



Hughes

Hughes is a residential house project at Malvern in Melbourne's inner south-east, on the streets between Glenferrie Road and Malvern Road where the suburb's Edwardian houses sit on generous allotments. The dwelling retains its street frontage, with the new work set behind the original facade. The governing constraint is the existing house. Where a dwelling of this value is retained and extended, the new work has to tie into the original structure, match the heritage streetscape and meet current energy and services standards without disturbing the rooms that are being kept. The sequence of the works is set by which parts of the house can be closed at any one time. Baracon's role was builder. The appointment covered the construction contract, the trade packages, the site supervision and the handover, with the design documentation prepared by others and built to that documentation. Hughes was valued at \$2 million and sits with Baracon's private residential work in Melbourne's inner east, alongside the house projects at Bellisie, Panorama and Bosc. The house was completed and handed over with the established garden retained, and the works were closed out within the defects liability period.

PROJECT LOCATION

Malvern, VIC

STATUS

Completed

BARACON'S ROLE

Builder