



# LanesEnd

built on the land of the Wurundjeri People  
photos by Dean Bradley Photography



Husband and wife / project manager and architect, we shared a dream to build a home together

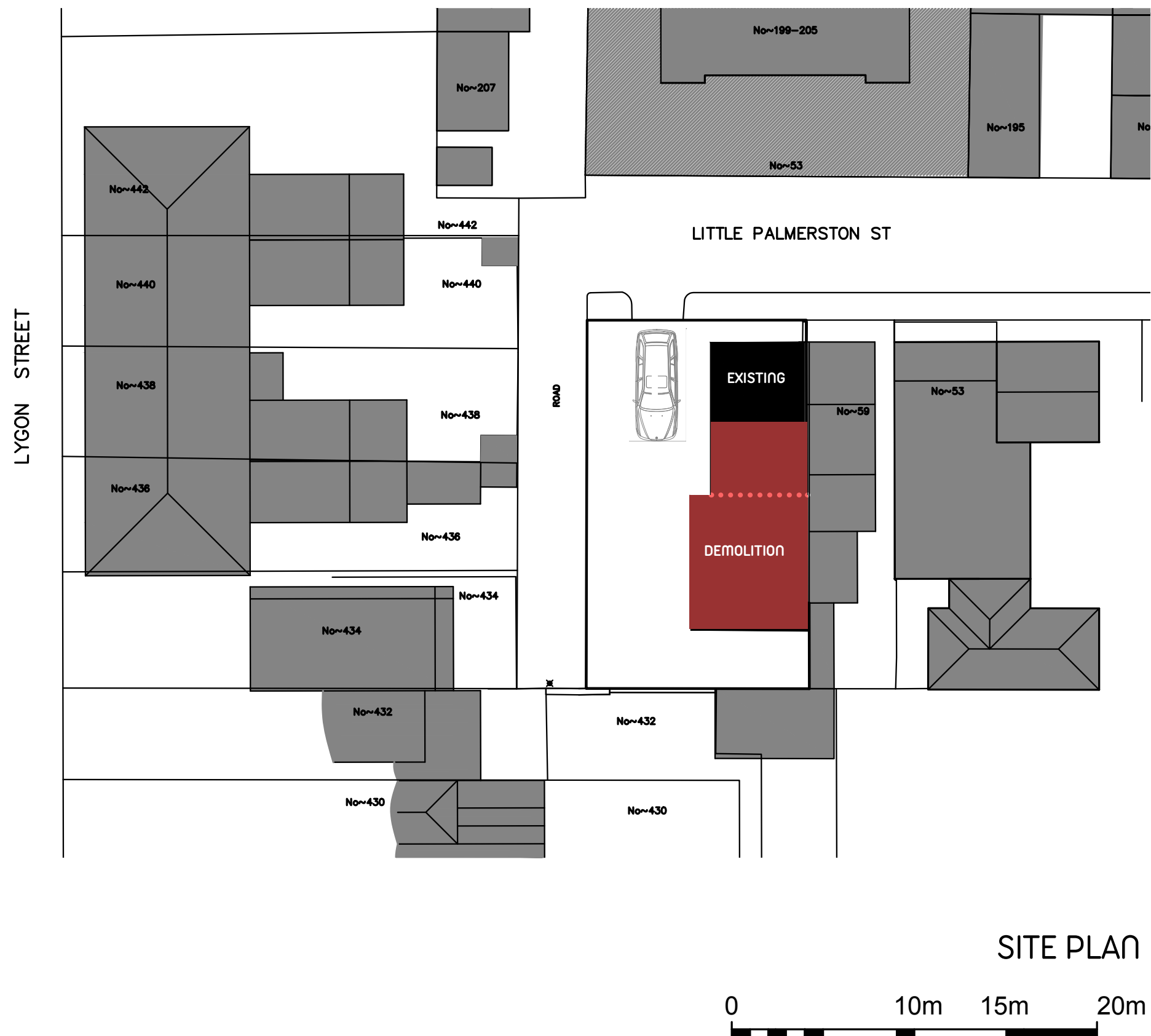


The site is located on the corner of an inner city quiet lane, on an unusually wide 12m x 20m block

●●●●●●●●



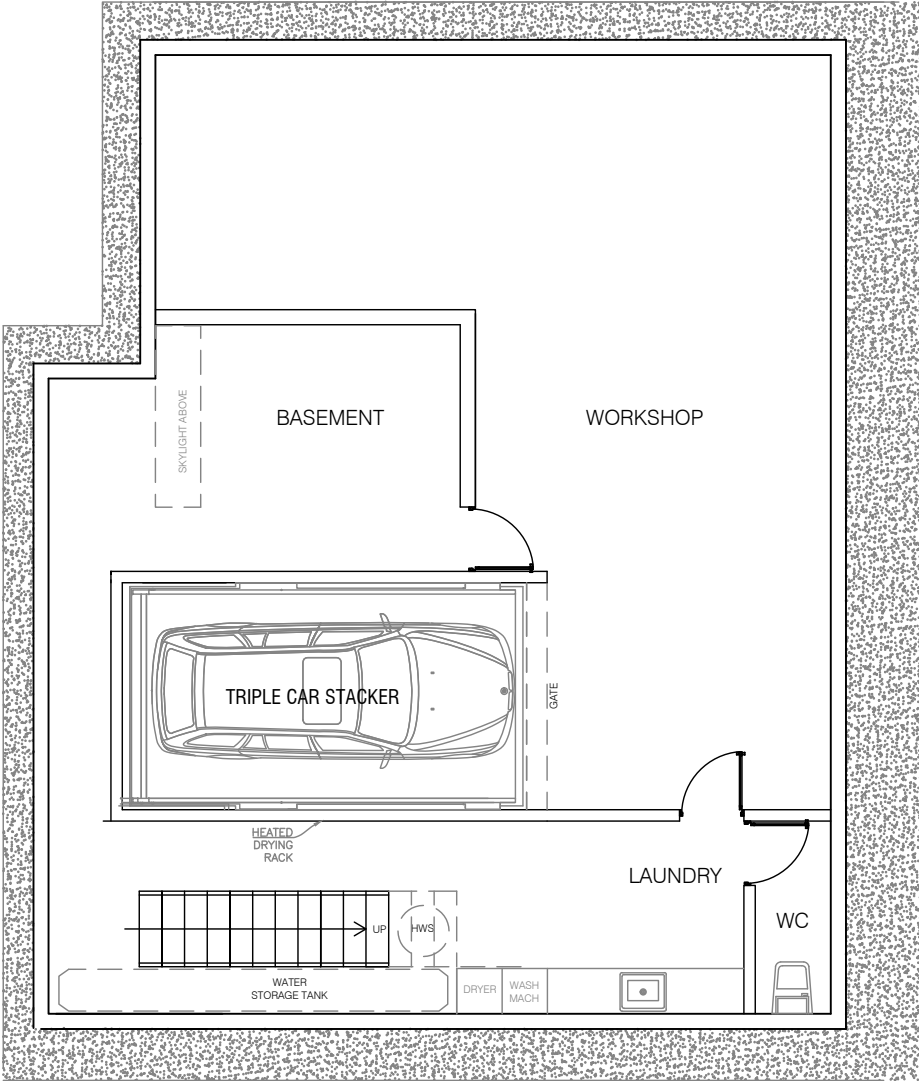
The demolition of the rear room & lean-to of the semi-detached terrace retained the heritage front & streetscape character



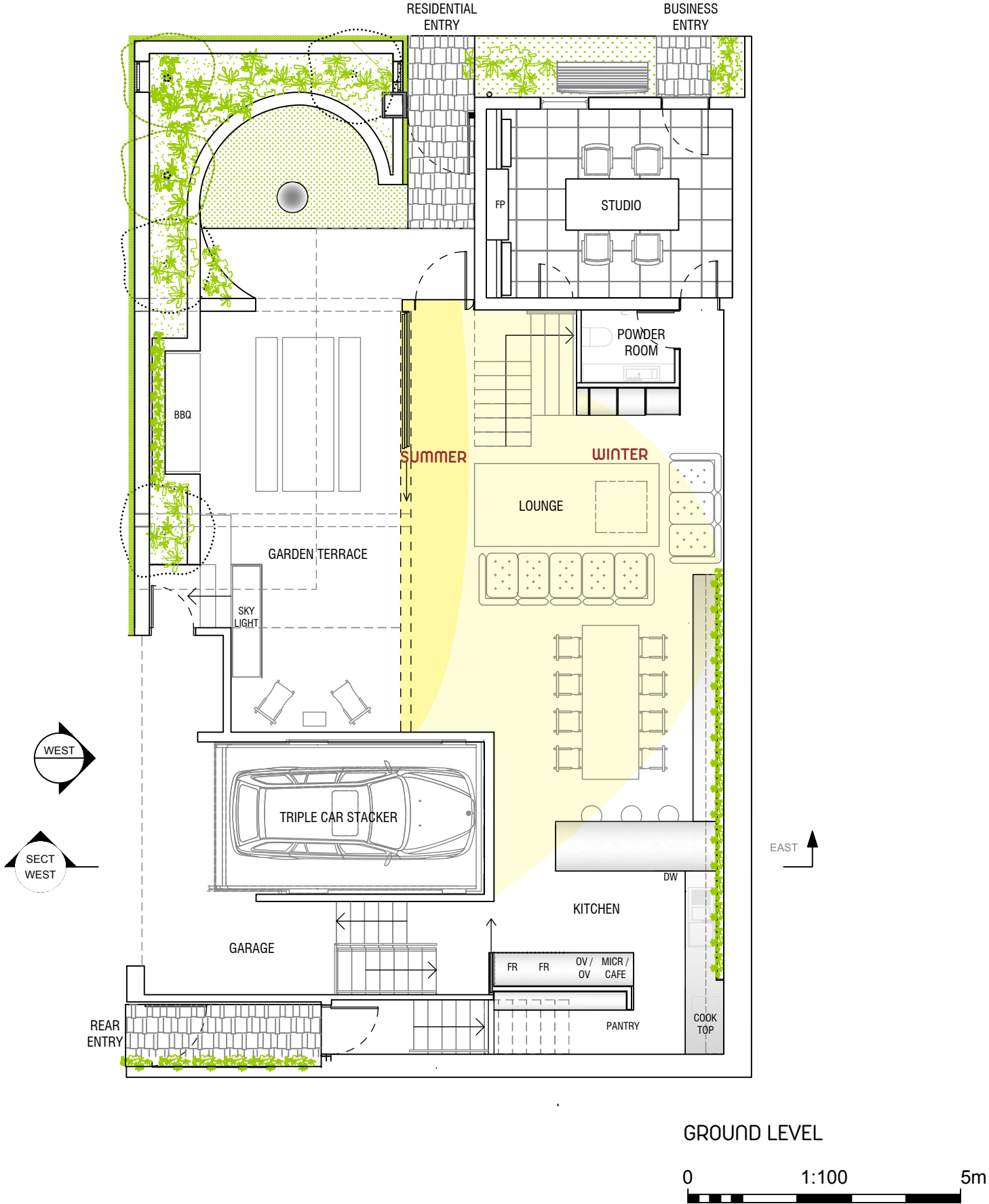
SITE PLAN



The new extension could therefore optimise northerly orientation along with carefully considered eaves to curate seasonal sunlight penetration



BASEMENT LEVEL



GROUND LEVEL

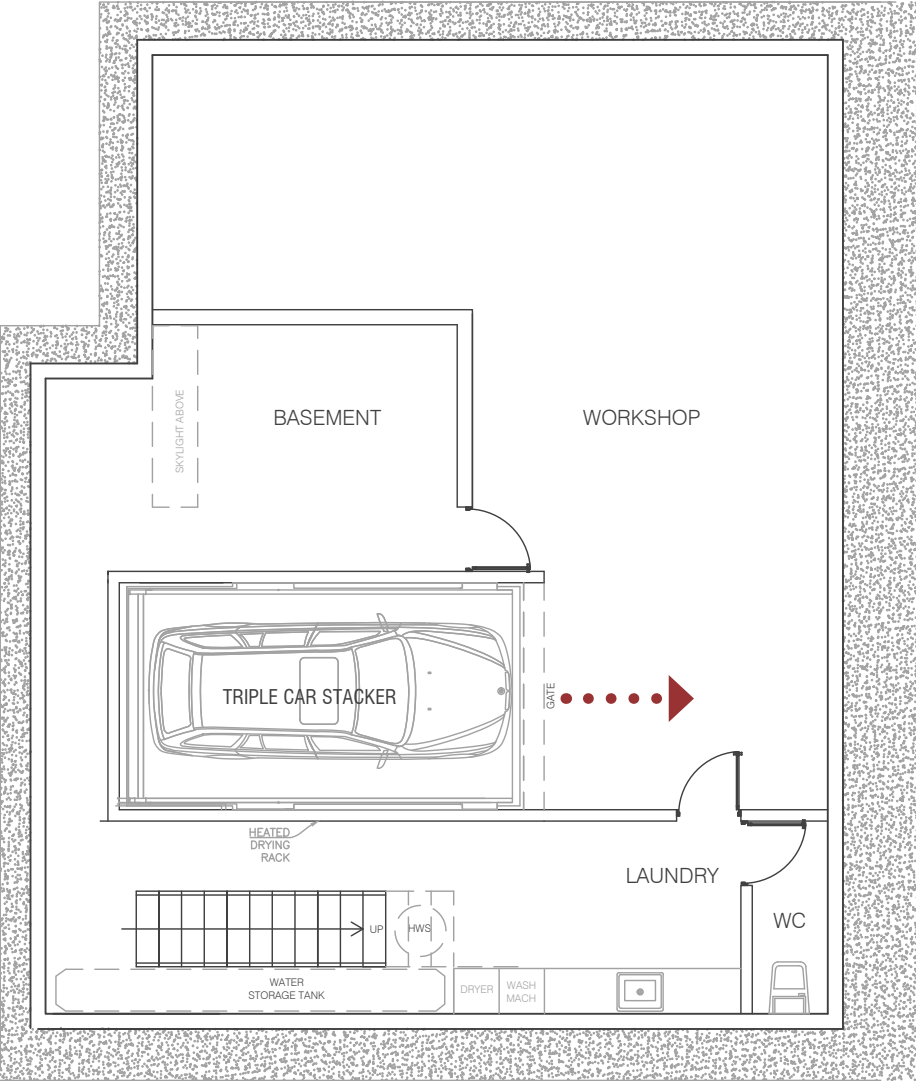




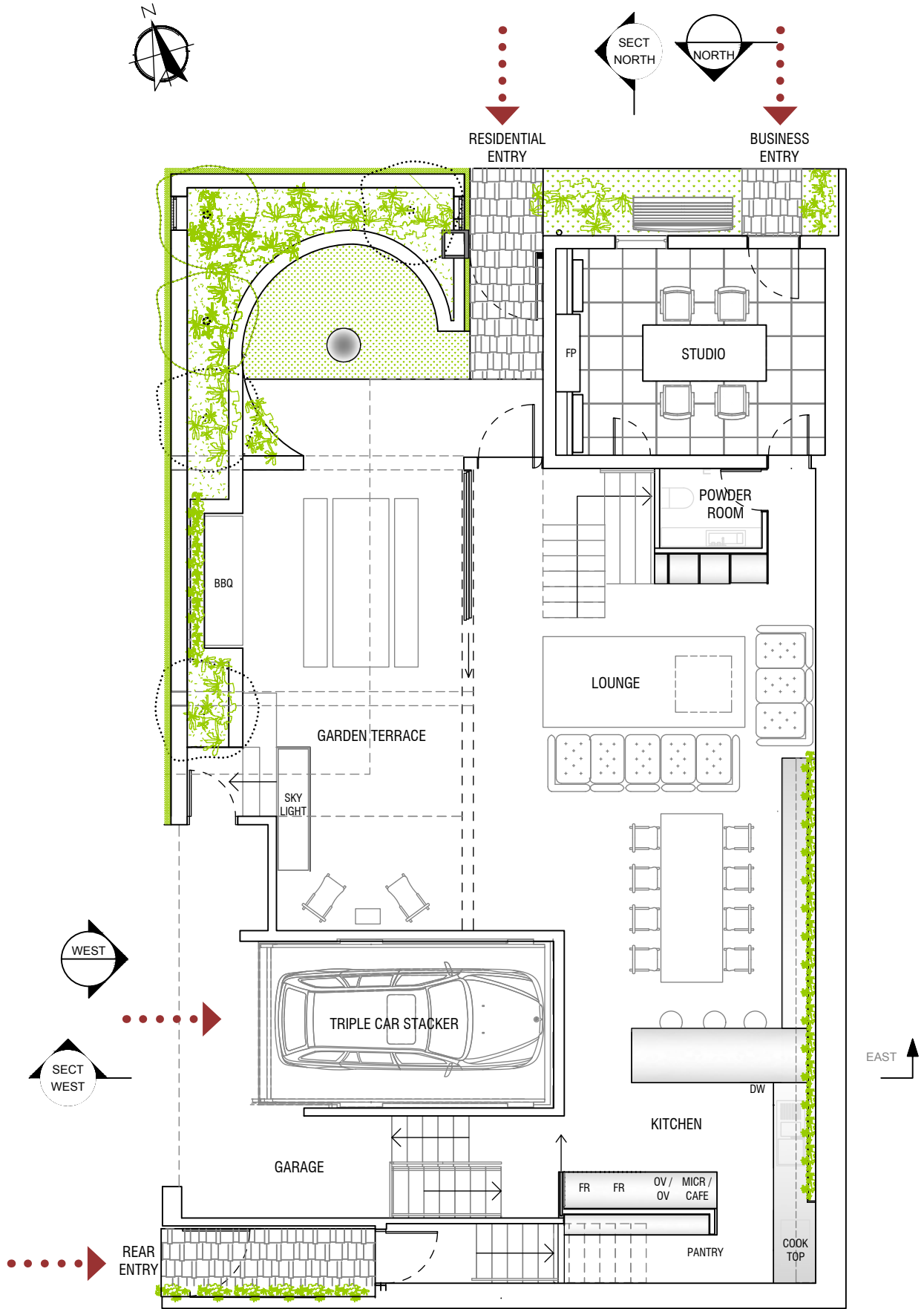
A horizontal scale bar with three segments. The first segment is labeled '0' at its left end. The second segment is labeled '1:100' above it. The third segment is labeled '5m' at its right end.



Our brief was to create separate business & residential entries while relocating vehicle away from front



BASEMENT LEVEL

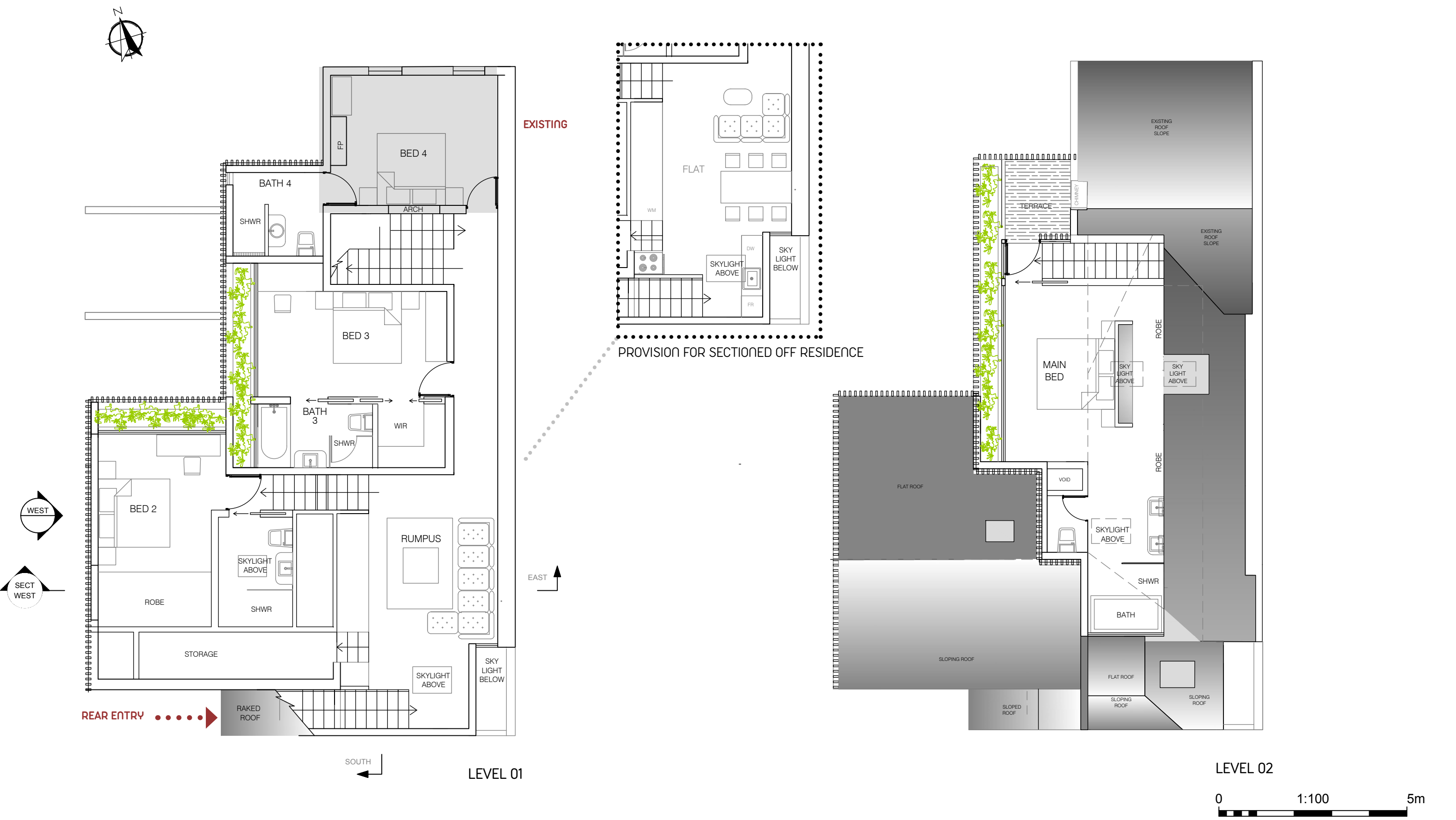


GROUND LEVEL



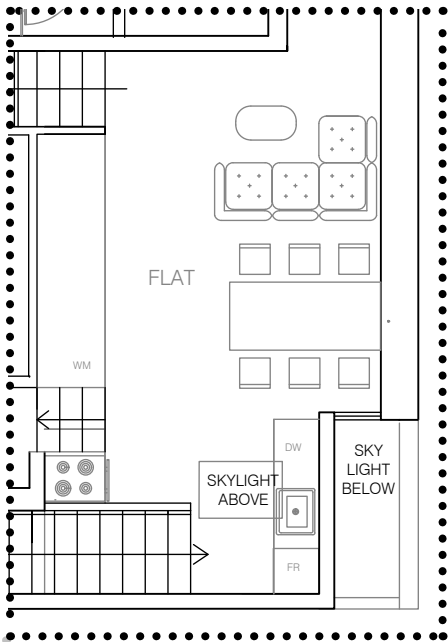


Level 01 is spaceplanned to be sectioned off into 1 or 2 bedroom dwelling with separate rear entry. On level 02 the main bedroom is housed in volume of the roof

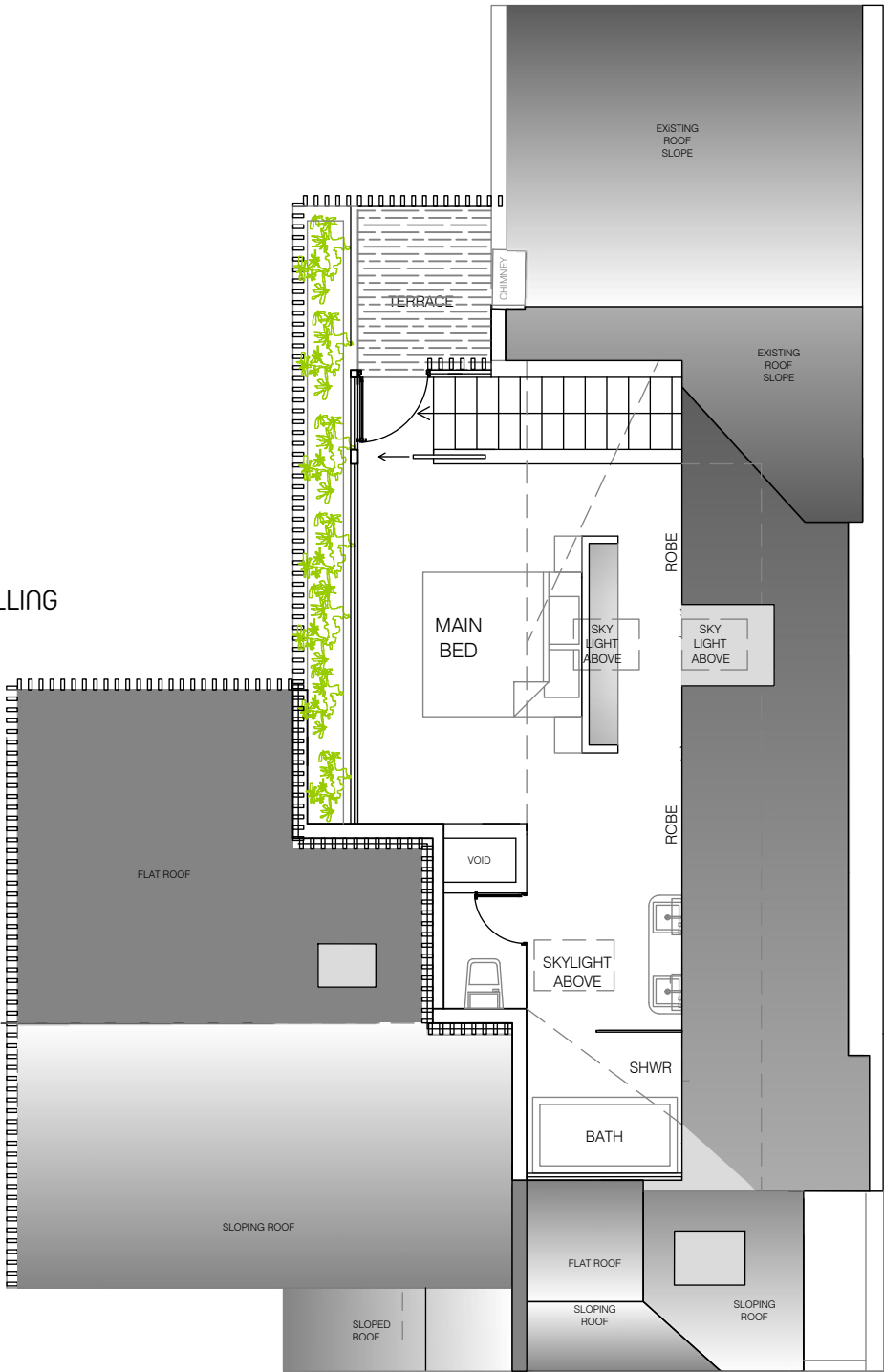




Integrated provision of power, water and waste allows the rumpus to convert into future kitchen + living



PROVISION FOR SECTIONED OFF DWELLING

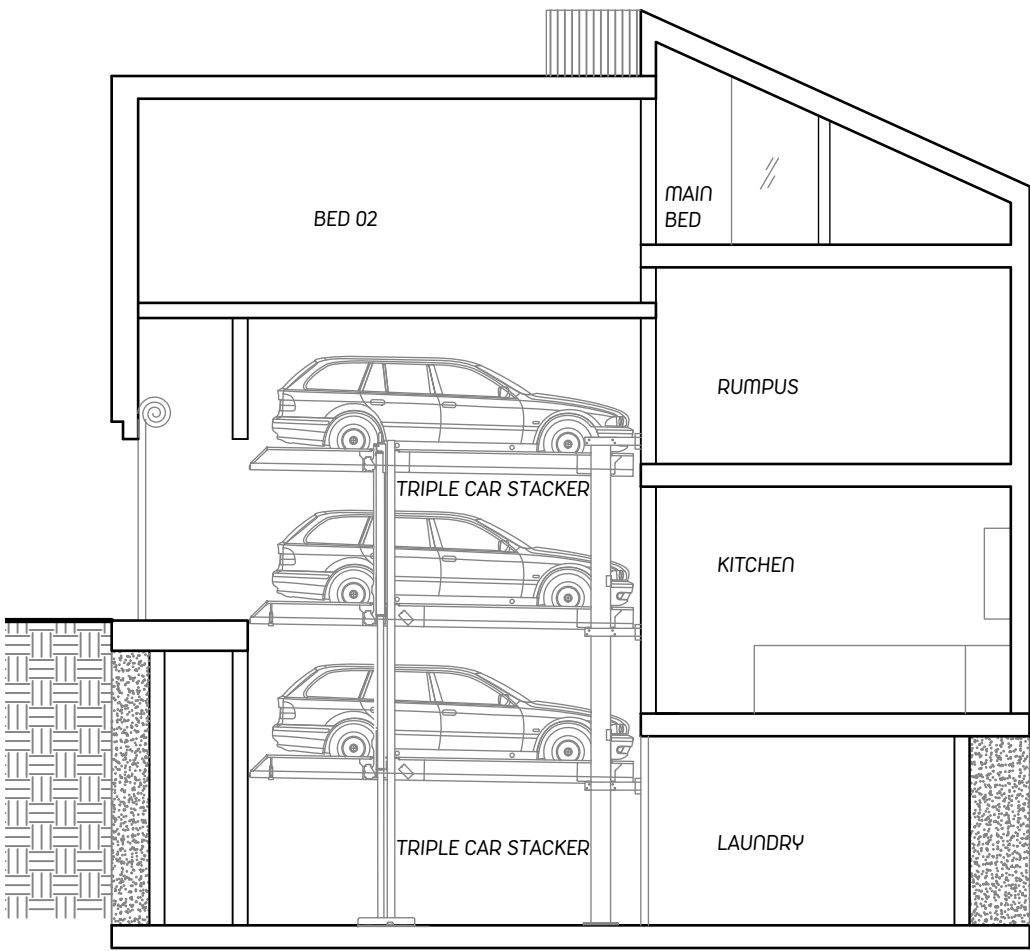


LEVEL 02

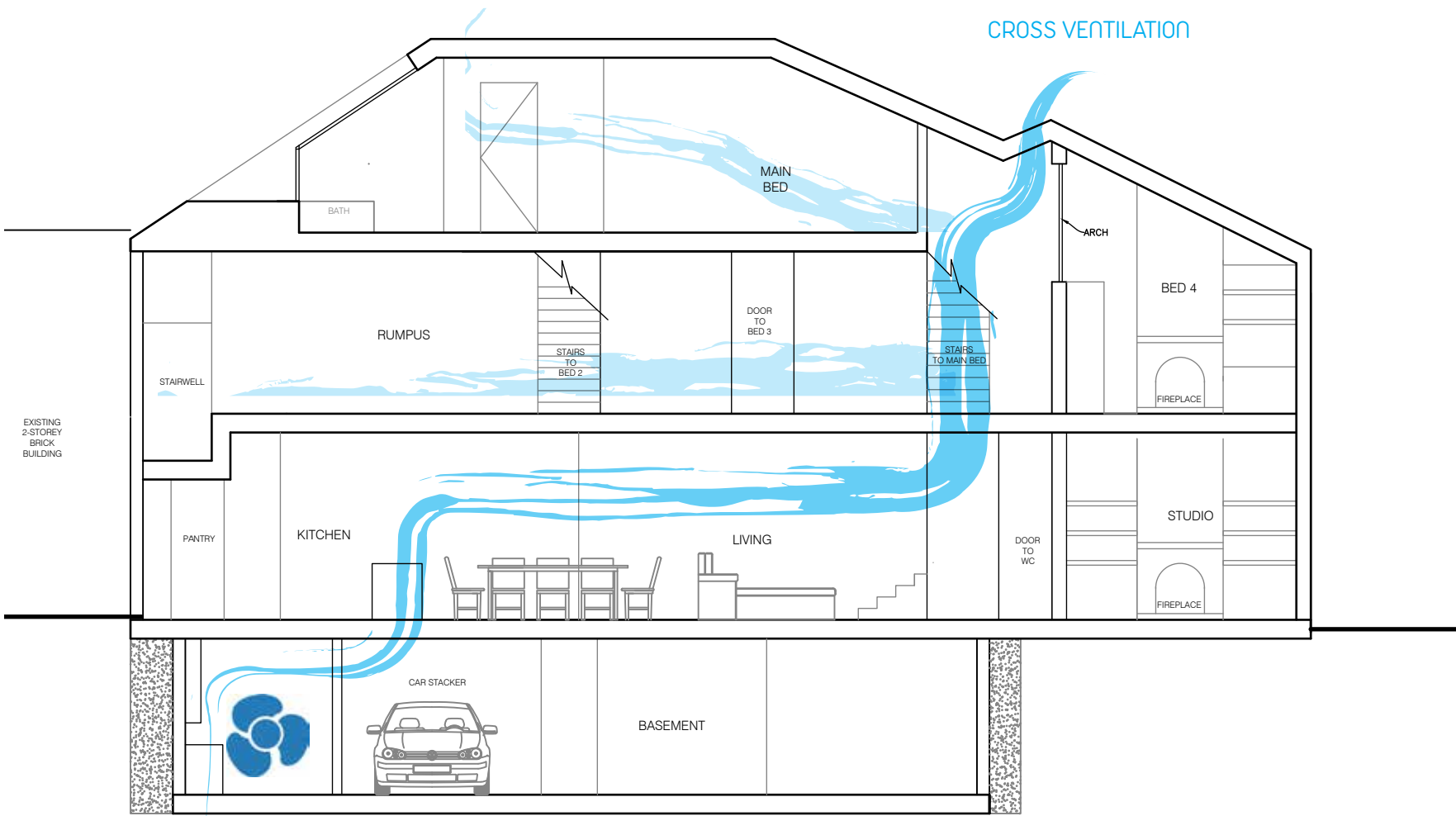




We opimised cross ventilation by drawing stable air from thermal mass of basement, bolstered by a fan



EAST - WEST SECTION



NORTH - WEST SECTION





We undertook substantial demolition, excavation and underpinning with conservation of found artifacts



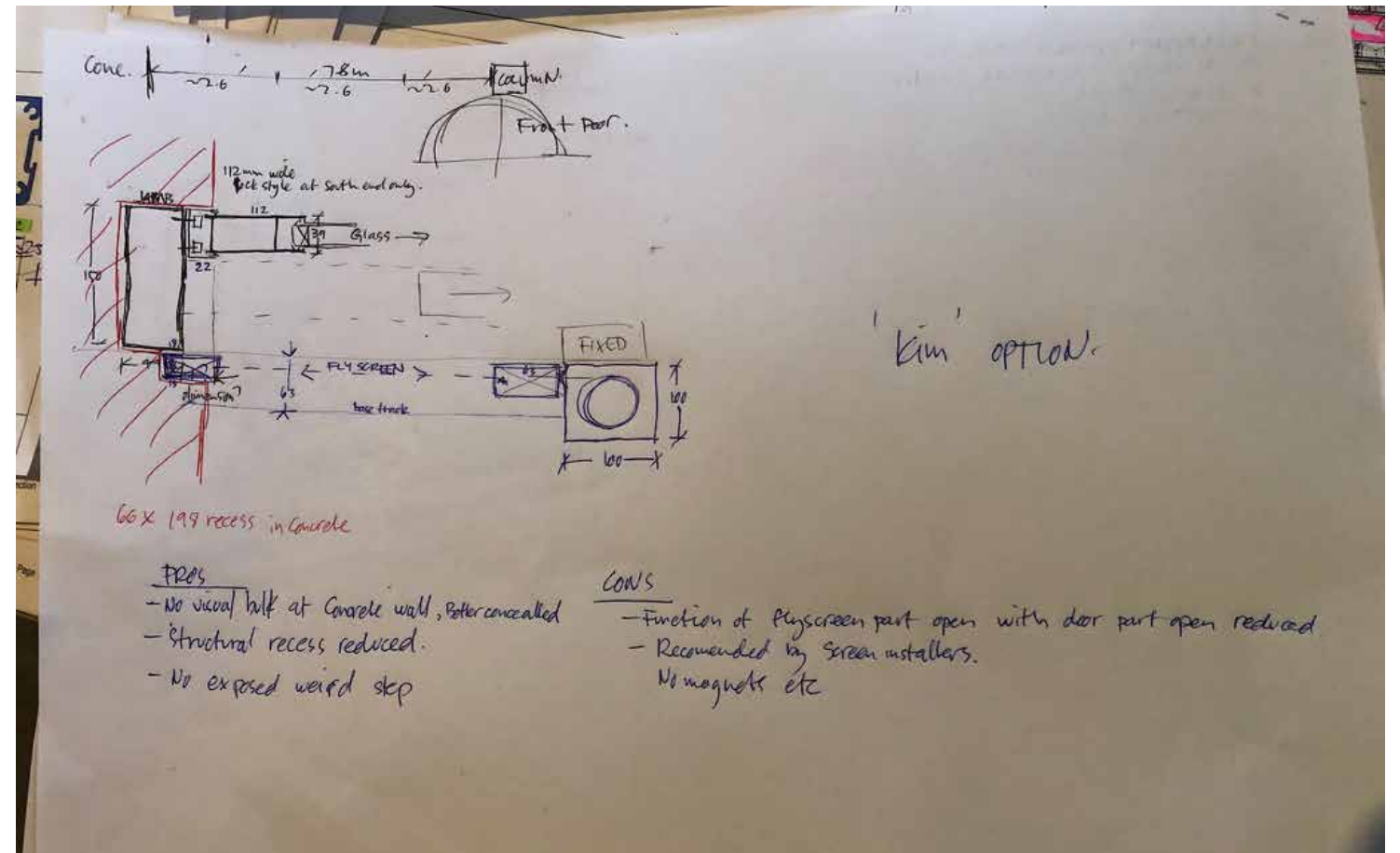
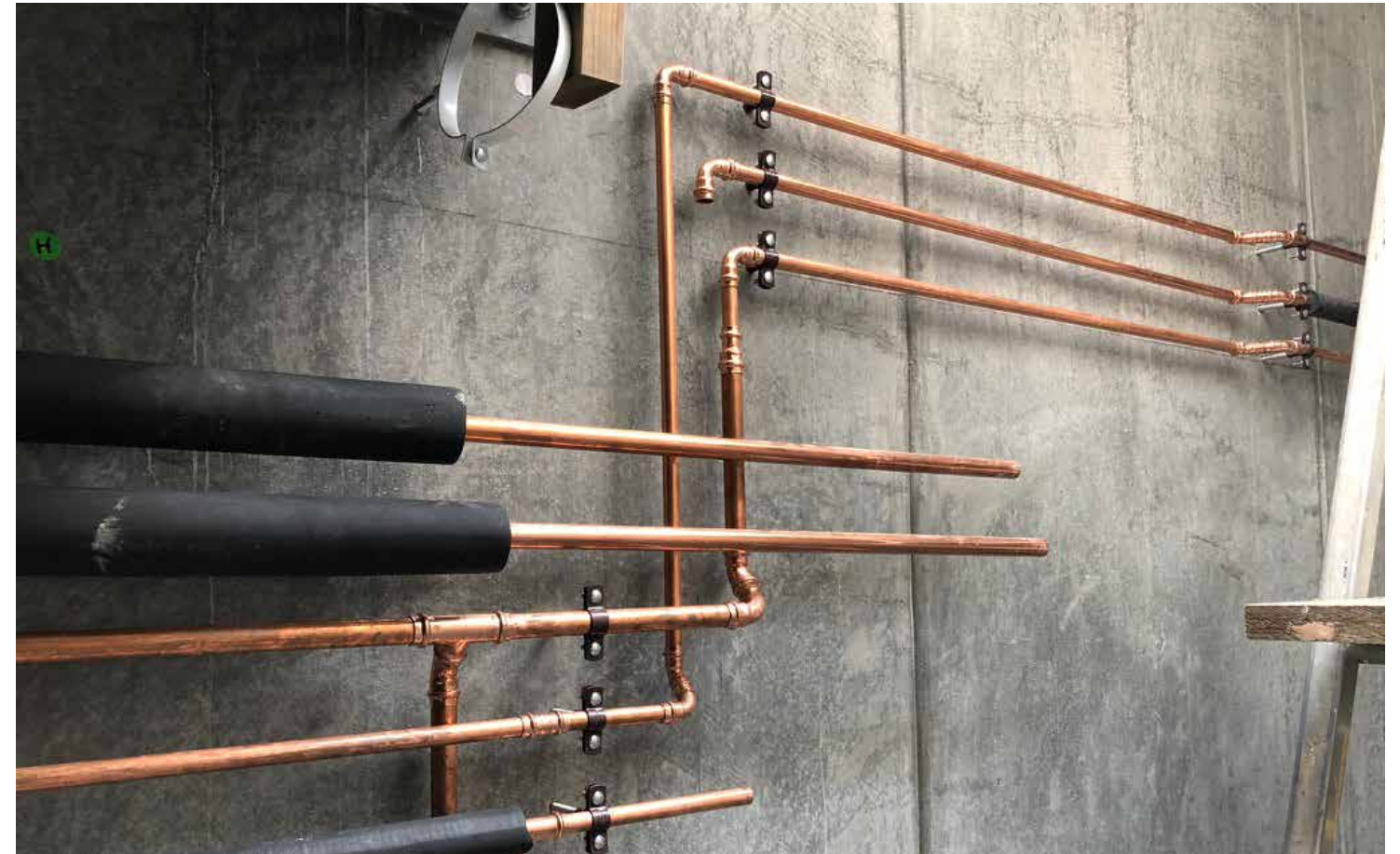


Wet basement is constructed of bored piers with agi drains inbetween, slab on ground with perimetre spoon drain. Off-form concrete wall forms the stacker shaft and is feature on ground level



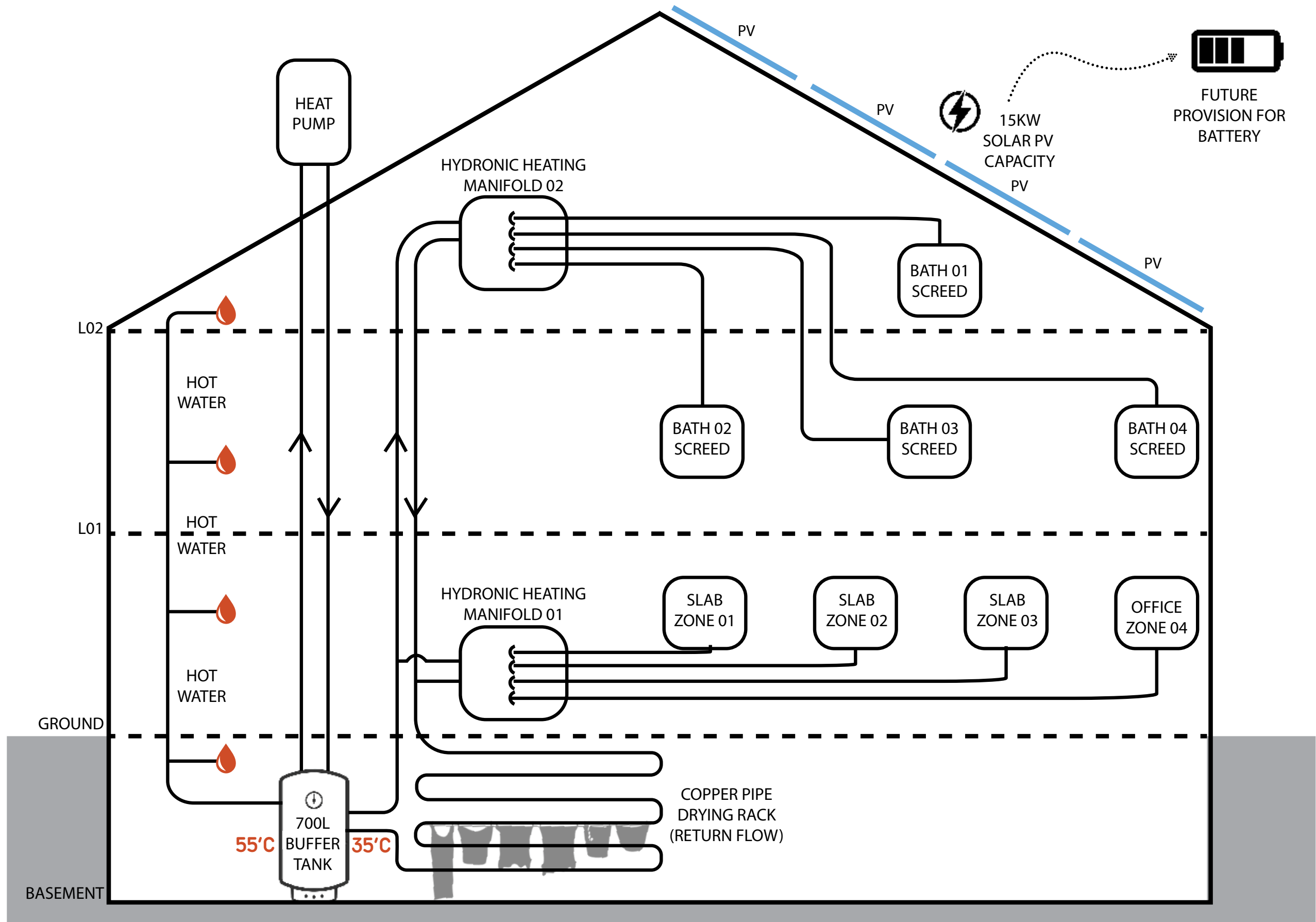


Overall our philosophy was to reveal rather than encase building history and showcase construction  
 ●●●●● such as structure and services. Where budget permitted we used raw materials that patina





We worked with supplier to develop an energy efficient ecosystem. Buffer tank supported by heat pump  
••••• serves hotwater & hydronic heating, powered by 15KW solar with a future provision for battery





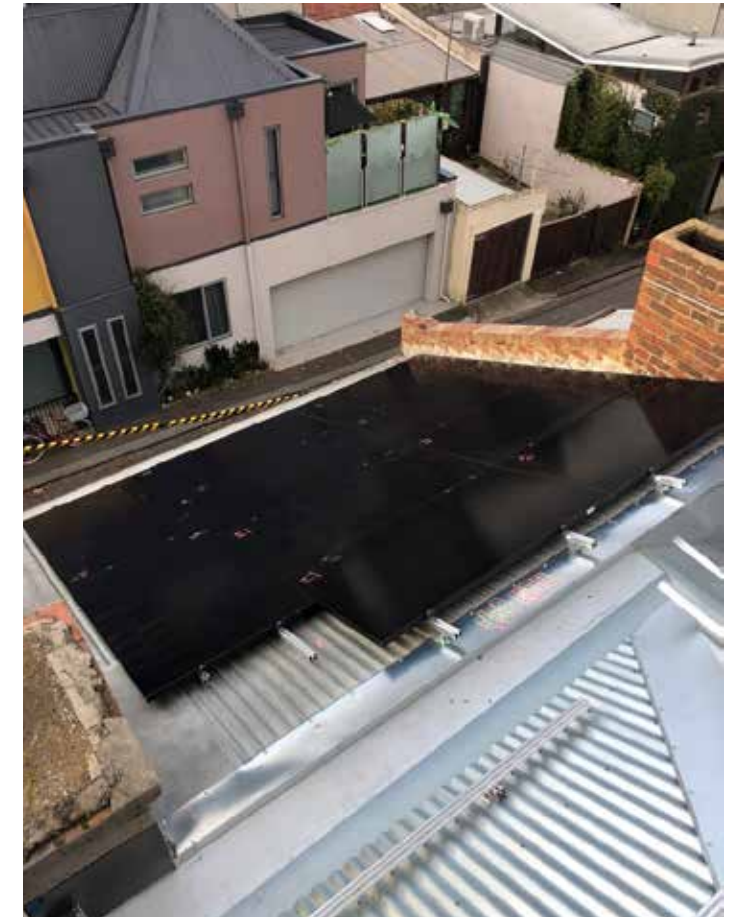
Here you can see heat pump, PV panels, buffer tank, hydronic heating in slab & drying rack which uses  
●●●●●●● return water from heating prior to entering back into tank optimising every last bit of energy



Heat pump



700L Buffer tank



15KW Solar



Hydronic slab heating



Heated clothing rack using return water from hydronic heating



The new build is strategically set back from street revealing itself only when arriving at 'LanesEnd.'

●●●●●●●● Only a small glimpse of the roof form of the new extension can be seen upon approach





Design of the renovated/extended victorian terrace 'builds' on the past but clearly moves to the present



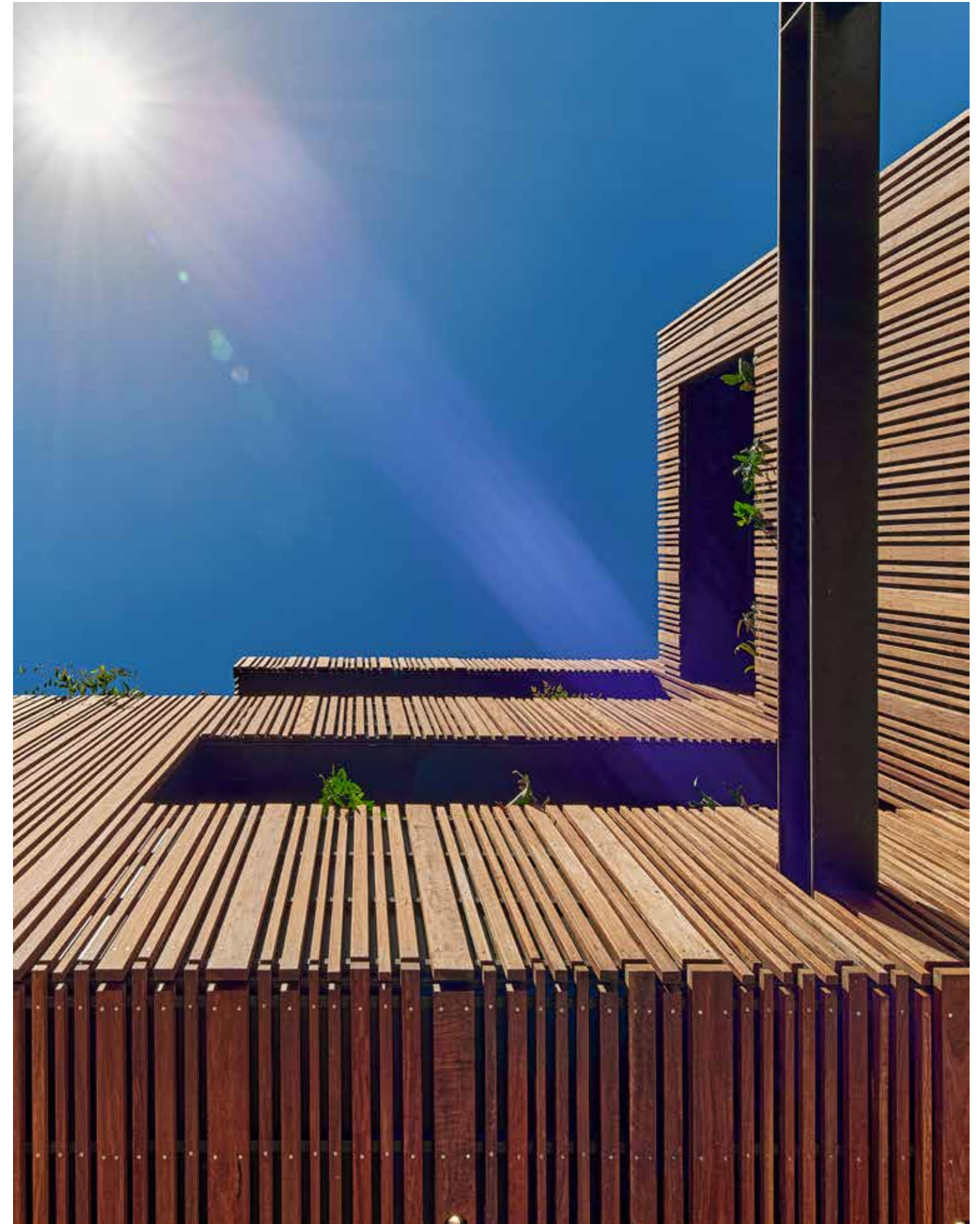


From the front, the terrace appears relatively intact, but from the lane, it's unashamedly contemporary



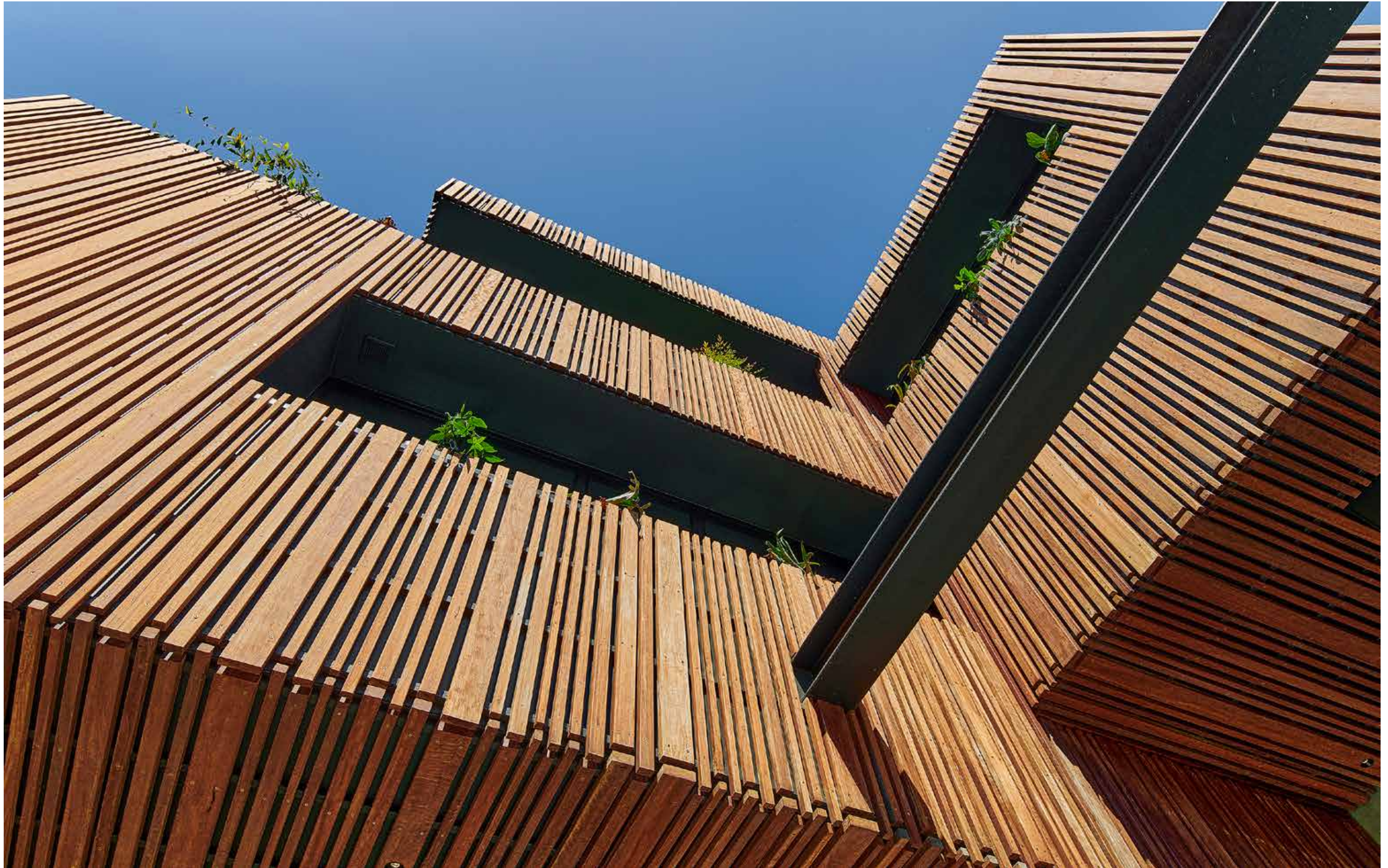


The design and detail celebrates the 'handmade' as much as a sense of craft





Integrated facade plantersboxes provide solar and privacy screening

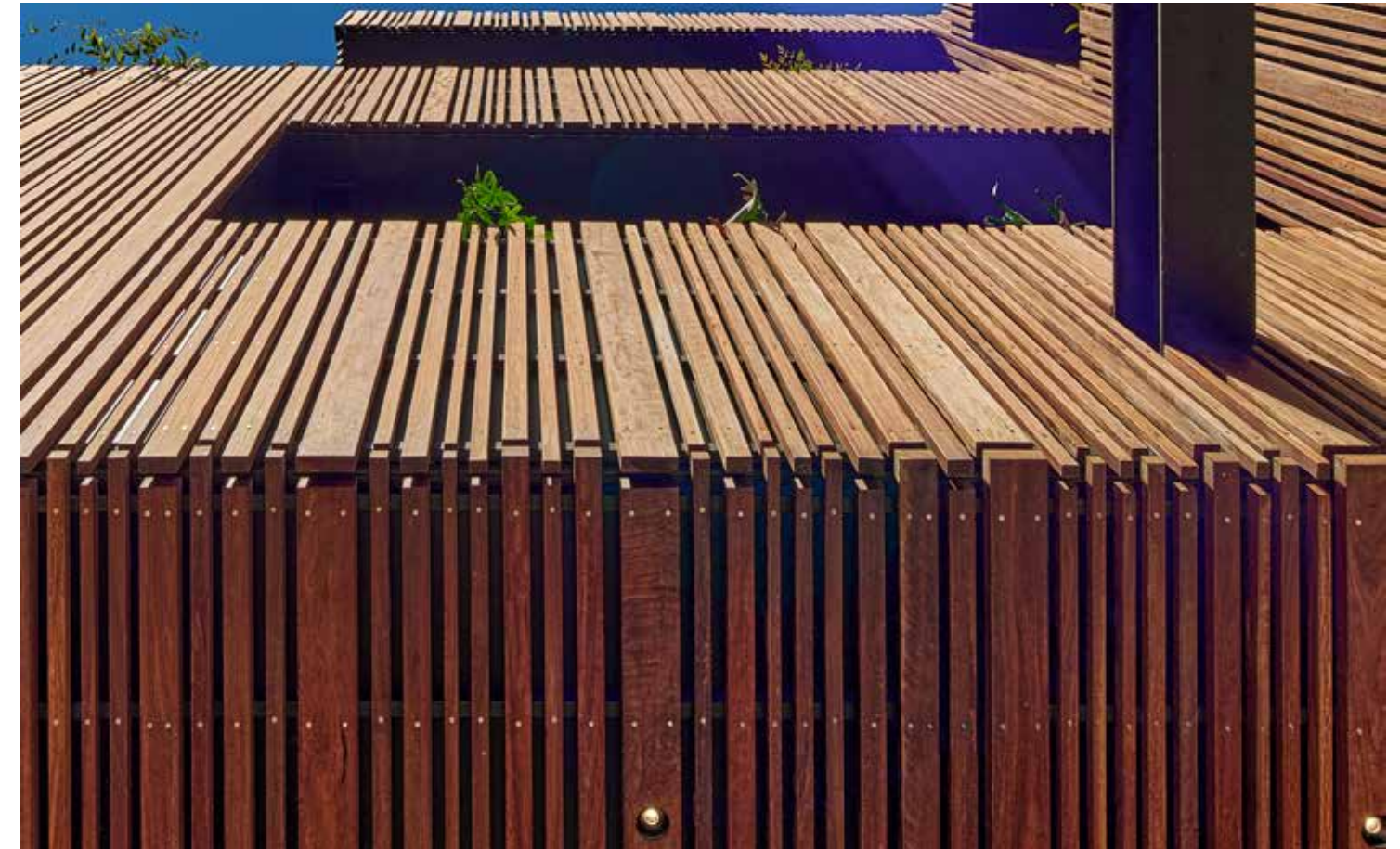
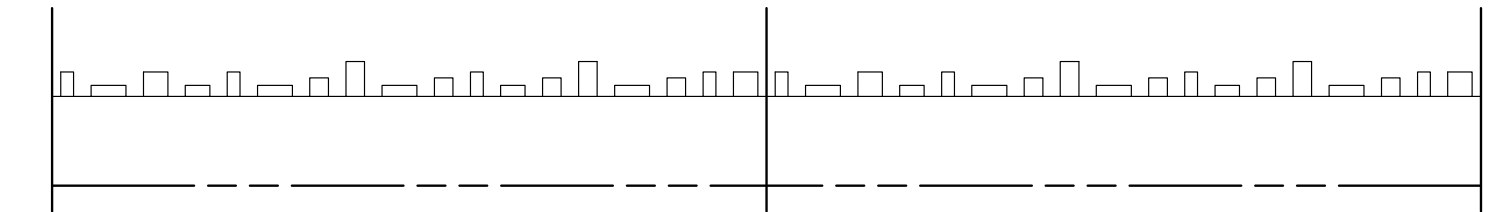
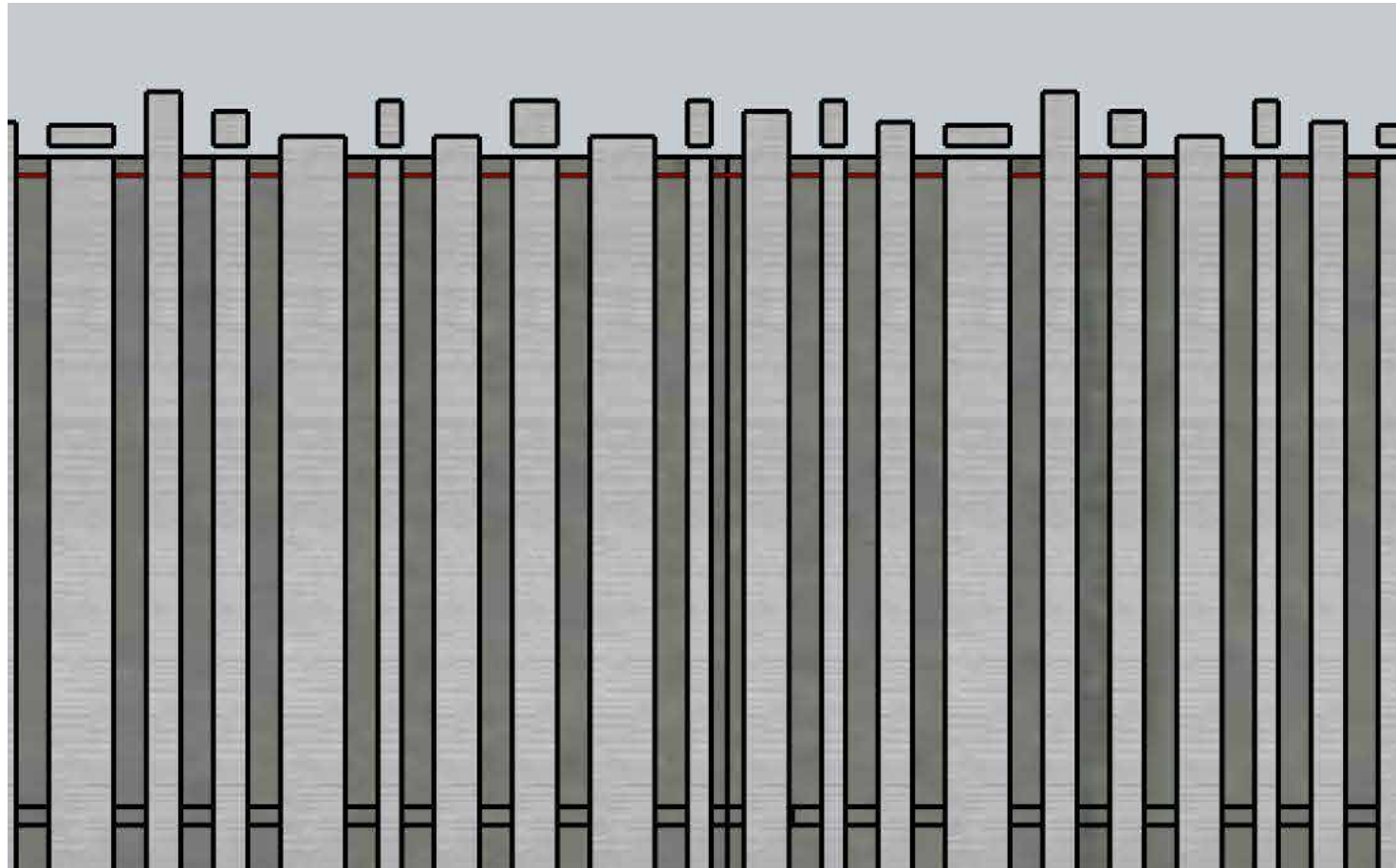




Native spotted gum battens fixed by stainless steel screws onto sub frame express the construction

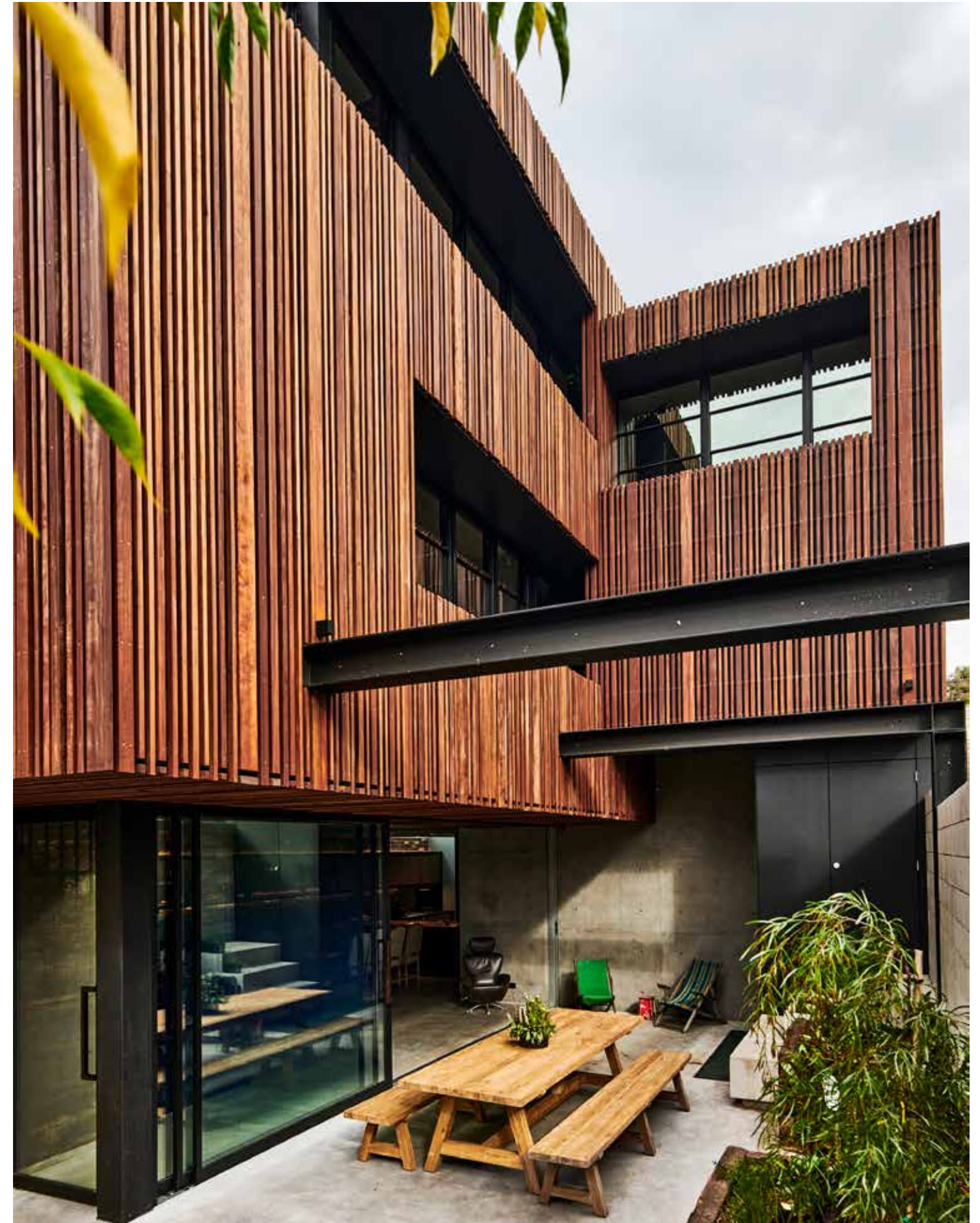






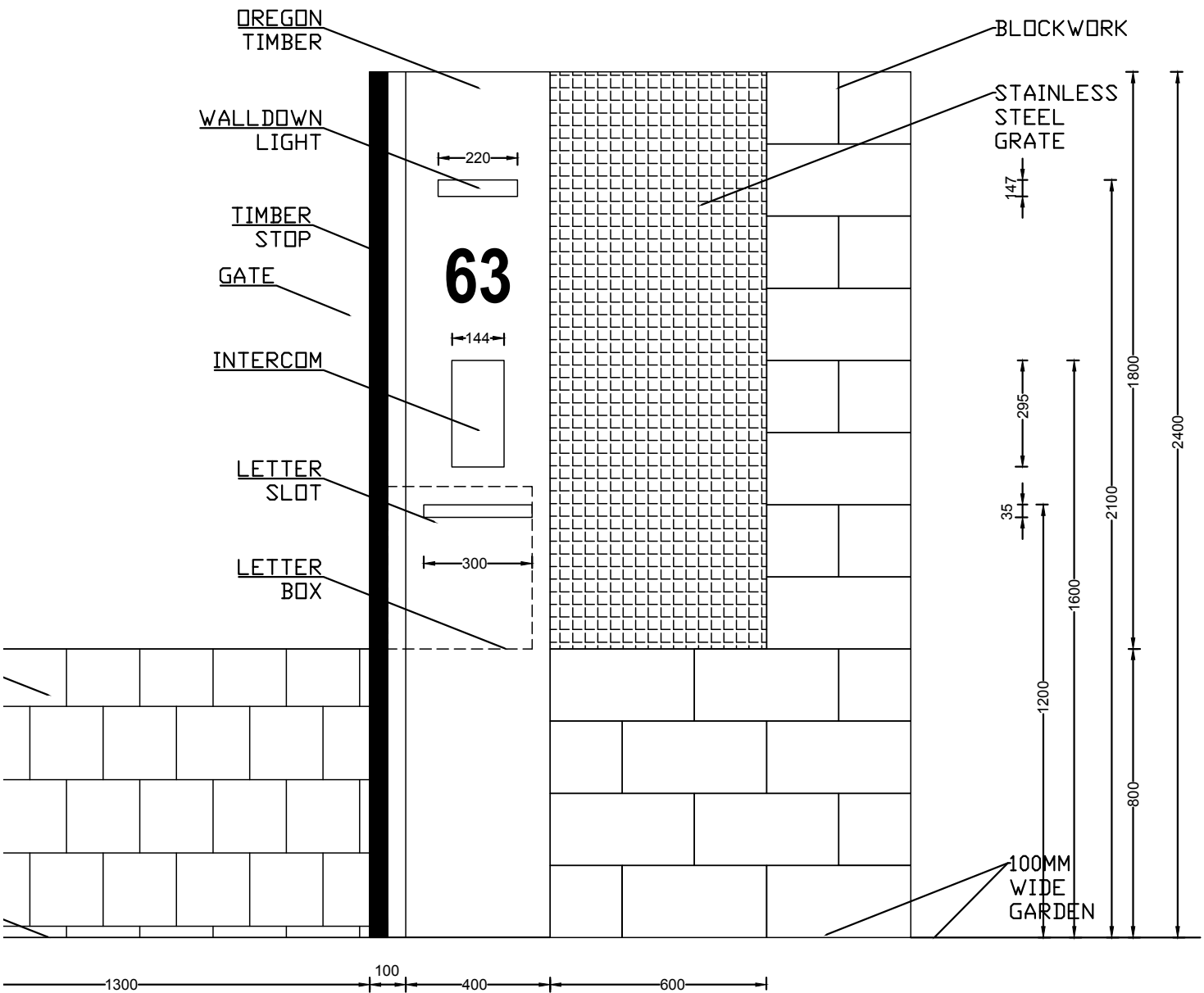


The entry gate performs as a front door, where the private garden is integral with the living and  
●●●●●●●● extensive operable glazing allowing the indoor / outdoor living space to be read as one





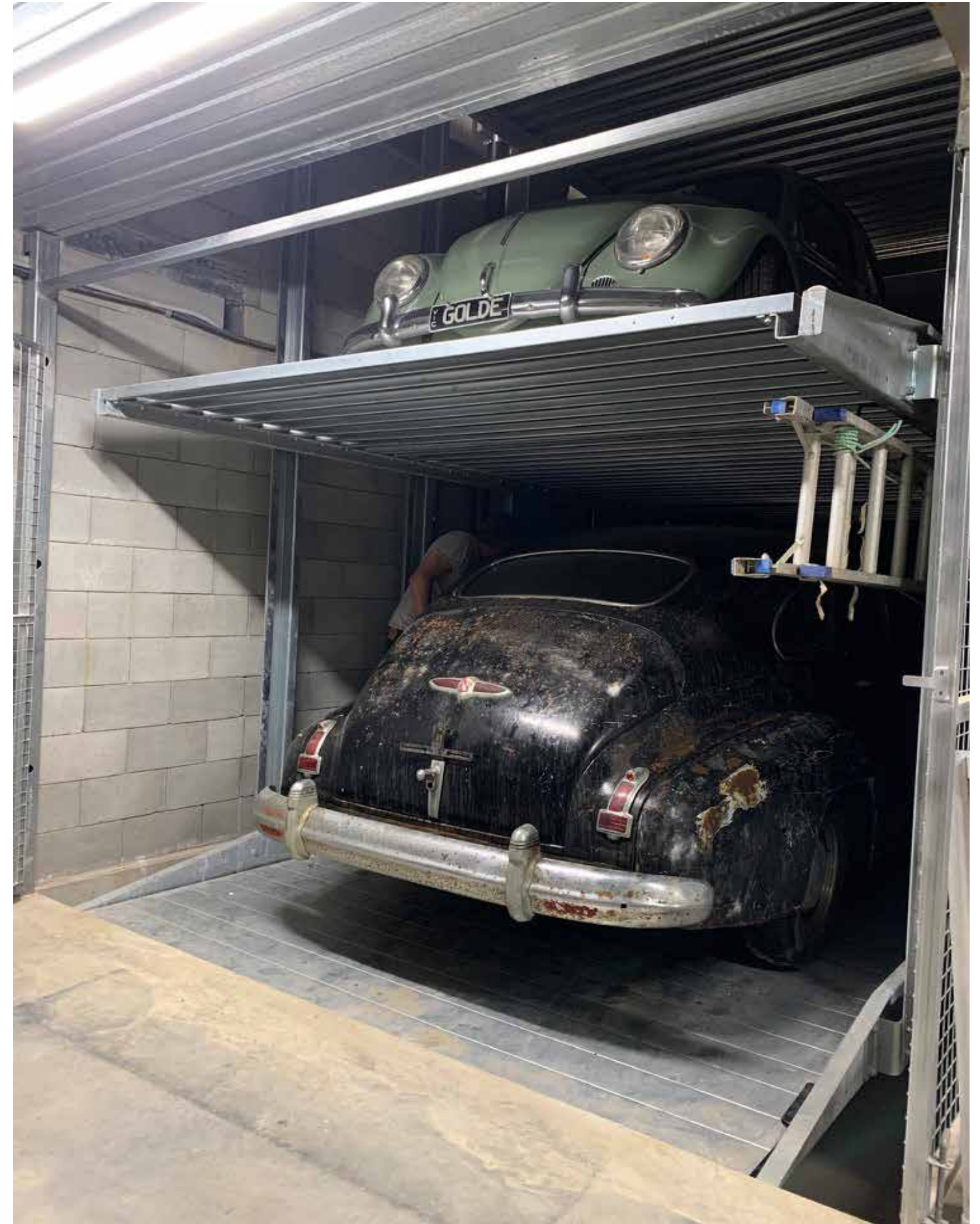
Entry panel made from reclaimed ironbark sleeper, double headed screws form the number & stainless steel grate salvaged from a construction site, provides glimpse of the garden beyond





The car-stacker is entered from side lane providing off-street parking & access to basement workshop

●●●●●●●●





This accommodates our familys' passion for vintage cars and building things





Landscape design developed in collaboration with Clearlight contractor, proposed a low maintenance  
●●●●● garden, with strategically positioned predominately native evergreen and deciduous species





The garden, at a lower level from surrounding street, creates acoustic screening from the city noise  
●●●●● while the trafficable skylight provides daylight into the basement





Bluestone pitchers from original foundation repurposed into dry laid garden retaining walls





Biophilic design principles are used throughout such as the dappled light from planters into the upperlevel  
●●●●● bedrooms, with seasonal changes that host local wildlife, further dissolving building edge.





Deep timber-battened eaves, concrete wall and floor extend to the ground level column-free interior space.





Large sliding doors open onto the garden, reinforce the blurring of inside / outside living





Walk-in pantry lit by skylight above, spotted gum cupboards, planter splashback and writeable joinery make an easy to maintain, mess free, functional kitchen



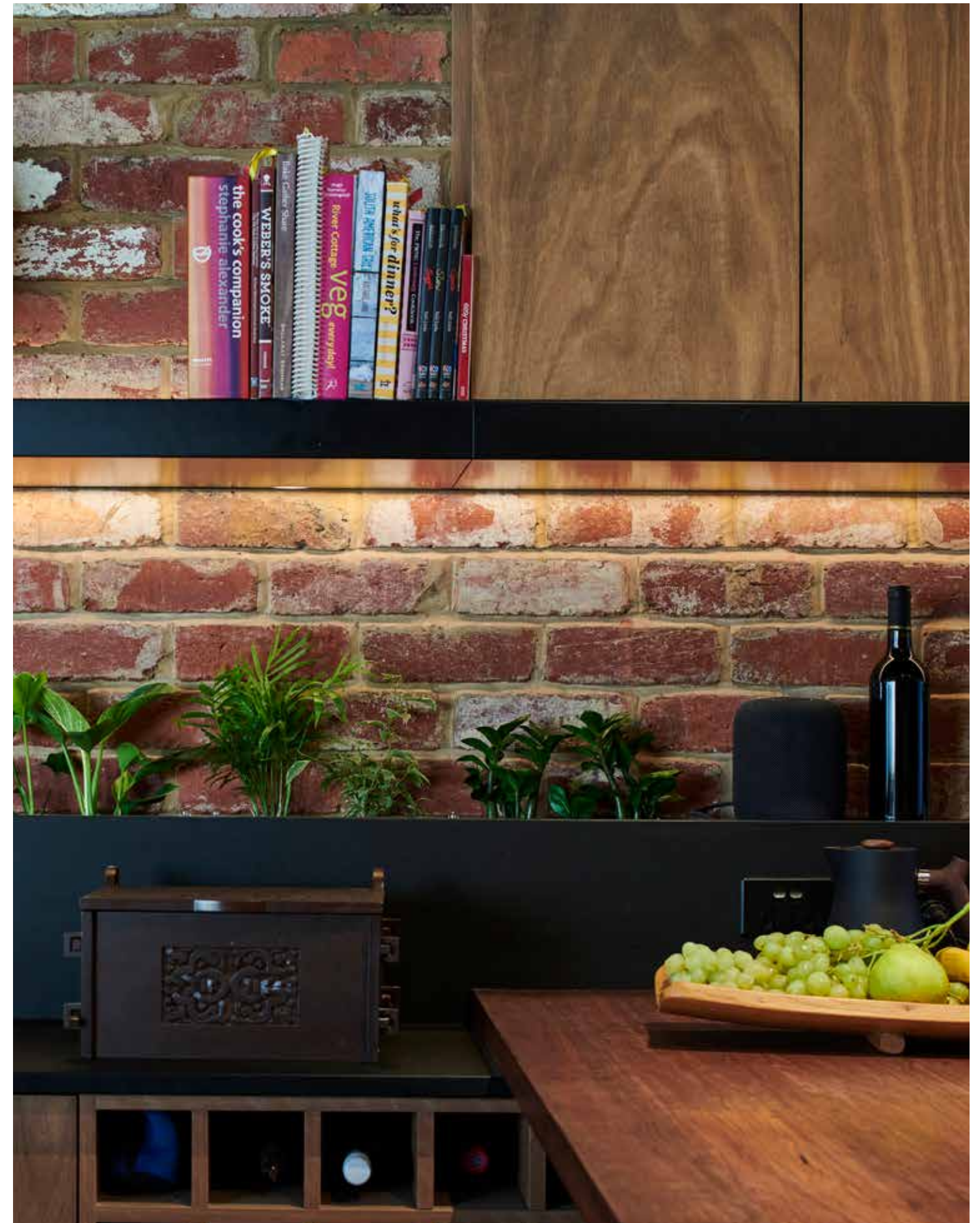
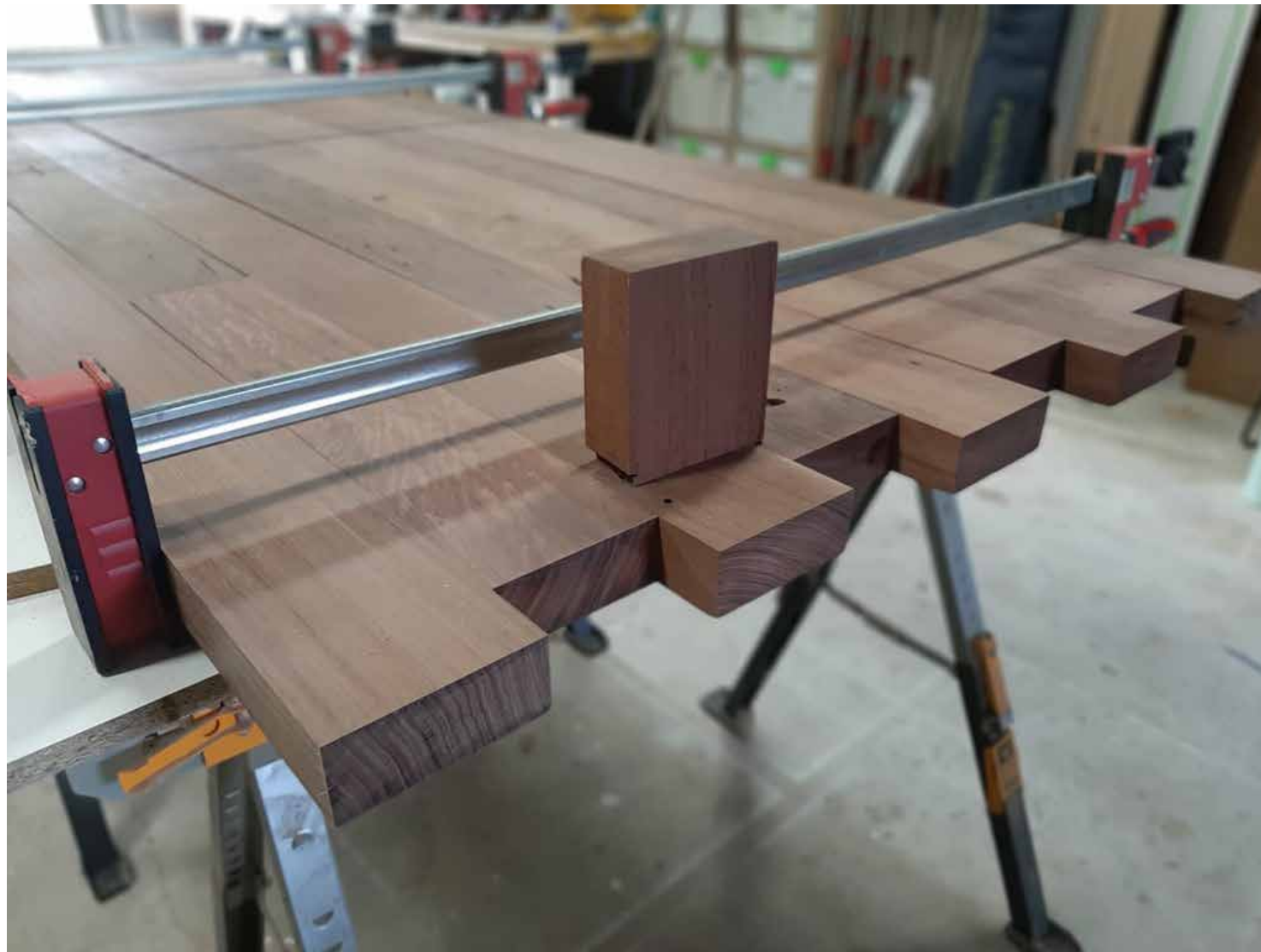


Finger joint bench detail made of recycled ironbark is inspired by the batten facade



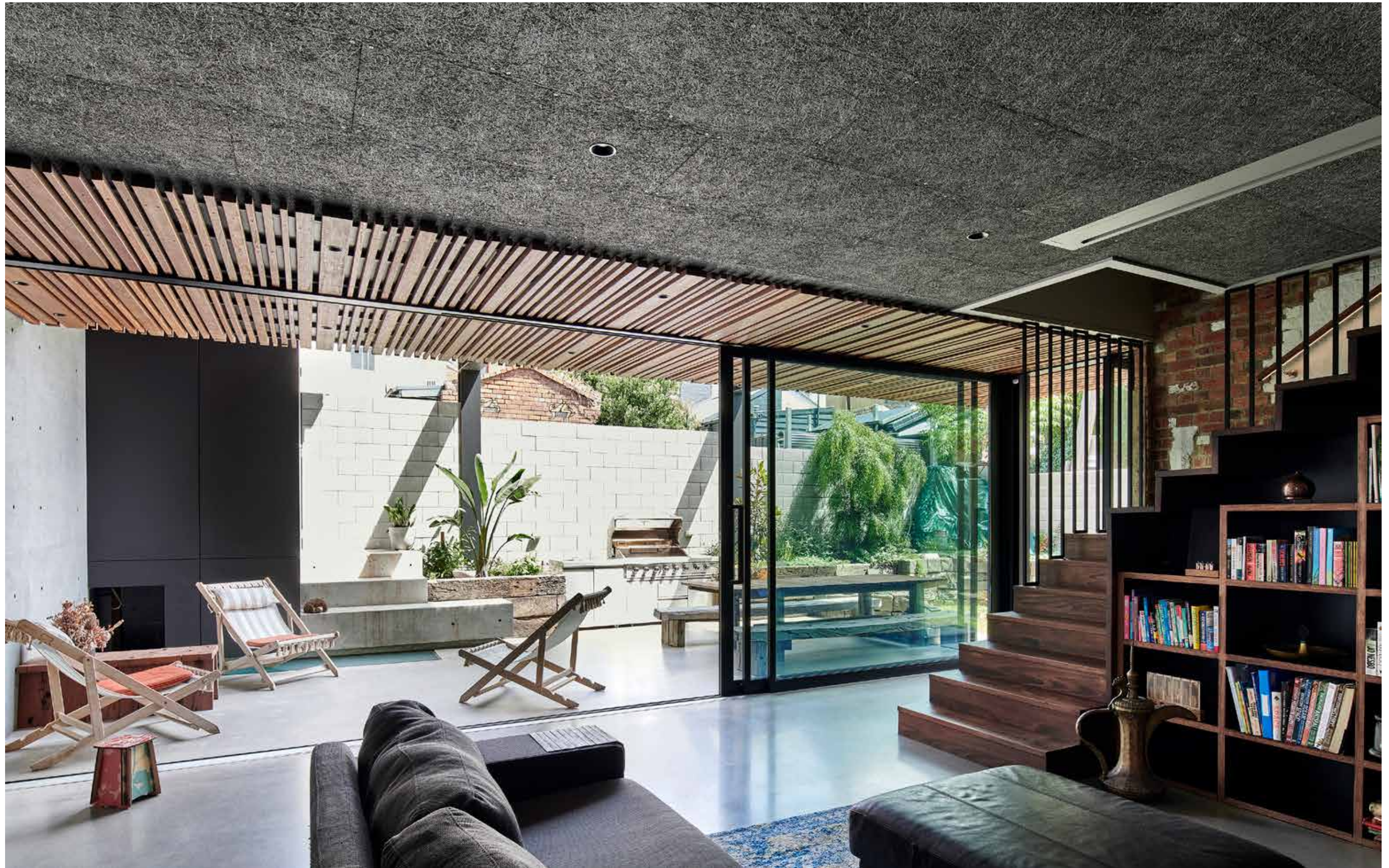


Sustainable materials used extensively such as the recycled paper impregnated resin paper rock benches, ●●●●● recycled brick walls which included a surprise handmade in richmond, queens coronation brick



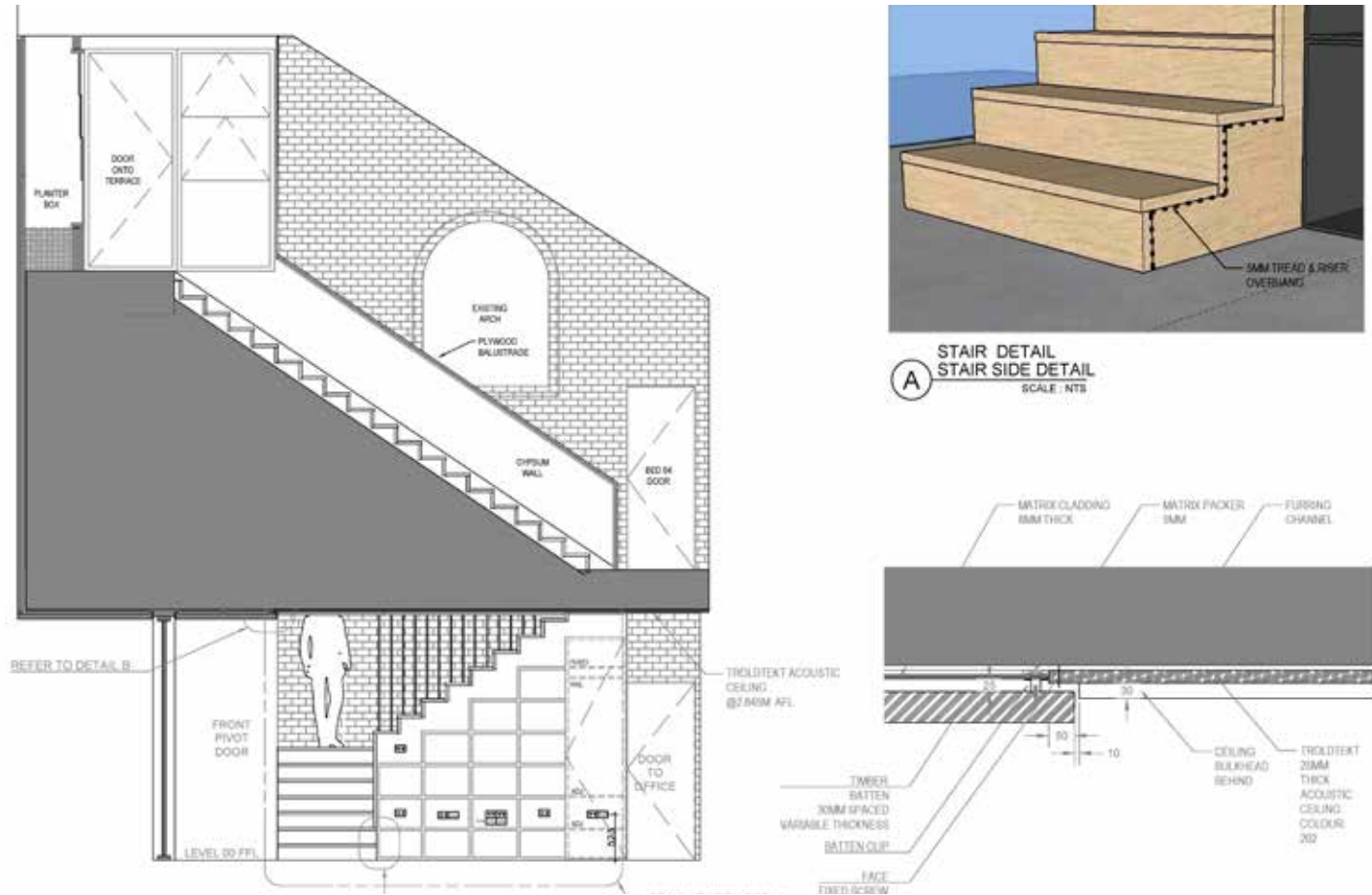


Recycled timber acoustic ceiling, native tasmanian oak stair and reclaimed timber sleeper gardenbeds



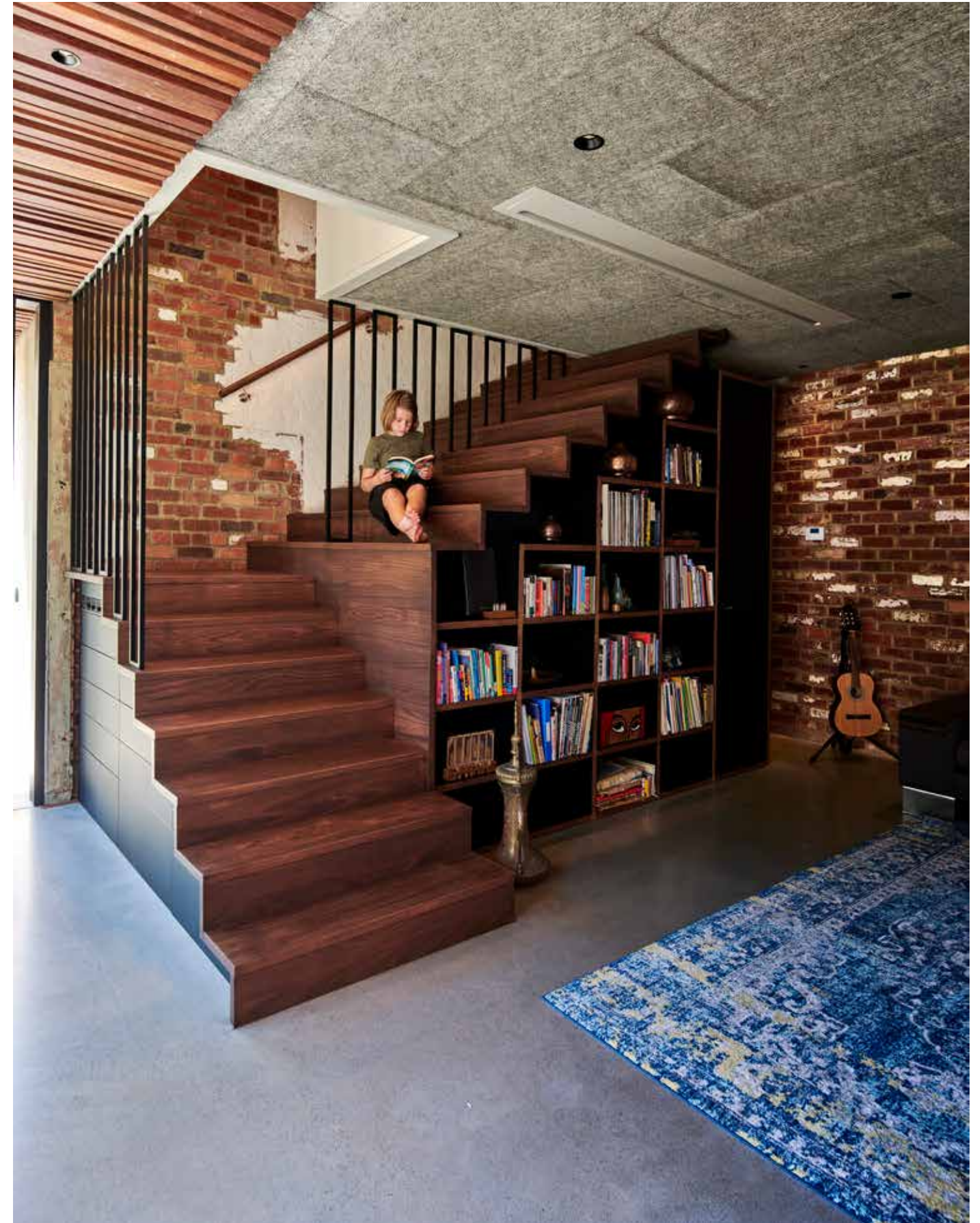


Attention to detail & efficiency included the coordination of stair geometry, drop down screen, acoustic tiles & timber battens which carefully resolved design detail while minimising wastage





Main stair showcases the existing wall, hosting shoe storage, powder room and duals as a playful nook





Heritage room, now office, peels back materials to 'read' the home's history including repurposed original floorboards, now as ceiling lining, and original structure, as shelves



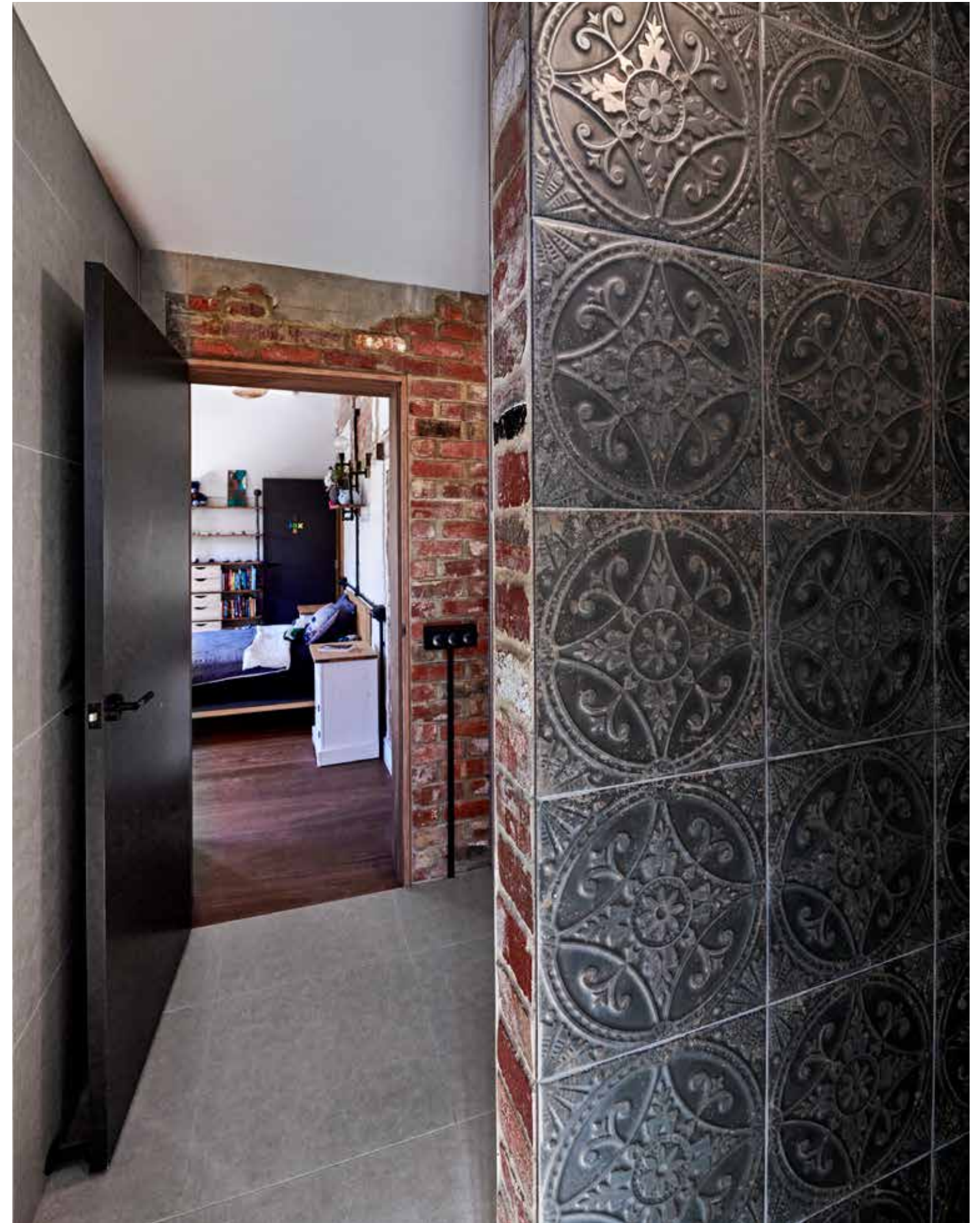
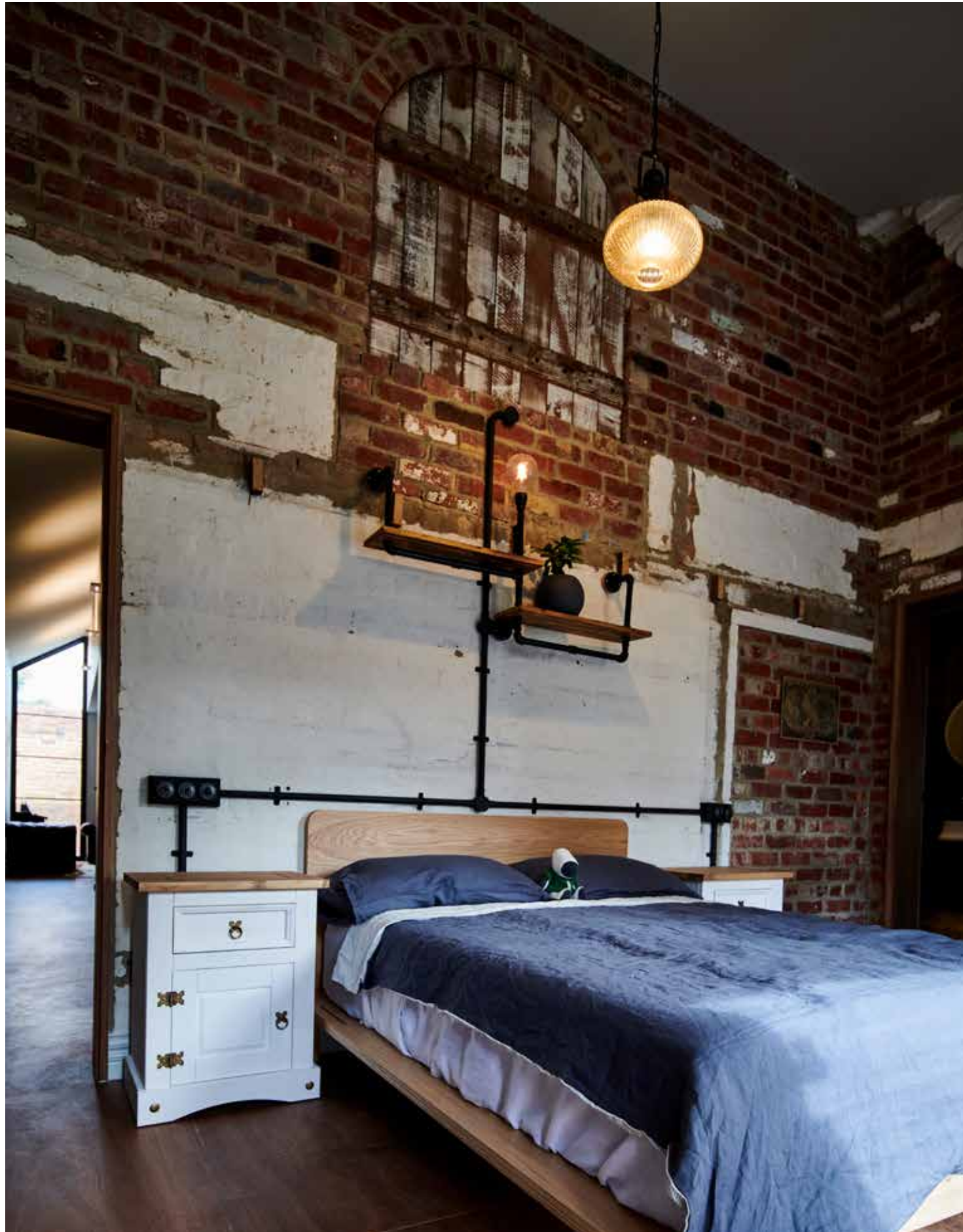


Directly above, the other original room is now a double bedroom together with new ensuite



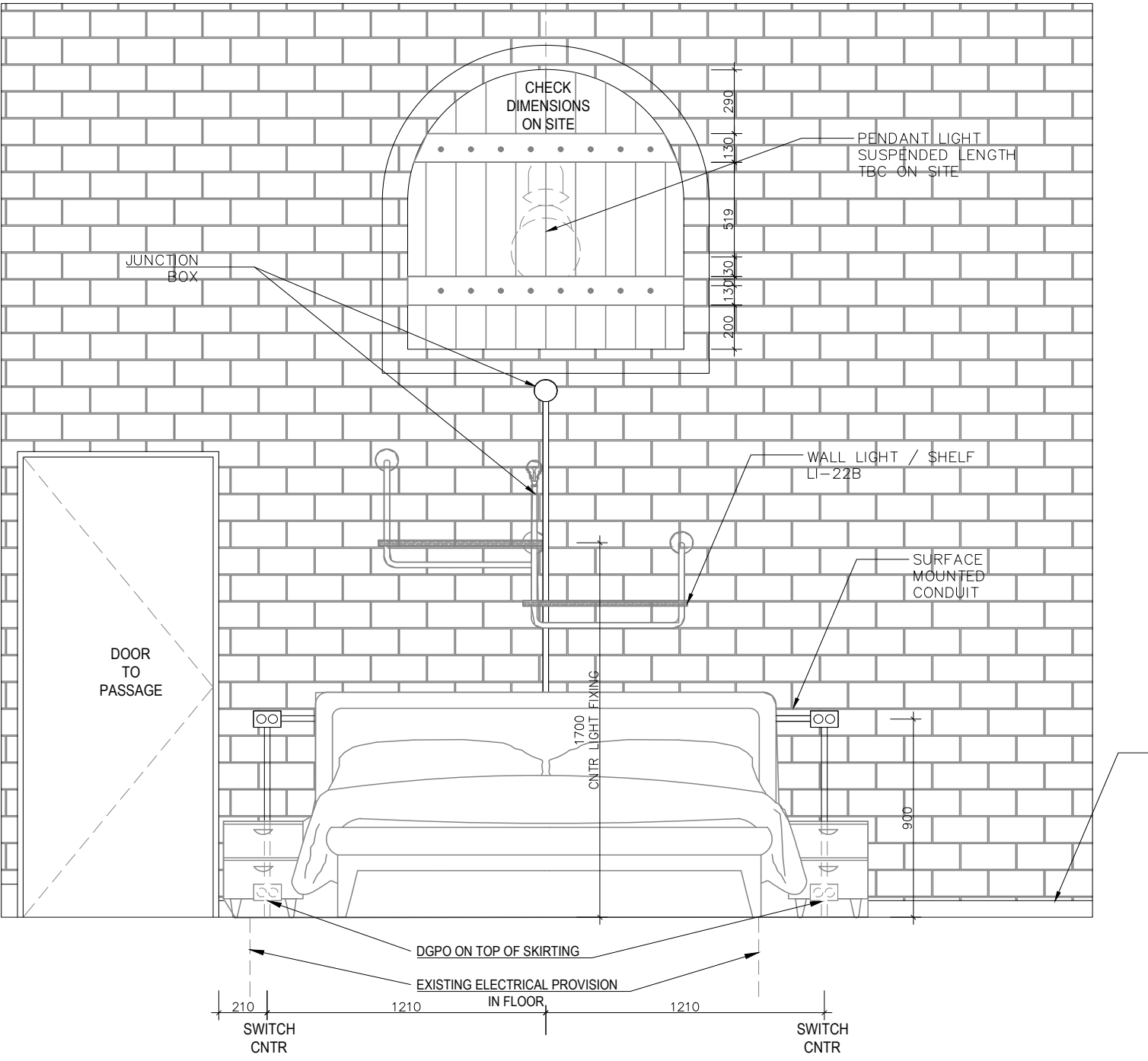


Existing is left raw to express passage of time including the original exposed façade featured in ensuite



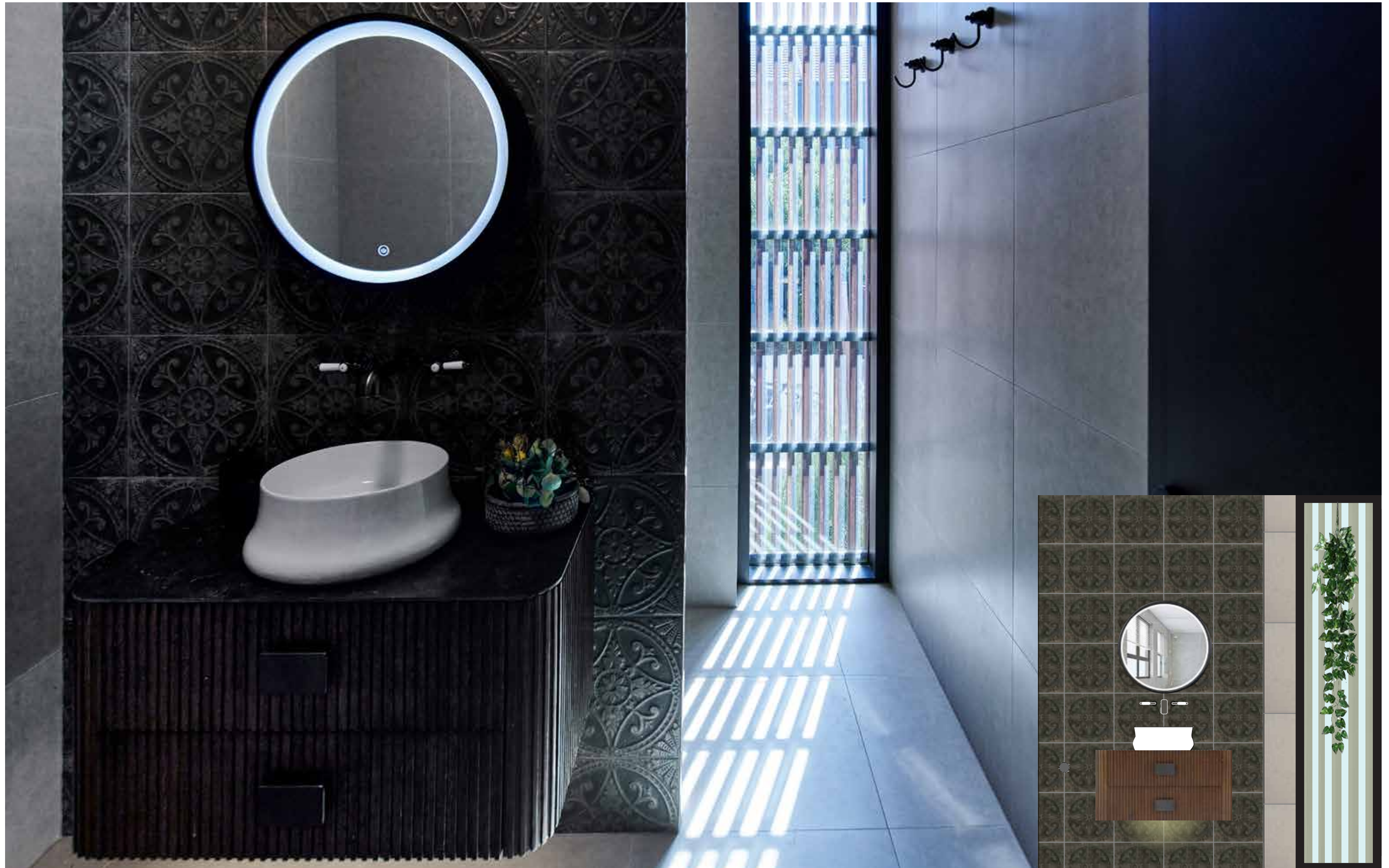


# Existing arch infilled with reclaimed timber, electrical conduits integrated with proprietary light fixture



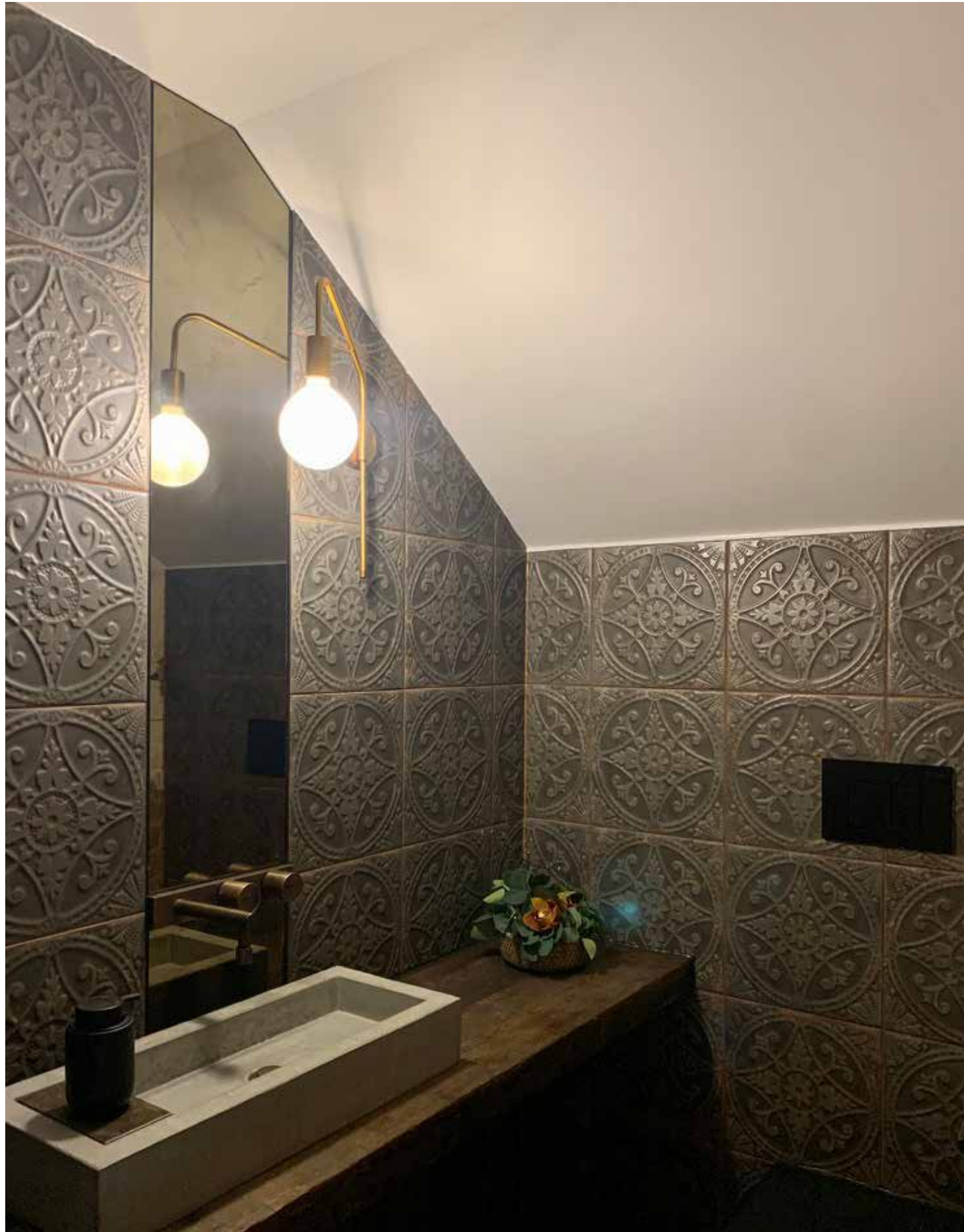


New distressed wall tiles, evocative of a pressed metal Victorian ceiling, add to the worn patina



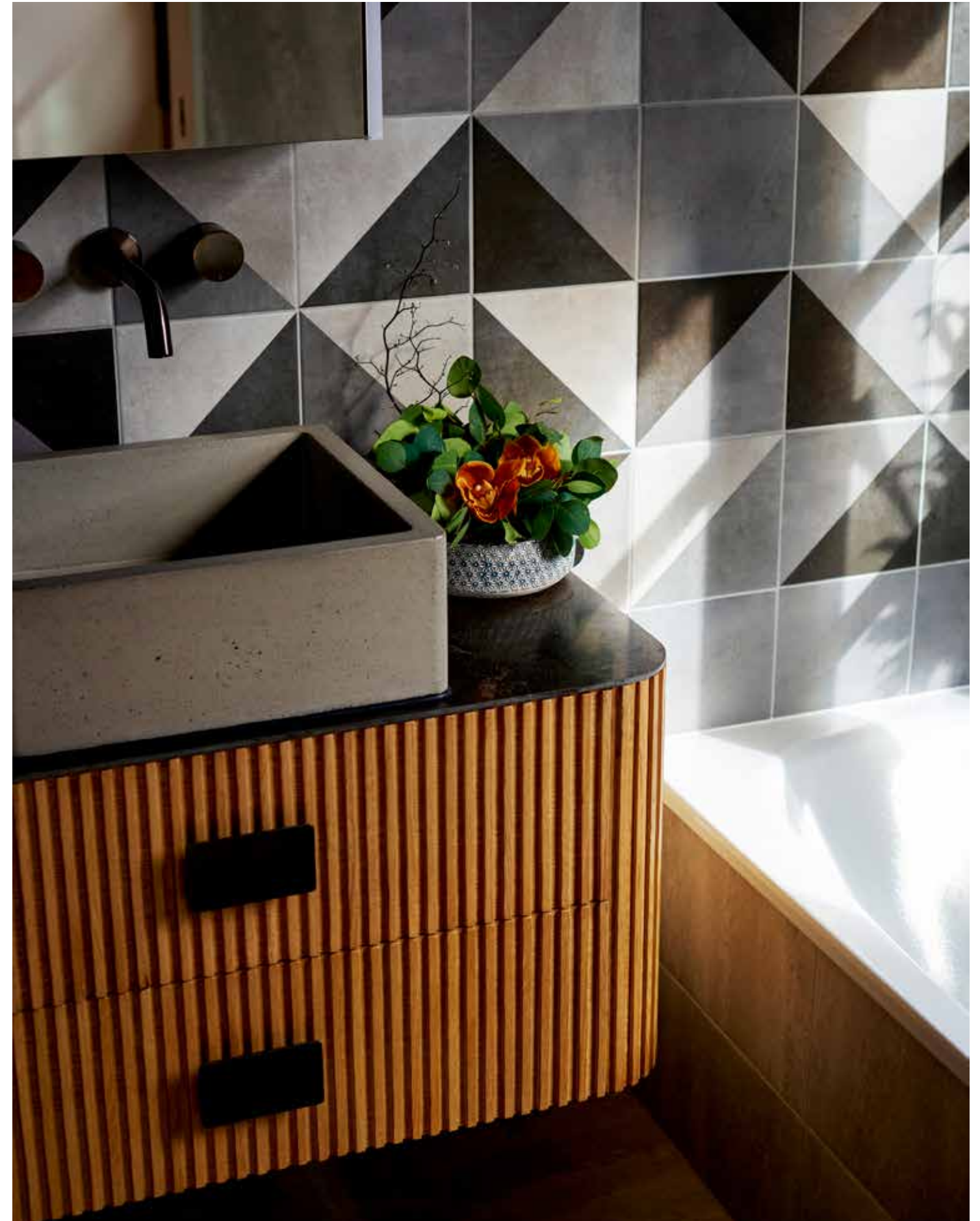


Ground level ensuite features locally manufactured brass taps with timber insert and vanity bench  
●●●●●●●● repurposed from original structure. Concrete bird motif hooks used for joinery handles.



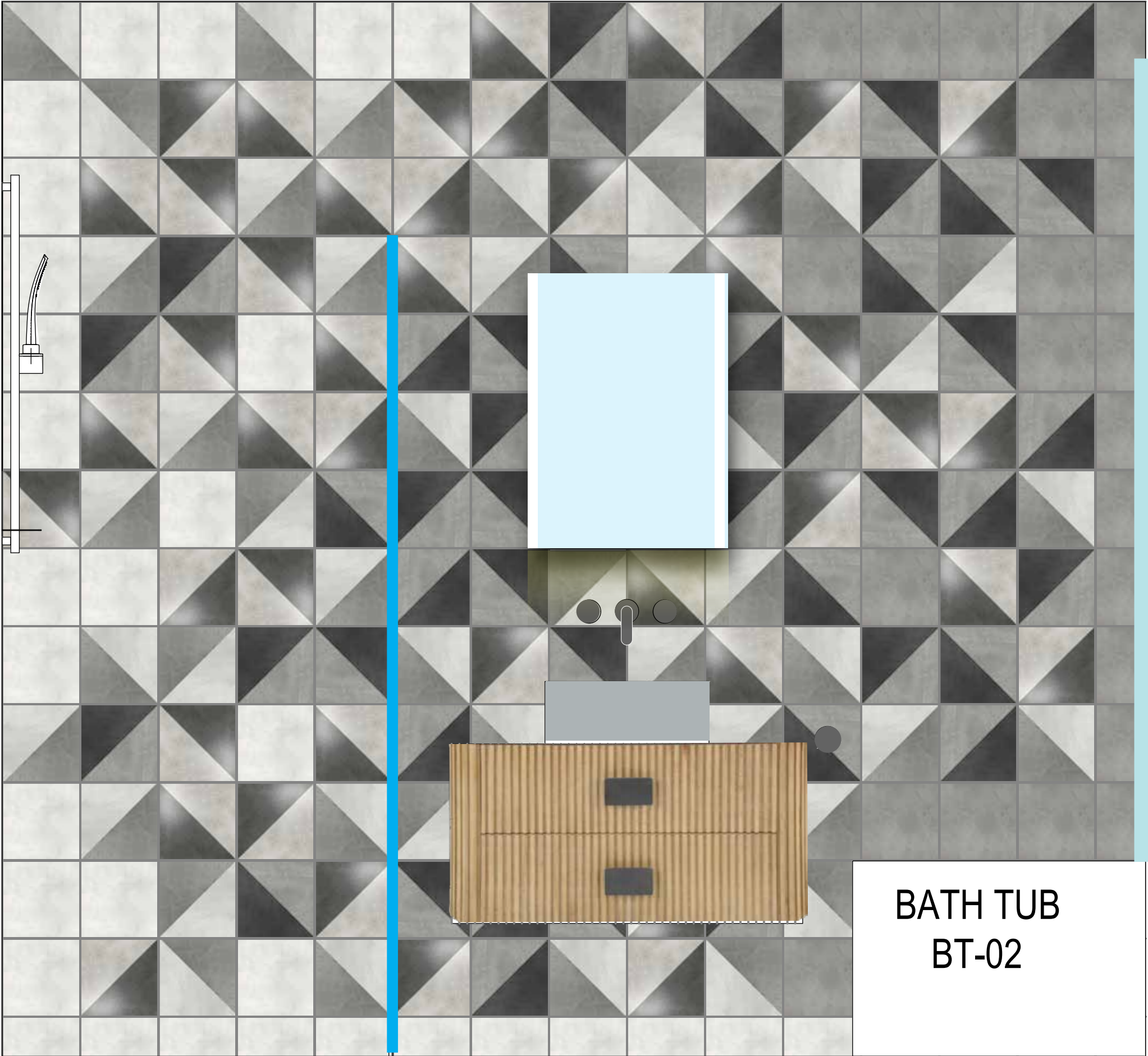


Creative use of economical geometrical wall tile pattering in ensuite with private garden interface



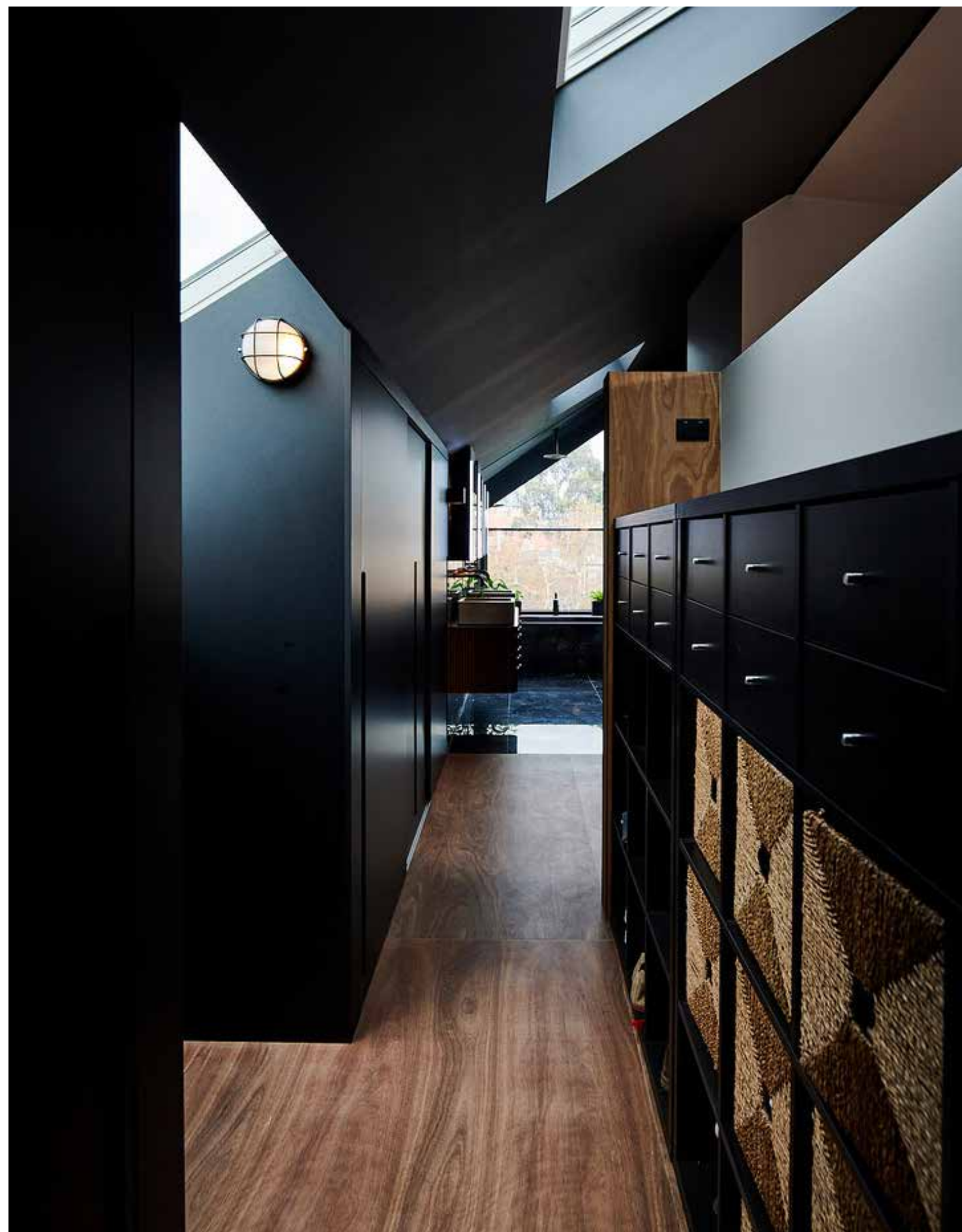


This illustration developed from the received tile quantity became shopdwg for tiler





The attic style main bedroom, with open ensuite, reveals unimpeded view of Melbourne's skyline





This view is further expanded in the reflection of the Marquina stone

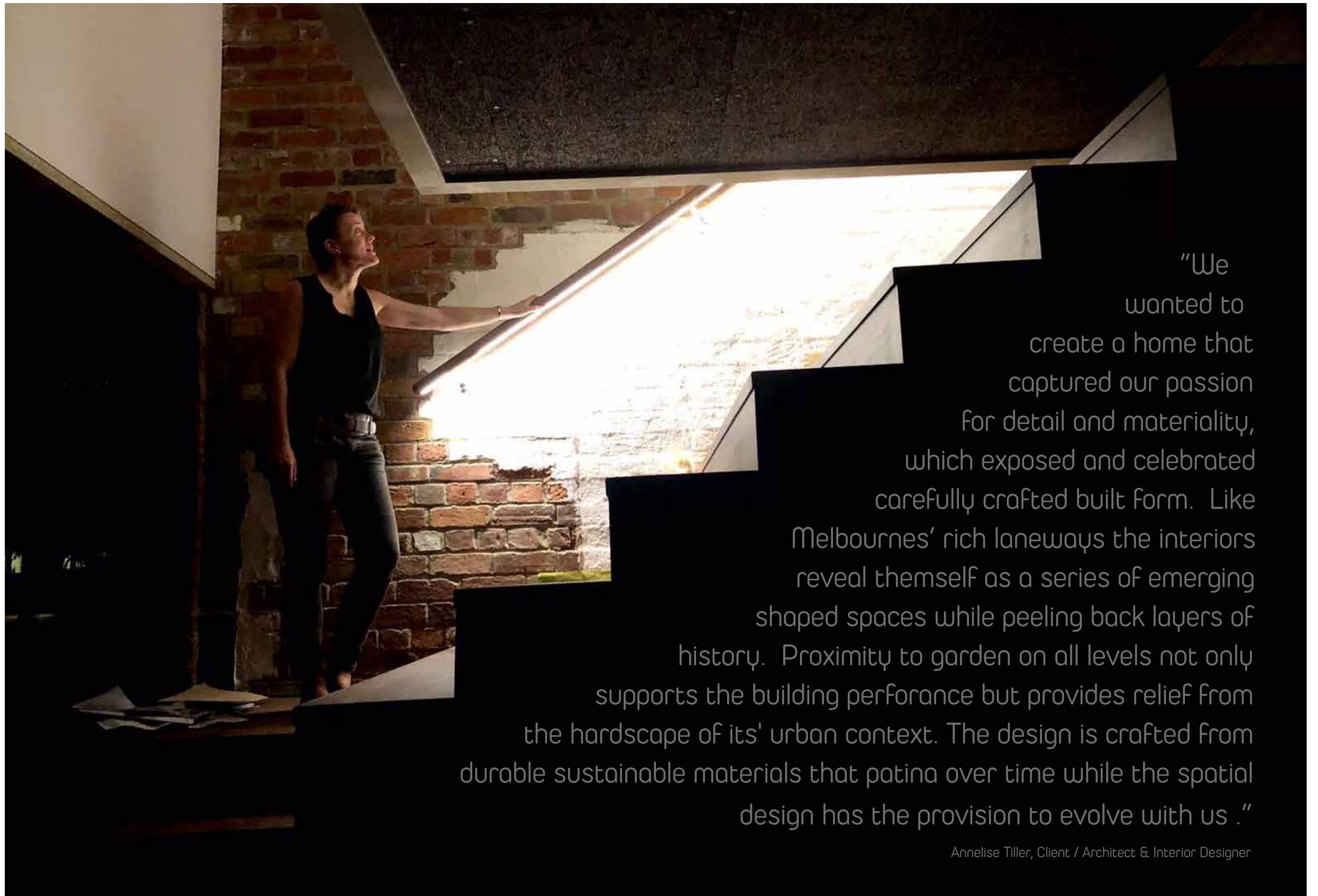




Finally the spotted gum bedhead, washed in daylight from the overhead skylight, hides the robe behind  
●●●●●●●● and features wall lights with cascading mistletoe







"We wanted to create a home that captured our passion for detail and materiality, which exposed and celebrated carefully crafted built form. Like Melbourne's rich laneways the interiors reveal themselves as a series of emerging shaped spaces while peeling back layers of history. Proximity to garden on all levels not only supports the building performance but provides relief from the hardscape of its' urban context. The design is crafted from durable sustainable materials that patina over time while the spatial design has the provision to evolve with us ."

Annelise Tiller, Client / Architect & Interior Designer