Guildford Lane Precinct

Statement of Significance

Guildford Lane and the network of lanes around it was established by 1855. Guildford Lane, and parallel Flannigan Lane and MacLean Alley run east-west and form an unexpected haven within the main city block. Sutherland Street forms the southern boundary. There are unnamed L shaped lanes running off Sutherland Street that provide further access to Latrobe Street. The precinct includes all buildings facing onto Guildford Lane, and Sutherland Street, and the rear or whole of pre WWII buildings backing onto the lanes. The fabric of the lanes, mostly bluestone kerbs and gutters, is also included for protection. All except one of the buildings facing the lanes date from the 1880s to the 1930s, built for light industrial or warehousing purposes, with one residential development from 1999, and all are in unadorned red brick, and none more than four storeys high.

The proposed Guildford Lane Precinct is unique within the central city. It is based around an east-west lane where north-south lanes are more typical, and the creation of what is effectively a small street of buildings, complete with its own back lanes, in a particularly tight configuration, is not repeated in the CBD. This significance is enhanced by the building stock which is remarkably consistent. It is all of a similar low scale and all in an industrial style predominantly of red brick which is unrelied by decoration or extraneous detail. These buildings rise straight from the lanes’ boundaries and has resulted in a precinct of unique character. This very rich old industrial character is remarkably intact, and contrasts strongly with the grander buildings on the city’s main streets nearby such as the former Births, Deaths and Marriages office.
Pink indicated buildings with individual HO, blue those that will gain one with the C186 Amendment, and green buildings with a grading, or worthy of grading.