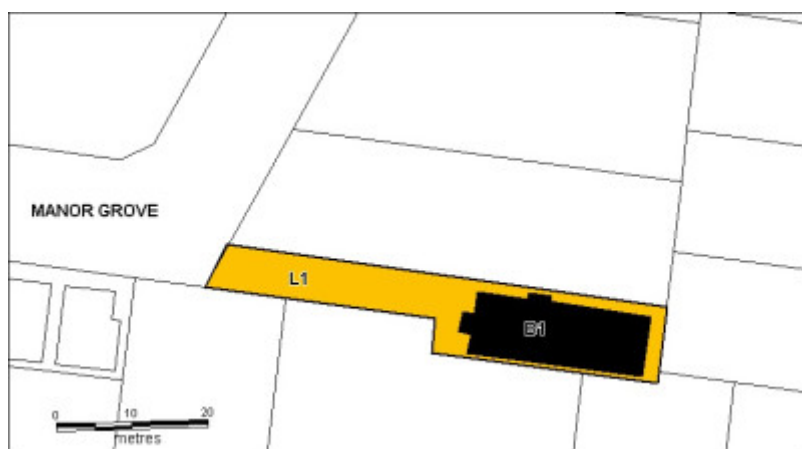
Labassa Conservatory



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H02005 labassa conservatory extent june 2002

Location

21 MANOR GROVE CAULFIELD, GLEN EIRA CITY

Municipality

GLEN EIRA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H2005

Heritage Overlay Numbers

HO44

VHR Registration

November 14, 2002

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - November 14, 2002

What is significant?

The former Labassa Conservatory is believed to have been built as part of the extensive reworking of the Labassa estate in c1890 for the new owner Alexander Robertson, proprietor of the Cobb and Co line. Robertson commissioned the architect JAB Koch to remodel the house, and Koch may have been responsible for the conservatory as well. Alternatively, the conservatory may have been imported. The gates installed at Labassa in 1890 were manufactured by the MacFarlane foundry of Glasgow, Scotland, a firm known to have manufactured conservatories.

Around 1917 the glass house from 'Labassa', Caulfield was offered for sale to Malvern Council for its own gardens but the offer was declined. Following subdivision of the Labassa estate in the 1920s the conservatory was converted into a residence.

The structure has a simple rectangular plan, with a brick base and superstructure of cast iron columns and roof trusses. The hipped roof is surmounted by an elaborately decorated gable structure. Most of the original glass has been replaced by metal sheeting. The decoration comprises pressed metal fascias including an egg and dart style cornice moulding, mullion mouldings and gable end panels with a rising sun motif. Cast iron ridgework and finials add to the lively roof form. Internally the floor appears to have been raised as part of the conversion work to a residence, and stained timber panelling introduced to provide room spaces. Boilers probably heated the conservatory in the colder months, but these do not survive.

How is it significant?

The former Labassa Conservatory is of historical and architectural significance to the State of Victoria.

Why is it significant?

The former Labassa Conservatory is historically significant for its associations with the Labassa estate. Subdivision of the estate separated a number of outbuildings from the mansion. The former conservatory is significant as part of the large scale improvements carried out to the estate in the 1890s. The nineteenth century was the great age of conservatory designs, enabled by technological developments in heating, glazing and iron. Whilst conservatories were common in botanical gardens and universities, where they were primarily used for cultivating, studying, and experimenting with plants, they had also become an accessory of the wealthy on private estates.

The former Labassa conservatory is architecturally significant as a rare example of a building type. Many Victorian mansion houses had attached conservatories, but detached conservatories were much less common. The only other detached example associated with a residence known to survive on its original site in Victoria is an earlier example at Warrock homestead, near Casterton. Conservatories attached to nineteenth century mansions are far more numerous. The Labassa example is very ornate, and its decoration draws on the versatility of pressed metal and cast iron. This highlights the dual purpose of the conservatory, as both a functional structure and a picturesque building on the Labassa estate. This building is unusual as an example converted to residential use.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible. General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

Buildings Exterior:

Minor repairs and maintenance which replace like with like.

Building Interior:

Installation, removal or replacement of carpets and/or flexible floor coverings.

Installation, removal or replacement of curtain track, rods, blinds and other window dressings.

Installation, removal or replacement of hoods, nails and other devices for the hanging of mirrors, paintings and

other wall mounted artworks.

Garden:

Permits are not required for any gardening works that do not impact on the building.

Construction dates 1890,

Heritage Act Categories Registered place,

Hermes Number 12504

Property Number

Extent of Registration

1. All the building marked as follows on Diagram 2005 held by the Executive Director.

B1 Former Conservatory;

2. All the land marked L1 shown on Diagram 2005 held by the Executive Director, being described in Certificate of Title Vol 4682 Fol.936371, being part of Lot 10 on plan of subdivision No 8710, part of Crown Portion One hundred and eighty -seven at Caulfield, Parish of Prahran.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>