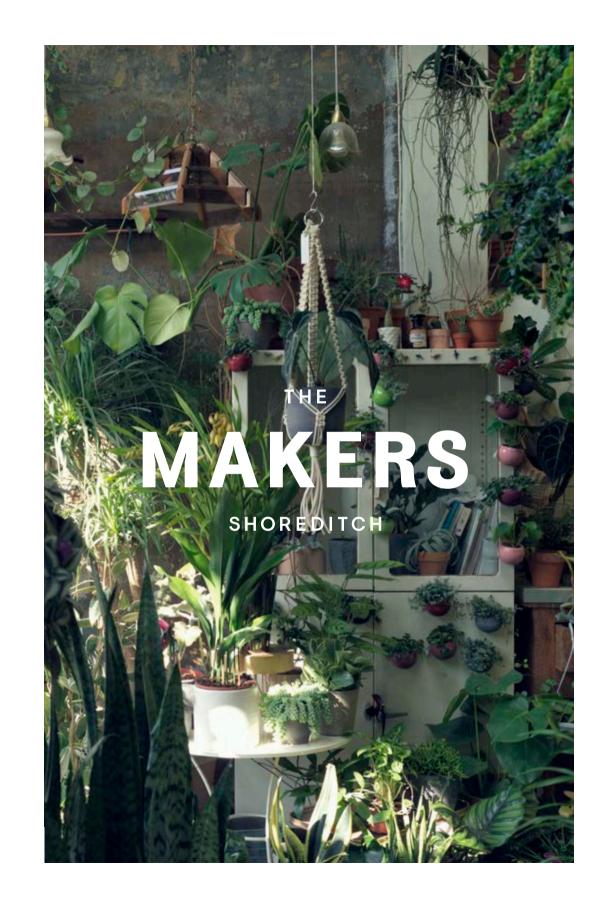


LONDONEWCASTLE



The Makers

Shoreditch & Beyond

The Area



PHOTOGRAPHY

Nick Ballon

ILLUSTRATION

Rose Blake

Shoreditch is unique in London, and perhaps in capital cities the world over – it's a place that has kept its sense of identity as it has grown more wealthy. "The changes that happened elsewhere in London in the 1980s didn't happen here," says Sheridan Coakley, founder of SCP. "It has evolved without regulation and that has ended up being a really good thing."

That sense of identity is defined by creativity and innovation. With Silicon Roundabout at its centre, Shoreditch is at the forefront of the digital revolution, but it is also the heart of a maker revolution. Building on its heritage of furniture and textiles manufacture, a new generation of artisans is making everything from hand-carved spoons to commercial furniture right in the heart of London.

Founder of Violet bakery, Claire Ptak, is one of them, and says that creativity is spreading beyond the fêted Shoreditch Triangle and throughout the borough. "I started my business within three months of moving to London from California," she says. "I had a stall on Broadway Market, and the locals were so excited about what I was doing. I felt welcomed and appreciated from day one. People in this area are really supportive of new businesses and creative people – they want to see you succeed. I don't feel that everywhere I go – that really is unique to this area."

With creativity comes a certain dynamism. "Hackney it is always changing," says Martin Usborne, co-founder of Hoxton Mini Press. "This area has an incredibly lively and thriving interplay of cultures, people and ideas, that keeps it continuously evolving. By comparison, other parts of London just feel stagnant. There is a feeling of constant change and excitement about the area." Clarie Middleton, CEO of Hackney Empire, agrees: "All human life is in Hackney," she says. "The effect of that mixture of cultures is a real buzz and a vibe that you don't see in many parts of London."

Add to the creativity, change and diversity, the area's green spaces and its proximity to Islington, Clerkenwell, Barbican and the City, and you've got one of the most exciting places to live and work in the world.

PREV Conservatory
Archives
26 Minutes Walk

LEFT

Labour and Wait 18 Minutes Walk The Makers The Makers 3 · 4











The Makers An Insider's Guide

Shoreditch and the wider borough of Hackney is defined by the people who choose to live and work here – the graphic designers, publishers, cake makers, and photographers, the night-runners, the florists and the chefs. We spoke to a select few of them to get their take on what makes this area so special.

CHARLIE DARK DJ, poet and teacher Charlie Dark started running 10 years ago – at night to hide his lack of fitness. Run Dem Crew evolved out of the group of friends who joined him – people who would never join traditional athletics clubs. He has since founded Bridge The Gap, connecting similar worldwide organisations through "running culture, lifestyle, music, art and creativity."

rundemcrew.com

TOM HARRIS & JON ROTHERAM Renowned chef Tom Harris already had a Michelin star under his belt when he teamed up with Jon Rotheram to buy the Marksman Pub in 2014 with the idea of bringing Michelin-quality food to a pub in their resident Hackney – the Marksman was named Michelin Pub of the Year in 2017.

marksmanpublichouse.com

CLARIE MIDDLETON Chief Executive of the Hackney Empire theatre and Fellow of the RSA, Clarie Middleton has worked with theatres, companies and festivals in Romania, Russia, Germany, Trinidad, South Africa and Japan as well as in London and the UK – the result of such a diverse professional background is that cultural inclusion has become fundamental to her professional practice.

hackneyempire.co.uk

CAMILLE WALALA Describing herself as a "purveyor of powerfully positive print," Brighton University textiles graduate Camille Walala established her eponymous brand in Hackney in 2009, where she lives and works to this day. She has created everything from Easter eggs for Harrods and zebra crossings for TfL to East London's much-loved Dreams Come True building.

camillewalala.com

The Makers 5 · 6









CLAIRE PTAK Author, food stylist, former pastry chef and founder of Hackney's Violet Bakery, Claire Ptak, started baking in her mother's Californian kitchen at the age of five. Now people queue up along London Fields' Wilton Way for her whoopie pies, cupcakes and drizzle cakes, all made with organic and seasonal ingredients.

violetcakes.com

ANN & MARTIN USBORNE Co-founder of Hoxton Mini Press, Martin Usborne studied philosophy, psychology and animation before finally settling on a career in photography and publishing. Hoxton Mini Press is an independent publisher of photography books – titles include Makers of East London, A Portrait of Hackney and East London Food.

hoxtonminipress.com

NIK SOUTHERN Nik Southern founded Grace & Thorn in 2011 to "help people in the city live a greener life," inspired by the fiddle leaf fig tree in her grandparents' living room. What started as a tiny floral studio on Kingsland Road has attracted a cult following and resulted in Southern's first book, titled How Not To Kill Your Plants.

graceandthorn.com

SHERIDAN COAKLEY Sheridan Coakley established SCP (Sheridan Coakley Products) on Shoreditch's Curtain Road in 1985 to sell and manufacture modern furniture. Coakley has worked with the great and the good of the design industry for over 30 years, including Konstantin Grcic, Tom Dixon and Max Lamb, putting SCP at the heart of London's thriving design scene.

scp.co.uk

What is your favourite bar or restaurant?

MARTIN USBORNE Go out for a drink at the 22 Marksman on Hackney Road and then have dinner at ⁹¹ Morito.





02 The Marksman

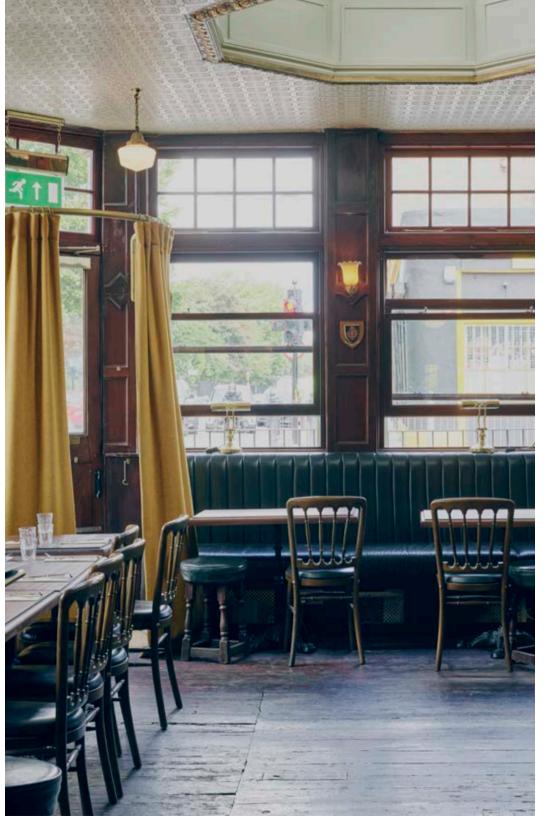
19 Minutes Walk

O1 Morito 18 Minutes Walk





ANN & MARTIN USBORNE



The Makers

CAMILLE WALALA I don't live far from the canal so I would walk or run along the canal to Victoria Park, stop at the Pavilion Café for coffee and then go to 04 Towpath Café.





04







03 Nelsons Head 20 Minutes Walk

15 Minutes Walk

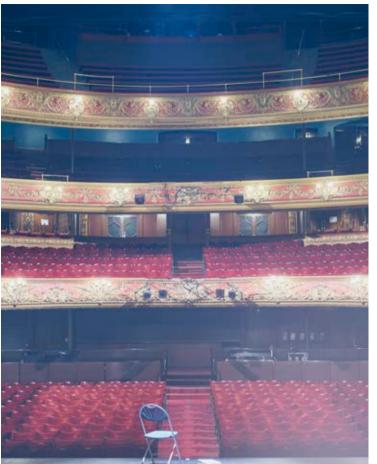
CLARIE MIDDLETON I would sit outside Lardo restaurant on Richmond Road and have their little olives and salad snacks with a chilled bottle of rosé. Then I would just go and have a nap in ⁰⁸ London Fields.







- 05 Regents Canal11 Minutes Walk
- 45 Minutes Walk
- O7 The Royal Oak19 Minutes Walk
- 08 London Fields
- 32 Minutes Walk







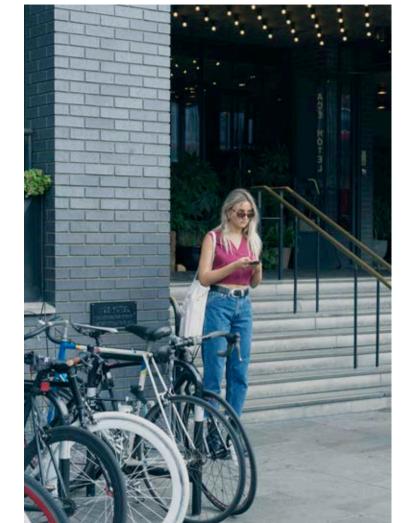






 $\underline{\text{TOM HARRIS \& JON ROTHERAM}}$ I would visit $\underline{^{11}}$ Columbia Road flower market, followed by a Sunday roast at $\underline{^{10}}$ The Marksman.









TOM HARRIS & JON ROTHERAM



-

9 Ace Hotel
14 Minutes Walk

The MarksmanMinutes Walk

11 Columbia Road

18 Minutes Walk





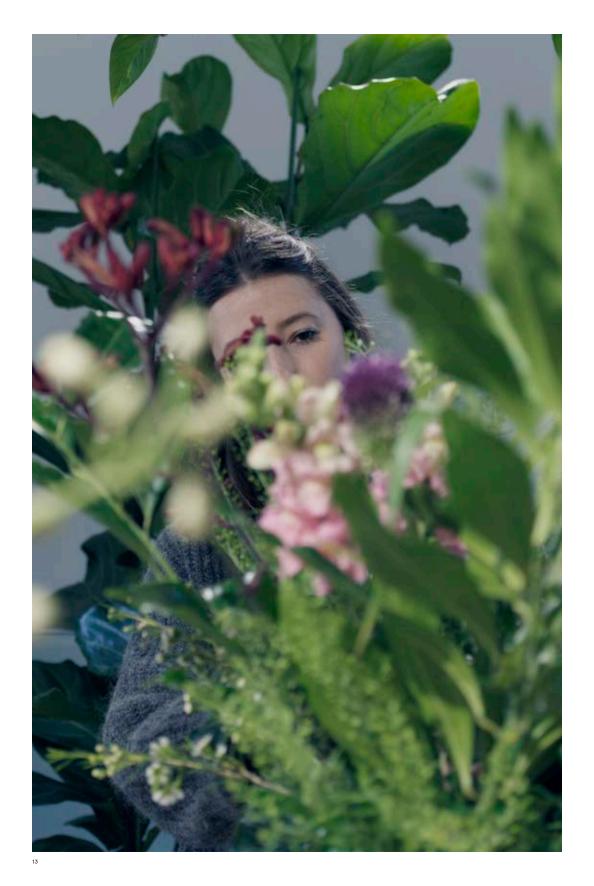








12Broadway Market13Grace & Thorn28 Minutes Walk22 Minutes Walk



Describe your ideal day off within the area?

CLAIRE PTAK I would start at 14 Violet with a flat white with oat milk and a spelt prune scone (the prunes are soaked in Earl Grey tea) shared with my 18-month-old daughter, Frances. Then we might walk through London Fields, via Columbia Road.



The Makers



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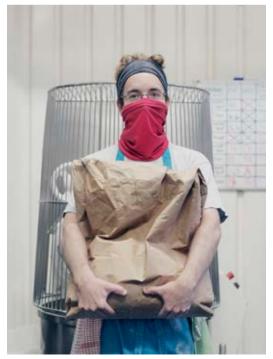
14



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CLAIRE PTAK



14 Violet40 Minutes Walk

Monty's DeliMinutes Walk

16 E5 Bakehouse36 Minutes Walk

17 Regents Canal11 Minutes Walk

16



THE ART of COLOR









ANN & MARTIN USBORNE

PREV Hackney Empire 18 Artwords
45 Minutes Walk 12 Minutes Wa

12 Minutes Walk

19 SCP

10 Minutes Walk

CLCSEG KLLMN RK

 $\frac{20}{}$ Conservatory Archives 26 Minutes Walk



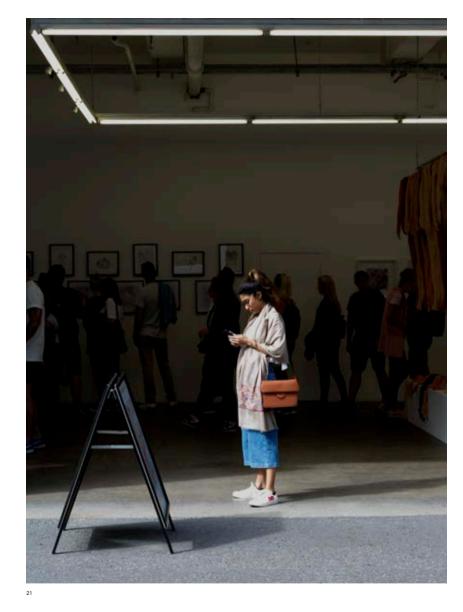
The Makers

Where would you take visitors to show them the best the area has to offer?

CHARLIE DARK 23 Arnold Circus Bandstand, hands down. There used to be a great collective of people who put on unofficial shows in bandstands around London and I went to some great shows there. It's such an unusual space.



23 · 24









21 Protein Studios 14 Minutes Walk

22 Village Underground15 Minutes Walk

23 Arnold Circus 16 Minutes Walk



SHERIDAN COAKLEY I would start off at ²⁴ Campania in Ezra Street for breakfast. Then I would go to the ²⁵ Geffrye Museum – you can easily lose a few hours there.



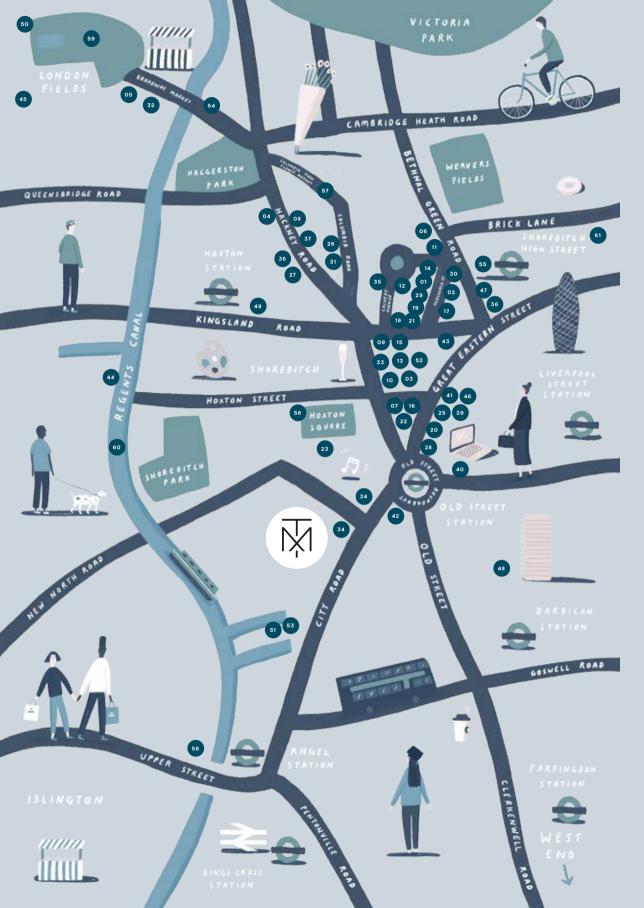












Location

Attractions

<u>01</u>	A.P.C. apc.fr	<u>21</u>	Ace Hotel acehotel.com	40	Ozone ozonecoffee.co.u
02	Aesop aesop.com	22	The Bricklayers Arms bricklayersarm.com	41	Red Rooster thecurtain.com/red-roos
03	Artwords artwords.co.uk	23	Happiness Forgets happinessforgets.com	42	Shoreditch Grind grind.co.uk/shoreditchg
04	Conservatory Archives conservatoryarchives.co.uk	<u>24</u>	The Nightjar barnightjar.com	_	Smoking Goat
<u>05</u>	Dolon Books donlonbooks.com	<u>25</u>	The Princess of Shoreditch theprincessofshoreditch.com	_	Violet Cakes violetcakes.com
<u>06</u>	Edwin edwin-europe.com	<u></u>	The Royal Oak royaloaklondon.com		RIVATE MEMBERS CLUB
<u>07</u>	Goodhood goodhoodstore.com	<u></u>	Sager & Wilde sagerandwilde.com		The Curtain thecurtain.com
<u>08</u>	Grace & Thorn graceandthorn.com		Scout	<u>47</u>	Shoreditch House
09	House of Hackney houseofhackney.com	_	scout.bar	_	shoreditchhouse.com
<u>10</u>	Kestin Hare kestinhare.com		STAURANTS & CAFES Albion		ALLERIES & MUSEUMS The Barbican
<u>11</u>	Labour and Wait		albion-uk.london Allpress	49	The Geffrye
	Luna & Curious	_	allpressespresso.com	50	Hackney Empire
_	lunaandcurious.com	<u>31</u>	Brawn brawn.co		Parasol Unit
<u>13</u>	Nike Lab nike.com	32	Climpsons & Sons	_	Protein
14	MHL. margarethowell.co.uk	33	The Clove Club	_	Victoria Miro
<u>15</u>	Present present-london.com	34	thecloveclub.com Fifteen		ARKETS & PUBLIC SPA Broadway Market
<u>16</u>	SCP scp.co.uk	 35	fifteen.net Leilas	<u>55</u>	Boxpark
	Sunspel	_	Lyles	<u>56</u>	Camden Passage
_	sunspel.co.uk	_	lyleslondon.com	<u>57</u>	Columbia Road Flower Market
18	That Flower Shop thatflowershop.co.uk	37	The Marksman marksmanpublichouse.com	58	Hoxton Square
19	Timothy Everest timothyeverest.co.uk	38	Morito morito.co.uk	59	London Fields
20	Tokyo Bike	39	Nobu	<u>60</u>	Regents Canal
	tokyobike.co.uk		noburestaurants.com	<u>61</u>	Spitalfields

ILLUSTRATION

Rose Blake

themakersshoreditch.com

Connections

Travel Times

Excellent transport links, bringing key destinations within a short journey, are a major factor in the popularity of The Makers as a place to live.

The Makers

То

	Old Street Station	Regents Canal	Hoxton Square	Columbia Road	The City Bank Station
m	4 Minutes	12 Minutes	9 Minutes	18 Minutes	25 Minutes
	Broadway Market	Barbican	London Fields	West End Shaftesbury Avenue	Sounthbank Centre
	10 Minutes	8 Minutes	12 Minutes	21 Minutes	22 Minutes
*	Euston	Farringdon Crossrail	Liverpool Street Station	St Pancras International	Victoria
From Old Street	6 Minutes	10 Minutes	10 Minutes	11 Minutes	18 Minutes
0	Bank The City	Kings Cross Eurostar	Waterloo Southbank	Bond Street West End	Leicester Square
From Old Street	4 Minutes	10 Minutes	14 Minutes	18 Minutes	18 Minutes
*	City Airport	Heathrow Terminal 1, 2 & 3	Heathrow Terminal 4	Heathrow Terminal 5	Stansted
From Old Street	35 Minutes	46 Minutes	48 Minutes	48 Minutes	60 Minutes
À	London Business School	University College London	London School of Economics	King's College	Royal College of Art
From Old Street	7 Minutes	14 Minutes	18 Minutes	18 Minutes	36 Minutes

RIGHT Columbia Road
18 Minutes Walk

Travel times courtesy of TfL & Google maps



The Makers Building

An Urban Retreat

Nile Street is a development of 175 new homes, with a co-located college, tucked away from City Road between the vibrancy and dynamism of the Shoreditch area and the financial district of the City of London, providing a quiet retreat within the capital. An interconnected podium and tower, reaching 28 storeys, houses five studio flats, 155 two and three bedroom apartments and a small number of family duplexes with private roof gardens. A generous provision of private communal facilities includes a screening room, two landscaped garden terraces, a gym, a treatment room and three lounges, perfect for ad-hoc meetings. The sensitive modern design conceived by Avanti Architects ensures the building responds to its environment by referencing the surrounding warehouse typology, but reinventing it for contemporary residents.

The co-located school; New Regent's College, will provide 150 pupil places, between the ages of 5 and 16, all housed within a state-of-the-art facility. Additional facilities will include a multi-use games area, sports hall and community hall, all of which will be available for hire by the local community and new residents.

A breathtaking double-height entrance lobby hosts a 24/7 concierge, providing peace of mind, secure mail and delivery services, and access to bookable facilities. With interior design by Woods Bagot, the material palette takes inspiration from the 1920s – a stunning feature wall, terrazzo flooring, bespoke lighting, custom furniture, brass details and smoked oak chevron floors set the tone for what is to follow.

Designed to foster a sense of community both inside and outside, the shared areas include a lounge where residents can welcome guests, hold informal meetings, work and socialise, a screening room for films and live sporting events, a fully equipped gym and treatment room, and 160 square metres of outside space across two communal roof gardens – landscaped by Grant Associates – perfect for summer parties and alfresco dining. There is secure storage for 335 bikes.

On the ground floor there is also provision for two commercial units, as well as guest WCs. By widening the pedestrianised Jasper Walk, and adding mature trees, plants and benches to create a friendly, welcoming public space ensure the building makes a positive contribution to its local community.



The Makers The Building The Building The Makers Nile Street Duplexes 33 · 34



The Makers The Building The Makers Concierge, Lobby & Library Lounge 35 · 36



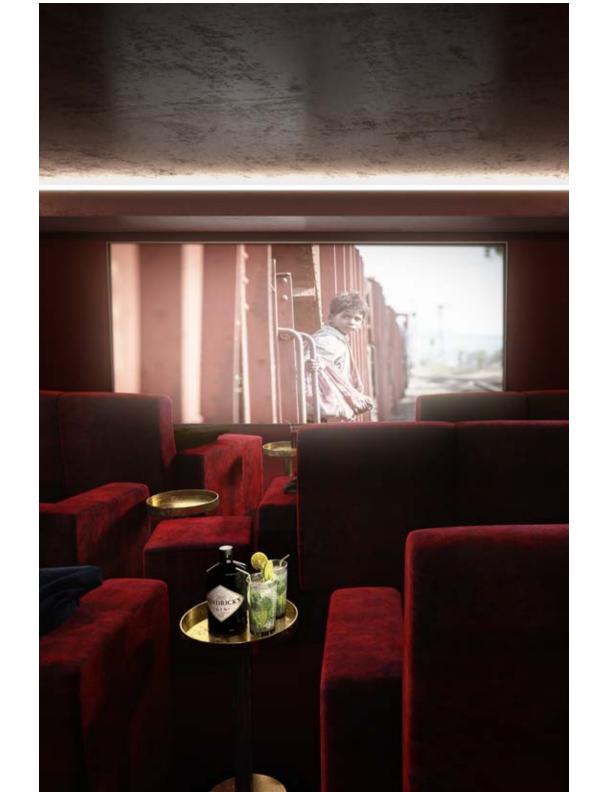


LOBBY The 24/7 concierge for complete peace of mind. A striking double height atrium opens onto the first lounge area – a welcome space for residents, friends and clients alike.

LOBBY & LIBRARY LOUNGE Terrazzo brushes shoulders with brass, while smoked oak floors and rich furnishings add warmth. The private first floor library lounge offers a more discreet area for residents to relax.

The Makers

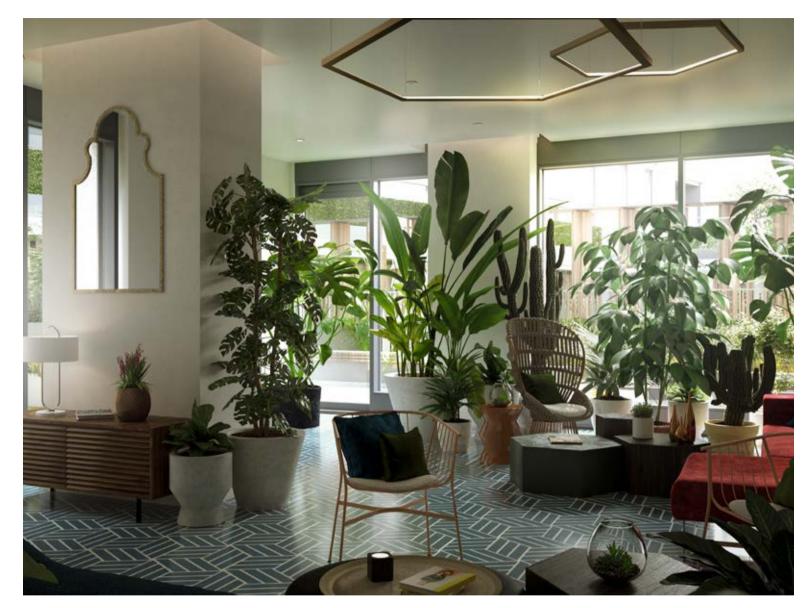




The private gym provides all the necessary space and equipment for residents to work out alone or with a personal trainer – and an adjoining treatment room can be booked for personal use.

SCREENING ROOM An intimate screening room can be booked for private use – whether that's for a classic movie or a live sporting event.

The Makers The Building The Building The Makers Roof Garden & Garden Lounge 39 · 40





GARDEN LOUNGE The conservatory-style lounge takes its inspiration from Morocco and is one of three areas designed to foster a sense of community – ideal for impromptu one-to-one meetings, socialising or simply enjoying the view of the adjacent roof garden.

ROOF GARDEN - LEVEL 2 The main residents' roof garden is one of two landscaped communal outdoor spaces, suitable for enjoying the warmer days and evenings in the capital. Mature planting and playful sculptural seating make this sheltered spot a haven of nature in the city – and a positive addition to local biodiversity.

The Makers

Modern Living

Apartments



Beyond the communal facilities, the apartments have been designed for modern living, making the most of the architectural merits of the building. Smoked oak front doors with unlacquered brass door handles open into the spacious apartments. Those in the tower part of the building feature floor-to-ceiling picture windows to maximise magnificent views of the city, while south-facing windows in the Nile Street podium apartments bathe them in natural light. The majority of the Nile Street apartments have open balconies accessed directly from the living areas, while the top floor family duplexes have large private landscaped roof gardens offering an enviable inside-outside connection that is rare in the heart of the city.

The interior finish is achieved through a combination of high quality materials and distinctive design details. Generous open-plan living rooms make clever use of the space, while the material palette shows it off at its best. Features include engineered oak plank flooring and two-tone kitchen cabinets that blend seamlessly into the living area, with contrasting composite stone worktops, integrated appliances by Siemens and Bosch, and contemporary black fittings. The tower apartments will also have comfort cooling in the living area and master bedrooms to ensure the perfect ambient temperature all year round.

Fitted broadloom carpeting in all bedrooms offers a touch of luxury underfoot while large fitted wardrobes with treated oak veneer doors and linear brass handle details, add a hint of decadence while providing plenty of practical storage space.

The sophisticated bathroom design includes heated towel rails, porcelain tiles, bespoke cabinets with brass trims (in family bathrooms), and statement black fittings that set them apart from the norm.

An exclusive collection of just four apartments across the top four floors of the tower with private terraces or winter gardens will not only offer spectacular views, but also incorporate further luxury materials such as herringbone flooring, honed marble, a brass-wrapped kitchen island and integrated home automation.

Living Room
(Tower Apartment)

The Makers Apartments The Makers Winter Gardens 43 · 44



WINTER GARDENS Avanti Architects have extended the space with a combination of open balconies and a revival of the 17th century concept of winter gardens – a conservatory-style extension off the living areas – providing an opportunity for green space and a connection to the outdoors.

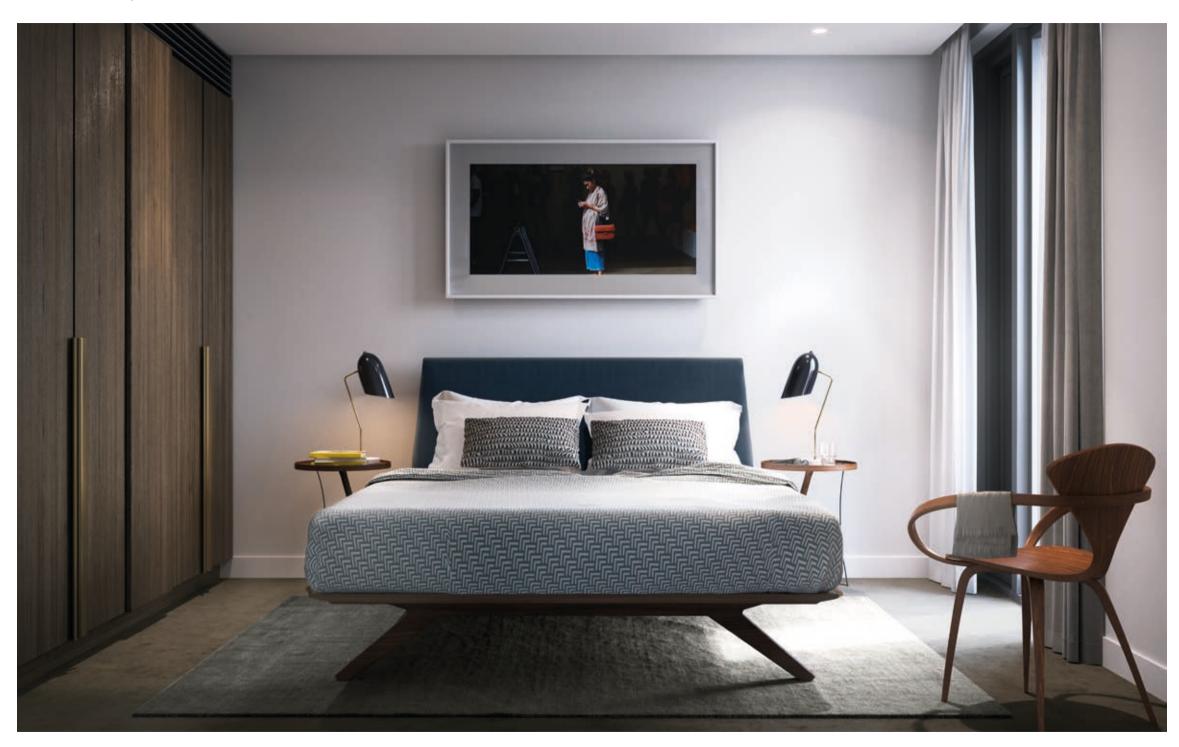
The Makers Apartments The Makers Kitchen & Bathroom 45 · 46





KITCHEN The sleek contemporary kitchens have been designed to maximise storage and blend seamlessly into the open-plan living space. Integrated appliances by Siemens and Bosch, black brassware and sink will appeal to the design-conscious.

BATHROOM Bathrooms challenge the norm - porcelain mosaic tiling, black brassware, heated towel rails, and bespoke vanity cabinets with brass details create the ambience of a luxury retreat.



BEDROOM Full-height glazing floods the generously proportioned bedrooms with natural light, while fitted broadloom carpets provide comfort underfoot. Most bedrooms include smoked oak veneered built-in wardrobes with linear brass handles.

The Makers Apartments The Makers Balcony 49 · 50



Londonewcastle has been creating developments in the capital for the design-conscious for the past three decades. Our growth and success has been driven by our ability to remain committed to our core beliefs. We are here to create design-led, mixed-use developments of the highest quality; delivering the highest levels of service from origination to aftercare.

Our homes are more than just apartments and penthouses; they are a determined lifestyle choice.

The Makers marks one of two collaborations between ourselves and the London Borough of Hackney as part of their commitment to regenerate educational facilities throughout the borough.

Selected Projects



LONDONEWCASTLE

QUEEN'S PARK NW6

Queen's Park Place

A collection of apartments and penthouses arranged around private courtyard gardens. In leafy Queen's Park our latest collaboration with SimpsonHaugh and Partners is a beacon of contemporary urban living. Beautifully designed homes that make the most of their natural surroundings, are serviced by a 24-hour concierge and secure car parking. M&S Simply occupies the ground floor commercial unit.



CLERKENWELL EC1

Rosebery Avenue

A Victorian factory transformed, combining commercial use with four residential duplex penthouses. The former factory, behind Exmouth Market in Clerkenwell, was refurbished to incorporate mixed use accommodation across five storeys. Today the commercial units are occupied by a US Tech company with a furniture showroom occupying the ground floors. The interiors of the four duplex penthouses were designed by Sheldon Studios as contemporary warehouse living spaces. The result is a successful example of the collaborative and creative approach required for successful modern development.

General

Key Features

- 999 vear lease
- 10 year NHBC warranty
- Communal CHP
- Underfloor heating
- Lobby and guest lounge
- Library lounge and garden lounge
- 2 residents' roof gardens
- Gym and treatment room
- Screening room

Building Structure & Envelope

- Reinforced concrete frame with post-tensioned concrete floor slabs and reinforced concrete columns on piled foundations
- High performance roofing system

Tower Building

- Bespoke curtain wall system with metallic PPC finish aluminium cladding and aluminium extrusions and high performance, solar control triple glazed units.
- All units have winter gardens, balconies or terraces
- Winter gardens have single glazing, large sliding external door

Nile Street Building

- Bespoke precast masonry panels with metallic PPC finish curtain wall system & high performance, solar control triple glazed units
- Floors 5, 6 & 7 have anthracite fibre-cement or metallic PPC finish aluminium rain screen cladding (depending on location) with precast masonry spandrel panels
- All units have Juliet balconies, winter gardens or terraces

Communal Roof Gardens

- Lighting to planters and paths
- Hardwood timber decking and granite stone paving in specified areas
- Timber fixed seating areas to roof garden at level 2
- Planting palette to consist of but not limited to sedums, grasses, blossom trees, box hedge and ferns
- * Some apartments will have fritted glazing for privacy purposes. Please seek confirmation regarding specific locations

Entrance Lift & Residents' Facilities

Entrance Lobby

- Automatic access doors with video entry
- 3.1m high ceilings to ground floor reception rising to 6m over main foyer
- Terrazzo flooring (two tone) with brass trim detail to main fover
- Bespoke concierge desk
- Bespoke geometric pendant light fitting
- Ceramic tiled feature wall behind concierge desk with ambient lighting

Post Area

- Bespoke secure mailboxes finished in brass and oak
- Feature timber slatted ceiling
- Polished plaster-effect walls
- Smoked oak herringbone flooring with insert terrazzo flooring under mailboxes

Ground Floor Lounge

- Visitor seating
- Guest toilets, externally clad in smoked oak veneer panels
- Terrazzo tread staircase with metal and brass detail
- Oak slatted panelling to staircase wall with recessed LED lighting features
- Smoked oak herringbone flooring

First Floor Library/Lounge

- Relaxed seating with low level tables
- Bespoke cabinetry encompassing refreshment area
- Metal framed glazed feature walls overlooking reception lobby
- Smoked oak herringbone flooring

First Floor Garden Room

- Encaustic-style hexagonal geometric ceramic floor tiles
- Polished plaster effect columns with
- lighting detail
- Relaxed seating

Screening Room (Basement)

- Intimate screening room with relaxed seating
- Bookable facility through the concierge service

Gym & Separate Treatment Room (Basement)

- Cooling and heating system
- Metal framed glazed entry doors
- White washed blockwork
- Bolon patterned flooring
- Access control exact hours to be decided by the residential management company
- Wall hung mirrors

The Makers Specification 53 · 54

- Range of equipment to include (but not limited to): Treadmill, cross trainer, rowing machine, stretch area, resistance training equipment
- Treatment room: bespoke cabinet detail and Bolon patterned flooring

Hallways

- Painted walls
- Dark tone carpets
- Recessed LED down lights

Lifts

- 3 lifts serving the tower apartments -
- 2 of which go to the top three floors
- 3 lifts to Nile Street building 1 of which goes to level 7 (top)
- Bespoke lift interiors

Apartments - General Finishes

Apartment Entrances

- Smoked oak veneered entrance doors, solid core with "eye spy" hole detail
- Brass handle and brass apartment numbers

Flooring

- Engineered single plank oak timber flooring in lacquered finish to hallways, kitchens and living/dining areas
- Wool-mix cut pile carpets to bedrooms
- Porcelain floor tiles to bathrooms

Walls

- Walls throughout painted in contemporary finish
- Ceilings, skirting and architraves in contemporary white paint finish

Doors

Solid core white painted with stainless steel handles

Bedrooms

- Dimmable recessed LED down lights
- Wool-mix cut pile carpets in grey tones
- Fitted blinds (manually operated) for solar reflection
- Fitted wardrobes to master and where applicable, second bedroom. Treated oak veneer door fronts with linear brass handle detail. Internal fit out including lighting, shelves and hanging rails. NB some wardrobes will feature fan coil detail for air conditioning.

Living / Dining rooms

- Dimmable recessed LED down lights to living/dining areas and kitchens. Provision for fixed pendant lighting to dining area
- Fitted blinds (manually operated) for solar reflection

Main Bathrooms

- 60x60cm porcelain floor tiles in variable tones with complementary grout detail
- Porcelain mosaic wall tile in neutral tone with matching grout detail
- White wash basin counter mounted on bespoke vanity unit finished with brass detail handles. Recessed spot LED over basin and recessed mirror.
- White acrylic bathtub
- Black heated towel rail
- Black mixer tap
- Black fixed shower head
- Black thermostatic controls with flexible hand shower hose
- Black toilet roll holder and door hook
- Wall hung toilet with black wall mounted flush plate
- Glass shower screen
- Recessed LED downlights
- Shaver socket within recessed portal

En suite Bathrooms

- Crackled glaze ceramic feature wall tile to recessed wash areas
- Mirrored cabinet with shaver socket
- Wall hung white wash basin
- Black mixer tap
- Black fixed shower head
- Black heated towel rail
- Black thermostatic controls with flexible hand shower hose
- Wall hung toilet with black wall mounted flush plate
- Porcelain mosaic wall tile in neutral tone with matching grout detail
- Oversized walk-in style shower with white shower tray
- Recessed LED downlights

Kitchen

- Fitted floor and wall cabinets in two tones with neutral interior colour, soft-closing doors and drawers.
- LED surface mounted task lighting to underside of wall cabinets
- Reconstituted stone (silestone) worktop with matching splashback
- Black undermounted sink with black mixer tap
- Integrated Siemens appliances:
- · Single oven
- · Microwave
- · Studios will have a combined oven and microwave
- · Black four zone induction hob
- Full height fridge freezers (except studio apartments where it is under-counter with ice box)
- Integrated Bosch appliances:
- Dishwasher slimline or full size (depending on configuration)
- Integrated wine cooler (excluding studio apartments)
- Extractor fan

 Freestanding Bosch washer/dryer to be housed in separate utility cupboard where possible

Apartment Balconies & Roof Gardens

- Resin composite decking to balconies
- Nile Street duplex roof gardens to have hardwood timber decking and stone paving
- Balconies feature a wall mounted light
- Where applicable for privacy and planning, fixed landscaped planters. Additional resident-use planters to some private garden terraces.
- External power point and water supply to apartments with private garden terraces
- Glazed balustrades

Apartment Winter Gardens

- External ceiling light
- White soffit ceilings
- Tiled floors and tiled feature walls

Lighting & Electrical

- Dimmable LED lighting to living areas and master bedroom
- Double sockets throughout and data points
- Air cooling to tower apartments only, not in Nile Street building

Audio / Video

- Television: Communal digital and satellite (e.g. Sky+) television system provided via points to living/dining areas and master bedrooms (subsequent selection,
- connection and related charges for services are by the purchaser)
- One telephone point
- Crestron dimmable light switches in the living room and bedrooms (where specified)
- Crestron PYNG hub

Safety & Security

- 24/7 manned concierge desk in the main entrance lobby
- Audio and video entry systems with colour monitor
- Secure key fob access control to communal access doors throughout the development
- CCTV camera monitoring to main entry points, basement car park entrance and open communal spaces within the development, linked to concierge area
- Sprinkler system fitted to apartments
- Fire alarms installed throughout and interfaced with the sprinkler system Additionally in the common areas, the fire alarms are linked to smoke extract systems

Residential Management

- Residential management with 24/7 onsite concierge service
- Bookable facilities via the concierge and/or residents' online portal

Car & Cycle Parking - Basement Area

- Secure basement cycle storage for 335 bicycles
- 9 motorcycle spaces
- Disabled use parking bays allocation to user to be agreed separately
- Gated entrance/exit controlled by sensor and key fob/card
- CCTV monitoring
- Key fob access to lifts and stairs with concierge override/control

Premium Collection (4 Apartments)

Premium specification over and above standard units:

General

- Alternative finish to lift lobbies at each apartment entrance
- Increased floor to ceiling heights where possible (please seek confirmation for exact measurements/locations)
- Engineered white oak herringbone flooring through hallway, living, kitchen / dining areas
- Home automation system by Crestron
- Integrated ceiling speakers to living area and master bedroom

Kitchens

- Integrated kitchen appliances by Miele
 - Oven
- Microwave
- · Induction hob
- Integrated kitchen appliances by Siemens
- Fridge/freezer
- Dishwasher
- Washing machine and dryer (either combined or separate where applicable and housed in separate utility)
- Island unit wrapped in brass with quartz stone counter top with integrated feature oak breakfast bar area
- Polished quartz stone counter tops and splashback
- Rose gold-effect mixer tap

Bathrooms

- Honed marble feature wall

Audio / Video

- Home automation system by Crestron
- Fitted ceiling speakers to living room and master bedroom
- Ability to adapt to electrically operated window blinds



STUDIO Pages 57-58 1 BED Pages 59-70 THE TOWER 2 BED Pages 71-80 3 BED Pages 81-84 3 BED DUPLEXES Pages 85-102 NILE STREET BUILDING Nile Street Dimensions are approximate and for indicative purposes only. Please refer to the schedule for specific areas.

Studio · A

INTERNAL AREA

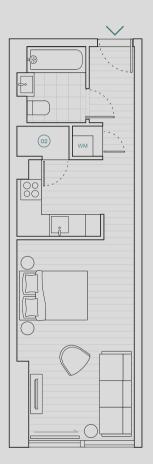
39.5 Sq.m 425 Sq.ft

<u>APARTMENTS</u>

N01.03 N01.04 N01.05 N01.06

LEVEL 01





INTERNAL AREA

40 Sq.m 430 Sq.ft

<u>APARTMENTS</u> T01.02

LEVEL 01







on Fitted Wardrobe

02 Utility Cupboard

o3 Storage

04 Fan Coil Unit



02 Utility Cupboard

ASPECT South

61 Sq.m 656 Sq.ft

BALCONY

5 Sq.m 54 Sq.ft

<u>APARTMENTS</u>

N01.02 N02.05 N03.05

N04.05 LEVEL

01-04





INTERNAL AREA

The Makers

59 Sq.m 635 Sq.ft

BALCONY

5 Sq.m 54 Sq.ft

APARTMENTS

N02.03 N03.03 N04.03

LEVEL

02-04





ASPECT South

on Fitted Wardrobe

02 Utility Cupboard

03 Storage

ASPECT South

on Fitted Wardrobe

02 Utility Cupboard

03 Storage

58 Sq.m 624 Sq.ft

BALCONY

5 Sq.m 54 Sq.ft

<u>APARTMENTS</u>

NO1.01 N02.04

N03.04 N04.04

LEVEL

01-04





INTERNAL AREA

59 Sq.m 635 Sq.ft

BALCONY

5 Sq.m 54 Sq.ft

APARTMENTS

NO1.07 N02.08

NO3.08 NO4.08

LEVEL

01-04





ASPECT South

on Fitted Wardrobe

02 Utility Cupboard

03 Storage

ASPECT South

on Fitted Wardrobe

02 Utility Cupboard

61 Sq.m 656 Sq.ft

BALCONY

7 Sq.m 75 Sq.ft

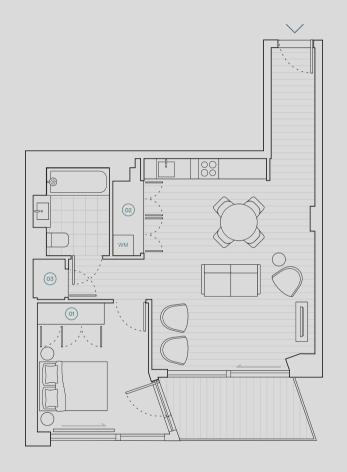
<u>APARTMENTS</u>

NO1.08 N02.09 N03.09 N04.09

LEVEL

01-04







54 Sq.m 581 Sq.ft

BALCONY

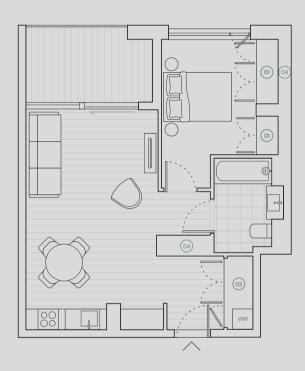
7 Sq.m 75 Sq.ft

<u>APARTMENTS</u>

TO1.01

LEVEL

01







on Fitted Wardrobe

02 Utility Cupboard

03 Storage

ASPECT East

on Fitted Wardrobe

02 Utility Cupboard

04 Fan Coil Unit

65 Sq.m 700 Sq.ft

PRIVATE TERRACE

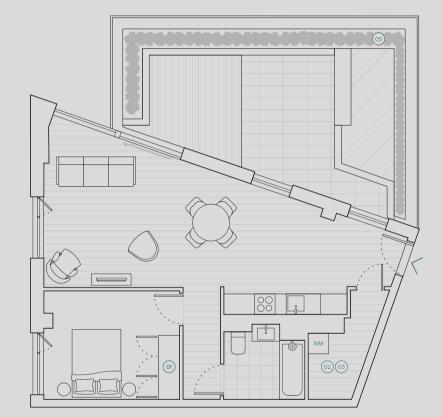
41 Sq.m 441 Sq.ft

<u>APARTMENTS</u>

N02.01

LEVEL

02



INTERNAL AREA

60 Sq.m 646 Sq.ft

BALCONY

4 Sq.m 43 Sq.ft

<u>APARTMENTS</u>

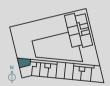
N03.01 NO4.01

LEVEL

03-04







ASPECT North · West

Fitted Wardrobe

02 Utility Cupboard

03 Storage

o5 Privacy Planter

ASPECT

North · West

on Fitted Wardrobe

02 Utility Cupboard

03 Storage

The Makers

INTERNAL AREA

52 Sq.m 560 Sq.ft

BALCONY / WINTER GARDEN

7 Sq.m 75 Sq.ft

APARTMENTS (BALCONY)

T02.03

APARTMENTS (WINTER GARDEN)

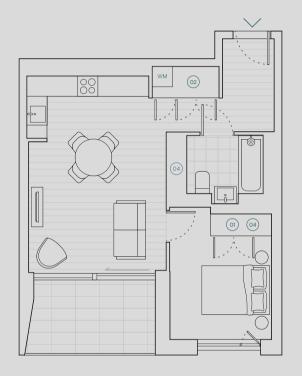
T03.03

T25.03

LEVEL

02-25





INTERNAL AREA

56 Sq.m 603 Sq.ft

BALCONY / WINTER GARDEN

8 Sq.m 86 Sq.ft

APARTMENTS (BALCONY)

T02.05

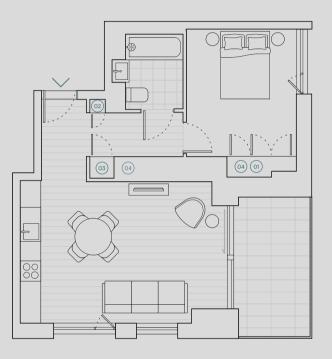
APARTMENTS (WINTER GARDEN)

T03.05

T24.05

LEVEL

02-24





ASPECT West

on Fitted Wardrobe

02 Utility Cupboard

04 Fan Coil Unit

ASPECT

North · East

Fitted Wardrobe

02 Utility Cupboard

o3 Storage

04 Fan Coil Unit

86 Sq.m 926 Sq.ft

BALCONY

8 Sq.m 86 Sq.ft

<u>APARTMENTS</u> T01.05

LEVEL

01







01

INTERNAL AREA

88 Sq.m

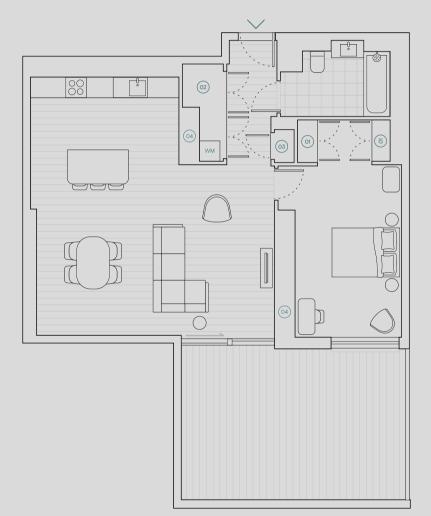
947 Sq.ft PRIVATE TERRACE

28 Sq.m

301 Sq.ft <u>APARTMENTS</u>

T01.04 LEVEL





ASPECT North · West

Fitted Wardrobe

02 Utility Cupboard

o3 Storage

04 Fan Coil Unit

ASPECT West

Fitted Wardrobe

02 Utility Cupboard

o3 Storage

89 Sq.m 958 Sq.ft

BALCONY

5 Sq.m 54 Sq.ft

<u>APARTMENTS</u>

N02.06 N03.06 N04.06

LEVEL

02-04

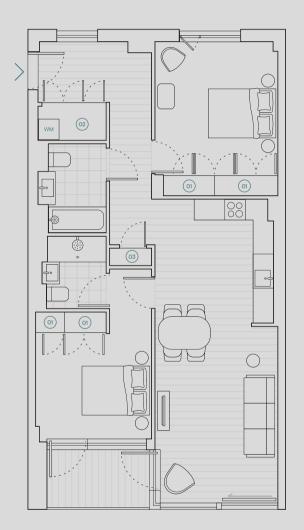


ASPECT South

on Fitted Wardrobe

02 Utility Cupboard

03 Storage



INTERNAL AREA

89 Sq.m 958 Sq.ft

BALCONY

5 Sq.m 54 Sq.ft

APARTMENTS

N02.07 N03.07 NO4.07

LEVEL

02-04

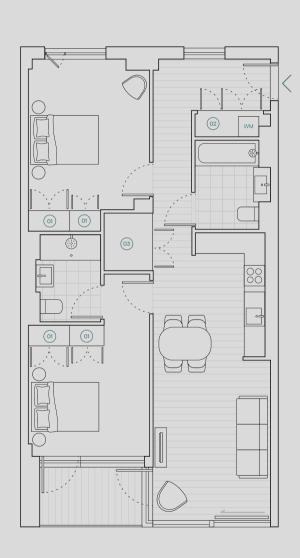


ASPECT North · South

on Fitted Wardrobe

02 Utility Cupboard

03 Storage



77 Sq.m 828 Sq.ft

BALCONY

7 Sq.m 75 Sq.ft

WINTER GARDEN

8 Sq.m 86 Sq.ft

APARTMENTS (BALCONY)

T02.02

APARTMENTS (WINTER GARDEN)

T03.02

T25.02

LEVEL

02-25





INTERNAL AREA

77 Sq.m 828 Sq.ft

BALCONY / WINTER GARDEN

8 Sq.m 86 Sq.ft

APARTMENTS (BALCONY)

T02.04

APARTMENTS (WINTER GARDEN)

T03.04

T25.04

LEVEL

02-25





ASPECT

North · West

Fitted Wardrobe

02 Utility Cupboard

03 Storage

Fan Coil Unit



South · West

Fitted Wardrobe

02 Utility Cupboard

03 Storage

78 Sq.m 840 Sq.ft

PRIVATE TERRACE (T02.01 ONLY)

46 Sq.m 495 Sq.ft

WINTER GARDEN

8 Sq.m 86 Sq.ft

<u>APARTMENTS</u>

T02.01

T24.01

LEVEL

02-24



ASPECT South · East

Fitted Wardrobe

02 Utility Cupboard

03 Storage

Fan Coil Unit



INTERNAL AREA

91 Sq.m 980 Sq.ft

BALCONY

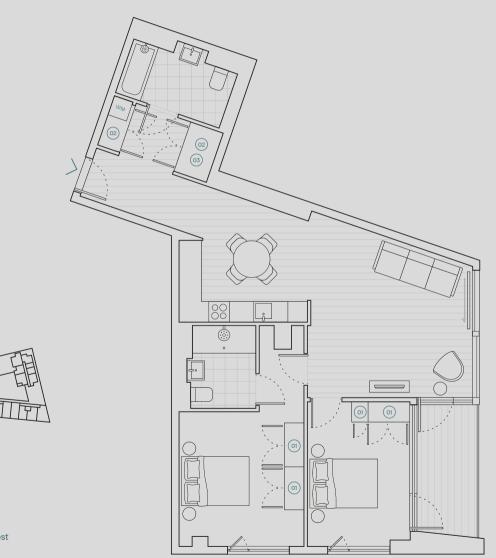
6 Sq.m 64 Sq.ft

<u>APARTMENTS</u>

N02.02 N03.02 NO4.02

LEVEL

02-04



ASPECT South · West

on Fitted Wardrobe

02 Utility Cupboard

o3 Storage

* PRIVATE TERRACE ONLY AVAILABLE IN APARTMENT T.02.01

104 Sq.m 1119 Sq.ft

BALCONY

14 Sq.m 151 Sq.ft

<u>APARTMENTS</u> T01.06

LEVEL

01







ASPECT North · East

Fitted Wardrobe 02 Utility Cupboard o3 Storage

04 Fan Coil Unit

ASPECT South

on Fitted Wardrobe 02 Utility Cupboard

172 Sq.m 1851 Sq.ft

WINTER GARDEN

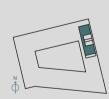
20 Sq.m 215 Sq.ft

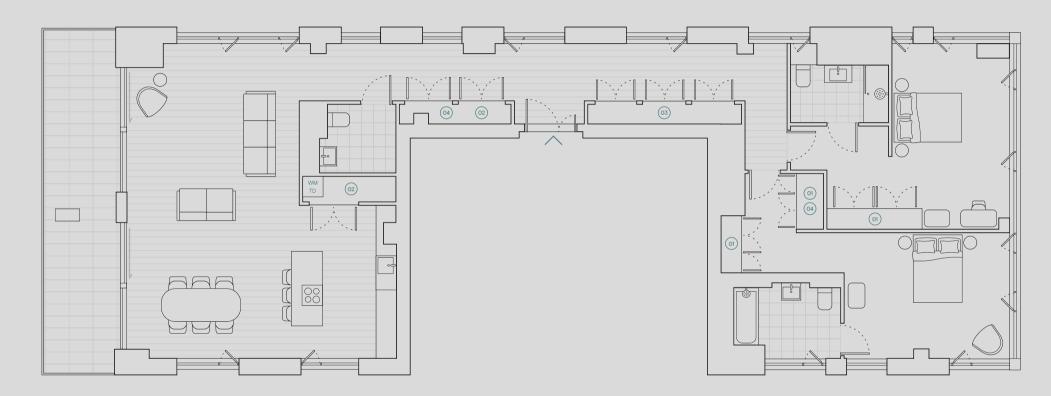
<u>APARTMENTS</u>

T27.01 T28.01

LEVEL

27-28





North · South · East · West

Fitted Wardrobe

02 Utility Cupboard

o3 Storage

The Makers

INTERNAL AREA

111 Sq.m 1195 Sq.ft

BALCONY

7 Sq.m 75 Sq.ft

APARTMENTS

N01.09 N02.10

N03.10

NO4.10

LEVEL

01-04



North · South · East (Except L.1 is South · East)

on Fitted Wardrobe

02 Utility Cupboard

03 Storage



3 Bed · B

83 · 84

INTERNAL AREA

138 Sq.m 1485 Sq.ft

PRIVATE TERRACE

43 Sq.m 462 Sq.ft

BALCONY

15 Sq.m 161 Sq.ft

APARTMENTS

N05.01

LEVEL

05



ASPECT North · South · East

on Fitted Wardrobe

02 Utility Cupboard

o3 Storage

04 Fan Coil Unit



3 Bed · Duplex A

LEVEL 5



INTERNAL AREA - LEVEL 5

67 Sq.m 722 Sq.ft

INTERNAL AREA - LEVEL 6

74 Sq.m 796 Sq.ft

TOTAL INTERNAL AREA

141 Sq.m 1518 Sq.ft

ROOF GARDEN

41 Sq.m 441 Sq.ft

BALCONY

28 Sq.m 301 Sq.ft

APARTMENTS

N05.02

LEVEL

05-07



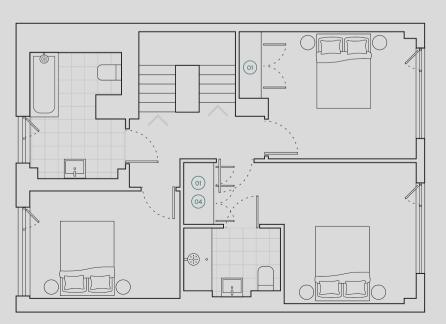
LEVEL 6

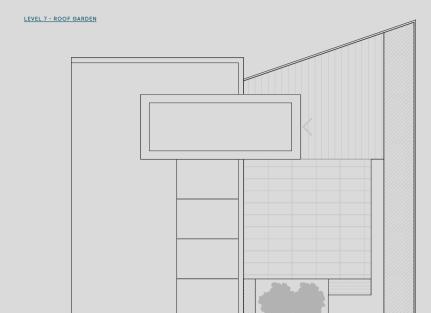
ASPECT South · North

o1 Fitted Wardrobe

02 Utility Cupboard

03 Storage





LEVEL 5

59 Sq.m 635 Sq.ft

INTERNAL AREA - LEVEL 6

72 Sq.m 775 Sq.ft

TOTAL INTERNAL AREA

131 Sq.m 1410 Sq.ft

ROOF GARDEN

36 Sq.m 388 Sq.ft

BALCONY

19 Sq.m 205 Sq.ft

APARTMENTS

N05.03

LEVEL

05-07



LEVEL 6



ASPECT South · North

Fitted Wardrobe

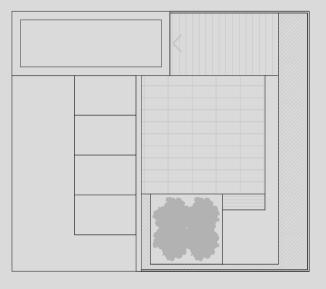
02 Utility Cupboard

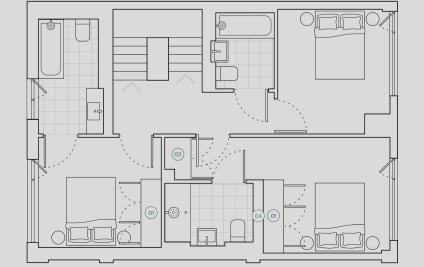
03 Storage

04 Fan Coil Unit



LEVEL 7 - ROOF GARDEN





58 Sq.m

LEVEL 5

INTERNAL AREA - LEVEL 6

72 Sq.m 775 Sq.ft

624 Sq.ft

TOTAL INTERNAL AREA

130 Sq.m 1399 Sq.ft

ROOF GARDEN

37 Sq.m 398 Sq.ft

BALCONY

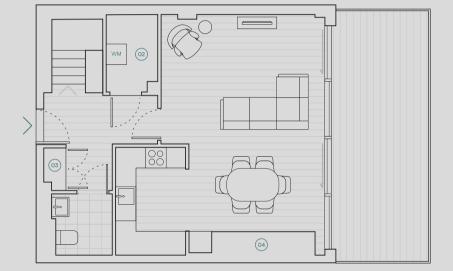
20 Sq.m 215 Sq.ft

APARTMENTS

N05.04

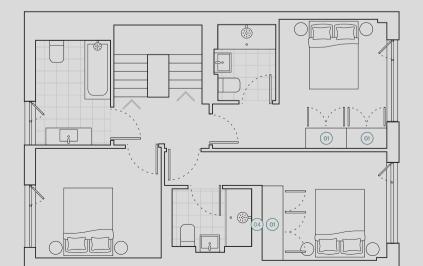
LEVEL

05-07





LEVEL 6



ASPECT South · North

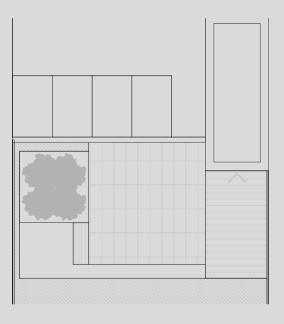
oi Fitted Wardrobe

02 Utility Cupboard

03 Storage

04 Fan Coil Unit





The Makers

3 Bed · Duplex D

The Makers



INTERNAL AREA - LEVEL 5

60 Sq.m 646 Sq.ft

INTERNAL AREA - LEVEL 6

96 Sq.m 1033 Sq.ft

TOTAL INTERNAL AREA

156 Sq.m 1679 Sq.ft

ROOF GARDEN

51 Sq.m 549 Sq.ft

BALCONY

28 Sq.m 301 Sq.ft

APARTMENTS

N05.05

LEVEL

05-07



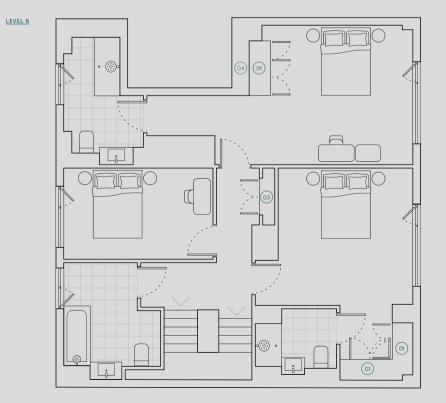
ASPECT South · North

Fitted Wardrobe

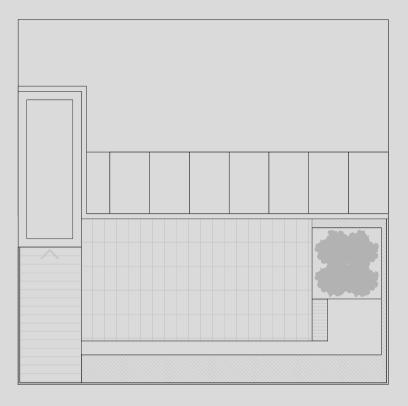
02 Utility Cupboard

03 Storage

04 Fan Coil Unit



LEVEL 7 - ROOF GARDEN



91 · 92

56 Sq.m 603 Sq.ft

INTERNAL AREA - LEVEL 6

71 Sq.m 764 Sq.ft

TOTAL INTERNAL AREA

127 Sq.m 1367 Sq.ft

ROOF GARDEN

34 Sq.m 366 Sq.ft

BALCONY

18 Sq.m 194 Sq.ft

APARTMENTS

N05.06

LEVEL

05-07



ASPECT South · North

Fitted Wardrobe

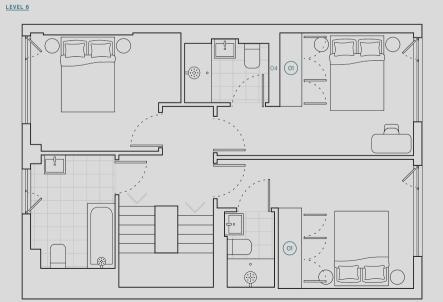
02 Utility Cupboard

o3 Storage

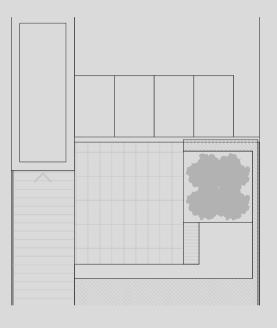
04 Fan Coil Unit











LEVEL 6

68 Sq.m 732 Sq.ft

INTERNAL AREA - LEVEL 6

67 Sq.m 721 Sq.ft

TOTAL INTERNAL AREA

135 Sq.m 1453 Sq.ft

ROOF GARDEN

86 Sq.m 925 Sq.ft

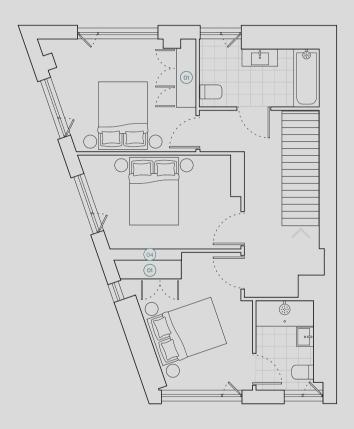
APARTMENTS

N05.07

LEVEL

05-06





ASPECT

South · West · North

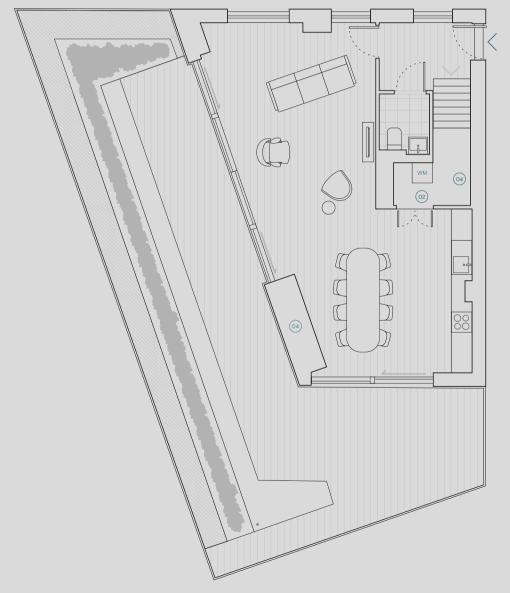
on Fitted Wardrobe

02 Utility Cupboard

03 Storage

04 Fan Coil Unit

LEVEL 5



LEVEL 6

62 Sq.m 667 Sq.ft

INTERNAL AREA - LEVEL 7

94 Sq.m 1012 Sq.ft

TOTAL INTERNAL AREA

156 Sq.m 1679 Sq.ft

ROOF GARDEN

40 Sq.m 431 Sq.ft

BALCONY

7 Sq.m 75 Sq.ft

APARTMENTS

N06.01

LEVEL

06-07

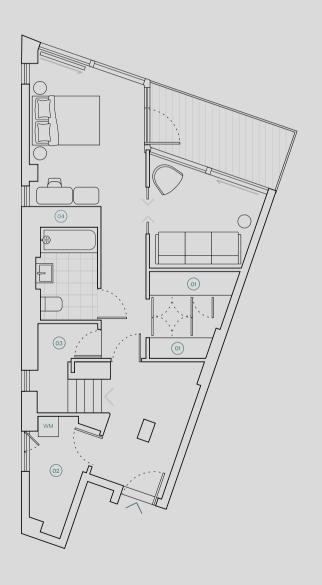


ASPECT South · East · West

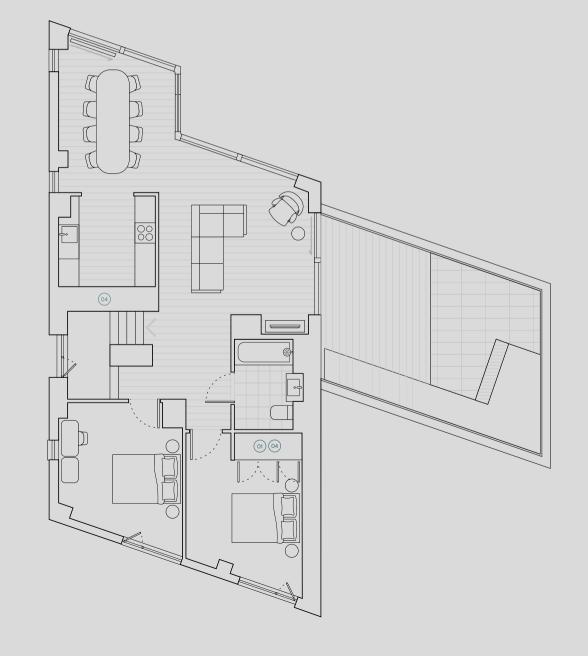
on Fitted Wardrobe

02 Utility Cupboard

03 Storage







(01)

LEVEL 25

INTERNAL AREA - LEVEL 25

65 Sq.m 700 Sq.ft

INTERNAL AREA - LEVEL 26

101 Sq.m 1087 Sq.ft

TOTAL INTERNAL AREA

166 Sq.m 1787 Sq.ft

ROOF GARDEN

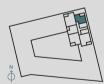
93 Sq.m 1001 Sq.ft

APARTMENTS

T26.02

LEVEL

25-26





North · East · West

Fitted Wardrobe

Utility Cupboard

03 Storage





3 Bed · Duplex I – Premium

LEVEL 25

INTERNAL AREA - LEVEL 25

88 Sq.m 947 Sq.ft

INTERNAL AREA - LEVEL 26

123 Sq.m 1324 Sq.ft

TOTAL INTERNAL AREA

211 Sq.m 2271 Sq.ft

ROOF GARDEN

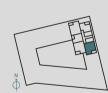
78 Sq.m 840 Sq.ft

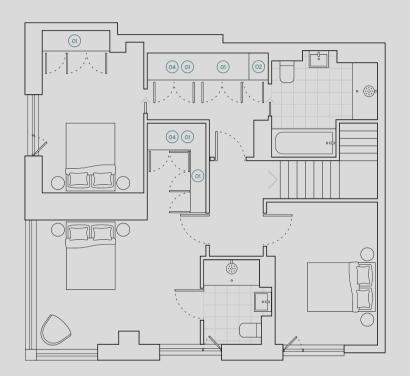
APARTMENTS

T26.01

LEVEL

25-26





South · East · West

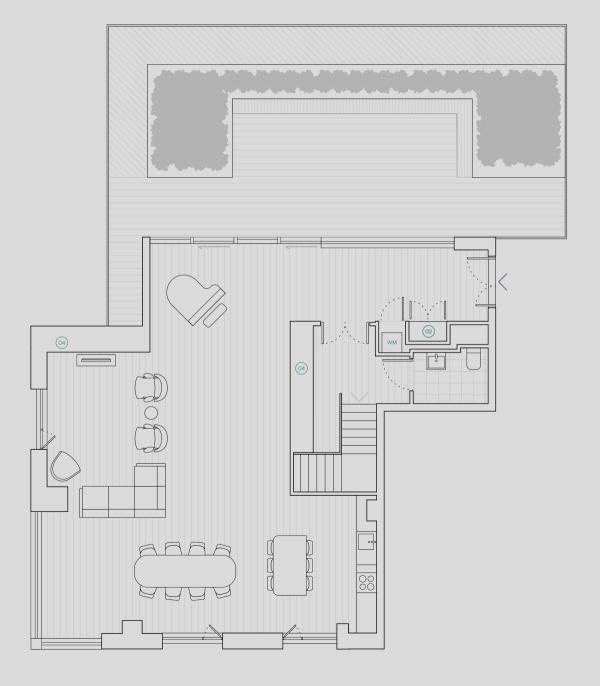
Fitted Wardrobe

02 Utility Cupboard

03 Storage

Fan Coil Unit

LEVEL 26



Enquiries

Sales Agents



ADDRESS

The Marketing Suite Ground Floor (facing Nile Street) 1 Jasper Walk N1 7LP

TELEPHONE

*44 (0)20 3813 5812

EMAIL

residential@eu.jll.com





Hackney is building private for sale homes to pay for a new school and help fund affordable homes - including social housing for local people. Delivering new, state-of-the-art facilities for New Regent's College which will provide 150 pupil places. The scheme will also create new community use spaces in the school; a multi-use games area, sports hall and dance studio.

Visit the website and register to receive updates and the latest information.

WEBSITE

themakersshoreditch.com

The Makers is part of the London Borough of Hackney's work to provide thousands of affordable homes, new schools and public facilities for residents through responsible regeneration, rooted firmly in existing local communities.

Team

DEVELOPER

Londonewcastle in partnership with London Borough of Hackney

ARCHITECTURE

Avanti Architects

Woods Bagot

Woods Bago

Grant Associates

ART DIRECTION & DESIGN

StudioSmall

PHOTOGRAPHY

Nick Ballon

ILLUSTRATION

Rose Blake

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