




GRAND VISION

The scale and grandeur of this heritage property has been expertly matched with a modern cantilevered extension that takes in every inch of the spectacular view.

STORY *Judy Pascoe* | STYLING *Mim Design* | PHOTOGRAPHY *Sean Fennessy*



EXTERIOR The charming facade of the 1860s property on Victoria's Mornington Peninsula was painted a custom-mixed Dulux white, dubbed Traditional White, colour-matched to the home's original paint. The front door was also refreshed in a colour-matched tint.



If it is possible to conjure the perfect blend of historic and contemporary, then this house on Victoria's Mornington Peninsula is just that. An 1860s property on an expansive cliffside site with beach access, it was purchased by the current owners in 2015. They approached interiors firm Mim Design, having worked with the team previously, to reimagine the look and feel of the old house and link it with its dramatic new extension conceived by Neil Architecture.

Entranced by the four-bedroom home's vaulted ceilings, double-hung leadlight windows, ornate timber fretwork and French doors opening to the verandah, the owners were keen to maintain these features while creating a calm and welcoming family home with contemporary appeal. The rambling garden - originally designed by influential landscape architect Edna Walling - was a bonus.

With their two children still attending school in Melbourne the house is, for the moment, a holiday and weekend property for the owners although they plan to live there full-time eventually. With that in mind, it was important to get the layout and aesthetic right.

The stately home, a landmark in the area, once served as a guesthouse and was already quite imposing in size. Even so, the owners sought to expand the internal spaces by adding a two-storey extension to house a main bedroom suite on the upper level and an additional living area below opening to the pool and the spectacular views of Port Phillip Bay.

Architect David Neil says the homeowners had strong ideas about the look of the extension. "They wanted something quite contemporary and different from the heritage house and, after a few design takes, we landed on a cantilevered concrete structure that maximised the view without any interruptions." ▶

ENTRANCE *Opposite top* Apparatus Studio 'Cloud 37' pendant light, Criteria. Wall lights, Glowing Structures. Custom table, John Bastiras. Custom silk rug, Behruz Studio. Artworks, *By the River* and *Frog* by John Olsen, Olsen Gallery.

LIBRARY *Opposite bottom* Vitra 'Mariposa' sofa, Living Edge. Gubi 'Stay' swivel lounge chairs, In Good Company. M-Low coffee table, Daniel Boddam. Dot side tables, Christophe Delcourt. Shelf art by Samuel Condon, Studio Gallery. Art above fireplace, *Approaching Storm* by John Olsen. Ceramics, Origine and Pépité.



THIS IS THE LIFE

The family love getting down to the property for convivial get-togethers with family and friends. Whatever the reason for going, this home offers the ideal respite from busy city lives. "The owners wanted to be able to walk through the front door, kick their shoes off and relax, without losing the home's sense of tradition," says interior designer Miriam Fanning.



LIVING Walter Knoll 'Landscape' modular sofa, Living Edge. Rua Ipanema swivel armchair, Man of Parts. Custom coffee table, Specified Store. Alwa Two side table and Alwa One Big side table, both Pulpo. Custom handwoven rug, Behruz Studio. Bongo coffee table, Meridiani. Window furnishings, Som Blinds (throughout). Foscari 'Twiggy' floor lamp and chaise, owners' existing. ▶



LIVING This page, opposite top left and opposite bottom left Rua Ipanema swivel armchairs, Man of Parts. Walter Knoll 'Landscape' modular sofa, Living Edge. Custom timber slot table, Specified Store. Custom rug, Behruz Studio. Lysterfield C1968 artwork by Fred Williams. Custom table, Lost Profile Studio. Chess pieces by Mirka Mora. Cono chairs, Rachel Donath. Sammode G1 floor lamp, Supellex. Floris Wubben 'Model 4' resin stool, Studio ALM.

HALLWAY Opposite bottom right Solace chair, Lost Profile Studio. European oak floorboards, Woodcut. Small Streams Running into a Big River artwork by John Olsen, Olsen Gallery. ▶








With the angular new extension juxtaposed against the soft exterior lines of the old home, Miriam Fanning, principal of Mim Design, and associate designer Lisa Ransom set out to create a seamless transition in the interiors. The scale and grandeur of the original house have been replicated in the extension where soaring ceilings, vast rooms and luxurious details are incorporated.

At the front of the old house the formal rooms that included a library and sitting room have been retained for such purposes but refreshed and modernised with stylish Italian-designed furniture. “The living room is a traditional room where they can all come together as a family,” says Miriam. “They were quite prescriptive about how they wanted to live in the home, and it was important to them that we honoured the old part of the house.”

In addition to the refreshed original rooms, a newly created basement area under the old house lends an extra dimension to the property. A massive structural element in the renovation, the space has been judiciously utilised to accommodate a six-car garage, a multipurpose workbench, bike storage and an entrance lobby with a horseshoe-shaped stair that weaves around up to the ground floor and beyond. “The basement is fantastic and so pristine. It is completely connected to the rest of the house and is considered part of the entrance statement,” says Miriam. ▶

KITCHEN/CASUAL DINING Custom kitchen cabinetry painted in Dulux Bleaches and Dulux Ticking, Complete Cabinets Victoria. Custom bronze rangehood by Mim Design. Super White dolomite benchtop, Apex Stone. Weathered Brass Organic Tapware, Brodware. Sully 1800 oven and cooktop, Lacanche. Uccio bar stools, Barbera. Ceramics, Origine and Pépite. Apparatus Studio 'Cloud 19' pendant lights, Criteria. Custom slip-covered dining chairs, Inform Upholstery. Lia chair (at head of table) and F.lli Levaggi 'Tigullina Gold' chair, Origine. Handmade wall tiles, Signorino. Bloom pendant lights, District.





ENSUITE Agape 'Lariana' bath, Artedomus. Super White dolomite floor tiles and vanity top, Apex Stone. Timber veneer vanity, Elton Group. Made in Ratio 'Alpha' chair, Living Edge. Window furnishings, Som Blinds. Weathered Brass Organic tapware, Brodware. Float wall sconce, Articolo Lighting. ▶



It also houses a glass-fronted wine cellar adjacent to two additional parking bays and a bunk room - a favourite kids' hangout - that is drenched in natural light from the atrium above. One of the quirkiest pieces in the home is here: an antique bank safe that was the first item that the owner, a keen collector, bought for the property to store beautiful bottles and boxes of wine.

As they are enthusiastic entertainers, the owners appreciate the various rooms for gathering, connected by fine glass and steel-framed doors that allow the spaces to expand or contract according to need. "There are moments when the family can enjoy their own secluded spaces but there is equal value in the larger rooms when they all come together," says Miriam.

The kitchen has an appropriate sense of warmth and generosity with its expansive size fitted with Shaker-profile cabinetry, Super White dolomite benchtops and patinaed bronze hardware. The freestanding Lacanche oven had been on the owner's wish list for some time and its heritage-inspired look is congruent with the home's aesthetic.

While the majority of the furnishings are new, the client had some treasured artworks that the designers incorporated carefully. "It was nice to be able to find a place for these pieces and, in some instances, to design spaces around them," says Lisa. The client's Mirka Mora chess pieces, for example, have been granted a dedicated custom-designed table created by Lost Profile Studios that sits in a sunny alcove in the living room.

The quality of light that enters the home at various times of the day is remarkable. The casual living area in the new extension is one space that Miriam highlights for its wonderful dappled light that plays on the ceiling, reflecting off the water in the pool. "I imagine that in winter, with the lovely light and the fire going, it will be a very special room," she says. ▶

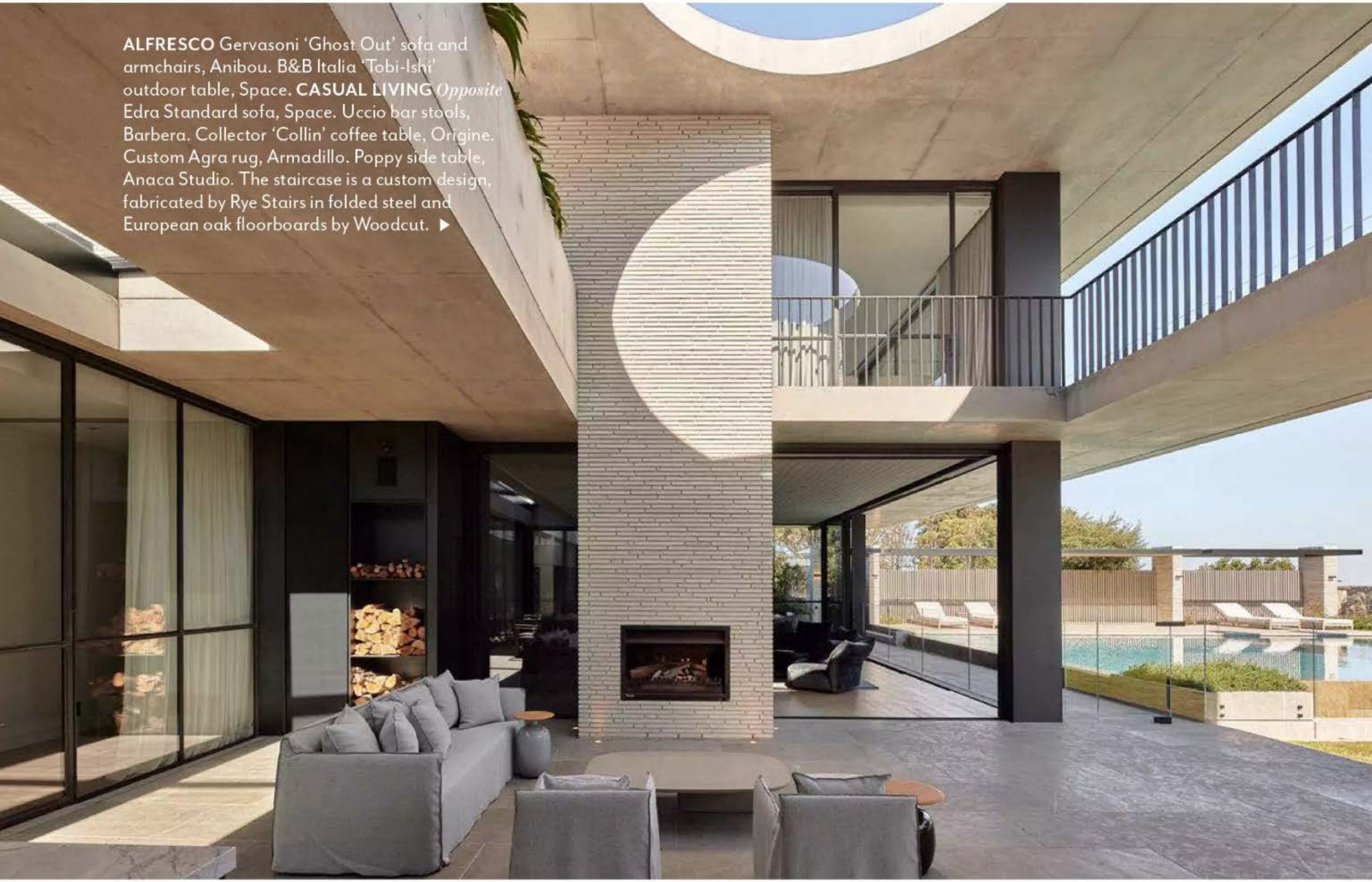
Mim Design, South Yarra, Victoria; (03) 9826 1266, mimdesign.com.au. Neil Architecture, Richmond, Victoria; (03) 9427 9833, neilarchitecture.com.au. Warwick Constructions, Hawthorn East, Victoria; (03) 9939 3949 or warwickconstructions.com.au. Ben Scott Garden Design, Hawthorn, Victoria; (03) 9819 6566 or benscott.com.au. Greener Visions, Fairfield, Victoria; 0433 991 814 or greenervisions.com.au



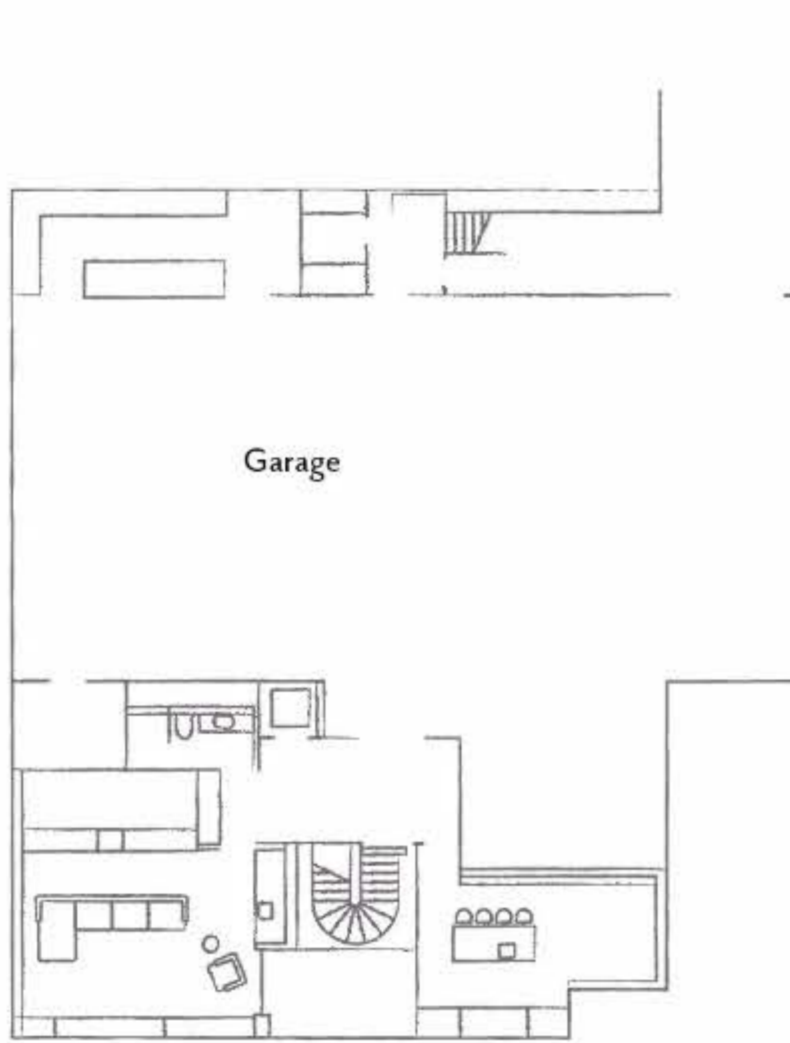
Paint colours are reproduced as accurately as printing processes allow.

“It was important to the family that we honoured the old part of the house.” MIRIAM FANNING, INTERIOR DESIGNER

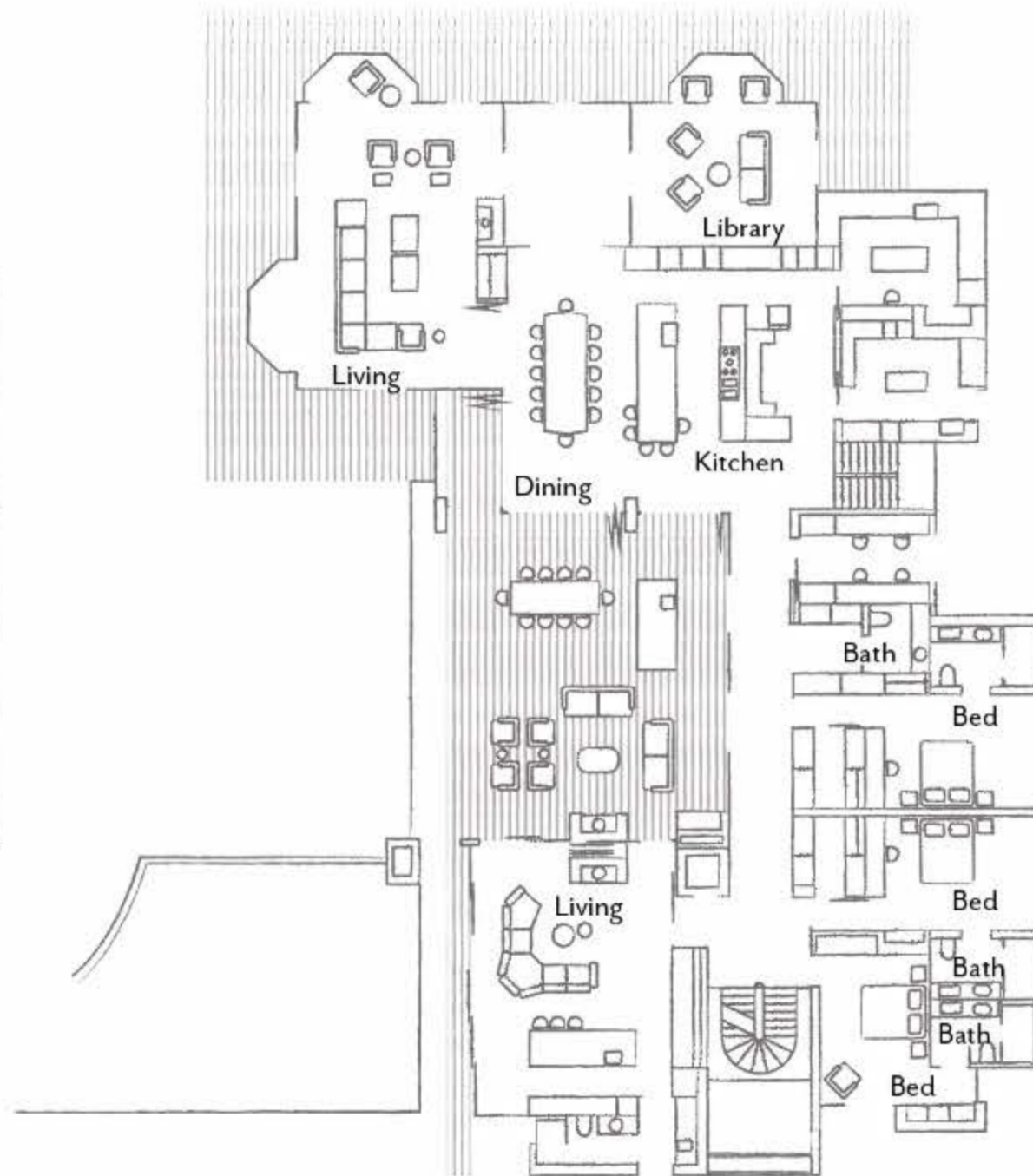
ALFRESCO Gervasoni 'Ghost Out' sofa and armchairs, Anibou. B&B Italia 'Tobi-Ishi' outdoor table, Space. CASUAL LIVING Opposite Edra Standard sofa, Space. Uccio bar stools, Barbera. Collector 'Collin' coffee table, Origine. Custom Agra rug, Armadillo. Poppy side table, Anaca Studio. The staircase is a custom design, fabricated by Rye Stairs in folded steel and European oak floorboards by Woodcut. ▶



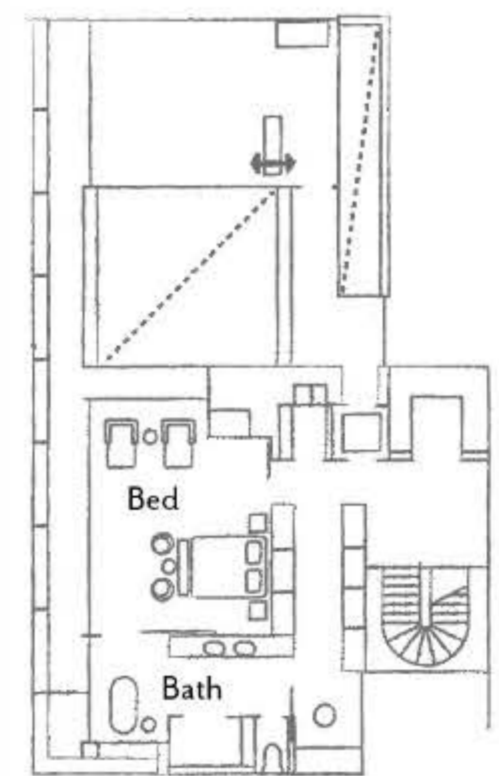
THE LAYOUT



Basement



Ground floor



First floor