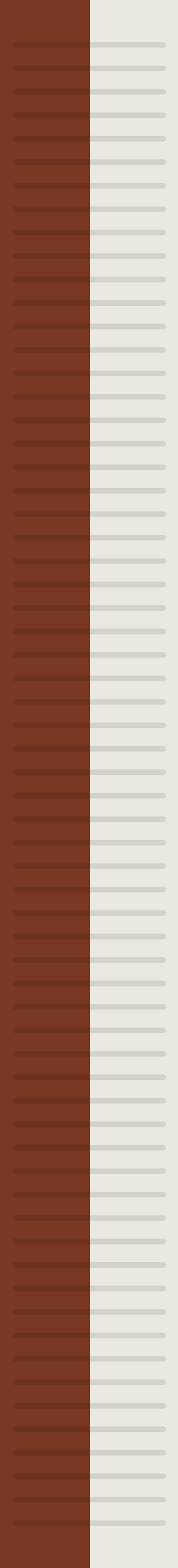


GLEN IRIS 3146



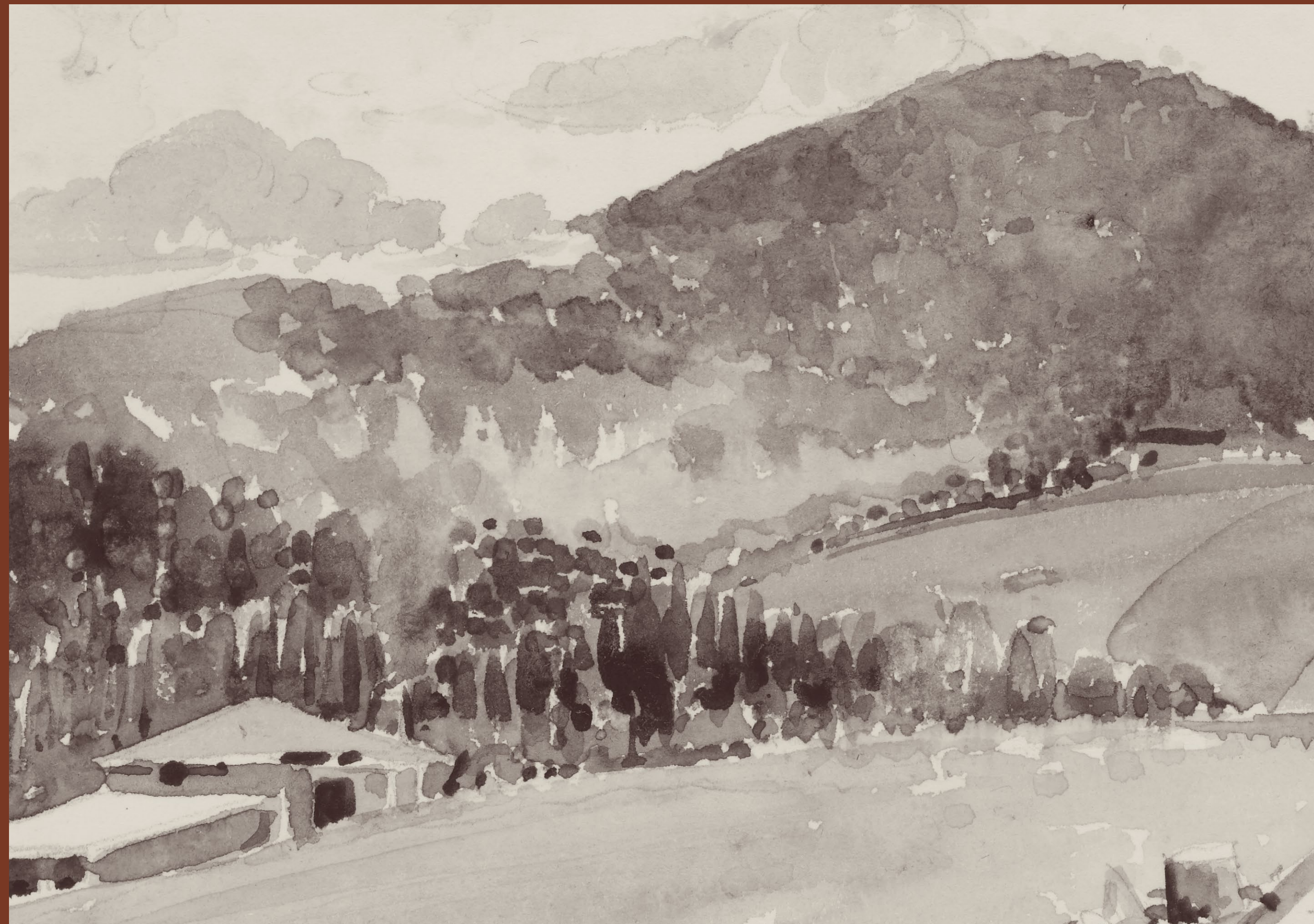
THE
HADDON

THE LEGACY CONTINUES



The Haddon presents a rare opportunity to celebrate the meeting point of heritage architecture and contemporary lifestyle. On site stands an original home from the 1910's, designed by an Australian great, taking pride of place on Burke Road in Glen Iris.

The vision for The Haddon was to reinvigorate the splendor of the heritage home, while injecting new life and liveability into the site.

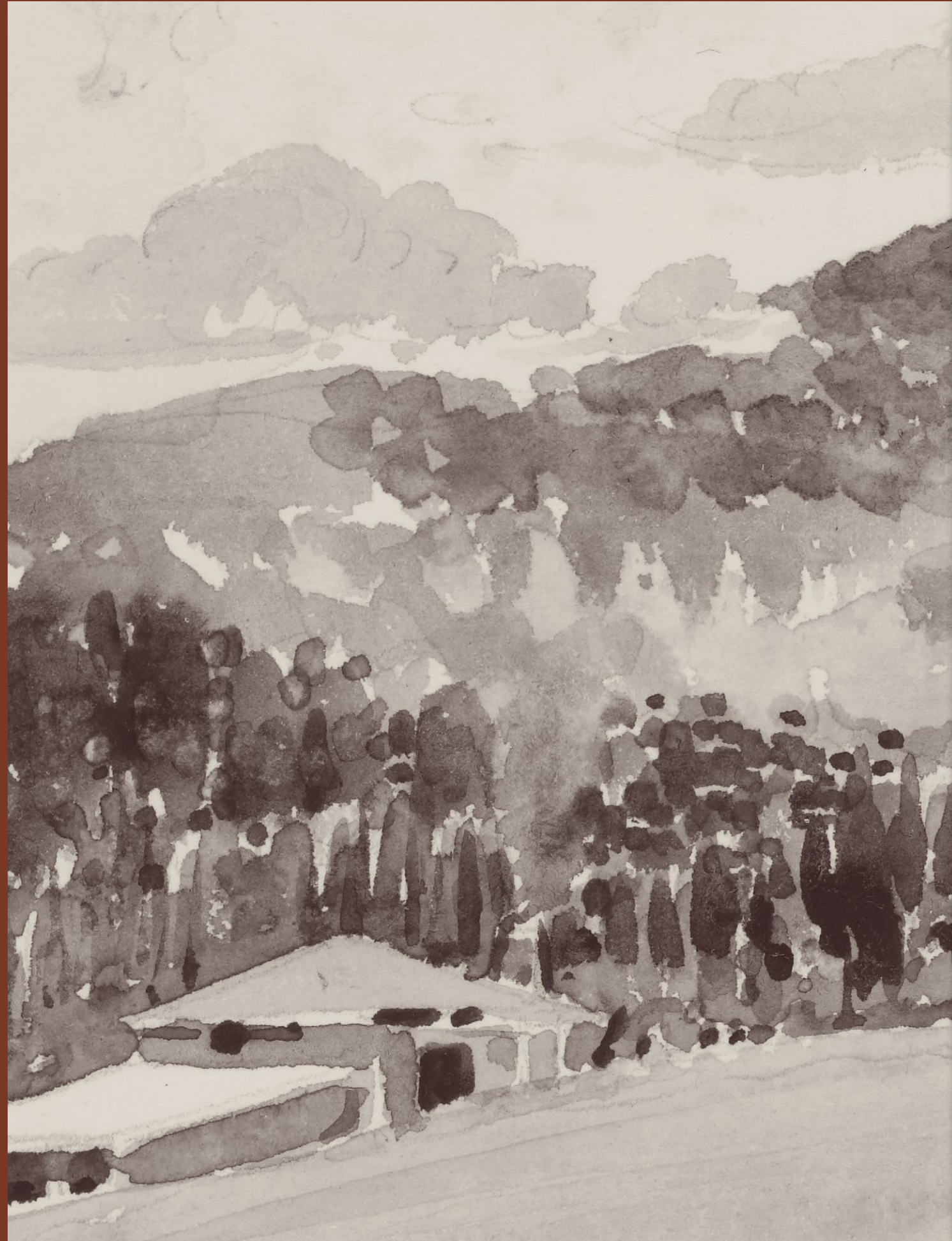


THE HADDON

RICH HERITAGE

THE LEGACY CONTINUES

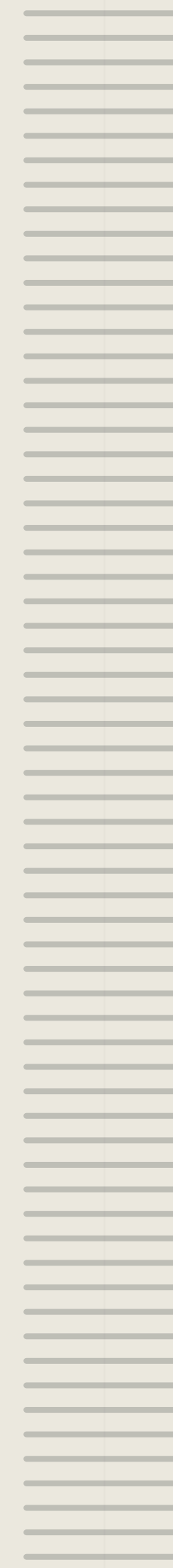




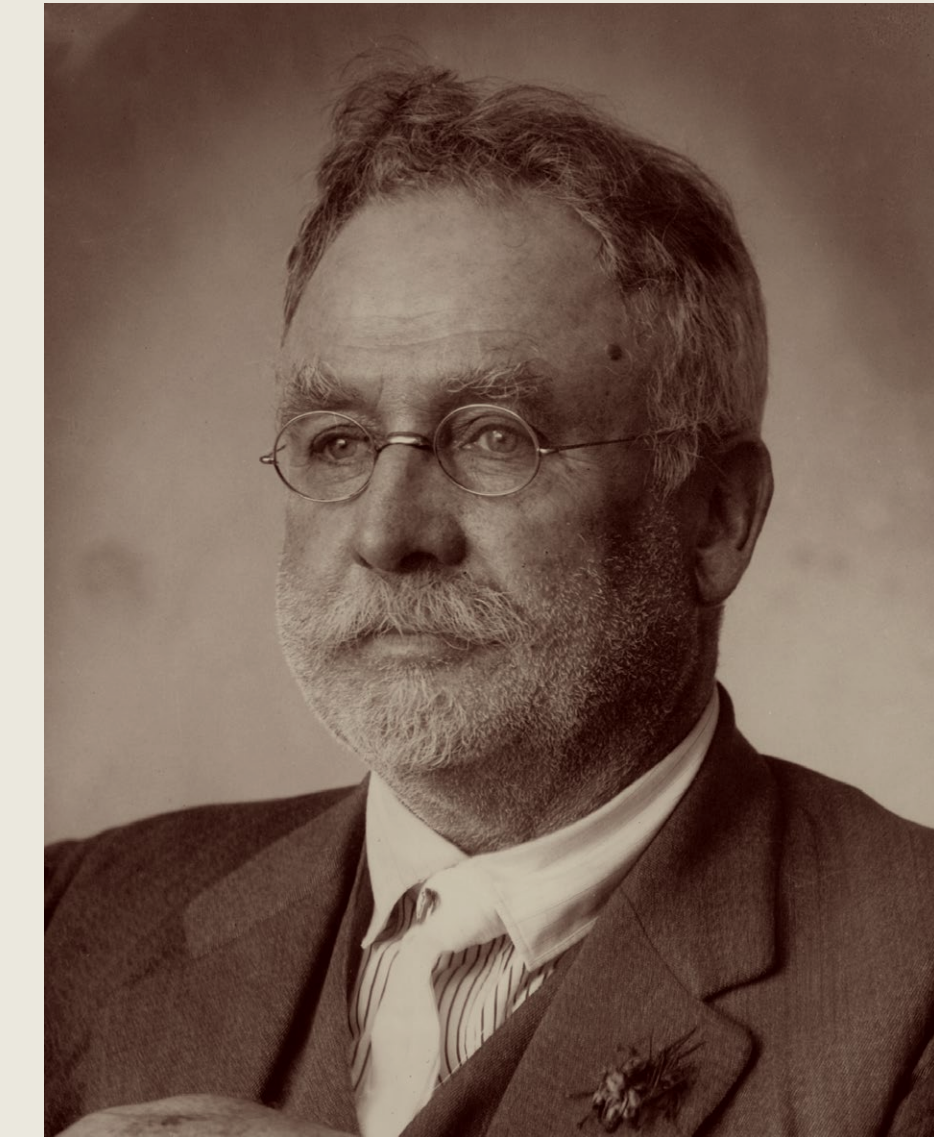
ROBERT J. HADDON

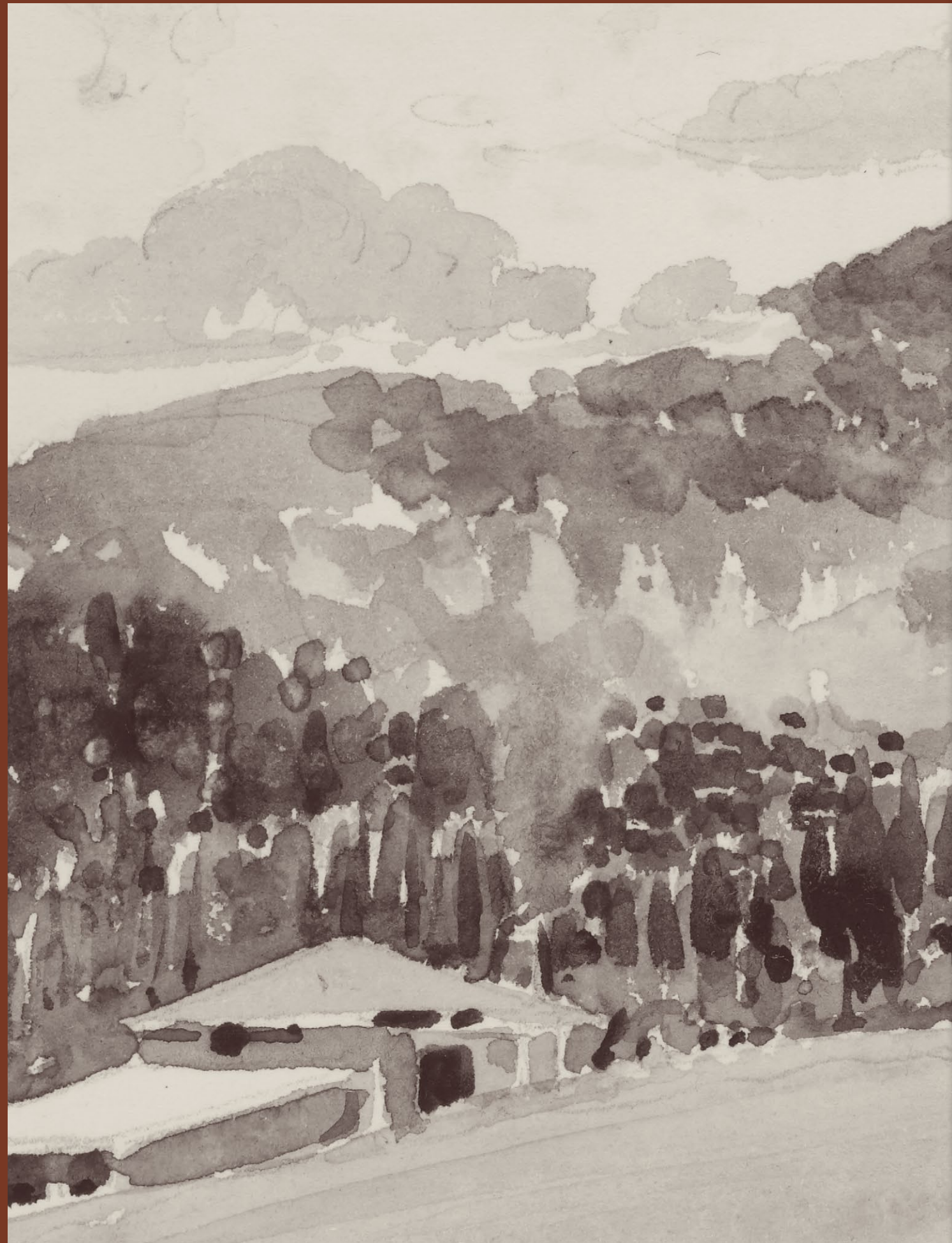
The original home found on site is of a Federation Bungalow style which was prevalent in the early 1900's across Melbourne. Built by Australian architect Robert J. Haddon (1866–1929) who practised in Victoria in the 1900s-1910s.

He was a major figure in the profession in Victoria, championing the Arts & Crafts movement in his writing and teaching. He designed some of the most original buildings of the period, featuring restraint, balanced asymmetry and Art Nouveau details.



01. Haddon was an influential Australian architect, educator, and author who played a key role in the Arts and Crafts movement in Melbourne. He taught at the Working Men's College, wrote the seminal book "Australian Architecture," and designed significant buildings across the state.



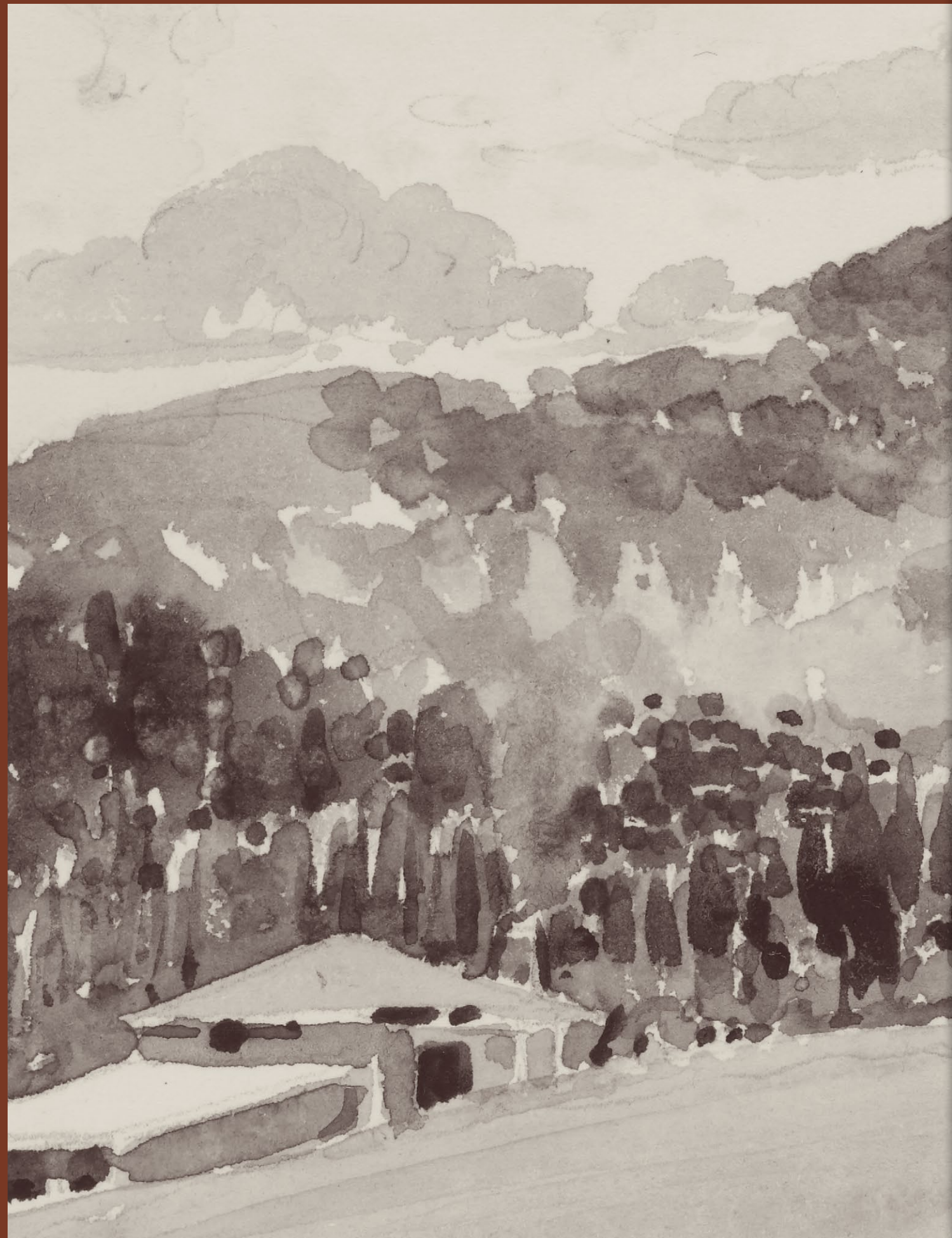


01. North Melbourne Picture Theatre – Originally built in 1912 it burnt down in the 1930's. When the site was redeveloped as open-planned apartments in 1994, part of the architectural brief was to retain the history of its cinema days and the original façade was maintained.

02. The Fourth Victoria Building, at 273 Collins Street, Melbourne, was remodelled in 1912 by Robert Haddon under Smith & Ogg. The design differed greatly from the architectural scape of Melbourne at the time.

Many buildings are attributed to Robert Joseph Haddon without actually bearing his name. When Haddon practiced in Melbourne, much of his work was acting as a consultant to other firms such as Smith & Ogg. However key elements on projects suggest Haddon was largely responsible due to his style of carefully placed elements, ornament on plain surfaces and overall balanced designs.





-
- 01. *A spring afternoon at Glen Iris* - 1917

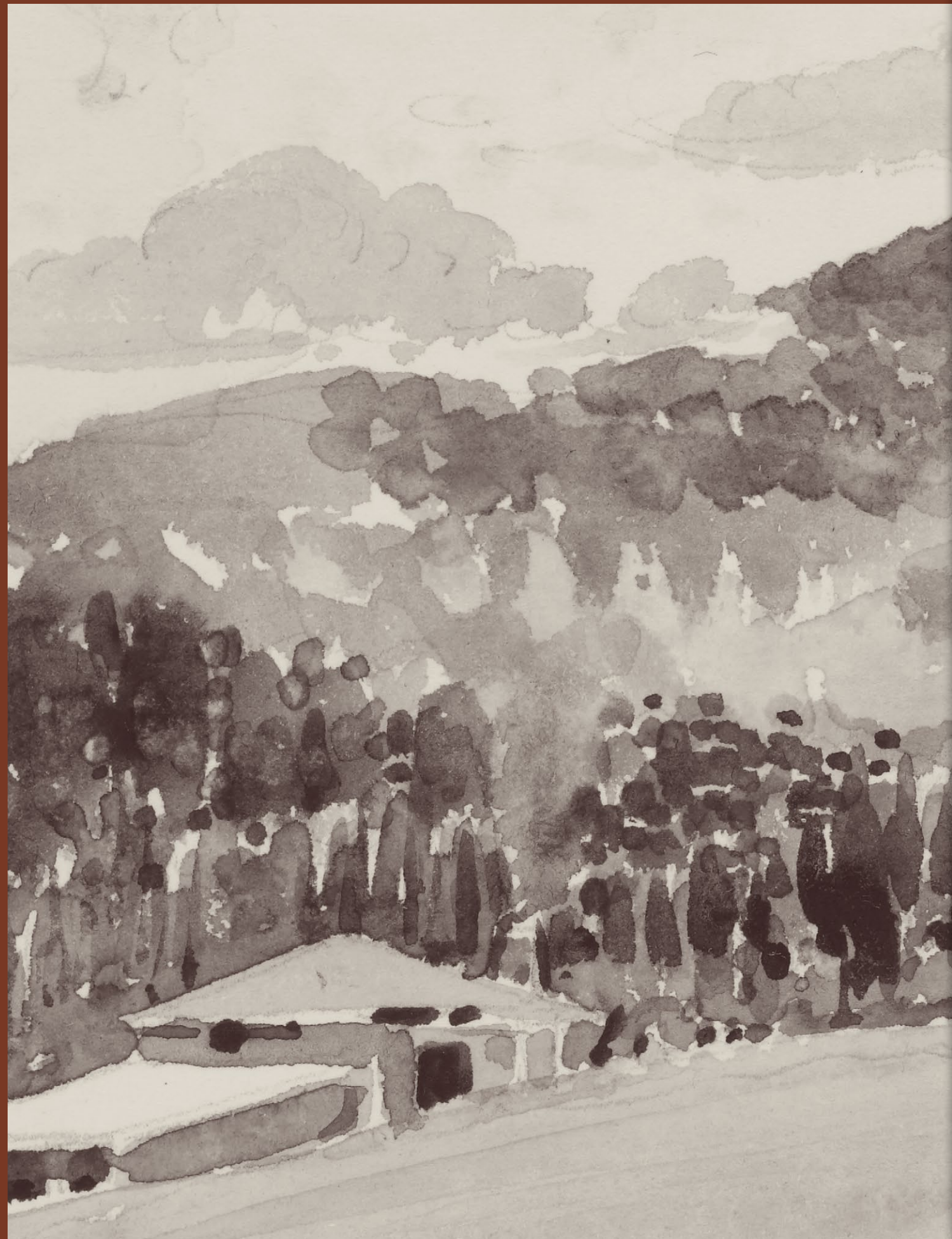
 - 02. *In the garden of 'Anselm'* - 1917

 - 03. *An autumn day in Caulfield Park* - 1920

Haddon was also an avid watercolour painter often painting scenes of the local area, with many of his artworks now housed at the State Library of Victoria.

Featured here image two '*In the garden of Anselm*' depicts his 1906 home in Caulfield. It showcases his use of red brick, pitched roof and open plan living areas - the same features within The Haddon.





C. Kairouz Architects and Samssons Projects have teamed up to act as custodians of The Haddon vision, ushering the project from conceptualisation to completion with meticulous consideration for original detail and modern liveability.

THE HADDON

HOME DESIGNS



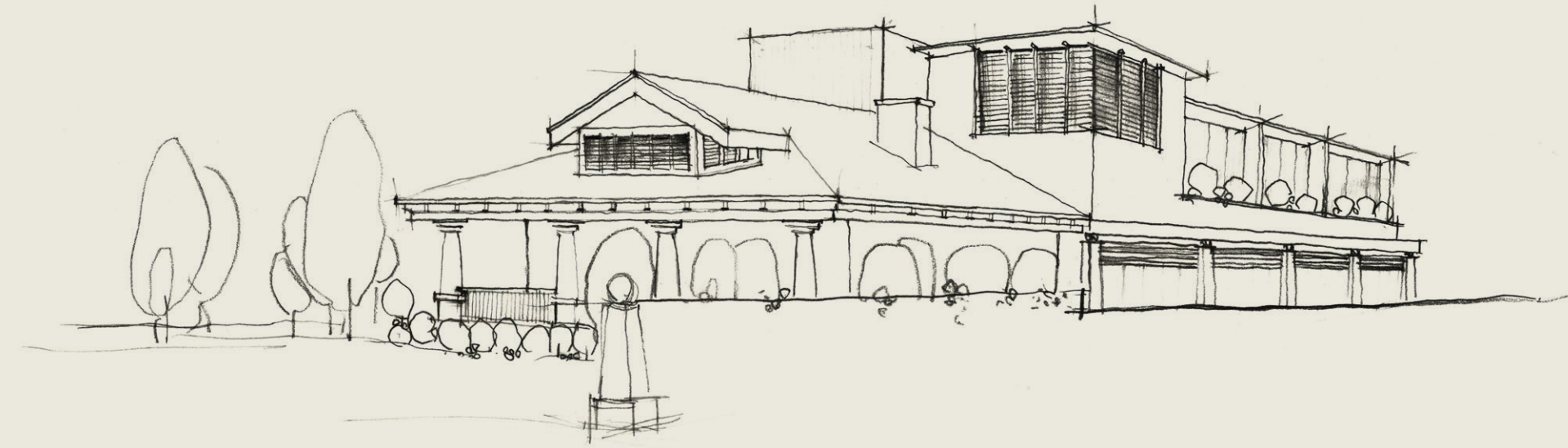
THE LEGACY CONTINUES

ARCHITECTURE

Each material was meticulously chosen to elevate the aesthetic and unify the design elements of the project. Careful consideration was given to blending the new construction seamlessly with the existing Haddon house.

Red brick was nominated for the lower half of the residences to harmonize with the historic structure, creating a cohesive visual connection between old and new.

Moreover, the incorporation of pale bricks and textural soft grey render, with their linear and natural patterns, delineates the forms in the rear, offering both visual distinction and architectural intrigue.



01. Artist's illustration of the new apartments integrated into the original home

02. The original 1900's facade will be retained





Artist Impression - 2.02

01. White metal framework, shading devices, pergolas, as well as window and door openings were incorporated with crisp trims to complement the existing dwelling. To add visual interest angular metal planters were utilised, mirroring the pitched roof of the existing building.

02. Emphasising natural light and materials creates an airy ambiance and inviting environment. Warm white walls and architraves complement darker wooden floorboards, expansive windows, and lofty ceilings, seamlessly blending indoor and outdoor spaces.



Artist Impression - G.01

INTERIORS

Inside each home, a contemporary mix of warm timber, brushed metal, subtle stone textures, cool greys, and crisp whites are used to create an airy ambiance that feels both serene and inviting.

This palette serves as a versatile backdrop, allowing residents to personalize their space while subtly acknowledging the heritage of the building and embracing current contemporary trends.

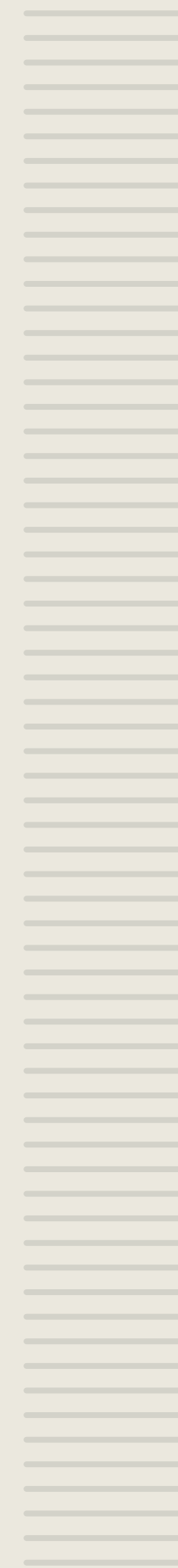
01. High ceilings, indicative of classic architectural styles, are essential in creating a sense of grandeur and openness. This enhances the feeling of timeless elegance. Coupled with lots of natural light, this approach ensures that spaces feel bright and welcoming and inviting.



01. Artist Impression – G.05



02. Artist Impression – G.01



01. The standout feature of the meticulously restored original abode is its modern and elegant living/dining area, characterised by an open void extending from the mezzanine to ground level. This design accentuates a sense of grandeur, light, and spaciousness, while showcasing the original ceiling pitch and structural beams.

02. Modern interiors with north facing living, high ceilings and large windows welcome in an abundance of sunlight and connect to outdoor spaces and nature at every opportunity.



01. Artist Impression – G.05

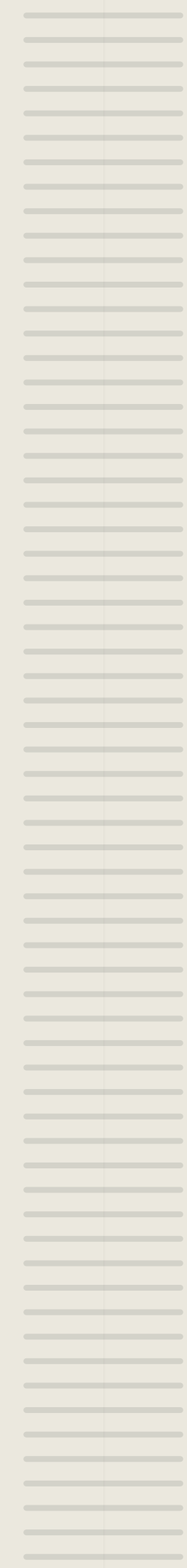
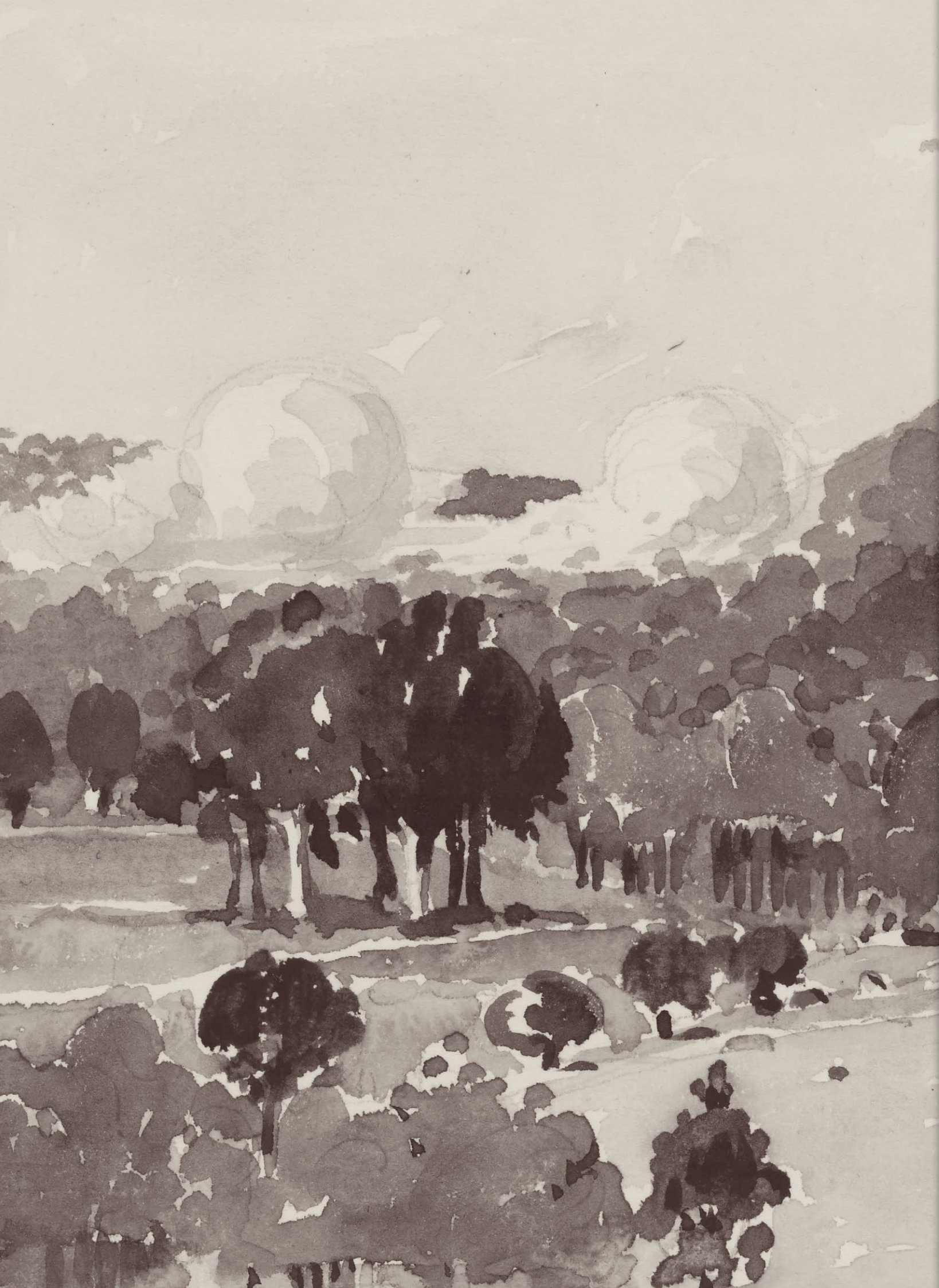


Open layouts facilitate seamless entertaining and modern living, fostering connectivity between different areas.



01. The volume of space within each home sets it apart with the ability to open up living spaces to the generous gardens.

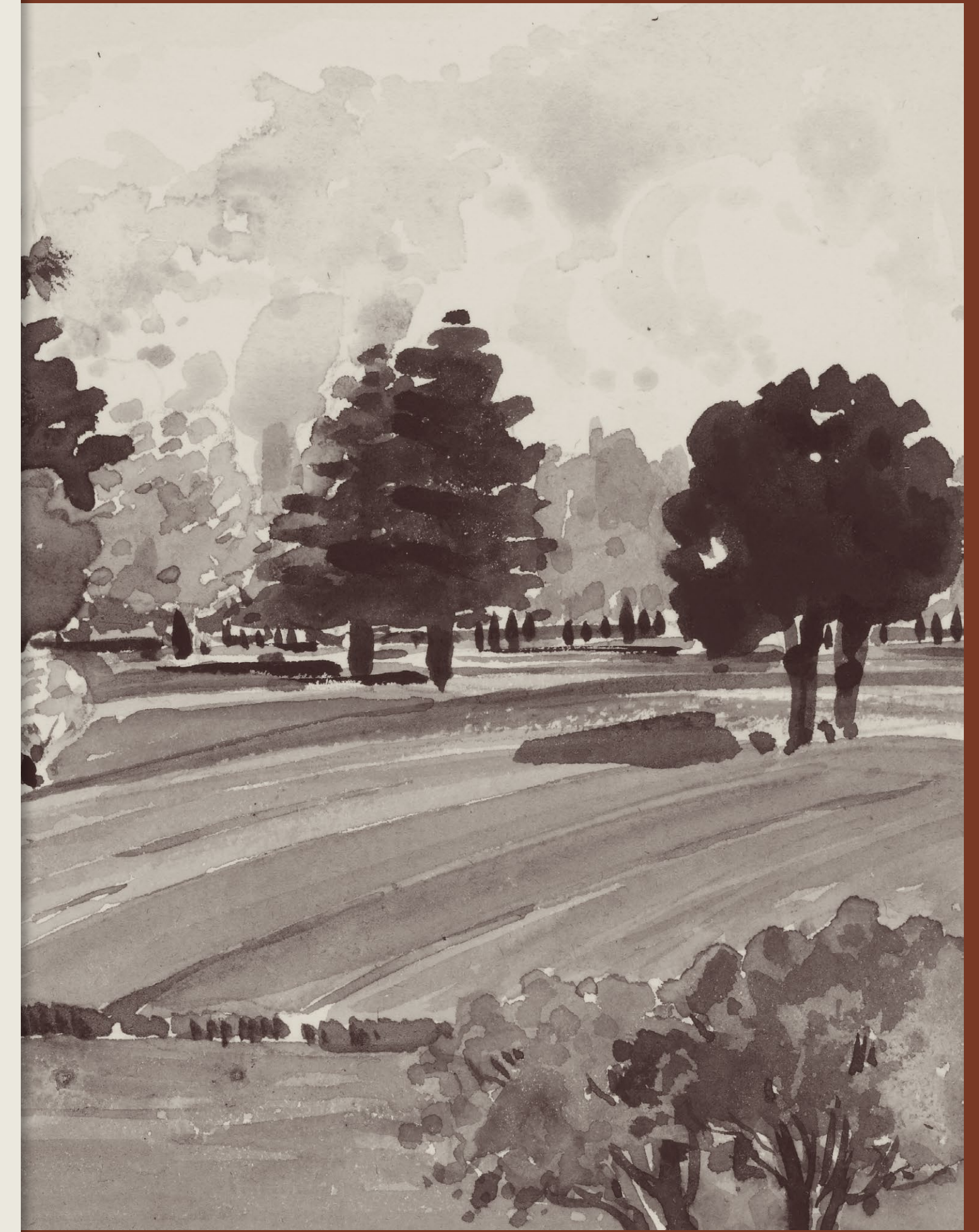
01. Artist Impression – G.01



THE HADDON

ENDURING ARCHITECTURE

A Q&A WITH CK ARCHITECTS & SAMSSONS

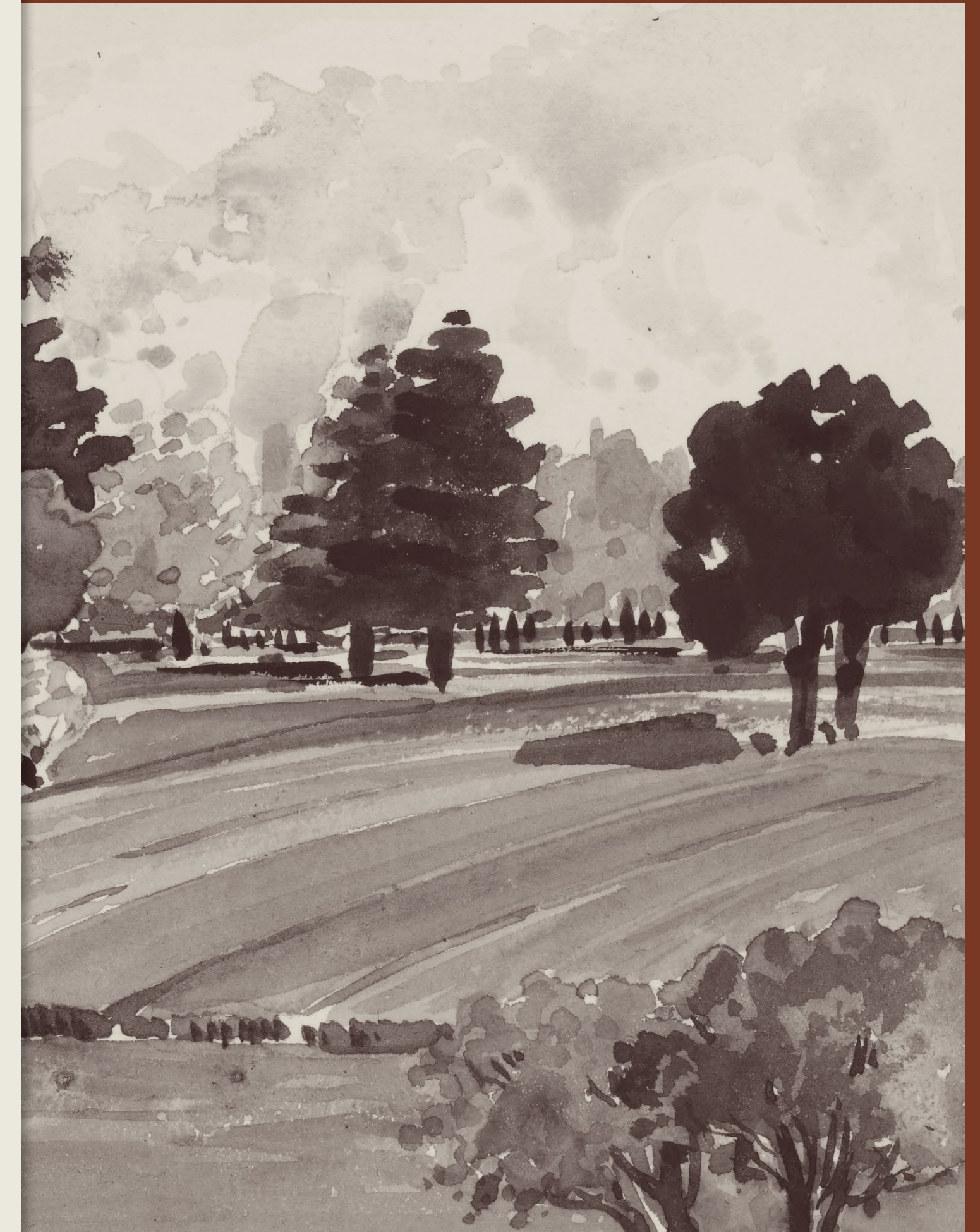




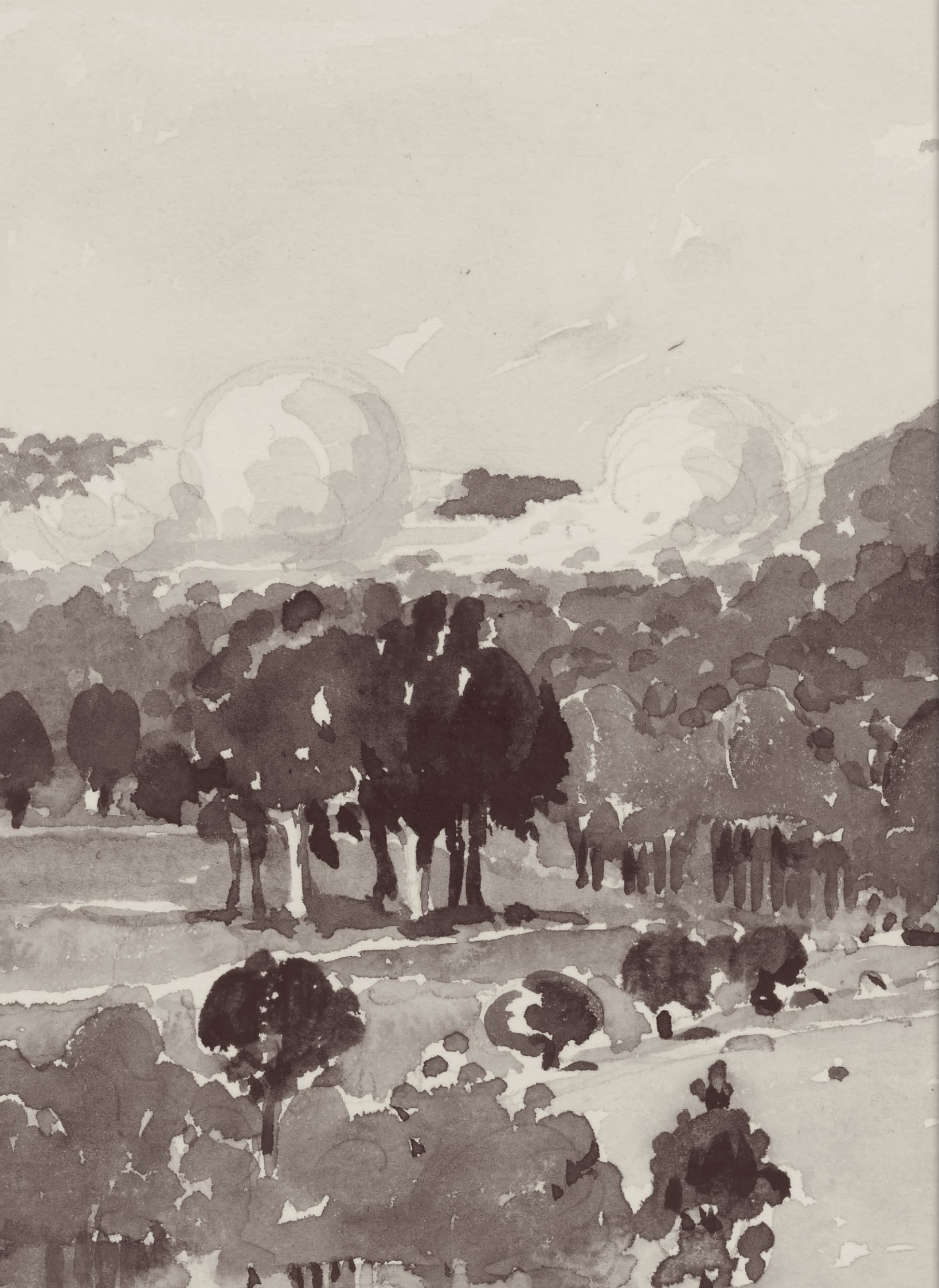
01.

We sat down with Chahid and Sammy Kairouz from C. Kairouz Architects/Samssons to understand their vision for this collection of luxury homes, on this one-of-a-kind site.

The award-winning duo has a long history and deep connection to this suburb, and have built up an innate understanding of how locals live and what they value in their homes.



01. Chahid (left) and Sammy Kairouz (Right) are the architect and builder of The Haddon project.



Q1: Can you tell us about the features of the heritage home on the site and how this inspired your design decisions?

CK: Protecting and heralding the heritage abode was important from the conception. Both the interior and exterior presentations reinvent and celebrate the heritage elements across the project.

The stepped façade of the new and contemporary residential building creates a sense of dimension against the steeply pitched Haddon house roofline. Alternating between protrusion and recess results in an engaging elevation that exudes both depth and precision. A muted colour palette also provides contrast to enable the Haddon house to feature prominently and crown the project.

Q2: Can you tell us about any special features you have incorporated into the design?

CK: We were particularly captivated with SK: the original gable roofline of the original home, to the extent that we creatively re-imagined it internally. By utilizing the spacious ceiling cavity, we were able to incorporate a mezzanine/upper floor within the roof structure, effectively increasing the property's value and livable area.

At the heart of Haddon House, the living room features a marble-framed fireplace, flanked by elegant elongated windows and sweeping natural timber flooring, crafting a timeless blend of classic and contemporary design.

Q3: How do you go about embedding a sense of timelessness into a project where there is such a distinct heritage element combined with a brand new build?

CK: Robust and classic materiality is a SK: cornerstone of our design philosophy. By using materials that are both durable and timeless, such as stone, wood, and metal, we ensure that the building remains relevant and attractive for years to come. These materials provide a strong, enduring aesthetic that respects the heritage while complementing the new build.

We also reference architectural cues from Glen Iris's neighbourhoods, creating a sense of continuity and respect for the local heritage. By retaining the heritage home at the front and incorporating linear and simplistic forms of new construction at the rear, the connection to the surrounding area helps integrate the new build with the existing architectural landscape, making the project feel more cohesive and contextual.

Finally, we made the two designs distinct yet subtly connected. By creating a harmonious contrast rather than blending them together, we highlight the unique characteristics of both the heritage and the new elements. Refined and simplified forms are juxtaposed against the ornate details and character of the period dwelling. Subtle design connections in materiality and composition ensure that while the designs are distinct, they still relate to each other, enhancing the overall aesthetic and functional harmony of the project.

“We aimed to leverage the historical significance of this architectural gem and ensure its preservation while also providing new housing opportunities in this highly sought-after location.”

Chahid Kairouz, Director
C. Kairouz Architects

Q4: You collaborated with John Patrick Landscape Architects to design the gardens for The Haddon, how does the landscaping enhance the experience of home?

CK: Having worked together many times with SK: John Patrick, we aimed to harmonize the built environment with the natural surroundings. Our collaboration focuses on seamlessly integrating architectural elements with landscape design principles, ensuring both functionality and aesthetic coherence.

Ultimately, this partnership exemplifies a holistic approach to creating spaces that are not only beautiful but also functional, sustainable, and in harmony with their surroundings.

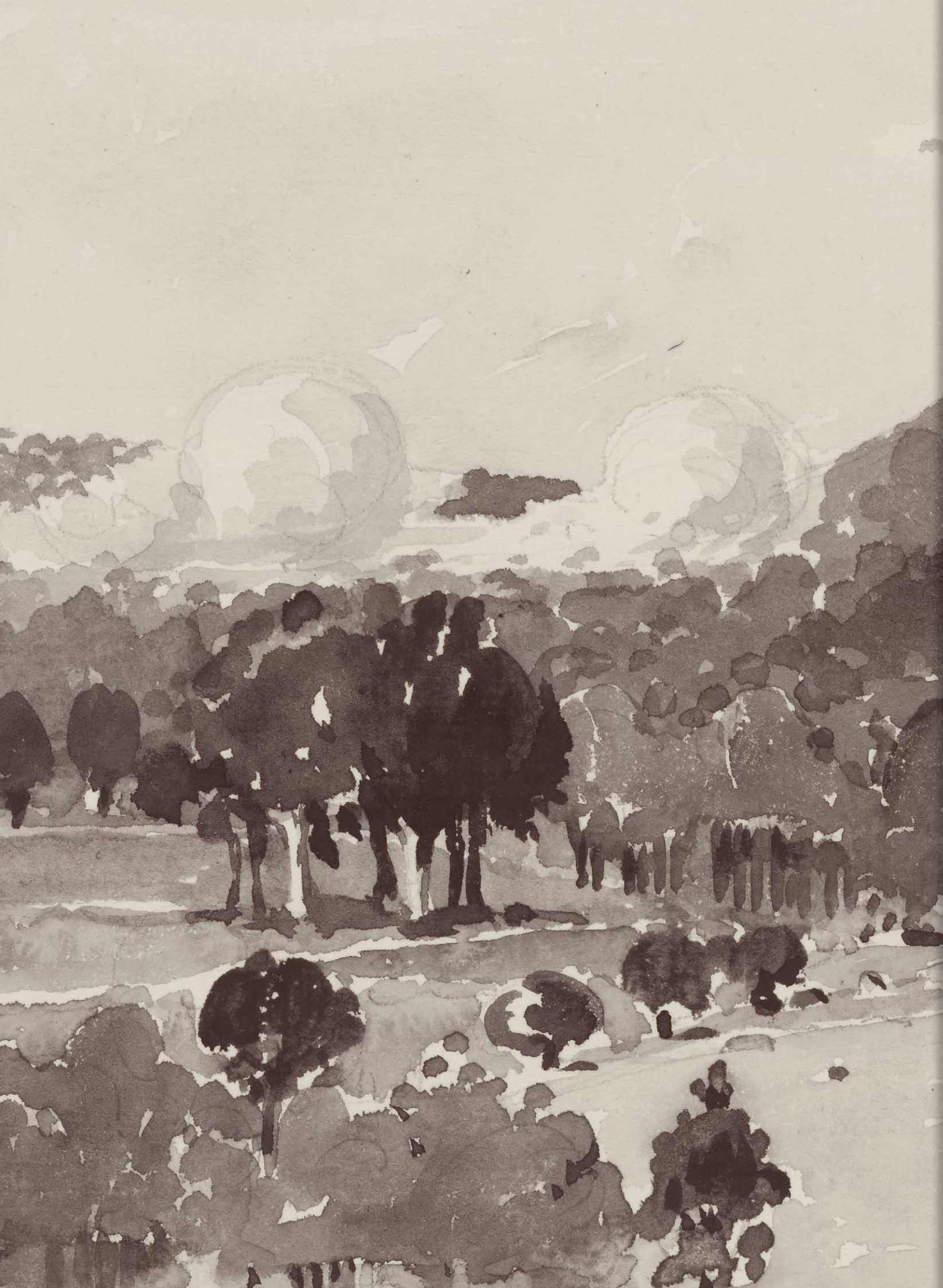
Q5: Thinking about the end result - what do you hope to achieve in this project?

CK: The existing home is so special and SK: unique - with its original brickwork and steeply pitched roofs that extend onto the building, serving as decorative facade elements.

We aimed to leverage the historical significance of this architectural gem and ensure its preservation while also providing new housing opportunities in this highly sought-after location.

Witnessing this iconic piece of architecture come to life once again is something we are eagerly looking forward to when the project is complete. Seeing it restored and revitalized will be a true pleasure.







01. Artist Impression - 2.02

-
- 01. A crisp, modern palette of lightly veined natural stone benchtops and splashbacks, white vertical board cabinetry with feature door handles in walnut. Appliances are Miele.

- 02. Kitchens with generous storage open out to private outdoor spaces and green views.



02. Artist Impression - G.01



01. Artist Impression – G.05

01. *The luxury of simplicity - bathrooms feature dual vanities and large-format, full wall height tiling*

02. *Wall hung vanities provide storage for bathroom necessities, with additional storage in mirrored cabinetry.*



02. Artist Impression – G.02

The Haddon reflects Glen Iris' suburban context through thoughtful plant choices and garden layouts.

By strategically integrating lush canopy trees with lower-scale shrubs and cascading vegetation, the design provides shade and privacy while contributing to the area's greenery.

THE HADDON

LANDSCAPING

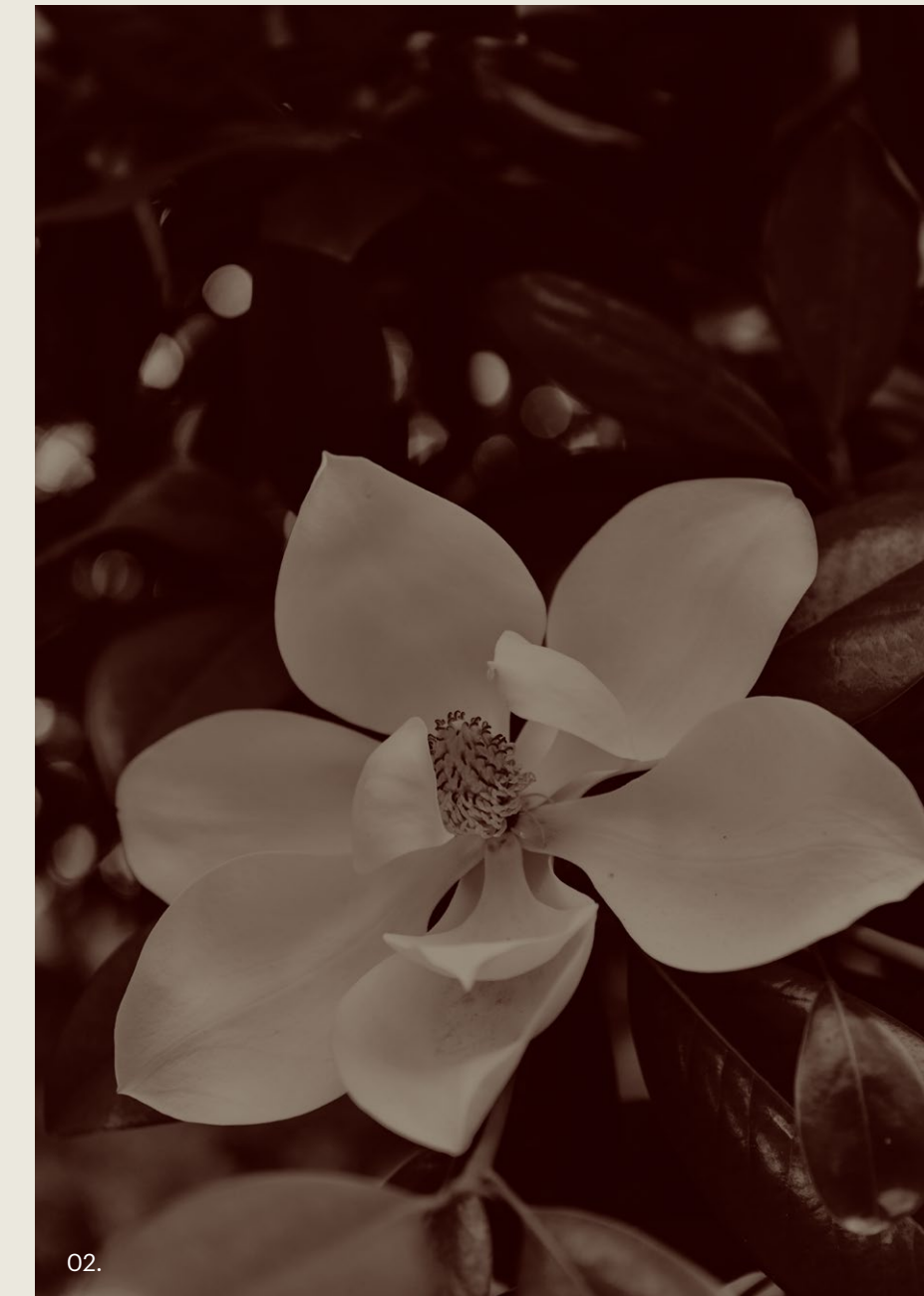


THE LEGACY CONTINUES

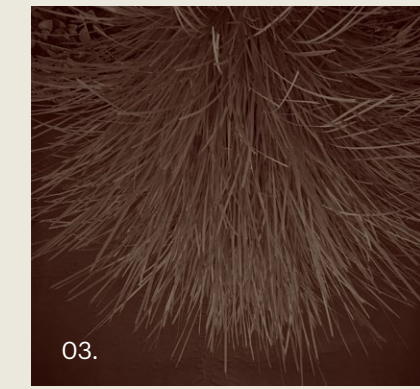
URBAN SANCTUARY

Incorporating significant landscaping helps the building blend seamlessly into its surroundings – enhancing the beauty of the project, anchoring it within its context and providing a sense of place.

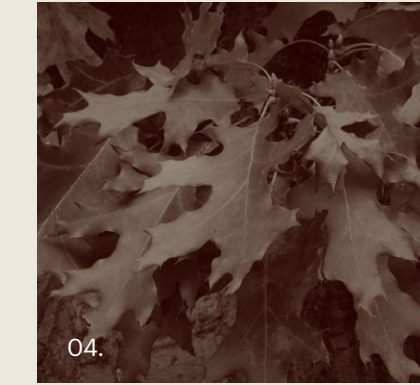
01. The garden design includes a selection of native and drought-hardy plants, chosen not only for their visual appeal but also for their ecological benefits and resilience in Melbourne's climate. This selection aligns with sustainable principles, promoting water conservation through rainwater harvesting for irrigation—a feature that underscores the project's commitment to environmental responsibility.



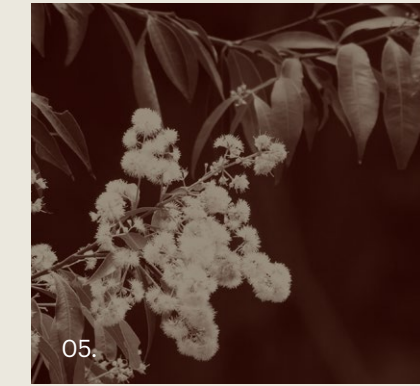
02. **Magnolia grandiflora 'Kay Parris'**
A compact, evergreen tree known for its glossy, dark green leaves with rust-colored undersides and large, fragrant white flowers.



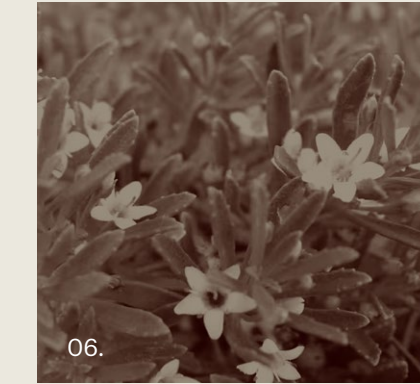
03. **Lomandra 'Lime tuff'**
A hardy, clumping perennial with vibrant lime-green, grass-like foliage, ideal for low-maintenance landscapes.



04. **Quercus Palustris**
Commonly known as Pin Oak, is a deciduous tree featuring a pyramidal shape, glossy green leaves that turn vibrant red in the fall, and distinctive drooping lower branches.



05. **Syzygium floribundum 'Whisper'**
A fast-growing, evergreen tree with dense foliage, white fluffy flowers, and attractive bronze new growth, perfect for hedging and screening.



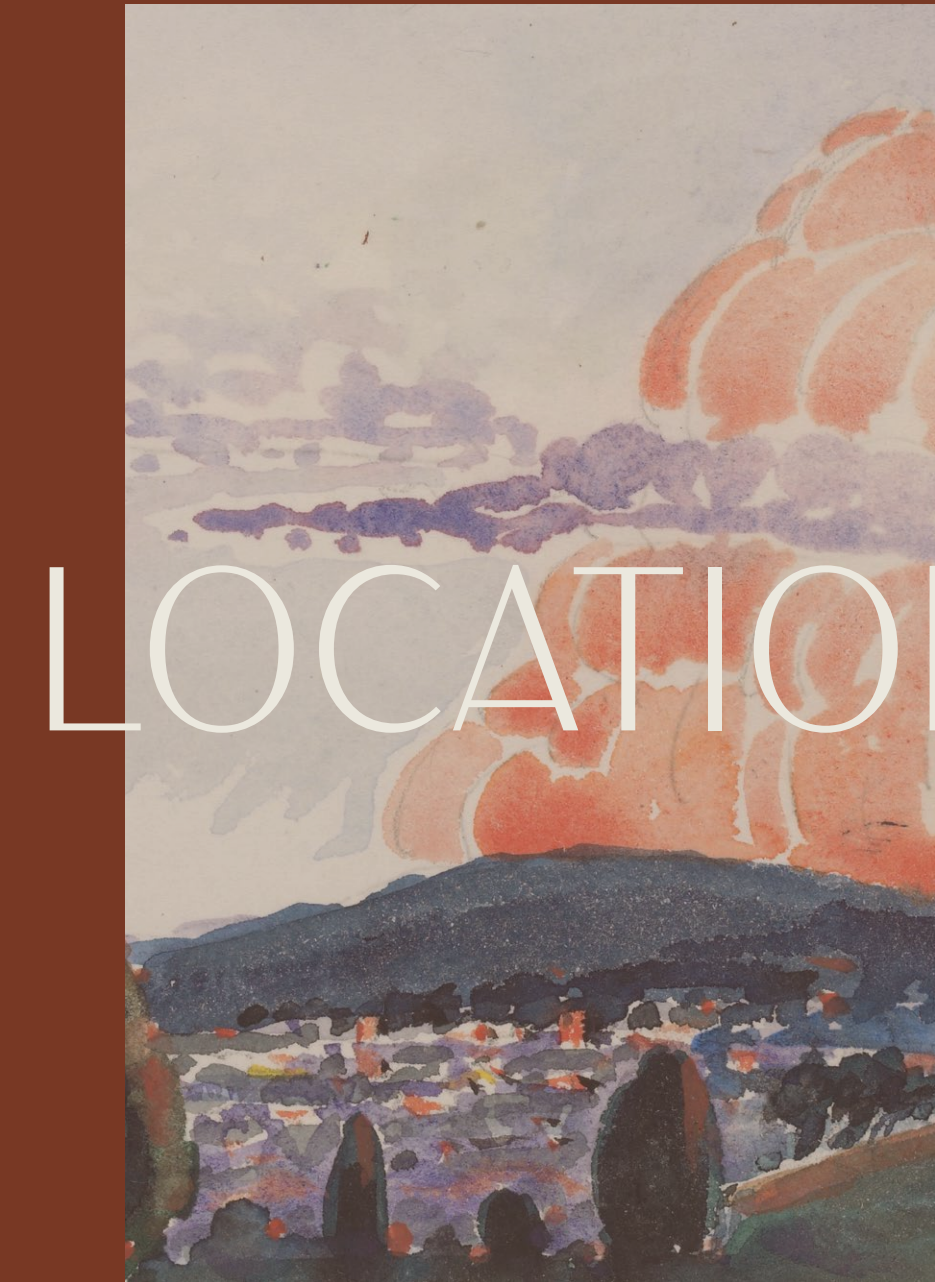
06. **Myoporum 'Yareena'**
A low-growing, ground-cover shrub with small, glossy green leaves and white star-shaped flowers, known for its drought and salt tolerance.



07. **Trachelospermum asiaticum**
A vigorous, evergreen ground cover with glossy, dark green leaves and fragrant, creamy-yellow flowers, ideal for creating dense, low-maintenance mats.

Glen Iris is a blue chip suburb in Melbourne's south-east. It boasts exceptional local amenities with a host of cafes, restaurants, shopping, schools and public green spaces, as well as easy connectivity to Melbourne CBD, Port Philip Bay and the Dandenong Ranges.

THE HADDON



LOCATION

THE LEGACY CONTINUES

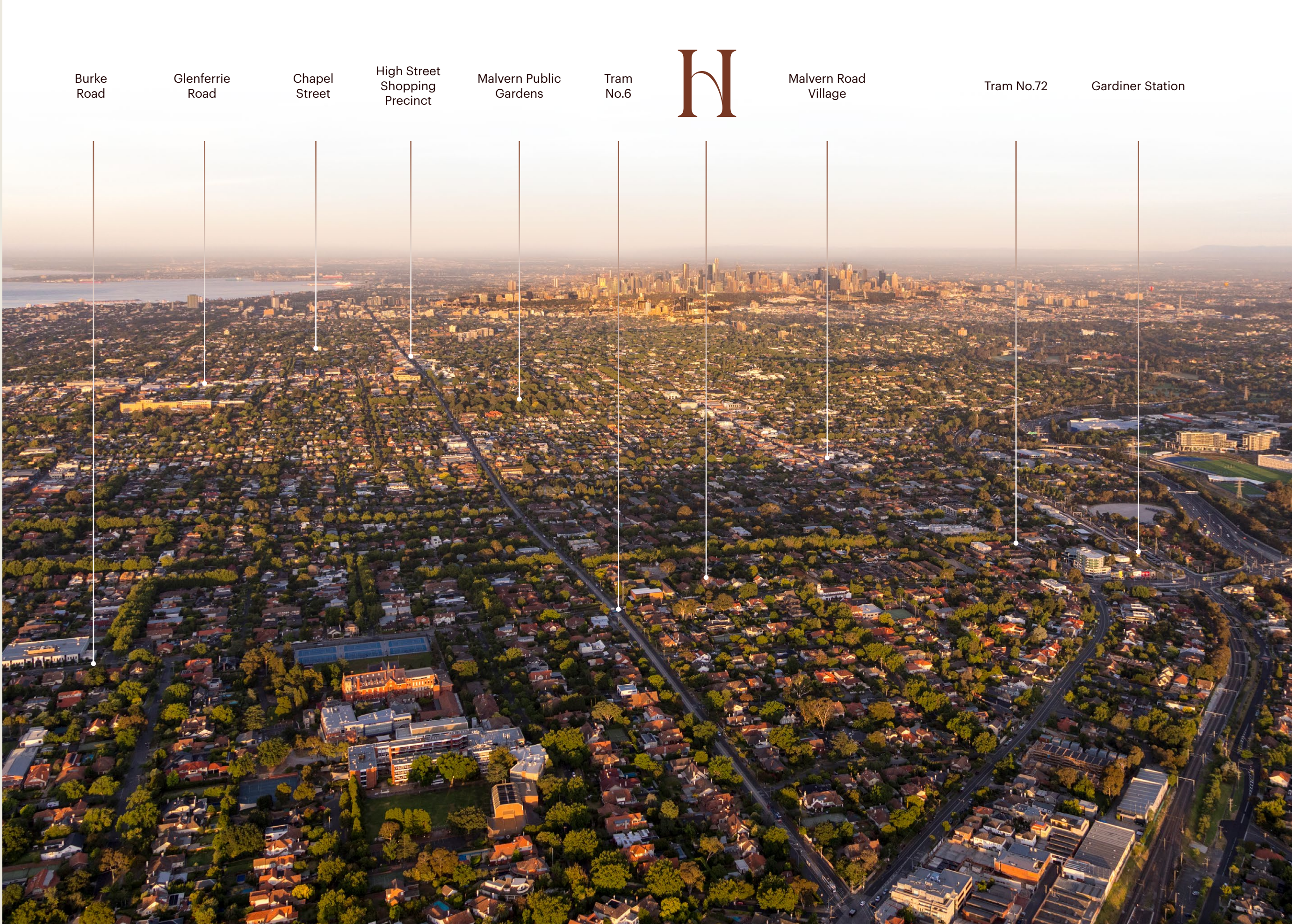
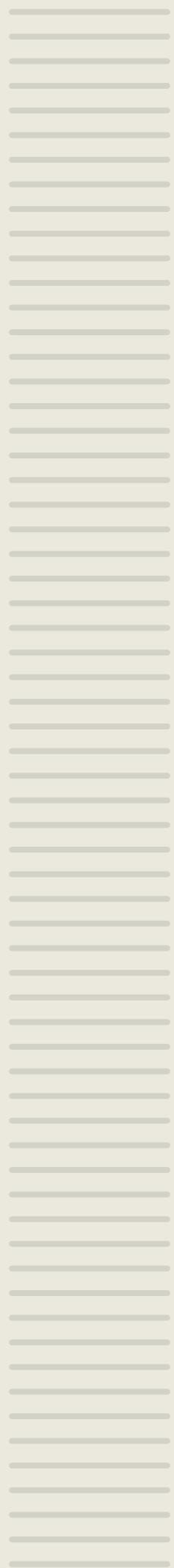
CONNECTED

The Haddon sits at the heart of six urban villages – all within walking distance and featuring lifestyle and convenience amenity.

Add to that, five modes of transport including three tram lines, two train stations, the Metro bus network and the Monash Freeway.



01. Platform Espresso, located 600m away near Glen Iris train station, combines a friendly atmosphere with great food and coffee. It offers plenty of seating and is a favourite spot for locals on weekends.



AMENITY

01. Malvern Rd Village

- AM Bakehouse
- Beans Republic
- St Jaxie Cafe
- Milton Wine Bar
- Mr Foxx Cafe
- Malvern Pharmacy
- Neon Tiger
- Clubhouse Malvern

02. High St Village

- Horace St Cafe
- Jacks House Cafe
- Say It With Flowers
- The Ark Clothing Co.
- High St Pharmacy
- Goodlife Health Club

03. Wattletree Rd Village

- Fergus Cafe
- De Mobler Furniture
- Return Pilates
- Garden Lovers

04. Central Park Village

- 161 Cellars
- Grazia
- Central Park Cellars
- Kerabu
- Riserva
- Home To Roost
- One Little Place
- Juliette Coffee & Bread
- Norsu Interiors
- Central Park Milk Bar
- Saint Lawrence Real Food
- Our Kitchen Table
- Coffee & Soul

05. Glen Iris Village

- A Pinch of Joy
- Platform Espresso
- Glen Iris Bakery Cafe
- Real Guitars
- 1533 Cellars

06. Glen Iris Rd Village

- Mr Tucci
- QT Kitchen
- Izakaya Chouchou
- 32 Italia
- Glen Iris Newsagent
- So Pho So Good

Recreation/Parkland

- 07. Kent Reserve
- 08. Harold Holt Swim Centre
- 09. Malvern Public Gardens
- 10. Central Park
- 11. Hedgeley Dene Gardens
- 12. Penpraze Park
- 13. Caulfield park
- 14. Gardiner Creek Trail
- 15. East Malvern Tennis Club
- 16. Dairy Park

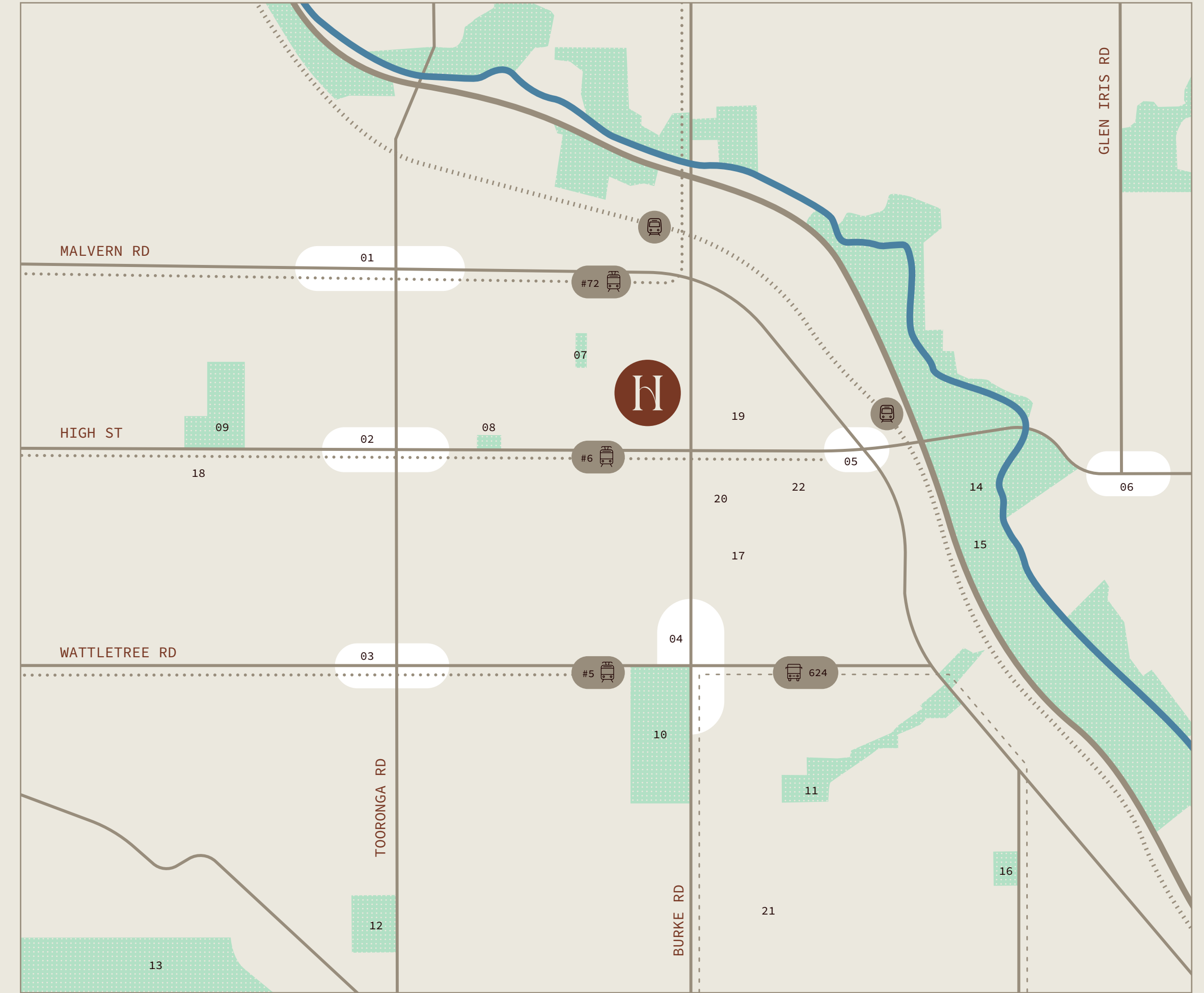
Education

- 17. Caulfield Grammar School
- 18. St Roch's Primary School
- 19. De La Salle College
- 20. Sacre Coeur
- 21. Saint Mary's Primary School
- 22. Korowa Anglican Girls' School

01. The Gardiners Creek Trail is a scenic route popular for walking, jogging, and cycling, featuring lush greenery, wildlife, and picturesque creek views.



01.



LIFESTYLE



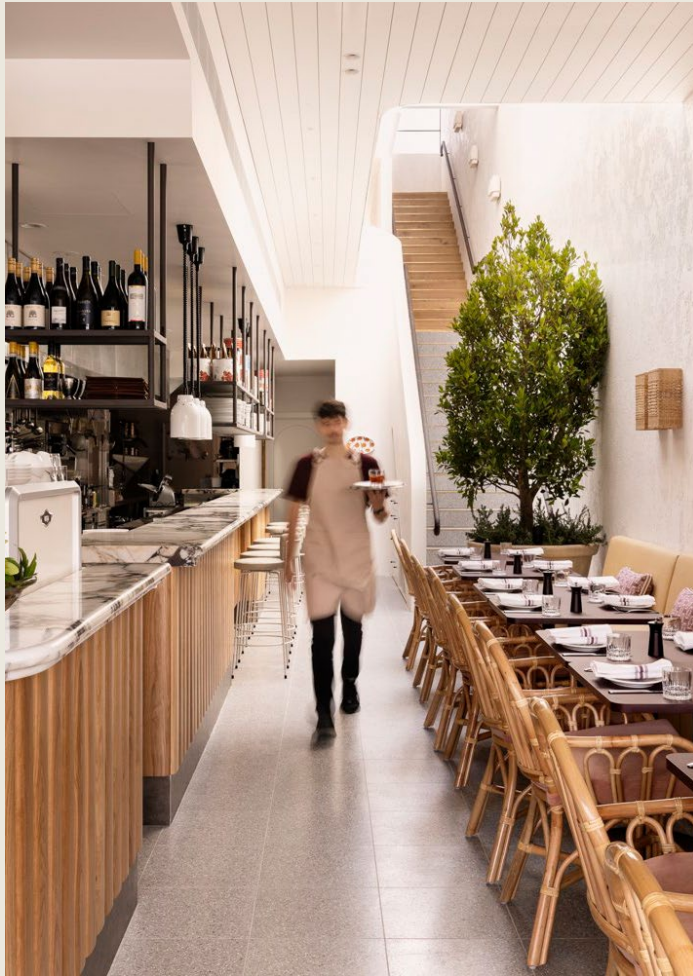
Riserva – Central Park Village, 700m



Central Park – Central Park Village, 800m



Grazia – Central Park Village, 650m



Grazia – Central Park Village, 800m



Gardiner Railway Station – 550m



Norsu — Central Park Village, 700m



Tom Pockett Cellars, – Central Park Village, 800m



Horace St Cafe – 950m

The multi-award winning team of C. Kairouz Architects and Samsson Projects have a long standing connection to the Glen Iris area. Over the last 10 years they have collaborated on a selection of considered projects that provide local owner occupiers with exceptional levels of quality in both the design and the build.

THE HADDON

PROJECT TEAM



THE LEGACY CONTINUES

PROJECT TEAM



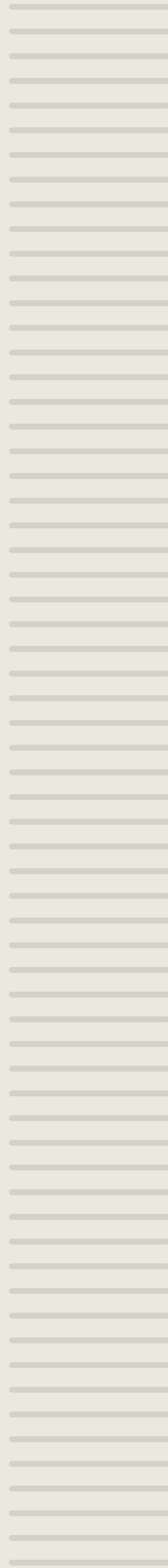
Architecture
Established in 2010, C. Kairouz Architects is a Melbourne-based architecture and interior design firm, led by Cahid Kairouz. Impressively equipped with degrees in architecture, construction, property and planning, Cahid and his team apply a collective knowledge of sound building principles when designing both functional and creative spaces.

ckarchitects.com.au



Builder
Conceived from the principles of their late father and a history embedded with honesty, integrity and hard work, Joseph, Cahid and Sammy Kairouz were driven to start their business venture in the construction industry. Established in 2010, Samssons Projects united three brothers with over 50 years combined experience in commercial and residential construction. They each carry an extensive range of skills to cater to the varying needs of clients.

samssons.com.au



Landscape Architect
Established in 1982, John Patrick Landscape Architects has thrived under the stewardship of Principal John Patrick since its inception. Their extensive portfolio boasts a diverse array of commissions, ranging from small to large-scale projects, catering to private, corporate and government clients. Specialising in landscape architecture, arboriculture, landscape heritage and horticulture, they bring a wealth of expertise to every project they deliver.

johnpatrick.com.au



Sales & Marketing
Founded and led by respected industry member Daniel Caspar, Eton Property Group shares experience and expertise across sales, marketing, property development, acquisitions and project management in highly competitive and individualised markets. The company specialises in selling residential projects in Melbourne and broader Victoria, produced by some of the industry's most renowned designers and developers.

etonproperty.com.au

THE HADDON

The Haddon presents a collection of 11 exclusive 2- and 3-bedroom residences, as well as the completely renovated and restored 4-bedroom Haddon House.

Each property incorporates 2-bathrooms and secure access and parking, green views and a spacious, contemporary floorplan.

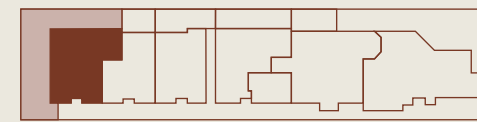


FLOORPLANS

THE LEGACY CONTINUES

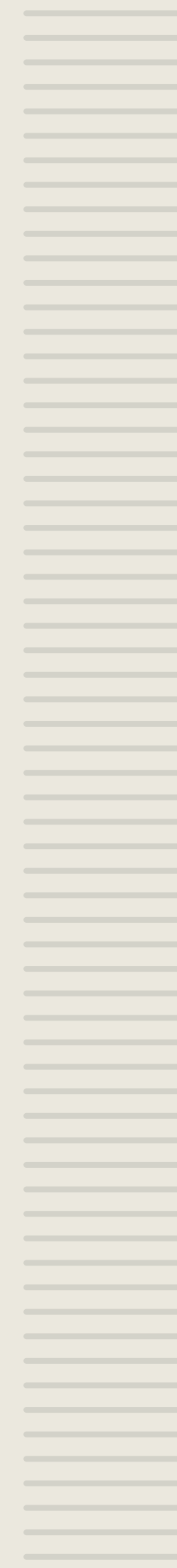
G.01

Bedrooms	3
Bathrooms	2
Care Spaces	2
Internal	113m ²
External	101m ²
Total	214m ²



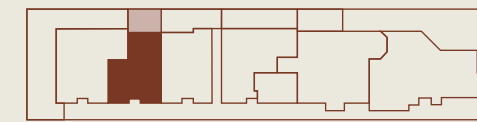
C.KAIROUZ ARCHITECTS SAMSSONS JOHN Z. DUNN

Australian Unity ETON PROPERTY



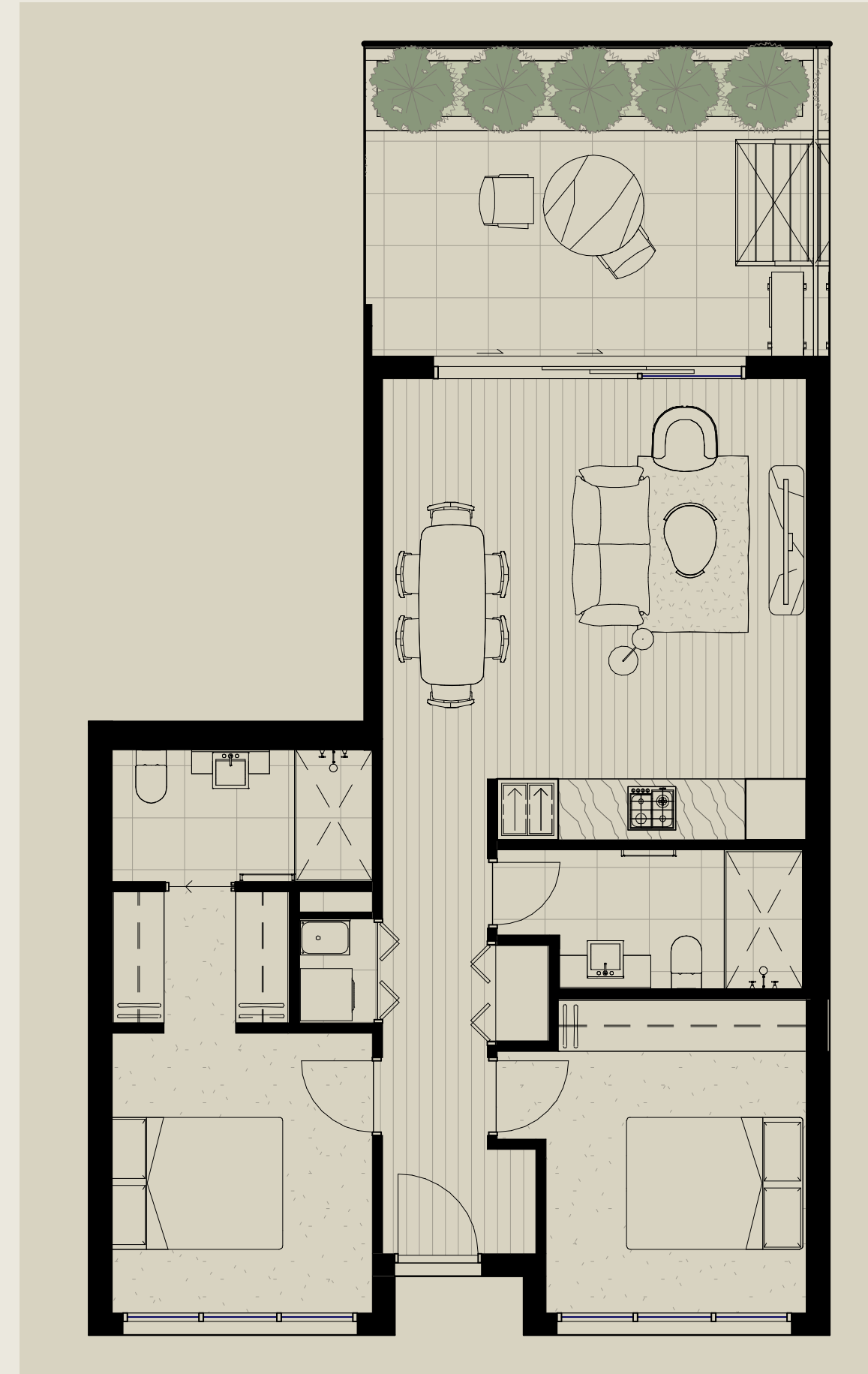
G.02

Bedrooms	2
Bathrooms	2
Care Spaces	1
Internal	79m ²
Terrace	19m ²
Total	98m ²



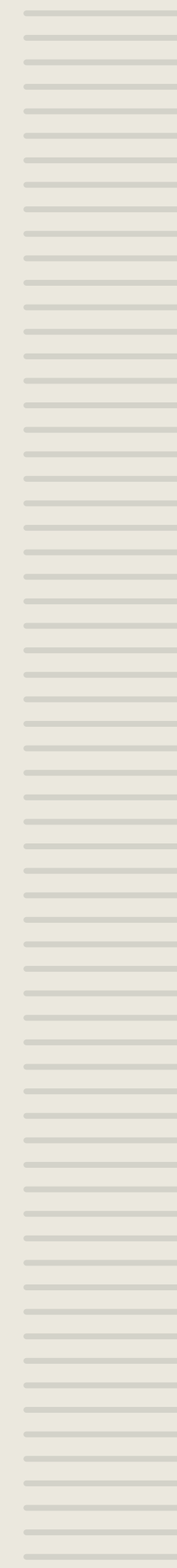
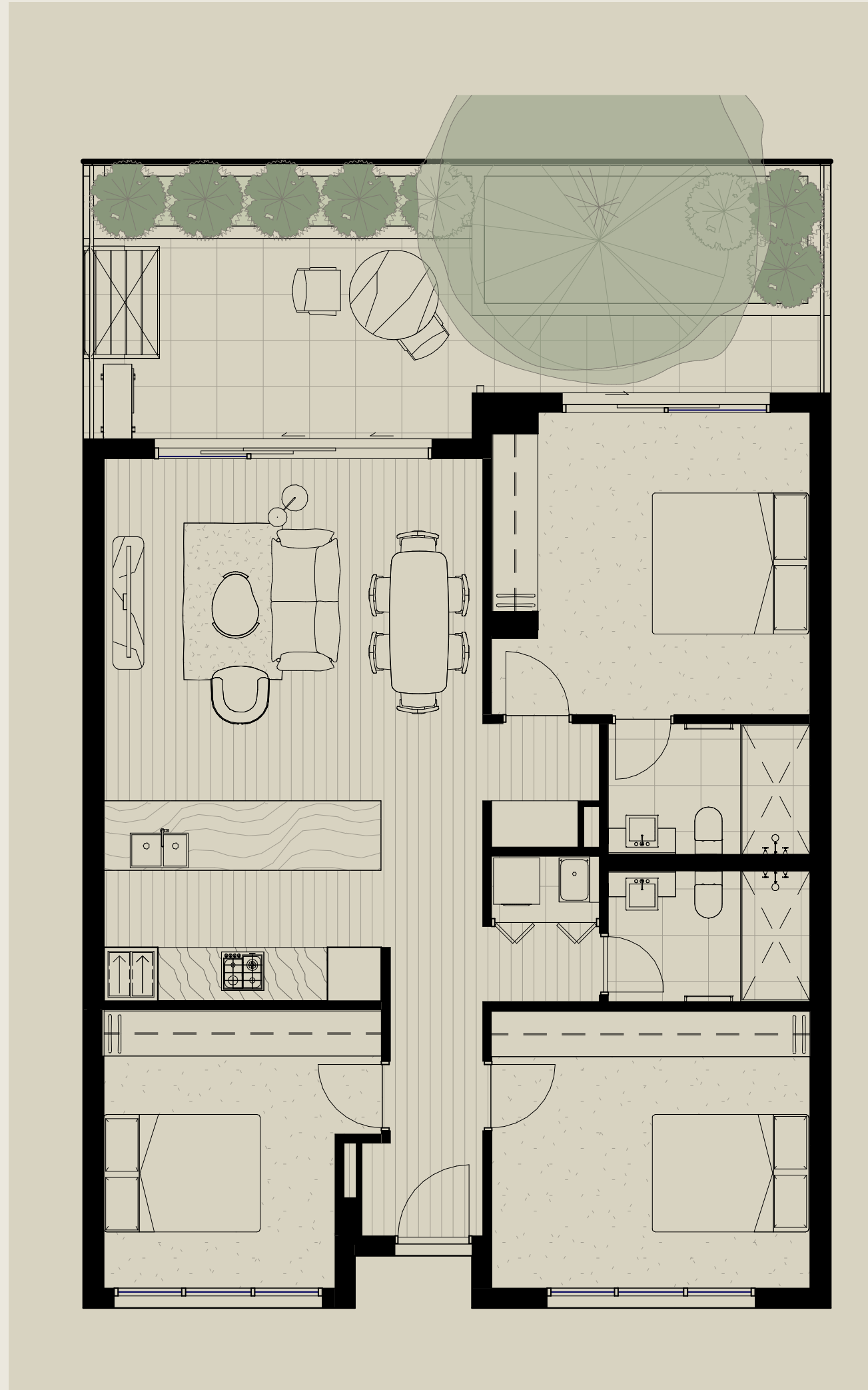
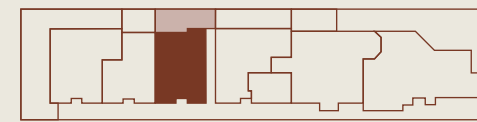
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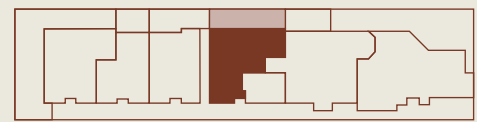
G.03

Bedrooms	3
Bathrooms	2
Care Spaces	2
Internal	108m ²
Terrace	31m ²
Total	139m ²



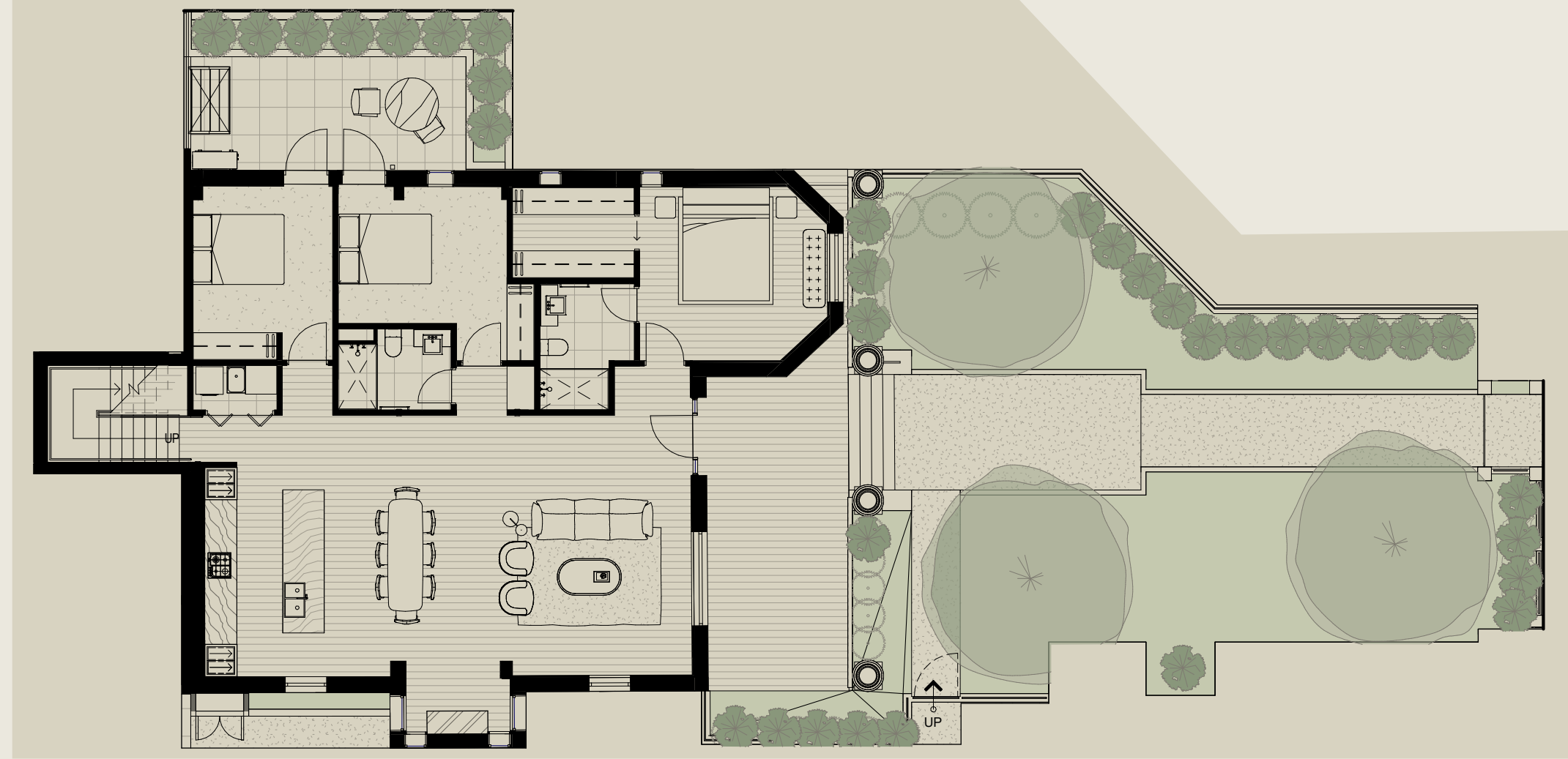
G.04

Bedrooms	3
Bathrooms	2
Care Spaces	2
Internal	99m ²
Terrace	35m ²
Total	134m ²

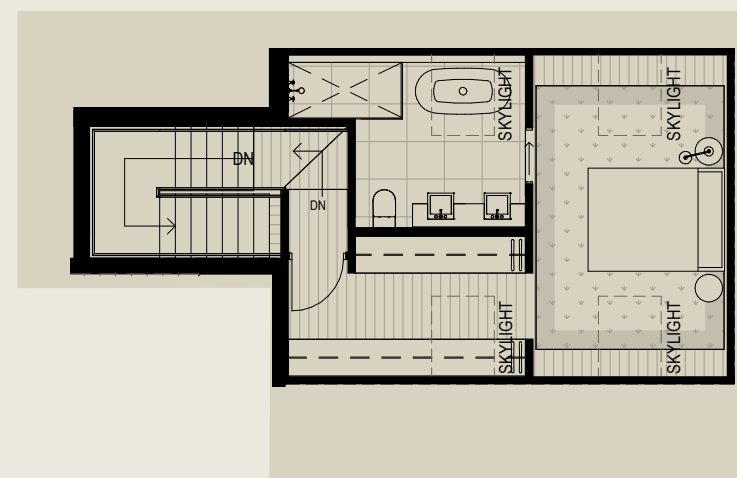


G.05

Ground Floor

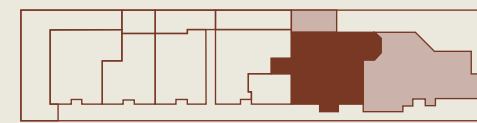


First Floor



Bedrooms	4
Bathrooms	3
Care Spaces	2

Internal	190m ²
Terrace	190m ²
Total	380m ²



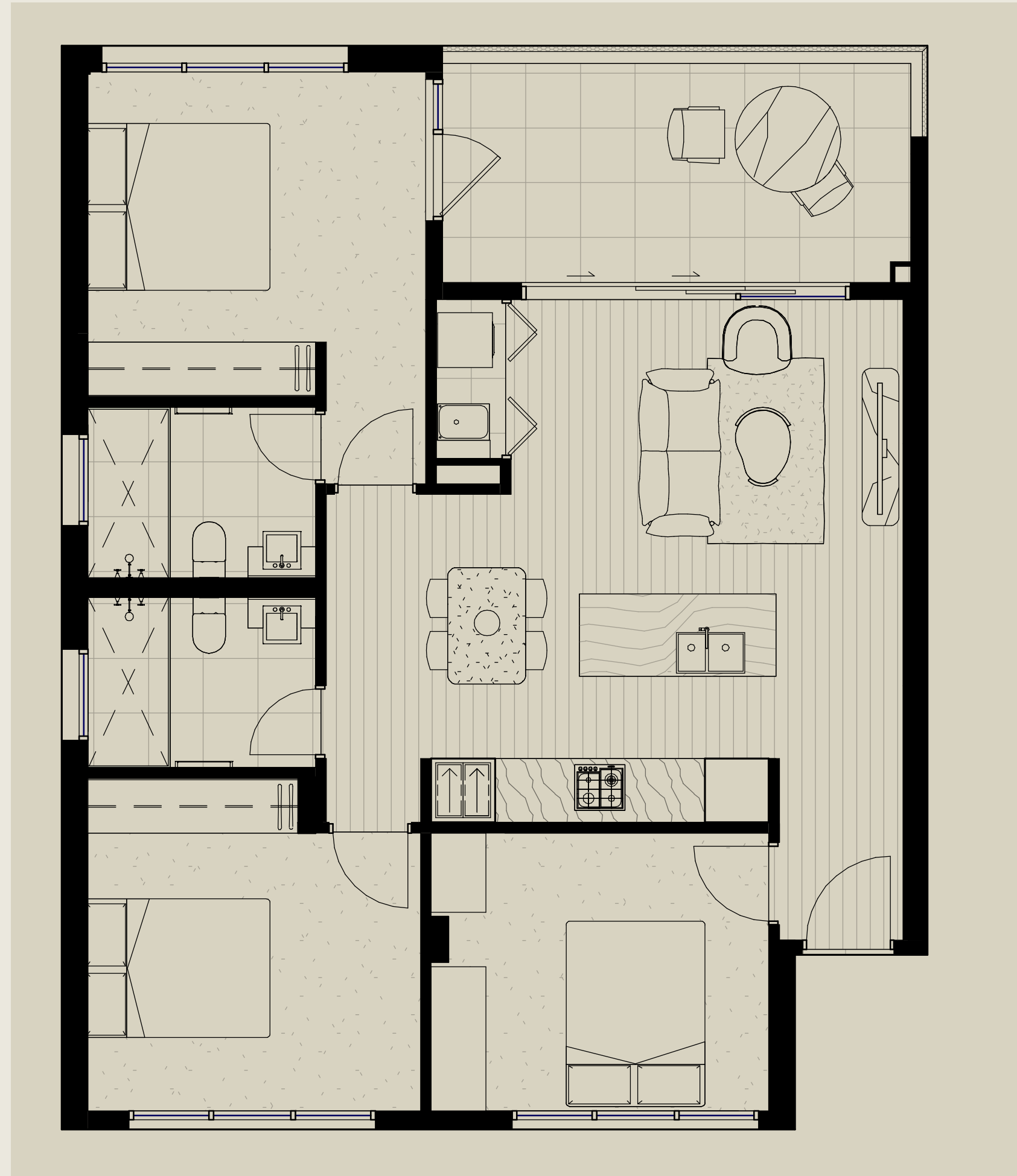
C.KAIROUZ ARCHITECTS SAMSSONS

Australian Unity ETON PROPERTY

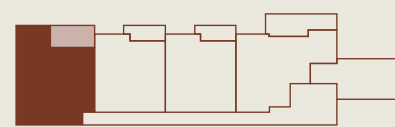


Artist Impression

1.01



Bedrooms	3
Bathrooms	2
Care Spaces	2
Internal	95m ²
Terrace	13m ²
Total	108m ²



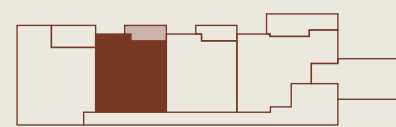
C.KAIROUZ ARCHITECTS SAMSSONS JOHN ZUMMEL

Australian Unity ETON PROPERTY

1.02



Bedrooms	2
Bathrooms	2
Care Spaces	1
Internal	75m ²
Terrace	8m ²
Total	83m ²



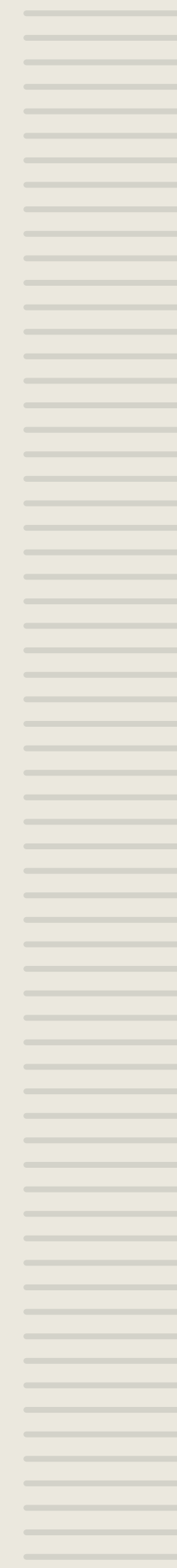
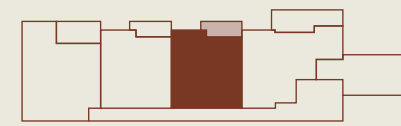
C.KAIROUZ ARCHITECTS SAMSSONS JOHN ZUMMEL

Australian Unity ETON PROPERTY

1.03

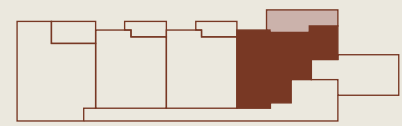


Bedrooms	2
Bathrooms	2
Care Spaces	1
Internal	75m ²
Terrace	8m ²
Total	83m ²



1.04

Bedrooms	3
Bathrooms	2
Care Spaces	2
Internal	83m ²
Terrace	19m ²
Total	102m ²



2.01



Bedrooms	3
Bathrooms	2
Care Spaces	2
Internal	112m ²
Terrace	22m ²
Total	134m ²



2.02



Bedrooms	3
Bathrooms	2
Care Spaces	2
Internal	115m ²
Terrace	19m ²
Total	134m ²



Using materials that are both durable and timeless, such as stone, wood, and metal, ensures that the building remains relevant and attractive for years to come. These materials provide a strong, enduring aesthetic that respects the heritage while complementing the new build.

THE HADDON

SPECIFICATIONS

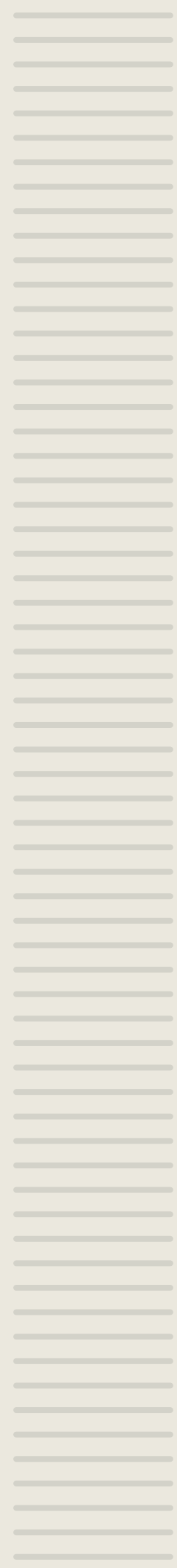


THE LEGACY CONTINUES

GENERAL FINISHES



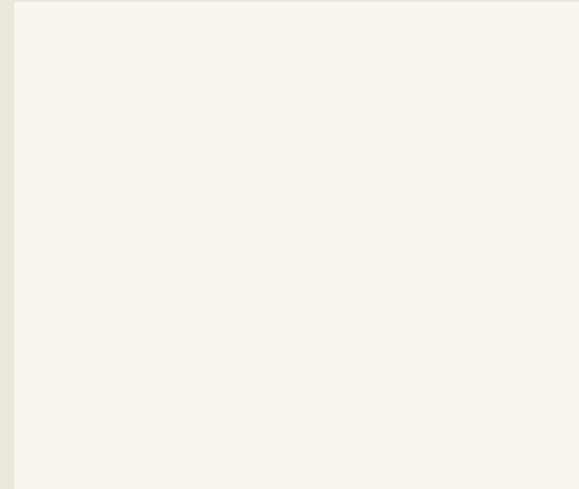
Artist Impression



Flooring
Dark brown oak engineered timber



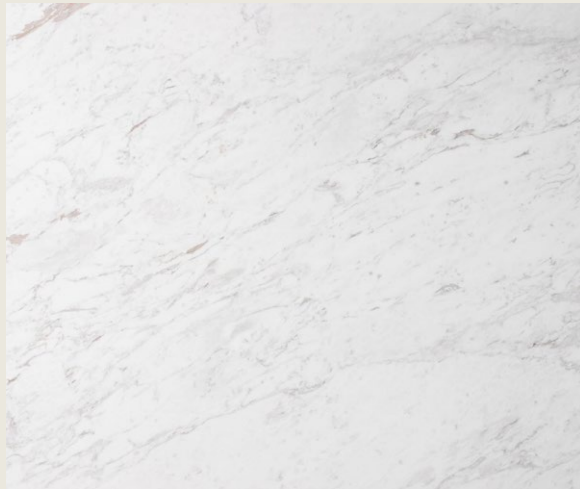
Carpet
Light warm grey cut pile



General Joinery
General white



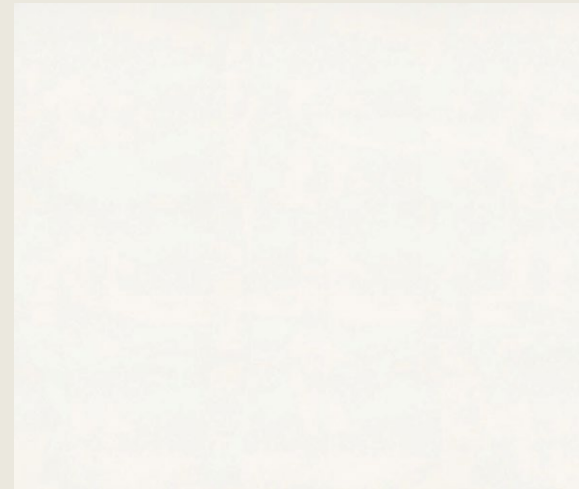
Feature Joinery
Vertical profile



Kitchen/Bathroom Stone (G.05, 2.01-2.02 or Upgrade)
Premium white veined, natural stone



Kitchen/Bathroom Stone (G.01-G.04, 1.01-1.04)
White veined, engineered stone



General Stone
White engineered stone



Kitchen/Bathroom Tile
Soft grey porcelain tile

BATHROOM FINISHES



Shower Head
Brushed gunmetal



Shower Mixer
Brushed gunmetal



Bath Mixer
Brushed gunmetal



Lighting (Upgrade Option)
Opal wall sconce



Wall Mount Mixer
Brushed gunmetal



Toilet Roll Holder
Brushed gunmetal



Towel Rail
Brushed gunmetal



Robe Hook
Brushed gunmetal



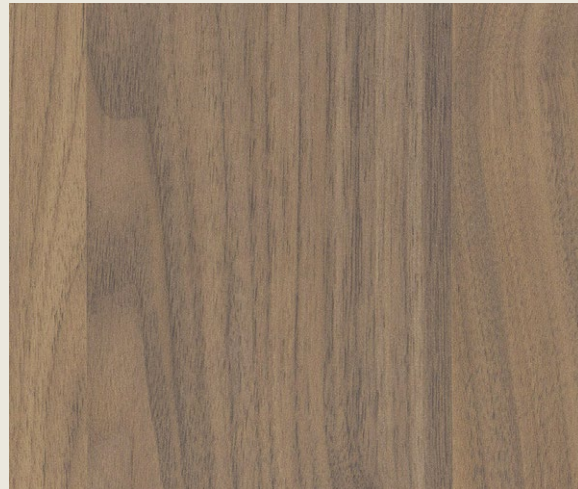
Basin
White rectangular semi inset



Bath
White freestanding bath



Toilet
In-wall cistern floor pan



Walk In Robe
Warm timber grain melamine



Artist Impression

KITCHEN FINISHES



Sink Mixer
Gooseneck brushed gunmetal



Cooktop
Miele 600mm stainless steel



Oven
(G.05, 2.01, 2.02 or Upgrade)
Miele 600mm Cleansteel built in oven



Oven
(G.01-G.04, 1.01-1.04)
Miele 600mm obsidian black built in oven



Dishwasher
Miele 600mm semi-integrated



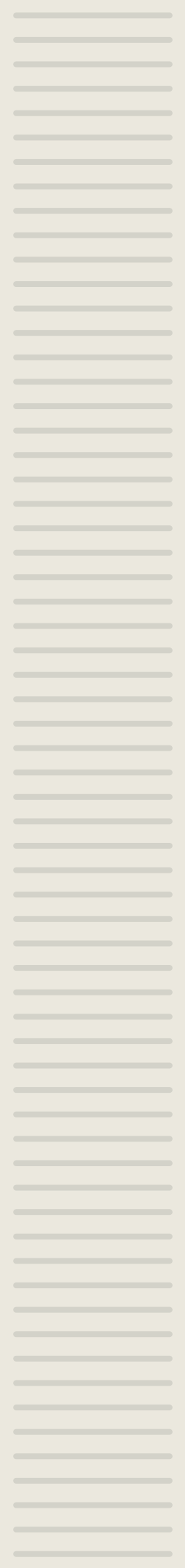
Laundry Sink
Stainless steel single bowl



Bowl Sink
(G.01, G.03-G.05, 1.01-1.03, 2.01-2.02)
Stainless steel single bowl



Bowl Sink
(G.02, 1.04)
Stainless steel single bowl



Lighting
Wooden linear pendant



Rangehood
Miele 600mm undermount



Fridge & Freezer
(G.05, 2.01-2.02 or Upgrade)
Fisher & Paykel 900mm integrated French door fridge and freezer



Artist Impression

C.KAIROUZ
ARCHITECTS

SAMSSONS



Australian
Unity

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THE LEGACY CONTINUES

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