

Northcote Place

198 Beavers Rd.

A curated habitat

Design

Northcote Place has community at its essence. Crafted by ClarkeHopkinsClarke Architects, the design fosters organic engagement amongst residents and their neighbours, both in and outside the home. Special care has been taken to establish a strong connection to place – to the natural landscape and the local fabric – forming a unique, sustainable habitat that fits in seamlessly with its context.

Carrying this feeling inside the homes, the interiors have been crafted to embody the character of the local neighbourhood while responding to a growing need for flexibility. Each home is honest, contemporary and timeless in its simplicity; designed to create a true sense of sanctuary. Of coming home to your place.

Working closely with ClarkeHopkinsClarke Architects, Akas Landscape Architecture have curated a series of nourishing outdoor environments, both private and shared. Designed to connect inhabitants to each other, and to nature, while supporting Northcote's rich ecology, the landscaping imbues the site with an ever-present sense of wellbeing.





Northcote Place is a collaboration between some of the industry's most innovative organisations. Comprised of Metro Property Development, ClarkeHopkinsClarke Architects, Akas Landscape Architecture and Sustainable Development Consultants, the team is united by a joint vision of creating a community for tomorrow.





Metro Property Development

Developer

Metro Property Development purchased the site on Beavers Road in 2019 with a vision to create a sustainable residential community that would physically embody the values and lifestyle aspirations of Northcote residents. They knew it was important to work with progressive, like-minded individuals who share their passion for effecting social and environmental change through the cultivation of community. As such, they sought to find architecture, landscaping and consulting firms that understand what it means to create for tomorrow and could deliver this vision.

ClarkeHopkinsClarke

Architecture and Interior Design

The design team behind some of Melbourne's most progressive and sustainable built environments including both the [Stewart Collective](#) and [Nightingale Brunswick East](#), as well as number of premium townhouse projects, ClarkeHopkinsClarke were the natural choice for architect. They are Australia's largest B Corp certified architectural practice, have been carbon neutral since 2018 and possess a carbon footprint that is 1/3 of businesses of a similar size. The practice's vision is grounded in respecting the traditional custodians of this land, the Aboriginal and Torres Strait Islander people, while meeting the needs of today and positively impacting tomorrow. [Toby Lauchlan](#), [Janice Tan](#) and [Michelle Cavicchiolo](#) are at the helm of Northcote Place's design, a trio of highly-experienced designers who live and breathe the ClarkeHopkinsClarke mission.

Akas Landscape Architecture

Landscaping

Working closely with ClarkeHopkinsClarke, AKAS Landscape Architecture were chosen to design the outdoor environments of Northcote Place. The studio was founded by [Alistair Kirkpatrick](#) and [Anthony Sharples](#), who bring a wealth of experience to the project as well as a comprehensive knowledge of the local ecology. They are the minds behind such projects as [NGV Melbourne Now Exhibition](#), [Nightingale Ballarat](#) and [166 Gertrude St](#), and are responsible for bringing upwards of 20,000 plants into the environment to date. With a strong understanding of how landscapes can enrich the lives of inhabitants, wider communities and the environment, AKAS' ethos was an ideal fit for Northcote Place.

Sustainable Development Consultants

Sustainability Consultant

To ensure these sustainable ideologies were authentically reflected in Northcote Place, Sustainable Development Consultants were appointed to become the 'sustainable' arm of the project team. As one of Melbourne's largest sustainability practices, they are committed to assisting architects, designers and developers in producing exceptional built environments for the future. SDC's 15 years of innovation, pioneering and project delivery is grounded in a commitment to improving the world around us, and they have played a significant role in ensuring Northcote Place doesn't just talk to the talk – it walks the walk.





Encompassed by native greenery and bench seats, the central mews provides a place for residents to sit and relax, for children to play and for households to gather as new friendships form. Connected to the wider community, Northcote Place includes links to surrounding cycling and pedestrian paths.

Quintessentially Australian, each home has its own front porch, allowing you to chat to your neighbour over the road or relax with your morning coffee as you watch the world go by.

Flexible and pragmatically-designed, the homes of Northcote Place do not tell you how to live. There is the opportunity for you to mould your environment to the requirements of your household and the ways these will inevitably shift over time.

Supporting the needs of a modern lifestyle while cultivating a more conscious existence, each home is defined by versatile living spaces, indoor-outdoor connections, robust facade materiality, abundant natural light and a myriad of sustainable features.

Left – Artist Impression of Northcote Mews



Artist Impression of Northcote Mews



ClarkeHopkinsClarke Architecture

The architectural team at ClarkeHopkinsClarke believe in long-term, community-minded living. Through thoughtful design, Northcote Place will connect residents to their place and with each other while positively impacting the environment, the surrounding neighbourhood and the world of tomorrow. Partner Toby Lauchlan talks us through the architectural vision for Northcote Place and what makes this community unique.

Q: How did ClarkeHopkinsClarke become involved in the Northcote Place project?

T: Both our architecture and interiors teams work seamlessly together and have worked on numerous townhouse projects for Metro Property, enabling us to establish a strong working relationship with the team over many years. We have also worked on a range of projects in Darebin City Council, particularly in and around Merri Creek, including the Nightingale and Stewart Street Apartment projects, which both have a high sustainability focus.

Q: Tell us about the vision for the project and how it was created?

T: Northcote Place has been designed as a 'habitat' for the local community and its residents whilst connecting to the local ecology. Our vision has been founded upon four pillars – a home that users 'wear in'; a physical manifestation of its inhabitant's values; a thriving micro community; and an exemplar of its time.

We commenced the design process with CHC's 'Creating Vibrant Communities' workshop to drill down into all of the opportunities this site has to offer and how we could make it a great place to live. Of particular focus were the elements of sustainability, connection, diversity, people, health & wellbeing and the passage of time.

Q: How has the character of Northcote been reflected in the design?

T: Connectedness is a key focus of this project, and we wanted to make sure that Northcote Place 'fit' within the wider community. At ground level, front porch seating areas have been created, offering a place to put your shoes on, run into your neighbours or just hang out with a cup of coffee.

An inbuilt connection to the wider community has been provided with a bike connection that links in with the existing cycle network of Northcote. Being a diverse suburb, a homogenous one-size fits-all approach was not going to be suitable for this location. A number of different typologies within the project are provided for different types of households. Each has their own features that will appeal to people depending on their requirements; be it views, space for larger households, flexible home offices, north or south facing spaces and so on.

The materials were selected with two things in mind – sustainability and to be in keeping with the local context. The use of materials such as brick, metal, timber structures, bench seating and planters were considered carefully to ensure tactility, durability and connection to landscape. The landscaping is a large focus, with a community garden, large courtyards and the central mews.

Q: From an architectural perspective, what makes this project unique?

T: From the outset, the project's key focus has been on achieving optimal sustainability outcomes, with high ESD ratings for every townhouse and an 8 Star NatHERS rating for the overall development. Working closely with a sustainability consultant, a range of passive design principles and materials have been used to achieve best practice

These include large eaves, north facing living rooms, large terraces and garden areas to maximise indoor/outdoor connections, triple glazed thermally broken windows, thermal breaks at each floor level, rainwater tanks, and Photovoltaic Cells to every townhouse. The design also incorporates cross flow ventilation in every typology, and northern sun to enable residents to experience the elements.

The landscaping and pedestrian focused street network has been carefully crafted to ensure the new community connects to the existing surrounds and maximises internal connections between residents. The central mews is a landscape focused, pedestrian oriented connection with each residence having outdoor seating, and upper level balconies to promote community interaction. It is an active place for people of all ages, supporting the local ecology through landscaping as well as the health and wellbeing of people.

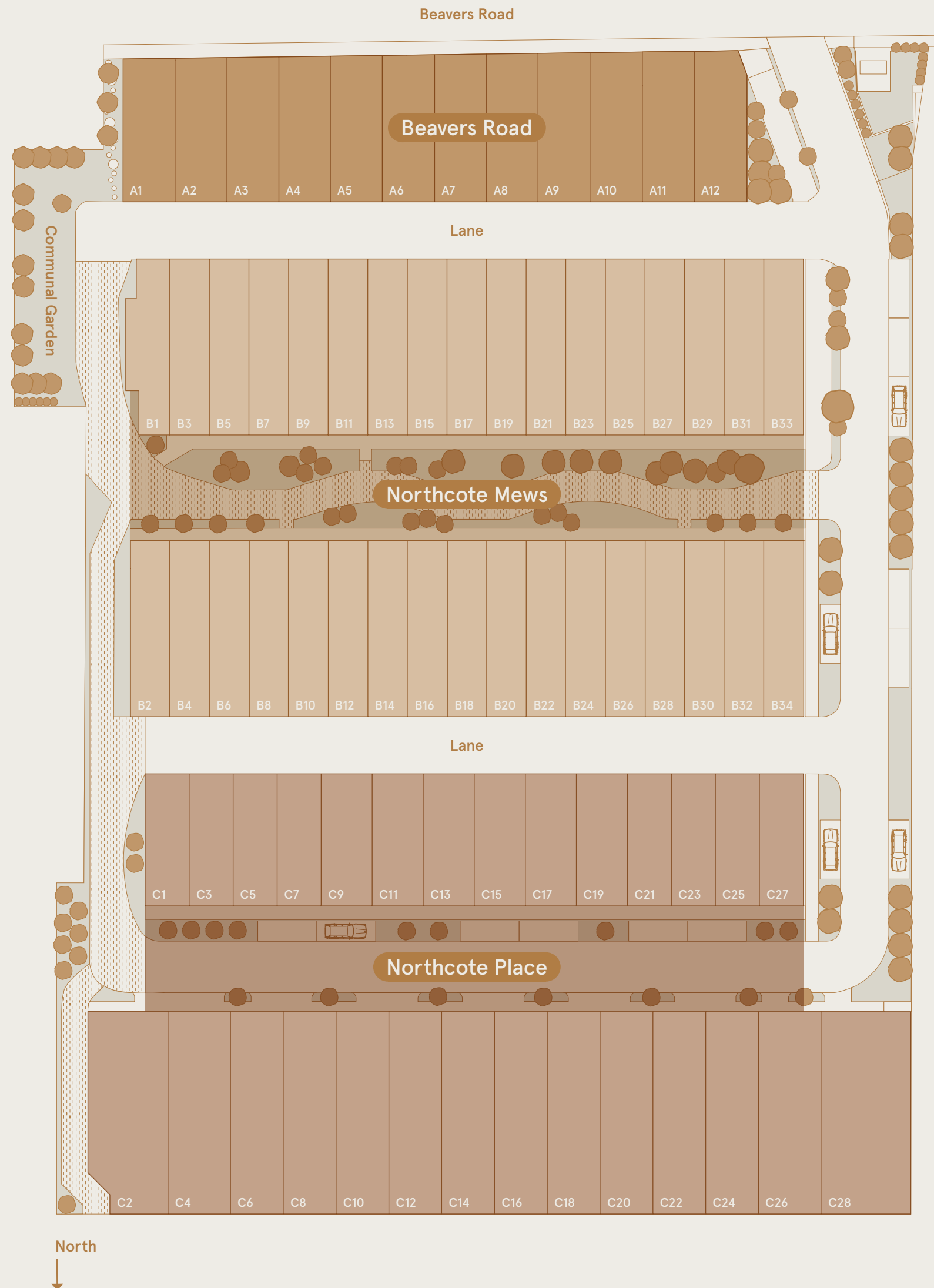
Q: How do you want someone to feel when they interact with the space?

T: We want people to feel a sense of home – filled with lots of sun and open space, generous ceilings and flexible, flowing spaces. Each outward view is connected to nature and community.

We want people to feel a sense of freedom – that their home does not tell them how to live, it allows them to grow and change. A home that works for them in summer and in winter, in times of work and play, with space for extra family members or a kids' sleepover. We want it to weather well and develop character.

We want people to feel empowered to make good choices about how they live – their home reflects their values and beliefs, it is easy on the planet, it works in harmony with the environment, and can give back. Because sustainability is on display it inspires them to make better choices in other parts of their life – they could pop over and buy organic products from CERES, hang out with their neighbours, plant herbs in the communal garden and reduce their energy usage and consumption habits.

Visit – chc.com.au



Northcote Place is comprised of three distinct precincts, each with its own identity and set of characteristics.

Beavers Road

The Beavers Road homes enjoy direct access to both the main street and Merri Creek. This creates a sense of connection to the wider community and to the local ecology of the area. The facade design combines robust materiality with recessed upper forms and an elevated landscaped set back. Three-storeys tall, these homes offer expansive roof terraces boasting pergolas and city views.

Northcote Mews

The Northcote Mews homes open out to a wide, pedestrian-focused street. Featuring an abundance of landscaping and ample bench seating, this precinct fosters organic engagement amongst neighbours. Establishing a connection to the wider neighbourhood, a bike path here will allow local bike riders to pass through on their way to Merri Creek. The three-storey homes feature balconies and recessed top levels to maximise solar access. A light colour palette has been utilised on the facades to reduce heat gain.

Northcote Place

The Northcote Place homes are positioned along a wide, pedestrian and cyclist-focused street. Generous landscaping and shared areas at the entries foster community connection. The homes in this precinct are varied in height, with a range of materials, creating a sense of individuality and diversity. Homes along the Northern edge feature private backyards for an enriching outdoor lifestyle.



Artist Impression of Northcote Mews



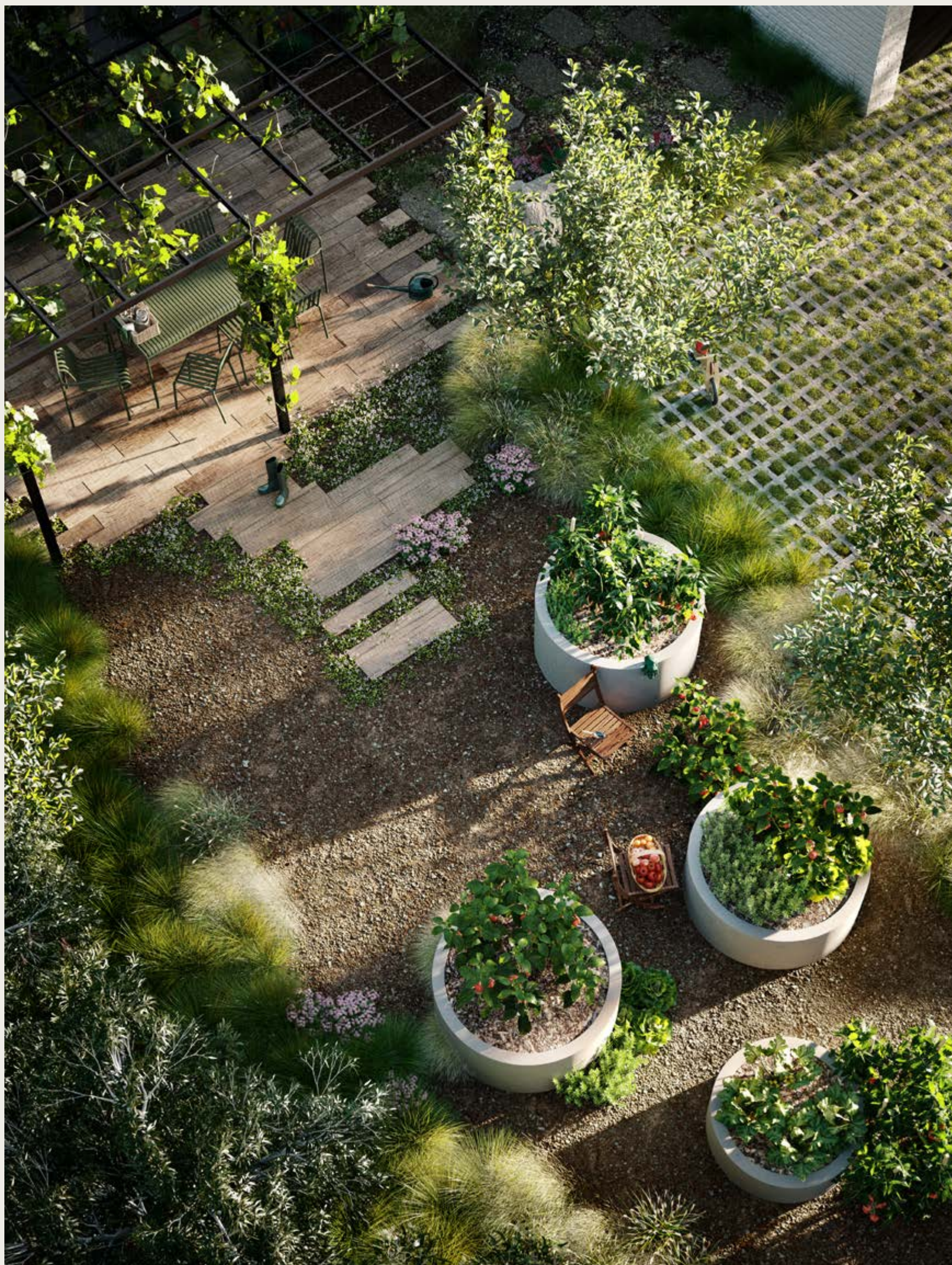
Artist Impression of Beavers Road



Artist Impression of Northcote Place - Type E & F



Artist Impression of Northcote Place - Type C & D



Curated by Akas Landscape Architecture, the townhomes of Northcote Place are connected by landscaped pedestrian streets designed to draw residents out of their homes. Tall trees, flowering plants and lush raingardens will form habitats for local wildlife while creating a picturesque setting in which to gather and rejuvenate.

Equipped with a shaded gathering area, the communal garden will provide a meeting place for the community, be it for alfresco dinner parties or lazy afternoons watching the kids play. Fruit-bearing trees will be grown here, offering shade, habitat and a fresh food source for residents.

The townhomes themselves are afforded with private landscaped environments in the form of serene garden areas or spacious rooftop terraces. This will fill each home with an element of greenery while fostering a vibrant outdoor lifestyle.

Native plants are essential to a fruitful garden environment. They support local wildlife, preserve biodiversity and are more low-maintenance than non-native plants. With this in mind, Akas have used mostly Indigenous plants throughout Northcote Place, cultivating a thriving landscape that connects residents to Australia's natural heritage while supporting the local ecology.

Left – Artist Impression of the Communal Garden



Curated Plant Selection

<u>Yellow Box</u>	Providing ample shade, this medium sized-tree produces fragrant white flowers during the warmer months and is a great habitat for native birdlife.
<u>Yellow Kangaroo Paw</u>	This attractive plant bears vibrant yellow flowers on tall red stems and is a high-energy food source for insects, mammals and birds.
<u>Knobby Club-rush</u>	Growing up to 1m high, this tough clumping plant produces brown seed heads, requires very little maintenance and is the perfect plant for a garden bed.
<u>Gynea Lily</u>	The Gynea Lily sprouts tall, sword-like branches topped by deep red flower heads, which attract nectar-eating birds, butterflies and bees.
<u>Yellow Dogwood</u>	This ornamental shrub species is known for its distinctive yellow flowers and glossy green leaves. Growing up to 4m high, it is easily pruned and a beautiful addition to any garden.
<u>Blue Chalksticks</u>	With its frosted blue leaves, this unique looking succulent provides excellent ground cover and a striking colour contrast in a mostly green garden.

<u>Australian Blackwood</u>	Growing up to 15m high and providing abundant shade, the Australian Blackwood is known for its rich brown wood and pale yellow flowers.
<u>Peppercorn Tree</u>	Able to thrive throughout the seasons, this iconic evergreen produces majestic weeping foliage and small red berries during summer.
<u>Climbing Fig</u>	A species of flowering plant in the Mulberry family, the Climbing Fig is the ideal covering plant, producing vibrant heart-shaped foliage.
<u>Tanika</u>	With its green strap leaves and delicate yellow flowers, Tanika is a tough, reliable addition to any garden, beloved by Australian landscapers for being very low maintenance.
<u>Native Violet</u>	Bearing attractive white and mauve flowers, this flowering evergreen makes for an excellent ground cover right throughout the year.
<u>Yellow Buttons</u>	As its name suggests, this native ground cover displays softly textured silver-green foliage and sunny yellow flowers. Cut off a segment and pop it in a vase inside.



Akas Landscape Architecture

AKAS believes in landscape design that enhances everyday lives. They strive to create beautiful green gardens that develop and change over time. Set with the task of creating a landscape that fosters community living while enriching the individual lives of residents, directors Anthony Sharples and Alistair Kirkpatrick chat to us about their considered approach to designing the outdoor spaces of Northcote Place.

Q: What was your overarching vision for the landscape?

A: Our overarching vision for Northcote Place was to maximise every opportunity for green space while being sensitive to the local area of Northcote. The development carefully uses local plant species to create a landscape with a sense of freedom and wildness, with the intent for ecologies and habitat to form over time. Gardens and spaces within the development include a pedestrian focused street/park, a community garden, street furniture, local rocks, raingardens and extensive planting, all of which offer different opportunities and experiences for the residents and the local community.

Q: How does the landscape of Northcote Place foster a greater sense of community?

A: The landscape at Northcote Place fosters a greater sense of community through the use of many shared spaces including a productive garden, a pedestrian street, bicycle links, street furniture and extensive landscaping. The productive garden offers the opportunity to grow your own food, connect with your neighbours or engage with members of the local community. The pedestrian street prioritises people over cars with one-way traffic, permeable paving, seating and large sweeping gardens. It offers a long linear green space which creates the feeling of a large park, providing ample opportunities for socialising.

Q: Can you talk about the ways in which the landscaping responds to the architecture?

A: The architecture of Northcote Place is minimal, modern and clean. The landscape offers a counter to this aesthetic, embedding the buildings with greenery and a sense of wild. The planting is lush, full and exuberant, interacting with the architecture directly through careful plant placement and selection.

Q: Could you talk us through the plant selection and your use of native species?

A: We have designed a landscape which is sensitive to the local area and Merri Creek, using 80% local Indigenous plant species. We have mixed this palette with both native and exotic plants in a thoughtful and inspired way to achieve a hardy ecosystem, and a beautiful landscape to inhabit.

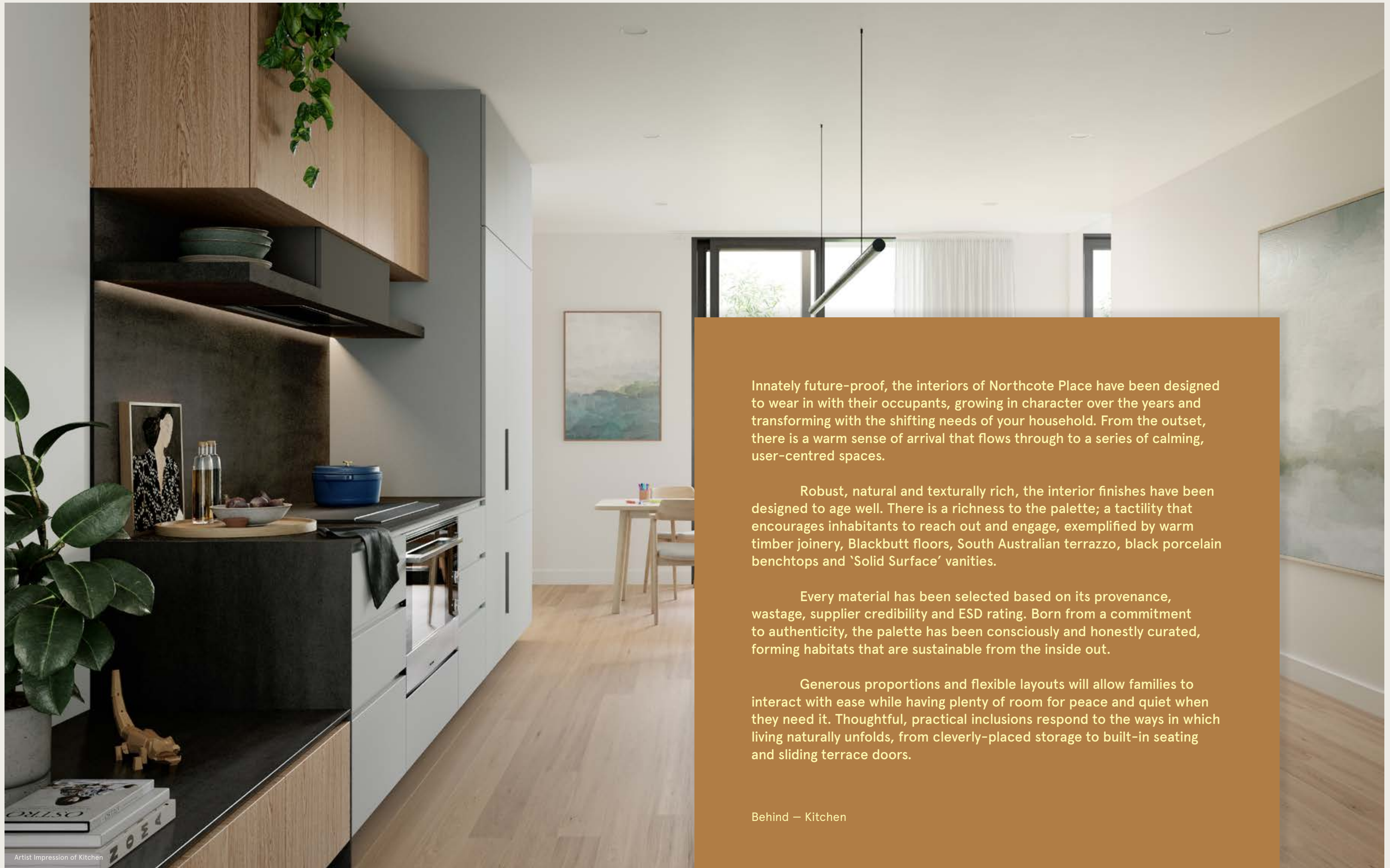
Q: How will the gardens of Northcote Place contribute to a sense of wellbeing in residents and why is establishing a connection to nature so important in residential design?

A: The gardens at Northcote Place will contribute to the wellbeing of residents through the many opportunities to inhabit the landscape, offering moments to reflect, socialise and create new experiences.

As development continues in our urban centres, the average house block and garden size have become more compact, meaning that the green spaces in or near our homes have become a really important connection for us as urban dwellers. This development prioritises a connection to nature in a multitude of ways. The location of the development along Merri Creek and close to CERES, the introduction of the local Indigenous plant species, the opportunity to inhabit the landscape throughout the development through seating, shared community spaces and a vigorous and full landscape. There are many moments within the community to stop, reflect and reconnect with nature.

Q: How will the landscaping play a role in supporting the local ecology of Northcote?

A: The landscape will play a key role in providing extra habitat and space for the local ecology of Northcote and its surrounds with the introduction of 200 large trees and thousands of new plants. This green development welcomes the local flora and fauna of Northcote to make themselves at home here through the carefully selected plant palette, the use of local rocks for habitat and a planting style that mirrors a natural ecology.



Innately future-proof, the interiors of Northcote Place have been designed to wear in with their occupants, growing in character over the years and transforming with the shifting needs of your household. From the outset, there is a warm sense of arrival that flows through to a series of calming, user-centred spaces.

Robust, natural and texturally rich, the interior finishes have been designed to age well. There is a richness to the palette; a tactility that encourages inhabitants to reach out and engage, exemplified by warm timber joinery, Blackbutt floors, South Australian terrazzo, black porcelain benchtops and 'Solid Surface' vanities.

Every material has been selected based on its provenance, wastage, supplier credibility and ESD rating. Born from a commitment to authenticity, the palette has been consciously and honestly curated, forming habitats that are sustainable from the inside out.

Generous proportions and flexible layouts will allow families to interact with ease while having plenty of room for peace and quiet when they need it. Thoughtful, practical inclusions respond to the ways in which living naturally unfolds, from cleverly-placed storage to built-in seating and sliding terrace doors.

Behind – Kitchen







ClarkeHopkinsClarke Interiors

The interiors team at ClarkeHopkinsClarke is well-versed in the art of designing authentic, enduring homes. For Northcote Place, Michelle Cavicchiolo has curated a living environment that will wear-in with its occupants – combining tactile, sustainable materials with flexible layouts to establish a true sense of place. We spoke to her about the features that define these considered interior spaces.

Q: From an interior design perspective, what makes Northcote Place unique?

M: Northcote has character in spades. It is eclectic and diverse, connected to community and the environment, and it has also gone through a huge period of gentrification. Northcote Place really aims to embody the character and values of this sophisticated demographic.

The interiors are contemporary yet warm and welcoming, bold with a unique character, whilst keeping things refined and simple. The proportions throughout are generous from its bedrooms, to storage, and large kitchens. And it is practical. We have thought about where to put your gear after working in the communal garden, where to hang your coats and store your boots, proximity to laundry and the garage. How to give adults and kids living under one roof their own spaces, and how to separate levels to create comfortable temperatures without heating and cooling.

There was also a carefully considered and humble approach to materials – the materials speak for themselves; they have not been over detailed. I think it is this simplicity that makes them beautiful.

Q: Can you tell us about the surrounding environment and how it was incorporated into the interior design?

M: The homes are found in a unique little pocket on Merri Creek. We incorporated a range of Australian references into the design, like the front porch to put your shoes on. There is also lots of timber being used – on decking and flooring, in joinery, your front door.

The materials are robust and have a richness and depth to them. They are meant to age well and develop character. This creates a lived-in feel; homes that wear in with you. This speaks to a sustainable habitat that is tied to longevity and an honest way of life.

Q: Do you think the lockdown has emphasised the importance of our home environment? What does Northcote Place offer in light of that?

M: At Northcote Place, we have home offices on the ground level, which can be used as flexible spaces doubling as playrooms or bedrooms, they are at ground level so that we create that interaction and visibility on the ground plane. There are also designs with a parent retreat type layout where kid zones and adult zones have some separation.

The funny thing is, we designed in all of this flexibility pre-lockdown, because we knew that this project would appeal to such a wide variety of people. Part of the project vision was to create a home that could age with you. And this doesn't just

refer to the robustness of the materials, but a home that has flexibility to transform as you need it to. For example, if your household expands or contracts, or you need to work from home. This is also why proportions are large.

Q: What excites you most about this project?

M: Definitely the sustainability aspect. It is quite unusual to find a townhouse project that has a focus on being sustainable. Not many developers are willing to go down that path with townhouses as it is not as easy as a sustainable apartment project. The brief around sustainability is also genuine, not surface level. We have been able to dive into every single item, focusing on and pulling apart every aspect of it to work out what is the best we can achieve here. Regarding materials, we assessed everything – provenance, wastage, supplier credibility and environmental performance ratings.

Q: How do you want someone to feel when they interact with the space?

M: To have that instant feeling of being at home, relaxed. When you walk in the door it is your sanctuary. Step in and be happy to be at home.

Q: What does this project stand for?

M: It is about being part of a community and knowing your neighbour – we asked ourselves, how do we create spaces that allow community to naturally form. And how do we bring that feeling inside the space?

Q: What is it about the quality natural materials that excites you most within these homes?

M: I am really drawn to their tactile nature. As a palette, what we have created has an authentic feel and quality. Things like porcelain and timber, you will want to reach out and touch these surfaces. You get to interact with the material, and it enhances your experience of a space.

We looked for materials that we could source locally and of course products that had high ESD performance ratings. For example, we have a really beautiful terrazzo from South Australia, and we have used all Blackbutt flooring.



Artist Impression of Living Area



Artist Impression of Backyard

Rooftop sanctuaries, connecting you to the outdoors.

Overlooking the city skyline, Merri Creek and surrounding vegetation, the townhomes along the premium Beavers Road frontage have been afforded with spacious rooftop terraces. An overhead pergola will provide shade and sanctuary, paired with flourishing planter boxes. With an abundance of room for an outdoor setting, this finely crafted space couldn't be more perfect for outdoor entertaining.





Artist Impression of Entry

Throughout the homes, a range of purposeful features contribute to both an elevated lifestyle and a greater sense of practicality.

Seat Nook - Entrance (left)

Offering a place to tie your shoes, the entrance features a built-in seat nook complete with a pull-out drawer for any items you want out of sight.

Feature Wall Hooks - Entrance (left)

Feature hooks at the entrance provide a place to hang coats, bags and the like while serving as a reminder not to leave home without the essentials.

Suspended Pendant Light - Kitchen

Perfectly illuminating the task at hand, the kitchen is appointed with an overhead LED light in a contemporary rounded shape.

Media Unit - Living

An optional upgrade, the media unit offers plentiful drawer space to keep wires and consoles concealed. The porcelain bench top makes it the ideal podium for art, ornaments and indoor plants.

Built-in Shelf - Kitchen

In addition to integrated joinery, the kitchen has been appointed with a thick built-in shelf. A great place for showcasing your favourite kitchen wares.



Artist Impression of Multi-purpose Room



Artist Impression of Multi-purpose Room

Ready for what the future holds – A bedroom.

Now more than ever, having a multi-purpose room is a vital element in a modern household. Conscious of this growing need for adaptability, each townhome features a flexible, light-filled space at ground floor. It is large enough to become another bedroom or a spare room for when guests come to stay.



Artist Impression of Multi-purpose Room



Artist Impression of Multi-purpose Room



Artist Impression of Multi-purpose Room

Ready for what the future holds – A nursery.

Now more than ever, having a multi-purpose room is a vital element in a modern household. Conscious of this growing need for adaptability, each townhome features a flexible, light-filled space at ground floor. If your household expands over the years, the calming space could easily become a nursery and eventually a child's bedroom.



Artist Impression of Multi-purpose Room



Artist Impression of Multi-purpose Room



Artist Impression of Multi-purpose Room

Ready for what the future holds – An office.

Now more than ever, having a multi-purpose room is a vital element in a modern household. Conscious of this growing need for adaptability, each townhome features a flexible, light-filled space at ground floor. As more and more businesses make the transition to working from home, the sunny space could become a home office.



Artist Impression of Multi-purpose Room



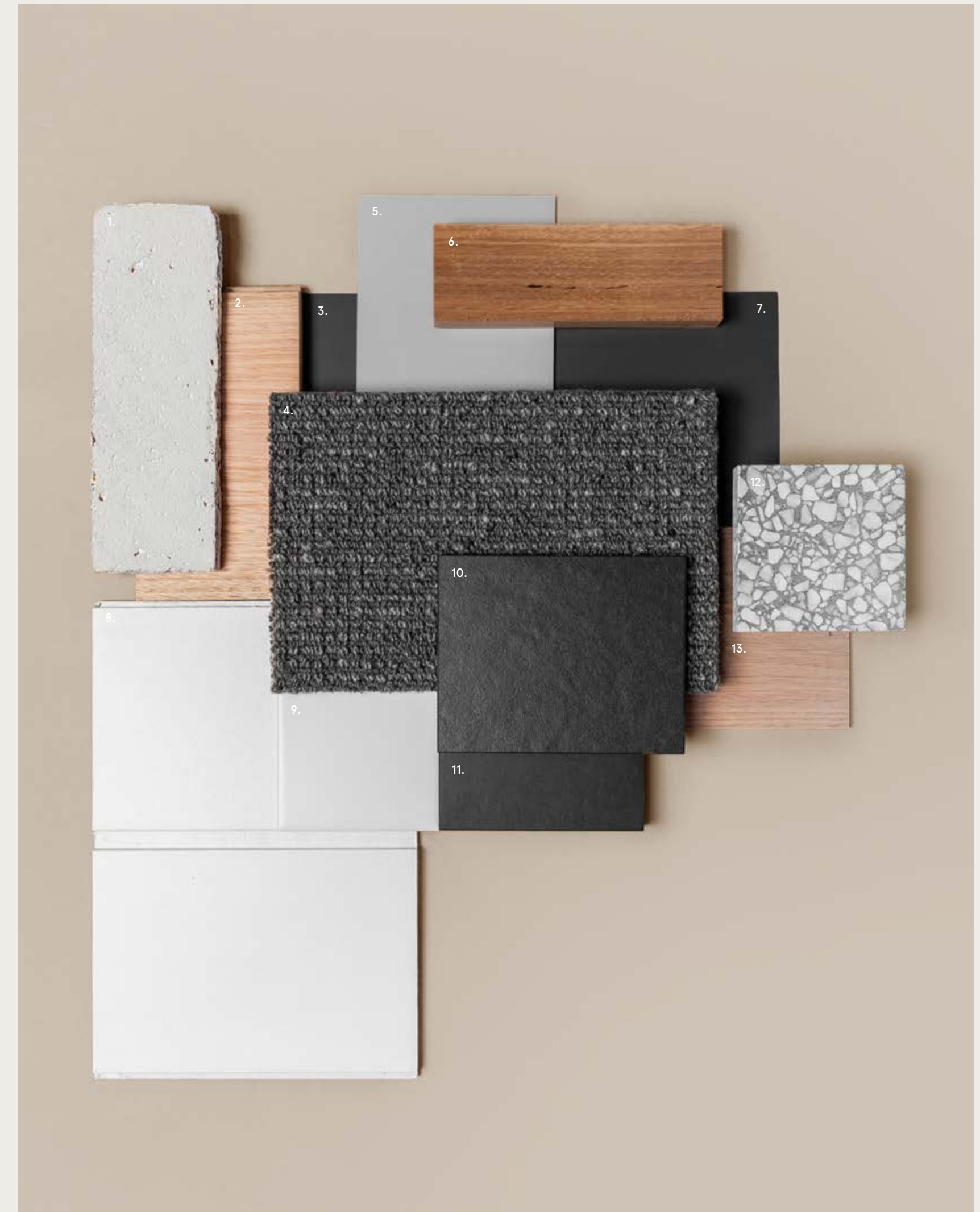
Artist Impression of Master Suite

A carefully considered master suite.

Combining natural materiality, bold feature tapware and practical built-in storage, the ensuite is a functional oasis in which to revive and reset. The ultimate time saver, select homes feature a double vanity and extra storage space. Some homes also feature a connecting walk-in wardrobe, providing ample space for all your clothing with plenty of room to spare.

Sustainable materials, designed to wear-in over time.

Finishes		
1.	Facade Brick	Bagged brickwork in a light shade has been selected to act as additional insulation, whilst being visually striking.
2.	Floorboards	Blackbutt engineered timber flooring has been selected for its hard wearing quality and its warm, homely feel.
3.	Black Laminate	Select joinery accents in the home are finished with a responsibly manufactured black laminate surface.
4.	Wool Carpets	Wonderfully soft underfoot, the bedrooms feature plush 100% wool carpets.
5.	Grey Satin Laminate	The main kitchen joinery is finished in a finger-print resistant grey satin laminate, which is easy to clean and looks sensational.
6.	Front Door	The locally sourced timber veneer feature front door will welcome you home in style.
7.	Paint Finish	All interior paint is low-VOC, meaning it leaves a lower environmental footprint compared to regular paints.
8.	Feature Cladding	Vertical ridged feature cladding has been chosen to stand the test of time in both design and durability.
9.	Wall Tiles	High quality ceramic wall tiles bring the bathroom together in a minimal and low maintenance way.
10.	Benchtops & Splashbacks	Kitchens and bathrooms are brought together with a slim-profile Ultra-Compact Surface with an easy to clean, textured black finish.
11.	Joinery Detailing	Used in select kitchen joinery, the black panelling is both environmentally friendly and functional.
12.	Floor Tiles	Terrazzo floor tiles in ensuites and bathrooms are made with natural materials and are visually appealing.
13.	Timber Joinery	The kitchen includes sustainably sourced feature timber veneer joinery, which ties in with the Blackbutt floorboards.



A place for people

A community for tomorrow

northcoteplace.com.au

Creative by Earl.St

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