

Domain

| 12 | 13 | FEBRUARY 2021

Urban sanctuary

A new landmark in the leafy east

What to see this Weekend
HIGH-TECH HOME

Advice
COMPETITIVE EDGE

Design
COASTAL CHIC



Download the Domain app to explore hundreds of thousands of listings.



COVER STORY

By KATE JONES



At a glance

Monument, Armadale

608 Orrong Road,
Armadale

Architect: K2LD
Architects

Developer: Chapter Group
and SHC Group (joint
venture)

Interior design: K2LD
Interiors

Number of residences:

Six two-bed, 16 three-bed
and two penthouses

Internal sizes (square
metres): Two-beds 132-
185, three-beds 161-271,
penthouse 282-394

External areas (square
metres): Ground floor
apartments 53-244, level
one, two and three
apartments 13-98, level
four penthouse 330, level
five and six penthouse 77

Prices: Two-beds start
from \$1.895 million, three-
bed \$2.395 million -
\$4.895 million, penthouses
from \$8.8 million

Car parking: Two or three
car spaces for two- and
three-bed apartments,
4-5 car spaces for each
penthouse

Completion: Second half
of 2022

Agent: Marshall White,
Marcus Chiminello
0411 411 271, Nicole French
0417 571 505

Inspect: On-site display
suite by appointment

Sublime style on full show

High exposure is real estate lingo for lots of eyeballs, but for designers, it translates into an added level of creative pressure.

A heavier weight of expectation hangs over architects who are creating a new development that can be seen on all sides from a main road or a public park.

Like most urban buildings, it will face scrutiny from neighbours and, of course, potential buyers. But unlike the average residential development hidden a few streets behind the main thoroughfare, it will also face evaluations from passing motorists, dog-walkers and runners.

David Lee, director at K2LD Architects, was up for the challenge when he took on the job of designing Monument – a seven-level building housing 24 apartments on Orrong Road in Armadale.

“In terms of inspiration, the site gave us all the clues,” he says.

“It’s actually in the middle of the whole Orrong Park; it’s the nexus to the middle of the park, so you can’t run away from it.

“Everyone in the park, whether you’re a cricket player or someone walking their dog, you can see it.

“So, I thought it should be designed so you can see it all around.



“It can’t have a back and a front, it has to be a front on all four sides.”

If Monument isn’t already going to attract more than its fair share of attention on Orrong Road, it will garner more thanks to its position opposite the two large cricket ovals on Orrong Romanis Reserve.

The obvious answer for Lee was to craft a landmark, something to celebrate the site’s prominence.

“I thought it would be appropriate to create a beautiful building that is timeless and bold at the same time, where the building is a beautiful, singular object that you can actually appreciate all around,” he says.

The result is an eye-catching white facade made of a concrete form that Lee says unifies the entire building.

“The white makes it look like a singular form,” he says. “And with the concrete, I didn’t want to use a lightweight material. I wanted it to be something substantial, so it lands down comfortably.”

BEST OF ARMADALE

The 2200-square-metre site, which has been occupied by 10 single-storey homes, is triangular and bounded on one side by a lane that leads to Toorak train station.

Monument is home to 22 apartments and two penthouses, the largest of which measures up to almost 400 square metres internally.

The project will be developed as part of a joint venture by Chapter Group and SHC Group. Chapter Group recently constructed The Springfield residences in Toorak, and, although they will be aesthetically unique, both developments will emphasise landscaping.

At Monument, landscape architects at TCL have designed a green layout full of playful curves to break up the building's edges. A meadow will sit on top of the building's triangular roof, giving residents a place to entertain or simply unwind.

The expansive reserve opposite will complement the greenery, and since the advent of COVID-19, the luxury of open space is something all Melburnians appreciate.

"The amenity of living in these apartments with the park nearby is so important, as people have realised over the past 10 to 12 months, living and working from home a lot more than we used to," Dean Lefkos, founder and director at Chapter Group, says.

"You can work from your apartment – even our smaller two-bedder is still substantial in size and has multiple areas where people can relax, work and play.

"And if they want to go for a walk or a run or take a dog for a walk, there's a beautiful park over the road."

Monument's interiors draw on the theme of a gallery with a calming palette and natural textures.

Plus there's enough flexibility for residents to configure their furniture and arrange their artwork to make the space their very own.

"The interior design palette is a pretty neutral, light palette," Lefkos says. "It's pared-back and

Monument in Armadale will be beautifully composed from all sides, in pale concrete.




"I thought it would be appropriate to create a beautiful building that is timeless and bold at the same time."

has more to do with its surrounds – the park, the nature, the trees and the landscaping.

"It has light coloured timber floorboards and beautiful stone – which is a nice, light cream with some lovely hues of brown and almost a pink tinge – used quite extensively in the kitchen and bathroom areas."

The majority of apartments would appeal to design-conscious

downsizers and a sprinkling of younger buyers in the smaller two-bedroom apartments, Lefkos says.

The two penthouses – one on level four and the second across levels five and six – each have their own private pool. Each apartment also has joinery in the kitchens and wardrobes by Italian brands Molteni and Dada and come fitted with a home automation system. 



LEIGH HENNINGHAM

High Street

This upmarket retail strip was once a long string of antique stores and auction houses but is now home to cafes, restaurants, bars and clothing boutiques.

Parks

Armadale holds its own within Melbourne's leafy inner-east. Its parks, including Toorak Park (yes, it's actually in Armadale), Orrong Romanis Reserve, Victory Square and Union Street Gardens are a huge part of the suburb's appeal.

Architecture

Armadale can be traced back to the late 1880s when it became home to wealthy businessmen and politicians. Many of Melbourne's best Victorian and Edwardian houses can still be found here.

Schools

Lauriston Girls' School and the King David School are located in Armadale, and other private schools including Wesley College and Loreto Mandeville Hall are within an easy tram ride.

Public transport

Toorak train station is, in fact, in Armadale, just one stop from Armadale train station, both on the Pakenham, Cranbourne and Frankston lines. The suburb also has tram route 6 that travels through Armadale on its way from Glen Iris to Coburg in the north.