



Holyrood

Holyrood is a residential project at Hampton in Melbourne's bayside south, on the streets between the beach and the Nepean Highway where the suburb's Californian bungalows and new townhouses sit side by side. The development comprises three houses. It is a residential house development and states that Baracon provided project management and builder services, with the construction and the management of the same works held by one team. The three houses share a driveway from the street, with the garages and services set behind the building line. The governing constraint is the subdivision. Three houses on a single Hampton allotment require a subdivision that gives each dwelling its own title, access and services, and the building envelopes have to meet the council's setback and site coverage requirements while keeping a garden setting for each home. The three houses were built and titled as separate dwellings, with the shared driveway and services completed before the first settlement. Baracon's role was project management and builder. The appointment covered the design coordination, the planning and subdivision documentation, the construction contract and the trade packages for all three houses. Holyrood was completed in 2010 at \$4 million. It sits with Baracon's Bayside residential work, and it precedes the Holyrood Apartments project the practice delivered on the same Hampton streets four years later.

PROJECT LOCATION

Hampton, VIC

PROJECT YEAR

2010

STATUS

Completed

BARACON'S ROLE

Project Management and
Builder