

This page In the study are the 'Cloud' armchair and sofa, both from Great Dane. Jane Cohen artwork. Christopher Boots 'Portal' table lamp. Douglas and Bec 'Line 06 2.0' pendant and 'Line' wall sconce. Armadillo & Co custom rug. Opposite page 'Palette Table JH7' from Great Dane in the entry with artwork by Evelyn Pultara. 'Aytm' vase from Top3 by Design.



Rear window

Looking beyond the faded exterior, a family saw the potential to open up a bright new future for this Edwardian-era beauty.



Photographs EVE WILSON Words CARLI PHILIPS Styling CLAIRE LARRITT-EVANS





A walk to the cinema proved life-changing for the owners of this Edwardian home, who had chanced upon a house so derelict they didn't think it was occupied. After a quick stickybeak down the drive they were surprised to find that it was in fact lived in, piquing their curiosity even further. They discovered it had been passed in at auction with one website describing it as "conservation by neglect". "We knew it was quite an undertaking and many of our friends and family thought we were mad!" say the owners, who bought the property much to the incredulity of loved ones.

While pegged for renovation from the start, the young family lived in it for 18 months after a rudimentary clean (which revealed an attic mysteriously full of mannequins) and withstood an outdoor laundry, no stove and no heating save for an open fire. "In terms of magnitude, I don't think they [the clients] realised how poor a condition it was in," says Richard Newling Ward of Melbourne-based interiors and architecture practice BayleyWard. "Once they started coming to site visits, I think it dawned on them." Indeed, their vision became much more than they had originally anticipated.

The entry now opens into an inviting reception vestibule, the chequerboard floor and decorative leadlight windows complemented by a contemporary new steel and glass front door and Vibia 'North 5664' pendant by Arik Levy. The three front rooms are typical of the era, circa 1905, and blessed with high ceilings, beautiful cornices and period fireplaces. The generous guestroom to the right is wrapped in a washed minty hue, while the main bedroom just ahead is decidedly feminine in Dulux's rosy 'Nantucket Mist'. The navy-blue study was designed as a "moody, gentleman's space close to the front door so if the client has meetings he doesn't need to bring them through the house", says Richard. Its decor has a modernist sensibility that includes Poul Cadovius's 'Royal' shelf system and a 1970s desk from Nicholas & Alistair. "The idea was to make a quiet, private area where the owner can also entertain."

In the hallway, a heavy timber door marks the threshold into the rear as rich floorboards drift into concrete. While an open-plan extension is expected, its scale and light is anything but. "It's a hot air-balloon volume," says BayleyWard's Nick Readett-Bayley. "You could send a drone around this space." Surprisingly, it matches the original roofline as there was much attic volume not being used. To define spaces within the concrete, the designers created a butcher's block-style floor for the dining area and set it with a Mark Tuckey 'Tripod' dining table and Cassina '412 Cab' chairs. The living zone opposite is framed by a Beni Ouarain Moroccan rug and robust,



This page "The rear space is polished, yet relaxed and unfussy," says the owner. B&B Italia 'Le Bambole 07' sofa from Space. 'Oxo' coffee table from Mark Tuckey. Moroccan rug by Beni Ouarain from Loom. Opposite page, clockwise from top left Arik Levy pendant in the foyer. Bluestone bricks salvaged from the laneway were laid on the drive. 'Tufty-Time' sofa from Space.





This page “We were happy to be able to retain some of the old house within the new extension, exposing the brick and keeping the original kitchen fireplace that now houses our oven,” says the owner. Flos ‘String’ pendant light from Euro luce. Mark Tuckey ‘Tripod’ dining table. Cassina ‘412 Cab’ chairs from Cult. **Opposite page** The butcher’s block floor defines the dining area in the open-plan zone. Gebrüder Thonet Vienna GmbH ‘Curve’ barstools from Space.



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informal furniture like Grazia & Co's playful 'Obo' ball chairs and the chunky B&B Italia modular sofa. The two areas are partly partitioned by a French Cheminées Philippe double-sided fireplace.

"It's open plan but the spaces are very much talking to each other," says Nick. "There's beauty in how these large areas can feel lovely and intimate and homely rather than as if you're sitting on a cathedral floor." To retain some of the original structure the space has been bookended by exposed brick walls. "Even in the new part of the house it is evident you are in a building with a long history and character," say the owners who engaged Frank builders.

The double-height space allowed for a second staircase leading to a hanging mezzanine and the former roof void. "It's a really good view from up there," says Nick, who transformed the unused area into the children's bedrooms and play area. Shadow lines, exacting linearity and steel framing appear seamless but he says it took effort to create a floating design that "made things disappear".

It is sophisticated and beautifully presented but still a really lived-in house, says Claire Larritt-Evans, who curated the furniture and furnishings. "I asked the family to stay out for two days while we got the furniture out of storage. With an army of people, we set up the entire house with the fire burning, flowers, candles and cutlery in the drawers. When they came back the first thing the kids did was somersault over the 'Tufty-Time' sofa. And that's fine, because you don't want to create something that can't be touched. It has to be lived in; this is a family after all. It's beautiful, but it truly is a home." 15

For more go to bayleyward.com; larritt-evans.com; frank.net.au.



SPEED READ

» A stickybeak down the drive of a neglected Edwardian home led to this family taking on a massive renovation project. » The 1905-era house was expanded with a contemporary extension to the rear that added a generous living space. » Original features were preserved or re-purposed, such as the leadlight windows which were moved to the main bathroom, the bluestone bricks that were re-laid on the driveway, and the beautiful carved timber stairs that were refreshed in black paint. » The new rear addition's double-height space allowed for a second staircase leading to a hanging mezzanine and the former roof void to create children's bedrooms and a play area.

This page An artwork by Helen McCullagh picks up on the main bedroom colours. 'Ici' wall sconce from Articolo. 'Moller' bench from Great Dane. Opposite page, from top left Vibia 'Wireflow 0300' pendant from Koda over the stairs. Leadlights in the main bathroom were relocated from elsewhere in the house. Lavamani washbasins from Rogerseller. Caravaggio wall light in the guest bedroom. Paris Au Mois D'Août pendant lights from Hub.

