

The Commercial Project



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Loller Street Apartments

Telha Clarke and Mim Design

Location Melbourne, Australia
Words Vaishnavi Nayel Talawadekar **Photography** Timothy Kaye



In Melbourne’s bayside suburb of Brighton, Loller Street Apartments presents a considered expression of contemporary coastal living. Designed by Telha Clarke, with interiors by Mim Design, the boutique development comprises six residences informed by modernist principles, generous proportions and a restrained material palette. Together, these elements shape a collection of homes that feel refined yet relaxed, responding equally to both their architectural framework and seaside setting.

For Telha Clarke, the project reflects a lineage of architectural thinking that prioritises clarity and structural logic. “Inspired by Le Corbusier’s Dom-ino House, the project draws on its principles of an externalised structural arrangement and a disciplined simplicity of scale, allowing the architecture to be expressed through a clear structural rhythm and an open, adaptable spatial framework,” says director Tim Clarke. This rational architectural approach provides a strong foundation for the interiors, where Mim Design

translates those ideas into spaces that feel calm, tactile and inviting.

Founder and principal Miriam Fanning approached the interiors with a clear design philosophy rooted in modernism. “Modernist architects and designers such as Mies van der Rohe have been referenced for the interiors, which adopt a less-is-more approach to reveal essential elements: clean lines, meaningful floor plans and minimalist design,” she explains. Rather than relying on excess, the interiors are focused on proportion, light and carefully chosen materials.

Developed by Upscale Property, with landscape design by Paul Bangay, the apartments were meticulously planned to maximise liveability. For Fanning, one of the biggest challenges lay in reworking the layouts to improve flow and internal aspect. “Many multi-residential projects face spatial constraints due to their scale, so we reconfigured the floor plans to create residences that prioritise functionality,” she says.

Each residence has been individually designed to respond to its orientation, ensuring a strong connection to light, ventilation and views. Entry corridors lead into open living, kitchen and dining zones that feel almost gallery-like in their flow, extending outwards through full-height corner glazing. Wraparound windows and landscaped balconies allow natural light and sea breezes to move easily through the homes, reinforcing the project’s connection to its bayside location.

A restrained palette of materials enhances this sense of ease. Oak flooring, wool textiles, chrome detailing and natural stone surfaces bring warmth and texture without overwhelming the spaces. In the kitchens, monolithic Taj Mahal stone islands rest on slender chrome columns – a subtle nod to modernist design – while acting as generous gathering points within the open-plan living areas. Stone continues across benches and splashbacks, complemented by integrated appliances and warm timber cabinetry that soften the palette.



In the living spaces, custom stone-tiled fireplaces sit on matching plinths and are framed by minimalist display shelving. Sheer floor-to-ceiling curtains soften the architectural lines, while subtly textured plastered feature walls maintain a tonal continuity throughout the interiors.

Beyond the shared living zones, private areas focus on comfort and tactility. Bedrooms feature wool carpeting, soft drapery and upholstered bedheads, paired with warm timber cabinetry finished with sculptural handles. In some of the primary ensuite, deep baths are positioned beside balconies, allowing residents to enjoy leafy outlooks while maintaining a sense of privacy. Bathrooms combine handmade ceramic tiles with natural stone flooring, creating a neutral canvas for stone vanities, mirrored cabinets and fluted glass showers.

At the top of the three-storey building sits a spacious three-bedroom penthouse. Designed with a generous integrated living and dining area, the residence opens onto enveloping balconies, emphasising the indoor-outdoor lifestyle synonymous with Brighton's coastal character. A private primary suite occupies the opposite wing, complete with a large ensuite and walk-in robe.

Through a close dialogue between architecture, interiors and surroundings, Loller Street Apartments demonstrates how modernist clarity and coastal sensibility can come together, creating homes that feel sophisticated, generous in scale and closely connected to their environment.

