

THE OFFICE AT

seam

EST 1895 & 2025

seam

*a line where two things
join*

*especially where two
pieces of cloth have
been joined together*

Welcome to seam

Hackney feels like home to us. We're here every day as our office sits within the borough, overlooking a leafy square. But we've also built a collection of special projects nearby. From Shoreditch to Hoxton, Haggerston to Stoke Newington, it's been an incredible decade sinking our spades into vibrant east London.

While the territory is familiar, there's a difference at seam. As well as building new from the ground up, we've had the opportunity to preserve a piece of Hackney's history. Within this development, the past shakes hands with the present. A new house and office sit alongside a 130-year-old building where we've replaced crumbling windows with fresh sash glazing that'll look exactly like the originals (but keep our residents a whole lot warmer.) And that's before even mentioning the interior design, taking influence from the site's industrial past.

We may have given seam a new hat and coat, but its sturdy bones are still there.

To bring this project to life, we've worked with a host of extraordinary local talent. And, really, we couldn't be prouder of what we've created.

May seam feel like home for you, too.

Jon, Ben & Dan
Artform's Directors

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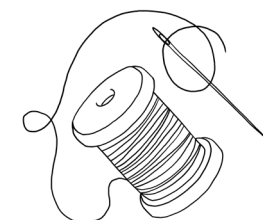
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Where past meets present

While we can't be exact, the existing building at seam dates back to around 1895. A time when Dalston had emerged from farmland into a suburban village, with an evolving street-scape and a growing community of makers.

Over the next century, often arriving from overseas, highly-skilled silk weavers, cobblers, tailors and cloth makers formed the foundations of Hackney's thriving garment trade. An industry with relics still standing today, like the vast Simpsons menswear factory on Stoke Newington Road and Burberry's old home at Chatham Place.

Our building at 44 St Mark's Rise is just one thread within this rich tapestry of Hackney's history. Here, like many other warehouses, basements and back rooms of the mid-century, talented cloth makers were once at work, weaving yarn into fabric for the people of London.¹

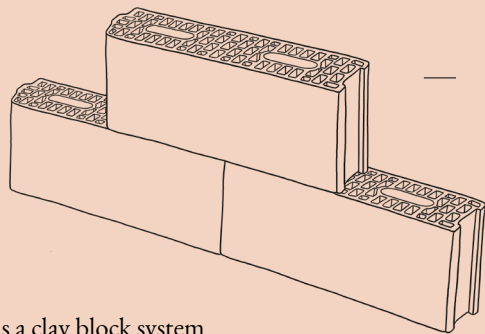
Inspired by this industrial yet creative past, we've worked alongside local artisans and designers to create seam, where craft and heritage are celebrated.

A collection of three apartments, lovingly restored and re-imagined, beside a new three-bedroom house and office.

¹ Hackney Archives hold a trade card for G.H.L.Curtis Cloth Makers, 44 St Marks Rise, 1960.



SPECIFICATION



Porotherm is a clay block system known for its exceptional thermal efficiency and breathability, ensuring a home that is both durable and environmentally conscious.

General	Interior architecture and design by Scenesmith 2.6m - 2.95m ceiling heights Exposed timber ceiling joists Feature bifold doors Innovative Porotherm structure
Floors	Industrial-style concrete
Kitchen	Oak veneer kitchenette Undermount sink Integrated dishwasher and refrigerator
Bathroom	Toilet, sink and shower cubicle
Lighting & Electrics	Energy-efficient recessed downlights Can lights and track lighting Air conditioning / heating system
Security & Peace of Mind	External lighting scheme Sprinkler system

SITE MAP



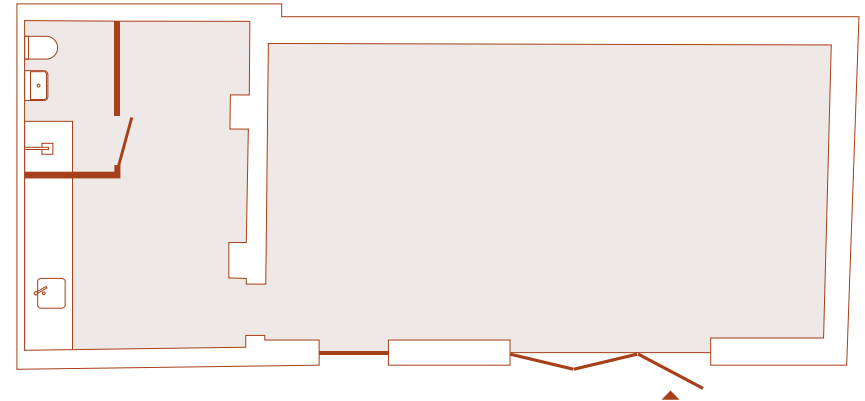
A few paces north from the church of St Mark, seam rests at the end of a pathway, each unit with a private entrance. When the surrounding triangle of houses was built in the 1860s, builders Jordain and Paine left a quiet space in the centre for stables¹. This secluded spot is now home to the apartments, house and office at seam.

¹ Information found within the diary of Charles Cleverly Paine, carpenter and house builder, held within Hackney Archives.

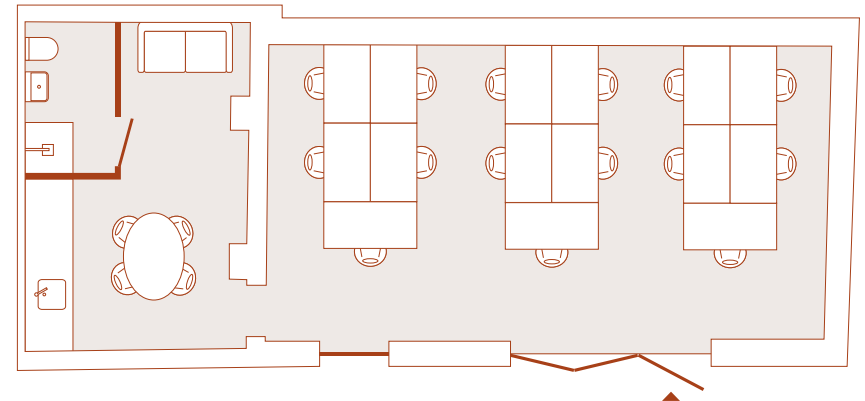
FLOORPLAN

The Office

84 sqm / 904 sqft



Potential furniture layout:



Office

9.5 m x 5.0 m
31.2 ft x 16.4 ft

Kitchen / Breakout Area

3.7 m x 5.4 m
12.1 ft x 17.7 ft



A tapestry of tastes

*Where seasonal small plates rub shoulders
with natural wines*

The tricky part about eating and drinking in Dalston is choosing where to go. The options really do feel endless, but you'll soon find your favourites.

When it comes to coffee, it's a no brainer to head to Allpress. It's bustling year-round thanks to a foliage filled courtyard, but if you're after a cosier spot we love Cafe Mélo too. By midday, the likes of The Dusty Knuckle and Brunswick East are filled with lovers of bread and brunch. The latter features a rooftop Sky Farm where they grow seasonal ingredients for their dishes.

If it's possible, Dalston is even more alive as the sun goes down. Choose from Mediterranean-inspired sharing plates at Oren, refined Turkish dining at Mangal II, or something from the ever-changing menu at Little Duck The Picklery. Wash it all down with a drink at one of the area's many bars - we recommend Three Sheets for fresh cocktails or Hector's for a glass of wine.

Where to go for...

Coffee

Allpress

Find a perch outside in the sunshine and enjoy some freshly roasted beans.

Lunch

The Dusty Knuckle

A Dalston staple where focaccia sandwiches have been elevated to an art form.

Dinner

Oren

There's a reason you'll find this cosy neighbourhood spot in the Michelin Guide.



Little Duck The Picklery



Oren



Quality time

Visit independent shops and cultural spots

Lunch breaks in east London are never dull, and especially not in Dalston. Enjoy a calming flow at Yoga on the Lane or take a look at the latest designs at L.F.Markey on Dalston Lane. Their stand-out wardrobe staples are inspired by workwear, with statement silhouettes and quality materials.

Heading further up the lane, it's always a joy stepping into Chase & Sorensen to see their latest additions of eclectic Scandinavian furniture. Or, if you're on your way to a dinner party, pick up a special bottle of wine and some organic cheese at Wilton Way Deli.

For a cultural evening, there's often the latest arthouse film showing at the Rio. Later on, if you're not heading to one of Dalston's jazz bars, there's always EartH – a multi arts space with a continuous carousel of music concerts and comedy shows.

Where to go for...

Film

Rio Cinema

An independent Art Deco cinema with a history stretching back over 100 years.

Furniture

Chase & Sorensen

Gem of a shop filled with Scandinavian delights of the mid century.

Clothing

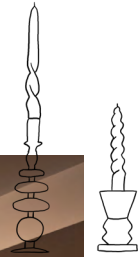
L.F.Markey

Bold and bright wardrobe additions, designed right here in London.





L.F. Markey



Wilton Way Deli



A breath of fresh air

Explore Hackney's expanse of green spaces

With marshes in the east, wetlands in the north and even a city farm in the south, open space comes in all forms here. Hackney Downs Park sits directly in the borough's centre, less than ten minutes' walk from seam. It's perfect for dog spotting, and over the last decade, Hackney Mosaic Project have immortalised the hounds of Hackney Downs in the walls around the park.

On the site of an old railway line, Dalston Eastern Curve Garden is open to the public seven days a week. It's easy to miss from the road, but step inside to find an enclosed oasis of flora, attracting bees, butterflies and birds.

One of Hackney's most loved green spaces, Clissold Park, features a Grade II* listed house, tree-lined lakes and an abundance of wildlife. Though you can't swim at Clissold, London Fields Lido is heated all year round. The park itself, lined with London Plane trees, is always lively, especially on a warm weekend as Broadway Market's patrons spill onto the green.

Where to go for...

<i>Sports</i>	<i>Scenery</i>	<i>Picnics</i>
Hackney Downs	Clissold Park	London Fields
Basketball and tennis courts surrounded by leafy avenues, perfect for jogging.	Unbeatable on a crisp, sunny day. Spot deer and goats, and savour views over the lake.	Bring a blanket and while away a summer's evening by the wild flower meadow.



Hackney Downs



London Fields

MAP

Cafes

1. Cafe Mélo
Shacklewell Lane
E8 2EB
2. The Dusty Knuckle
Abbot Street
E8 3DP
3. Allpress
Dalston Lane
E8 2NG
4. Brunswick East
Gillett Street
N16 8JH
5. Oren
Shacklewell Lane
E8 2EB
6. Mangal II
Stoke Newington Road
N16 7XN
7. Casa Fofó
Sandringham Road
E8 2HS
8. Little Duck The Picklery
Dalston Lane
E8 3AH

Drinks

9. Red Hand
Stoke Newington Road
N16 7XJ
10. Hector's
Ardleigh Road
N1 4HS
11. Three Sheets
Kingsland Road
E8 4AB
12. Binch
Greenwood Road
E8 1NT
13. L.F.Markey
Dalston Lane
E8 3AH
14. Wilton Way Deli
Wilton Way
E8 1BG
15. DIY Art Shop
Shacklewell Lane
E8 2EB
16. Chase & Sorensen
Dalston Lane
E8 1LQ

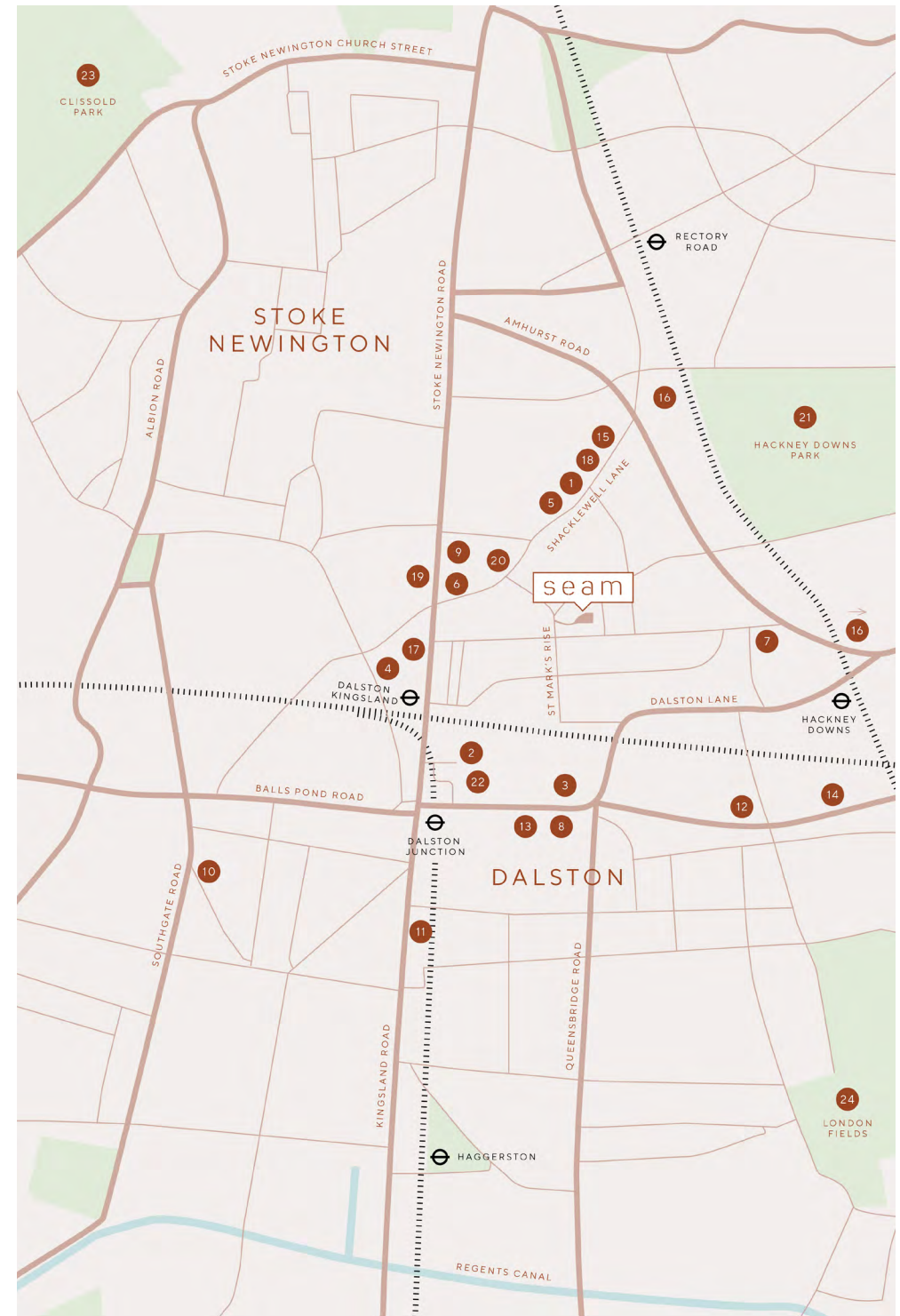
Leisure & Wellness

17. Rio Cinema
Kingsland High Street
E8 2PB
18. Yoga on the Lane
Shacklewell Lane
E8 2EB
19. EartH
Stoke Newington Road
N16 8BH
20. The Holy Art Gallery
Shacklewell Lane
E8 2DA
21. Hackney Downs
Downs Park Road
E5 8NP
22. Dalston Curve Garden
Dalston Lane
E8 3DF
23. Clissold Park
Green Lanes
N16 9HJ
24. London Fields
London Fields West Side
E8 3EU

Dining

Shopping

Green space



THE TEAM

At Artform, we like to do things differently.

We believe new homes, offices and commercial properties should be innovative, beautiful and unique - spaces that ultimately make people's lives better. And that means we're consistently finding and working with exceptional talent, pushing the boundaries of conventional development to create spaces focused on good design.

Our attention to detail is woven into our DNA. We care deeply about what we do and we hope that it shows within our project at seam. As with all our developments, from start to finish, we've had *you* in mind, re-imagining a collection of apartments and crafting a house and office that any of us would be proud to call home or work.

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