Napier Street is Milieu’s second collaboration with architects Freadman White, following on from the timeless residences of Whitlam Place next door. In the same spirit, Napier Street is engaged with its historic surroundings, and will make a significant contribution to the local streetscape. Informed by an appreciation of the Australian modernist vernacular, the outcome is the result of Freadman White’s sensitive design response.
Melbourne’s unique urban textures and cultural life are an enduring source of inspiration for Milieu. We strive to create homes that respond to their context and add another layer to the fabric of our city. In this project, we worked closely with a gifted pool of collaborators who share our vision to make spaces of influence – both inside and out.

Architects Freadman White are an award-winning team, renowned for their intellectual rigor and design detail. They have responded with a collection of 15 Australian homes that transcend passing trends.

Inspired by modernism, this collection is defined by spatial intelligence, expressed in a material palette chosen for its raw beauty and sophistication. The outcome is an environment that evokes a sense of calm and relaxation.

Nestled within a leafy pocket of Melbourne’s most vibrant cultural precinct, Napier Street offers a sense of home close to the city, making a valuable contribution to Fitzroy’s Golden Triangle.
Designed by McGlashan Everist in 1963, the former home of Sunday and John Reed is renowned for its intimate domestic spaces, framed green views, subtle beauty and inherent flexibility. Once a home and salon for an artistic milieu, Heide II is now a unique gallery for the whole public to enjoy.

Freadman White have reinterpreted these timeless principles which are expressed through a series of moves using a robust form of materials that are unmistakably Australian. A connection between house and landscape\(^1,2\), lighting which amplifies spatial aspects\(^3\), inbuilt joinery giving purpose to spaces\(^4\) as well as blank walls for artwork collections\(^5\), framed views of the outside\(^6\) and intimate places to relax\(^7\) are qualities echoed in the finest modernist buildings.
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Exterior

The geometry and alignment of Napier Street is in harmony with neighbouring Whalan Place. Making a nod to its modernist inspiration, the solidity of Napier Street is balanced with the lightness of vertical glazed windows and hit-and-miss screening. A layer of cascading greenery softens the facade, and sliding windows bring the outside in.
Taking cues from the modernist period, the interiors embrace a pared back aesthetic which speaks to an Australian sensibility. A sense of simplicity in the material palette imbues the space with a relaxed feel, allowing occupants to individualise their own home. An exercise in restraint has allowed the honest expression of materials such as concrete, timber and brass. The interiors are complemented by a collaboration with local 20th century furniture retailer Dean Angelucci, who provided guidance on furnishings for each apartment.
Craft

Realised by Ross Troon of Milieu Built, each joinery element has been designed and constructed with the care and consideration of an artisan. Highly considered and functional, each piece is designed to enhance the livability and beauty of the space through refined woodwork and brass detailing.
The front door of each apartment has been designed with an artisanal eye for detail in glass and timber, to evoke a sense of grandeur and entrance. Individual numbering is detailed in brass, referencing the refined interior details.

1. **Front Gate**

   The front gate is designed in tactile materials with elegant timber and brass details, bringing a sense of occasion and welcome upon arrival.

2. **Mailbox**

   The mailboxes and private mail collection area are designed with craftsmanship and detail. Concealed lighting in a brass canopy above creates a secure and functional area from which to collect mail.

3. **Skybridges**

   The skybridges connect each apartment to the courtyard below, offering natural moments to greet friends and neighbours. Plants climb and cascade between each level allowing occupants to enjoy glimpses of garden and sky.

4. **Front Door**

   The entry sequence is composed of four design signatures: the front gate, mailbox, skybridges and front door. Each element has been considered to enhance the experience of the occupant as they make their way home.

   Taking its cue from European cities, each apartment is connected directly to the street through a series of open air pathways leading from the front gate to the front door. Elegant material details and lush greenery offer changing vistas along the way, providing an unfolding sense of arrival.
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**Design Principles**

**Sustainable Design**
- Fixtures and fittings: Resource saving technology, low energy lighting and water efficient fixtures are designed to increase efficiency and lower costs.
- Rainwater: Rainwater collection is redirected for use in common areas.
- Central hot water: A central gas hot water system minimises energy use and costs.
- Thermal: The use of performance glass, the concrete structure heat on glazed surfaces in the summer all help to minimise heating and cooling costs.
- Solar electricity: With solar electricity in all common areas, body corporate costs stay low.

**Liveable Spaces**
- High ceilings: With approximately 2.8m high ceilings in living areas, apartments will always feel spacious and inviting.
- Terraces: Floor to ceiling glazing and large openings onto terraces help connect you to the outdoors, increasing the liveability of the space.
- External storage: All apartments have secure and accessible storage cages.

**Build Quality**
- Acoustics: Performance glass as well as a concrete structure and facade help minimise noise transfer between apartments and the outside.
- Quality fittings and fixtures: The details reinforce the simple design philosophy. That translates to high quality taps, door handles, ovens, cupboards, lighting fixtures and more.
- Robust durable materials: All apartments feature high quality materials that are built to last. The same care has been given to common areas including entries, foyers and lobbies.
- Air-conditioning: Concealed reverse cycle split system, no condensers on balconies.
- USB GPO’s: General purpose outlets in kitchens and bedrooms come with USB outlets for simpler charging of your electronic devices.

**Community**
- Community notice board: A community notice board creates a true sense of neighbourhood and connection between occupants.
- Proactive owners corp: We care about our building beyond settlement and handover and will continue to treat it and its inhabitants with the respect they deserve.
- Pet friendly: Pets are a wonderful addition to any home. As such, OC Rules have been prepared with pet ownership in mind and we have invested in durable surfaces.
- Whitlam Place Park: Named after Gough Whitlam, and located two doors down, this garden provides a welcoming environment.
Angelucci in Fitzroy

Set among neighbouring terrace homes, Napier is located in what locals know as the Golden Triangle. Located in the centre of Gertrude, Smith and Brunswick streets, it’s an easy stroll to the cultural hot spots, cafes, galleries and boutiques. A five minute walk to the CBD and the Exhibition and Fitzroy gardens, Napier is in close proximity to Melbourne’s best restaurants, bars and a wealth of retail offerings. We asked local Dean Angelucci to take a stroll and photograph his top eight locations.

A. Napier Street  1. The Gertrude Street Enoteca  2. Double Monk

Small on Smith Street
Walking Distance

1. The Gertrude Street Enoteca

2. Double Monk

Photography
Dean Angelucci
3. Russian House, 118 Greeves Street

4. Napier Hotel

5. Union Club Hotel
**Team**

**Milieu Property**

Milieu takes an intelligent approach to urban development, creating unique residential projects informed by their surrounds, and designed to accommodate the rhythms and routines of contemporary life. Working from Collingwood, we also contribute to the life of our community through a selection of pursuits that span hospitality, furniture, publishing and curating exhibitions and events.


**Whitlam Place**

North Fitzroy by Milieu

**Freadman White**

Freadman White is an award-winning architecture studio based in Melbourne, Australia and founded by Ilana Freadman and Michael White. Dedicated to design excellence in the built environment, Freadman White’s design approach is to create refined spatial relationships, allowing flexibility for contemporary living possibilities. This desire stems from a strong understanding of how architecture can foster bonding relationships with its surroundings to positively contribute to individual lives and communities’ in contemporary ways of life.

Freadman White is committed to designing high quality architecture, using durable materials and energy-efficient solutions. Through careful modulation of light and proportion, function and flexibility, our works imbue a strong desire to condition nuanced experiences of space, influenced by sensorial moments, memory and the language of modern architecture.


**Hoddle House, Melbourne**

**Whitlam Place**

Nth Fitzroy by Milieu

**Hoddle House, Melbourne**

**Whitlam Place**
Dean Angelucci

Iconic retailers of twentieth-century vintage design, Angelucci 20th Century hold a diverse range of beautifully restored furniture, lighting and decorative objects. Their work is driven by the belief that historic pieces have a place in modern interiors.
angelucci.net.au

Milieu Built

Milieu Built is a residential and commercial builder with an emphasis on delivering unique projects. We work closely with design teams and clients to lay solid foundations and realise every detail. With over 70 years’ combined industry experience we take a collaborative approach to deliver from the ground up.
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Disclaimer

Please note that the material contained herein has been produced prior to detailed design and construction, is indicative only and does not constitute a representation by the Vendor, Agent, or Vendor’s consultant in respect to the size, form, dimensions, specifications or layout of the unit(s) if any. The final product may changes from that illustrated herein. Furniture is not included. All furniture shown is for illustrative purposes only. Artists impressions, floor plans and the project specification detail and or detail upgrade options which are not included in the purchase price unless noted in the contract of sale. Changes may be made to the detail layouts during development and construction in accordance with the provisions of the contract of sale or the building and or planning requirements or for compliance with relevant standards or codes. Prospective purchasers must make and rely upon their own enquiries.

Credits

'Andy', courtesy of the artist, Euan Heng and Niagara Galleries
'Uncertainty', courtesy of the artist, Morgan Hickinbotham
Design by Studio Hi Ho