

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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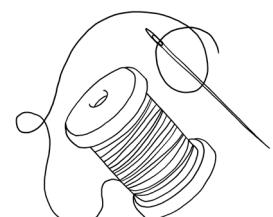
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# Where past meets present



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.

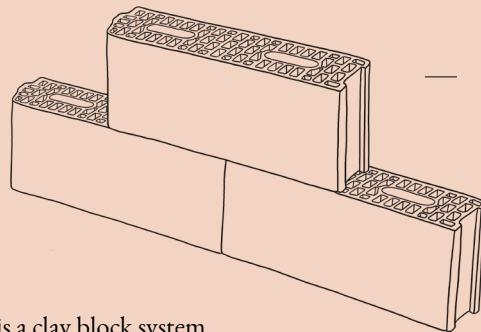
Over the next century, often arriving from overseas, highly-skilled silk weavers, cobblers, tailors and cloth makers formed the foundations of Hackney's thriving garment trade. An industry with relics still standing today, like the vast Simpsons menswear factory on Stoke Newington Road and Burberry's 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.<sup>1</sup>

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.

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



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 &amp; Electrics

Energy-efficient recessed downlights  
Can lights and track lighting  
Air conditioning / heating system

## Security &amp; Peace of Mind

External lighting scheme  
Sprinkler system

## SITE MAP



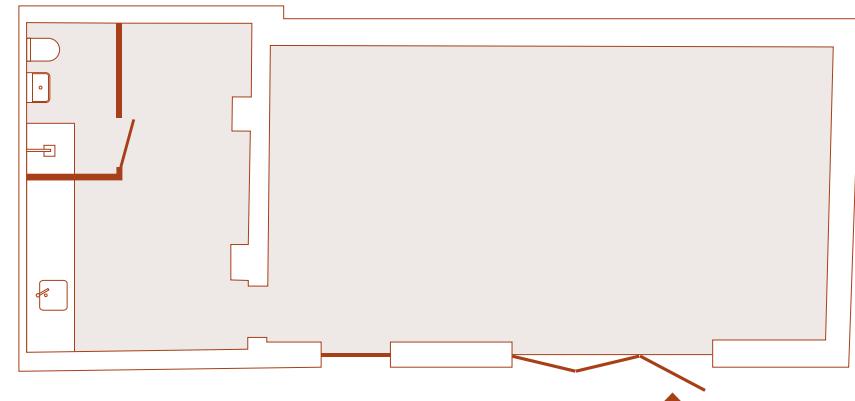
A few paces north from the church of St Mark, seam rests at the end of a pathway, each unit with a private entrance. When the surrounding triangle of houses was built in the 1860s, builders Jordain and Paine left a quiet space in the centre for stables<sup>1</sup>. This secluded spot is now home to the apartments, house and office at seam.

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

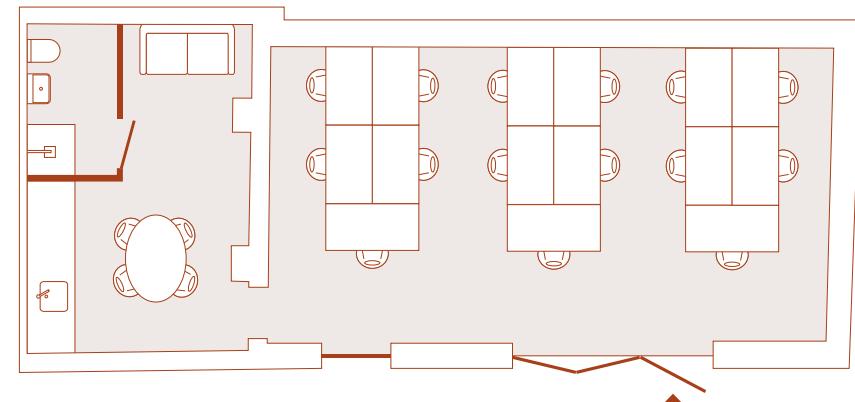
## FLOORPLAN

# 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

*Clothing*

L.F.Markey

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

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





L.F. Market



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...

## *Sports*

Hackney Downs

Basketball and tennis courts surrounded by leafy avenues, perfect for jogging.

## *Scenery*

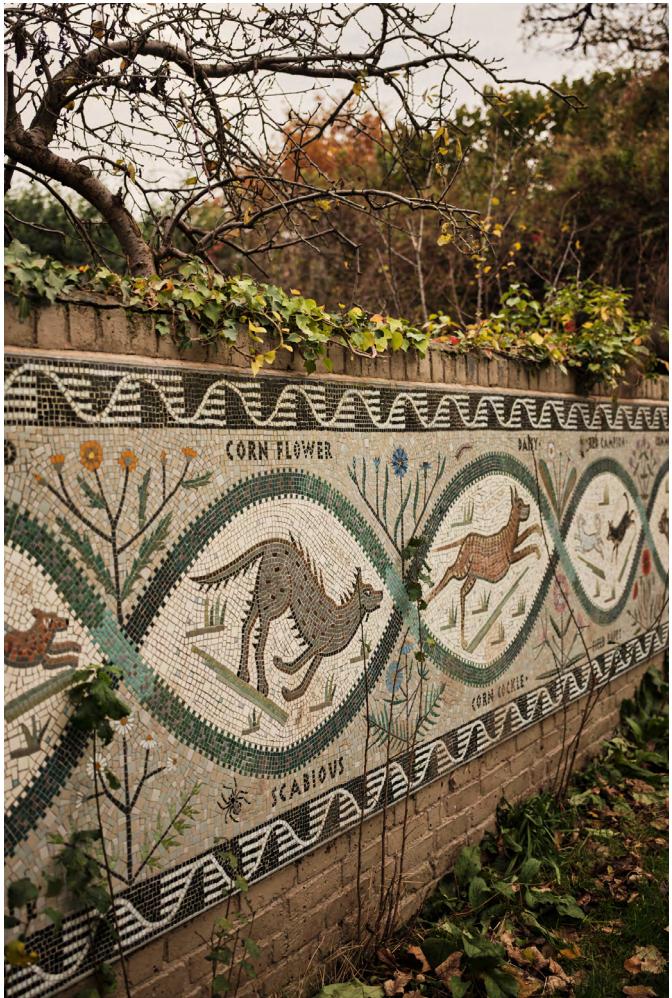
Clissold Park

Unbeatable on a crisp, sunny day. Spot deer and goats, and savour views over the lake.

## *Picnics*

London Fields

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

### Dining

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

### Shopping

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  
E81LQ

### 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

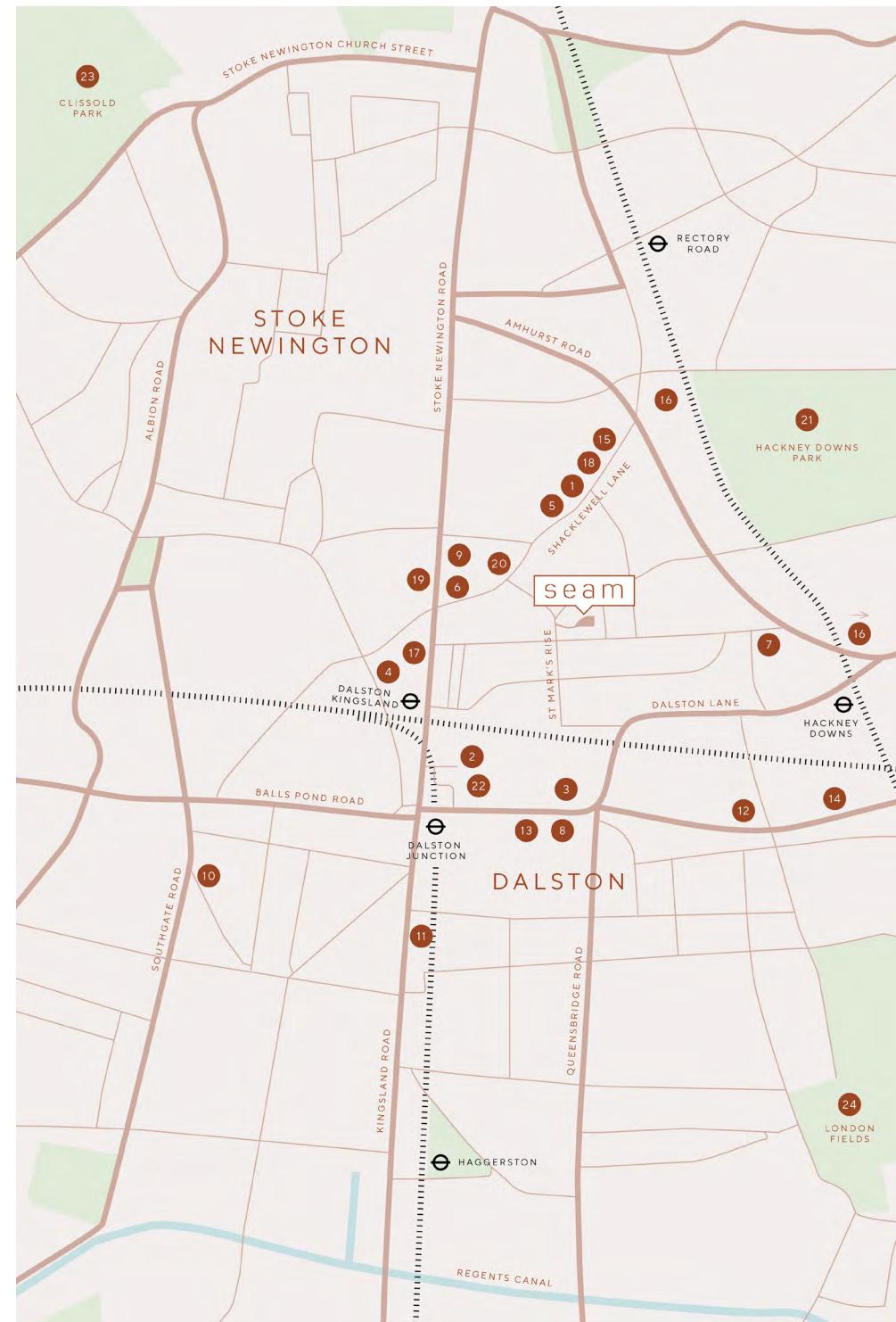
### Green space

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



## 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.

## COLLABORATORS

### *Contractor*

AF Build

### *Architecture*

Dowen Farmer Architects

### *Interior Design*

Scenesmith

### *Branding & Art Direction*

Natalie Smith

### *Photography*

Liz Seabrook

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