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# Terrace by the bay: 30 Esplanade townhouses take Brighton to the next stage

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30 ESPLANADE | BRIGHTON | DEVELOPMENT | PROPERTY



IMAGE SUPPLIED

**I**n Brighton's canopied streets with shielding fences and groomed gardens are examples of all the architectural periods and tangents that Melbourne has travelled through in its development history. Randal Marsh, director of internationally renowned architecture firm Wood Marsh, believes townhouses are ideal for the next stage of Brighton's evolution. He says townhouse living makes good sense for a suburb such as this and for people who are looking for an alternative to the large family house.

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"Townhouses offer privacy, security and a low-maintenance lifestyle and suit people who would not be happy in an apartment," he says.

When designing 30 Esplanade, a suite of 24 townhouses for Lance Chu and his wife and business partner in SC Land, Chenghan Tan, Randal turned to the location on the bay at Green Point for inspiration and reference.

The sculptural, vividly contemporary homes are designed to suggest the atmosphere of a relaxed, sophisticated beach house.

"They are much more of the coast than inner Brighton," says Randal.



IMAGE SUPPLIED

Built over three levels, plus a rooftop terrace, each townhouse at 30 Esplanade has a double garage and a flexible room that could be a study or fourth bedroom on the ground floor. On the first floor are living, dining and kitchen areas and on the second floor are three bedrooms and two or three bathrooms.

The material and textural palette is restrained and consistent inside and out. Wave-like screens and teak slats create patterns and rhythms across the facades, framing balconies and screening bedrooms. The teak is matched to an off-white render. Over time, the teak will mellow to the soft silvery grey of driftwood. Interiors repeat the restrained palette, with timber used creatively and extensively.

"The buildings are very gentle in the location," says Randal. "They are designed to age properly. They won't require much maintenance."

The homes, nestling side by side in two rows of 12, also evoke one of Melbourne's earliest dwelling styles – Victorian terraces.

A strong element of the design is privacy. "We've created a private promenade between the rows of homes and it all unfolds once you are inside the development. It's a real cocoon."

There is a garden and outdoor space in the form of a landscaped courtyard, balcony and rooftop terrace. The terraces, Randal says, resemble private outdoor living rooms and have views of the bay or the city skyline. "They are designed for looking at the stars and the water, and each will have a barbecue area."

All the 30 Esplanade townhouses have secure double garages, with visitors' parking on site. Windows are double glazed, and rainwater tanks will be used for garden irrigation.

The homes are complete and priced from \$1.95 million to \$2.85 million.

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