

# monohaus

London Fields  
Hackney E8

**“Hackney thrives  
on the creativity  
and personality  
of its people,**

**Monohaus  
creates a space  
which matches  
the ambition  
of those who  
live there.”**

— David Pollock, Union Developments



Monohaus, Mare Street entrance



Above  
Top  
Wringer & Mangle, The Laundry Building  
Climpson & Sons Café, Broadway Market



Ada Street, Broadway Market



**Monohaus, Sidworth Street**



**Top** Meg Cavanaugh, Off Broadway  
**Above** Donlon Books, Broadway Market

In Hackney, the uniform business model has been discarded and replaced with experimentation.

From an arts-led economy established over 20 years, entrepreneurialism is now the common language — reinvention is the key.

Bars within barbers, open-mic tables for two and pre-work raves bring the unfamiliar to the local streets. The creative landscape providing a foundation for new ventures.

**“We were so scared to turn the fridge on for a while.**

**Imagine this thing from the 1920s, thought we were gonna blow this bloody warehouse up.”**



Lardo, Arthaus, Richmond Road



Top David, Wringer & Mangle  
Above Karim, Rita's

Hackney — artisan butchers, biker baristas, beer brewing barbers, curiosity collectors, canal dwelling retirees, comedian flower traders, eccentric dog walkers, bread making DJs.

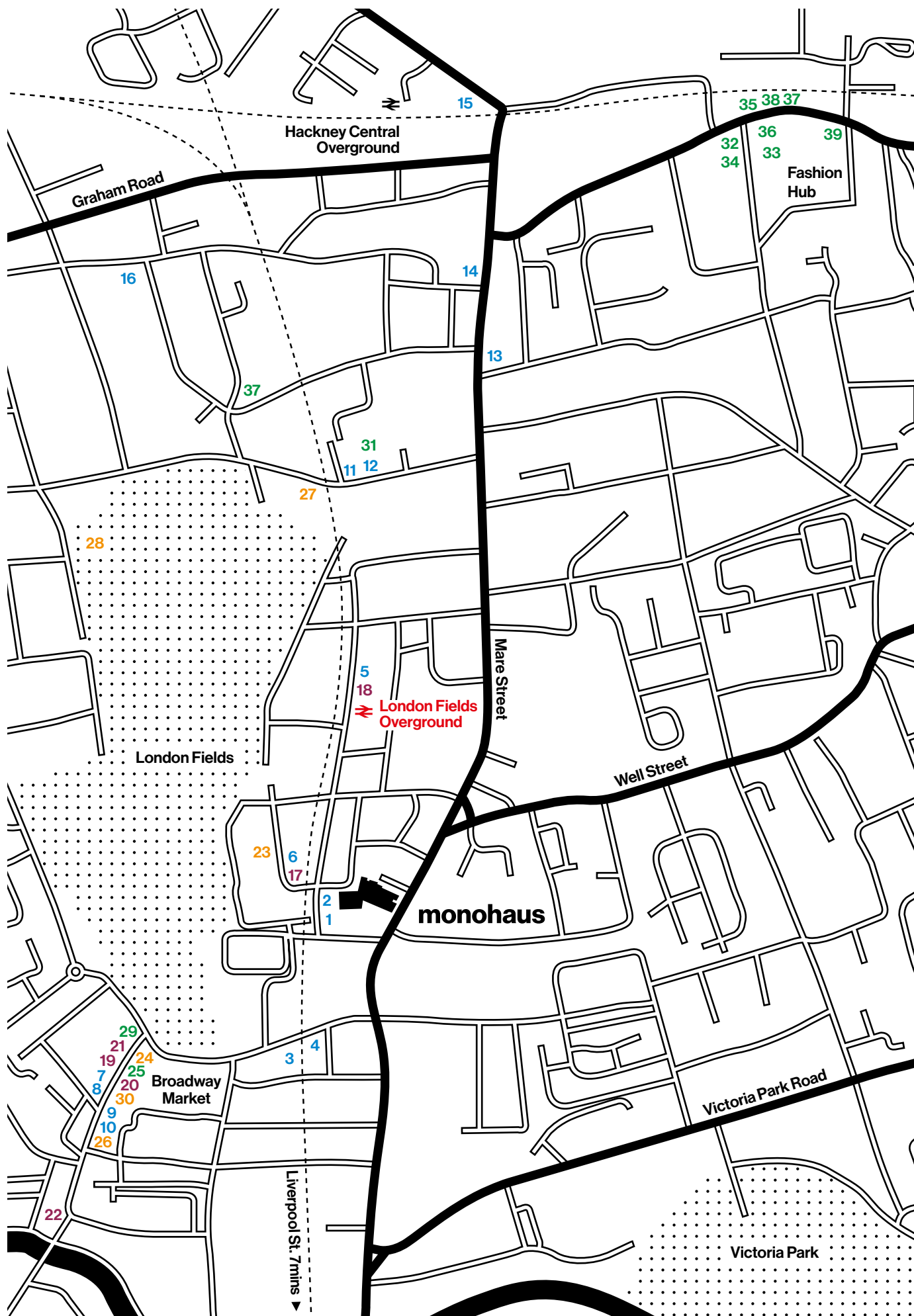
Against an artfully dishevelled backdrop, cultures and characters rub shoulders.

An inner-city neighbourhood with a bohemian way of life. This is Hackney — anything can happen here.

**“Man, even  
if there is no  
secrets you need  
to behave like  
there is secrets,**

**then you create  
some suspense,  
some magic.**

**But la-la-la-la  
everything and  
the magic is gone!”**



**Social & Events**

- 1 The Laundry Building, under 1min
- 2 Wringer & Mangle, under 1min
- 3 BAO Bar, 2mins
- 4 Night Tales, 2mins
- 5 Patty & Bun, 3mins
- 6 Climpson's Arch, 3mins
- 7 Off Broadway, 5mins
- 8 PortSide Parlour, 6mins
- 9 Franco Manca, 6mins
- 10 Buen Ayre, 6mins
- 11 Rawduck, 8mins
- 12 Lardo, 8mins
- 13 Hackney Picturehouse, 9mins
- 14 Hackney Empire, 10mins
- 15 Oslo Hackney, 13mins
- 16 Pidgin, 14mins

**Grocers & Cafés**

- 17 The Bread Station, 2mins
- 18 E5 Bakehouse, 3mins
- 19 Climpson & Sons Café, 5mins
- 20 Hill & Szrok, 5mins
- 21 Fin & Flounder, 5mins
- 22 F. Cooke, 7mins

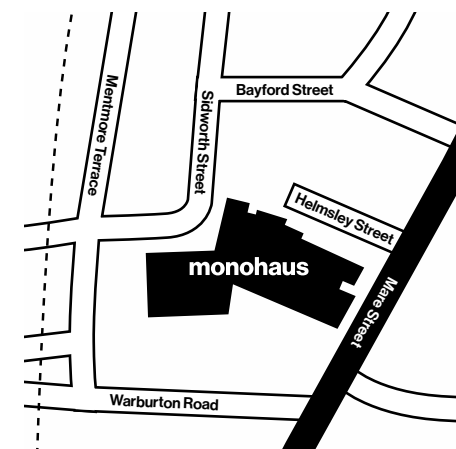
**Wellbeing**

- 23 Hotpod Yoga, 3mins
- 24 Radio London Hair Salon, 5mins
- 25 Holistic Health, 5mins
- 26 Broadway Boutique, 6mins
- 27 The General's Barbershop, 8mins
- 28 London Fields Lido, 9mins

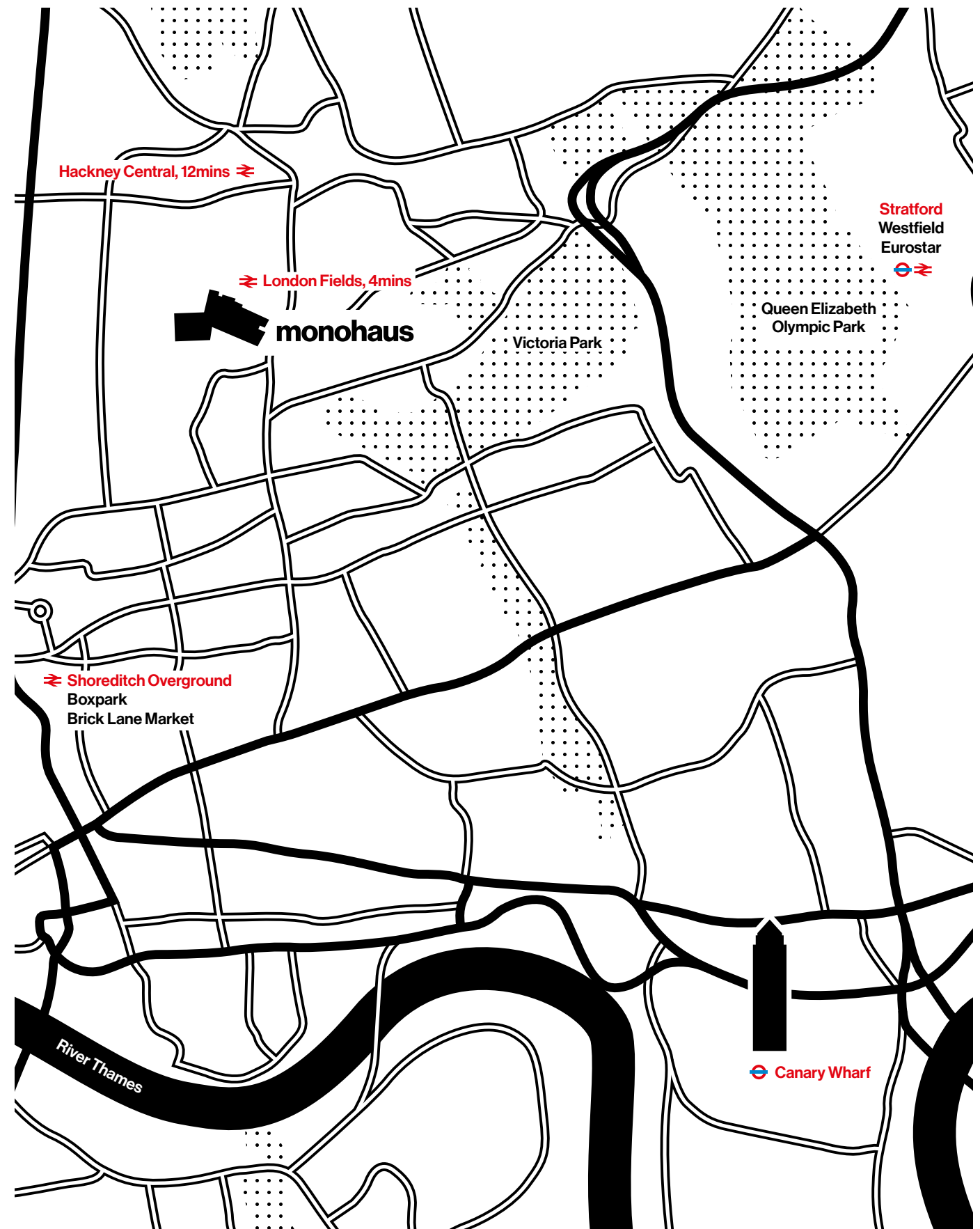
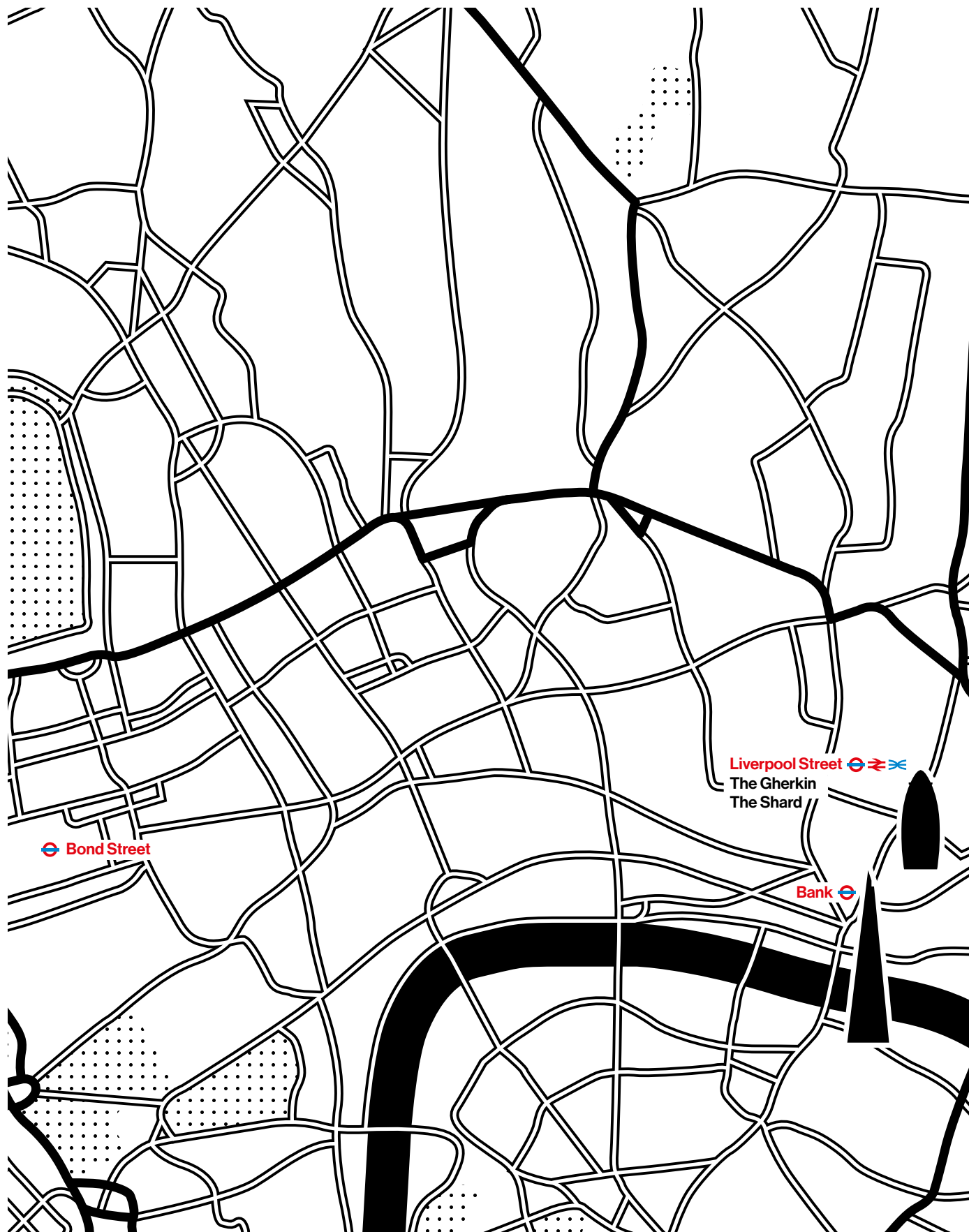
**Retail**

- 29 Donlon Books, 5mins
- 30 Black Truffle, 6mins
- 31 Bolt London, 8mins
- 32 Pringle of Scotland, 14mins
- 33 Aquascutum Chatham, 14mins
- 34 Burberry, 14mins
- 35 The Hackney Shop, 14mins
- 36 Anya Hindmarch, 14mins
- 37 Matches Fashion, 14mins
- 38 Gieves & Hawkes, 14mins
- 39 Hakney Walk, 15mins

⇄ London Fields — Liverpool Street, 7mins







- From London Fields**
- Liverpool Street, 10 minutes
  - Bank, 18 minutes
  - Shoreditch, 23 minutes
  - Bond Street, 37 minutes

- From Hackney Central**
- Stratford, 14 minutes
  - Canary Wharf, 28 minutes

“Every façade that touches a street or a significant edge of the site is white, and the black is set back. So when you see black brick on the outside it’s because it’s not touching the street, and it offers contrast to the white concrete façade.”

— Michael Lynas, Lynas Smith



Monohaus interior



“The whole concept of the building is black and white...

we wanted to create a blank canvas.”

## Specifications

### Residential Accommodation

- 47 units over levels 1 – 6 in building A, B and C
- 16 x 1 bed, 14 x 2 beds and 17 x 3 beds
- 3 Residential entrances with lobby, lift and stairs are accessed from the rear square off Sidworth Street, Helmsley Street and the Mare Street square
- Mail boxes for each unit in lobby – recessed matt PPC finish with A4 capacity
- Concierge desk and shared facilities
- Access: Lifts, access from atrium and communal facilities, such as bike and bin stores to be fob controlled

### Residential Internal Specification

- Sealed polished concrete throughout the apartment
- Lighting: Recessed LED downlight in plasterboard white ceiling shadow gap with channel in correspondence of the windows with recessed LED strip light
- Underfloor heating throughout the apartment including bathrooms
- Entrance door set: Birch finish solid-core leaf, framing, architraves and reveal boards with brushed stainless steel handle and ironmongery
- Dulux painted walls in a matt finish, off white colour
- Surface applied 70mm high MDF white matt lacquer skirting boards
- Internal doors: White matt lacquer to solid-core leaf, framing and architraves white painted with brushed stainless steel handles and ironmongery
- Storage: Flush, white matt lacquered timber leafs with white painted framing, doors with flush profiled white painted handles

- Duplex stairs: Engineered birch timber boards and timber lining birch veneer panels boxed around metal structure balaustrade
- Thin brushed stainless steel switch plates match the finish of the light fittings
- Sonos system speaker integrated into ceiling of ensuite, living area and master bedroom
- Wardrobes: Flush, white matt lacquered timber leafs with natural timber detail in frame with clear finish, doors with flush profiled white painted handles. Hanging rail and shelves built in
- Apple TV Installed in main bedrooms

### Kitchens

- Flooring: Sealed polished concrete
- Unit: Pronorm (or equivalent) birch veneer panels with recessed handles
- Worktop: White reconstituted stone countertop
- Splashback: Herringbone pattern to white matte ceramic tiles
- Cupboard: Birch veneer panels and matt white laminated panels with recessed handles
- Sink: Built in double under hung stainless steel Blanco sink
- Tap: Stainless steel single hole mixer
- Lighting: Hidden pelmet lighting to all wall units, recessed downlights with feature hanging pendant lighting
- Appliances:
  - Miele built-in fridge-freezer
  - Miele dishwasher (slimline dishwashers to 1 bed apartments)
  - Miele ceramic hob with chimney hood cover – recirculation extractor fan
  - Miele built-in stainless steel microwave oven
  - Miele built-in hot air oven
  - Miele built in wine fridge
  - Washing dryer machine in separate utility cupboard

### Bathroom/ En-Suites

- Flooring: Sealed polished concrete floor
- Walls: Herringbone pattern to white matte ceramic tiles and birch vanity unit
- Ceiling: Skimmed white painted plasterboard
- Skirting: Aluminium shadow gap trim between wall tiles, ceiling and flooring
- Toilet: White ceramic toilet; Darling New, wall hung rimless with concealed system (Duravit)
- Bath: White ceramic toilet; P3 bathtub, built in with one backrest slope (Duravit)
- Sink: White ceramic toilet; Vero washbasin built in sink, with birch vanity unit (Duravit)
- Shower: White ceramic shower tray
- Fittings: Satin finish chrome and heated chrome towel radiator
- Lighting: Recessed LED strip lighting and downlights and feature illuminated roof lightbox 'barrisol'

### Residential Amenity

- Balcony or terrace to each residential unit with timber decking and built in planters
- Stone on the terraces

### Environmental / Sustainability Guidance

- Residential scheme to meet CFSH code level 4

### Façade Walls

- A combination of black brick and precast concrete façade

### Balustrades

- Mesh metal balustrade
- Frameless clamped glass balustrades to recessed balconies facing Sidworth Street

### Windows

- Windows to be with aluminium powder coated frame from Shuco range
- Fixed window section to have discreet frame

### Mechanical And Electrical

- Underfloor heating to efficiently and evenly heat all private internal floor areas, excluding the wardrobes and utility cupboards
- External power socket and lighting to balconies and terraces

### Communications

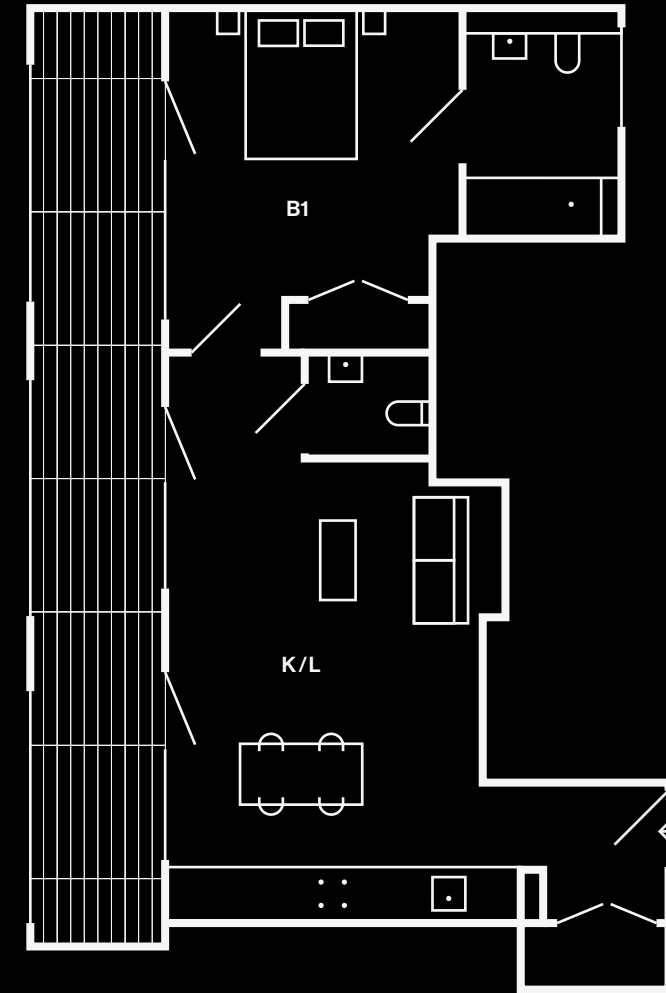
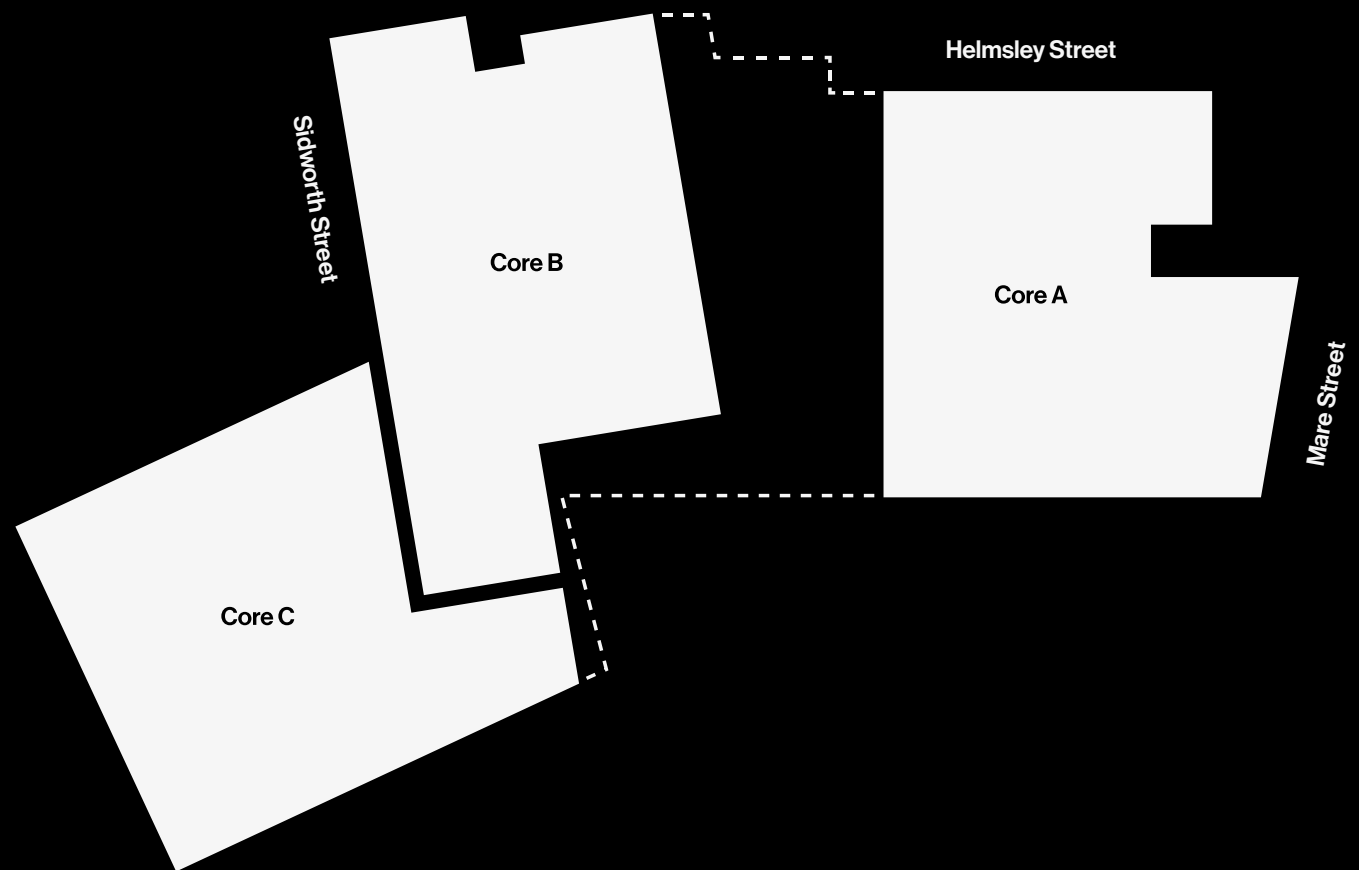
- Communal WiFi system to be provided throughout the development with minimum of 35mb per flat
- Broadband and fibre connection and infrastructure to accommodate both general commercial and residential internet use with VoIP usage throughout with delay to the connection
- Project to have boosters to provide mobile phone coverage throughout for all network providers
- Satellite and terrestrial digital TV connections to be provided to all apartments. Sky Plus/HD, Turksat, Hotbird and Astra services are to be available to residents who wish to subscribe

### Passenger Lifts

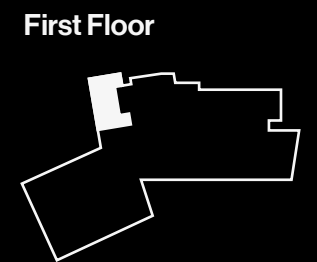
- Lift interiors to be stainless steel and ash with strip lighting

### Bike Lift

- Communal bike lift to secure bike storage in basement
- Lift in stainless internal finishes



<b>Core B</b>	
<b>01.01</b>	<b>56 sqm / 603 sqft</b>
<b>Kitchen / Living</b>	<b>6.0m x 4.0m</b>
<b>Bedroom 1</b>	<b>3.7m x 4.4m</b>
<b>Balcony</b>	<b>12.0m x 1.3m</b>

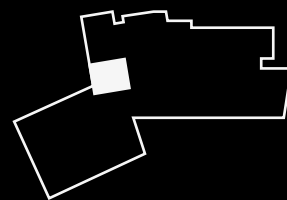




**Core B  
01.02**      52 sqm / 560 sqft

**Kitchen / Living**      6.7m x 4.3m  
**Bedroom 1**      3.2m x 5.4m  
**Balcony**      4.0m x 1.3m

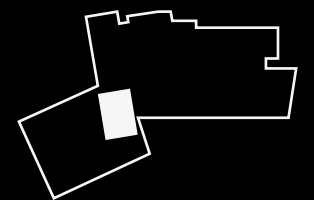
**First Floor**

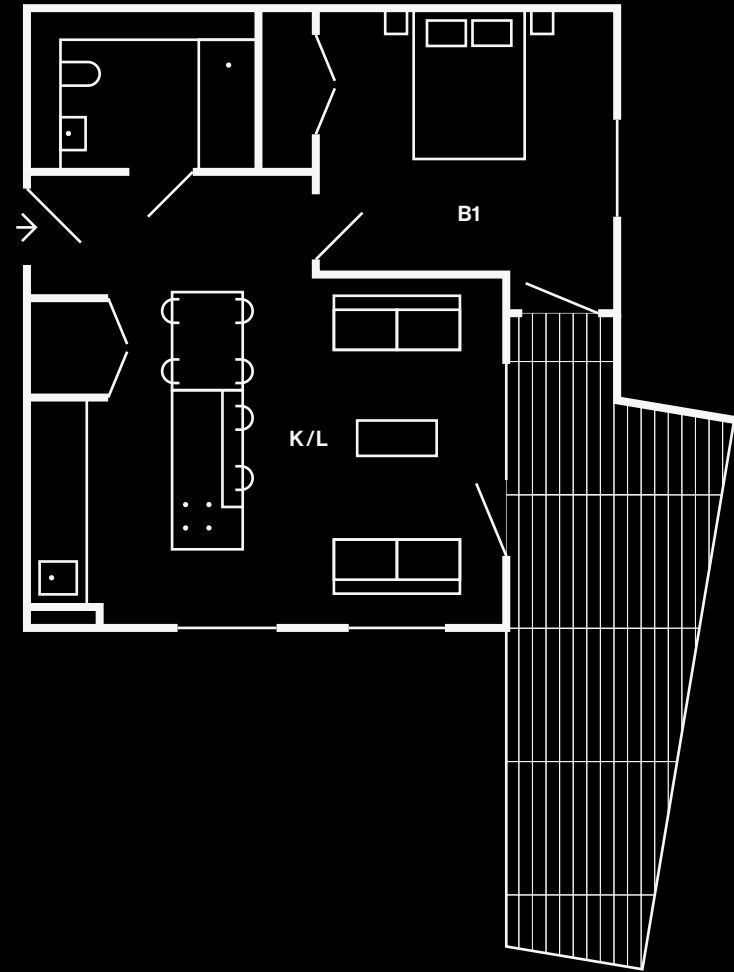


**Core B  
01.03**      71.5 sqm / 770 sqft

**Kitchen / Living**      5.7m x 5.5m  
**Bedroom 1**      5.4m x 3.3m  
**Bedroom 2**      2.7m x 2.8m  
**Balcony**      5.3m x 1.6m

**First Floor**





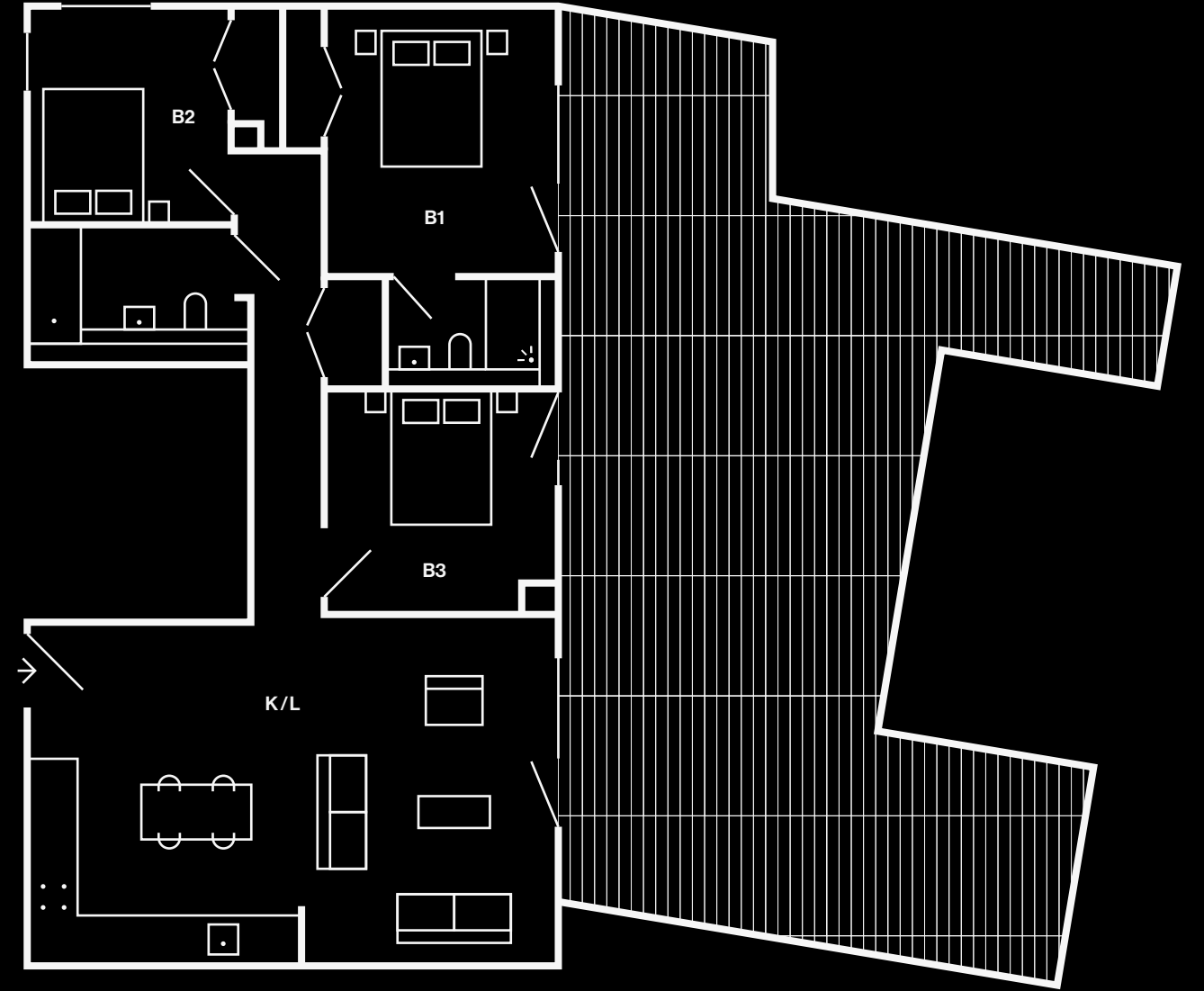
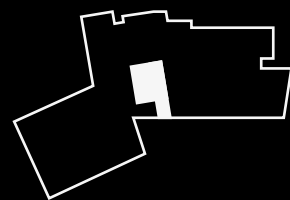
**Core B  
01.04**

**52.5 sqm / 565 sqft**

**Kitchen / Living  
Bedroom 1  
Terrace**

**5.8m x 6.0m  
4.4m x 3.3m  
2.6m x 7.0m**

**First Floor**



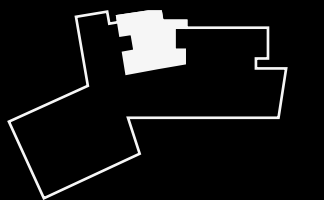
**Core B  
01.05**

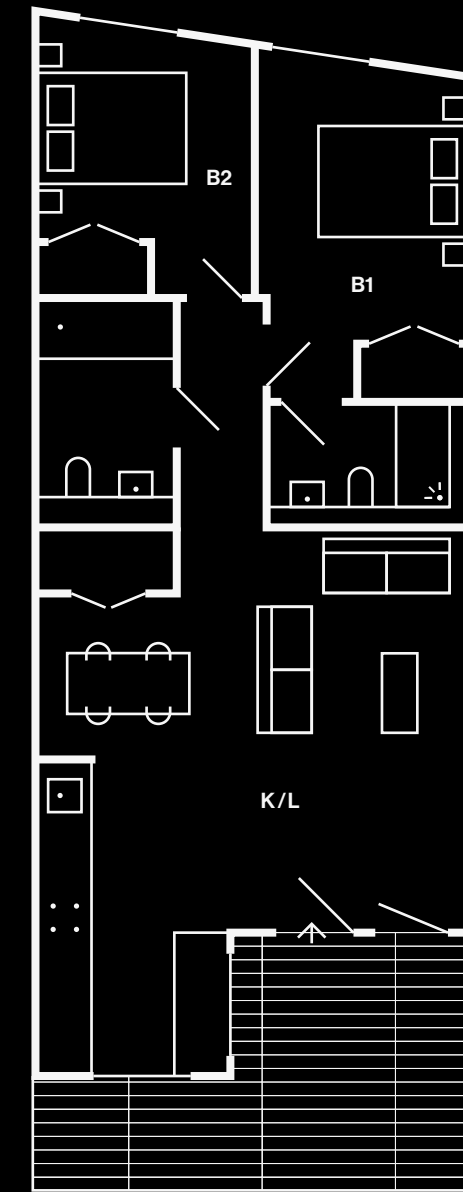
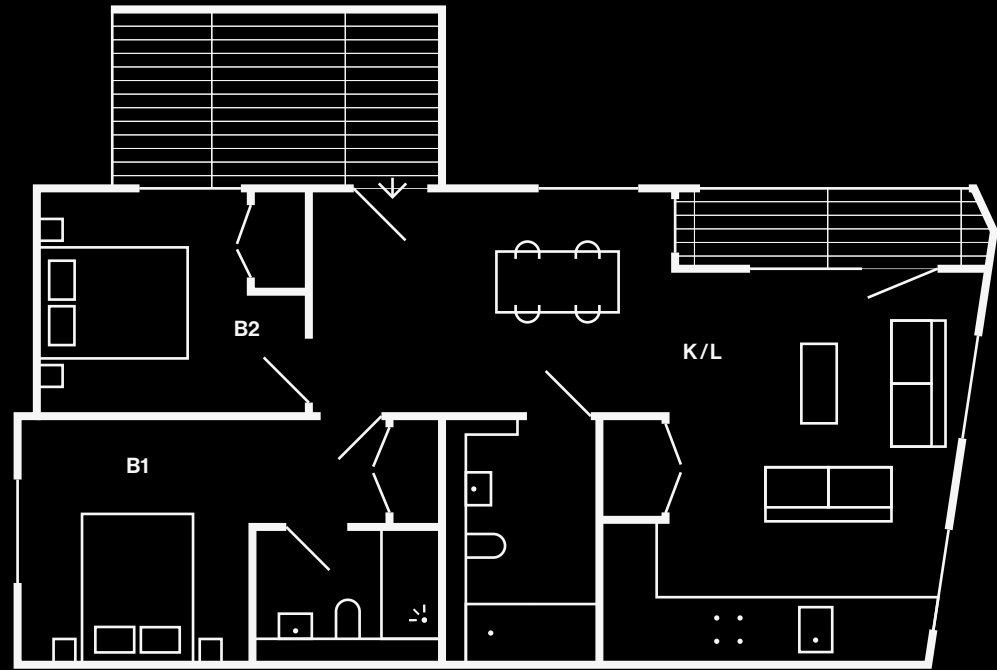
**89.5 sqm / 963 sqft**

**Kitchen / Living  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Terrace**

**4.8m x 7.4m  
3.8m x 3.5m  
3.5m x 3.0m  
3.1m x 3.2m  
10.0m x 4.8m**

**First Floor**



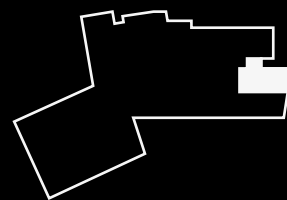


Core A  
02.01

69.5 sqm / 748 sqft

Kitchen / Living 4.7m x 8.6m  
 Bedroom 1 3.0m x 5.5m  
 Bedroom 2 3.5m x 2.9m  
 Balcony 1 3.7m x 1.0m  
 Balcony 2 2.1m x 4.2m

Second Floor

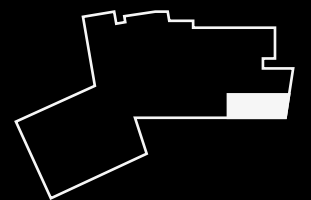


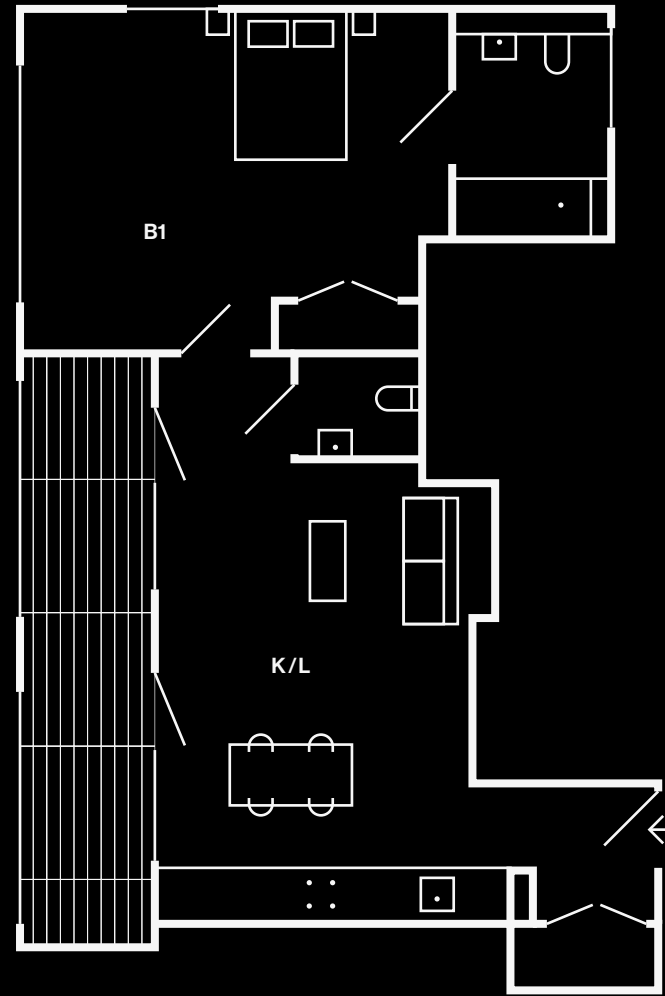
Core A  
02.02

68 sqm / 732 sqft

Kitchen / Living 7.0m x 5.5m  
 Bedroom 1 4.3m x 2.6m  
 Bedroom 2 3.3m x 2.7m  
 Balcony 6.3m x 2.7m

Second Floor





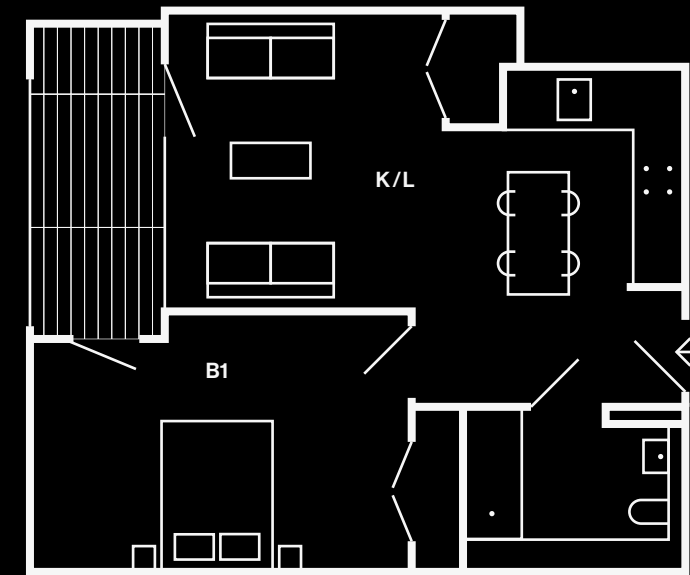
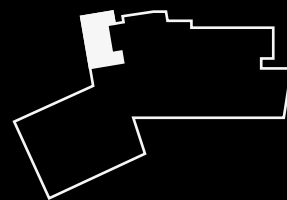
**Core B  
02.06**

**63.5 sqm / 684 sqft**

**Kitchen / Living  
Bedroom 1  
Balcony**

**6.0m x 4.0m  
5.5m x 4.4m  
7.5m x 1.3m**

**Second Floor**



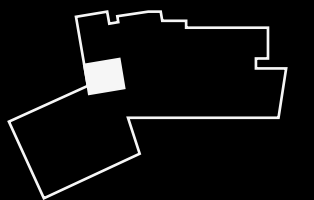
**Core B  
02.07**

**52 sqm / 560 sqft**

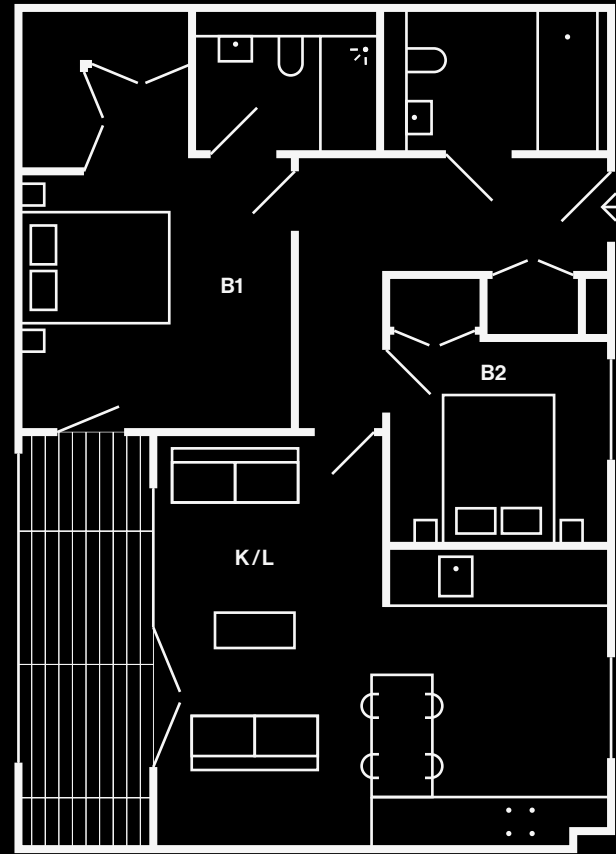
**Kitchen / Living  
Bedroom 1  
Balcony**

**6.7m x 4.0m  
3.2m x 5.4m  
4.0m x 1.3m**

**Second Floor**







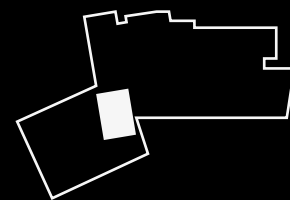
**Core B  
02.08**

**72 sqm / 775 sqft**

**Kitchen / Living**  
**Bedroom 1**  
**Bedroom 2**  
**Balcony**

**5.7m x 5.5m**  
**5.4m x 3.3m**  
**2.7m x 2.8m**  
**5.3m x 1.4m**

**Second Floor**



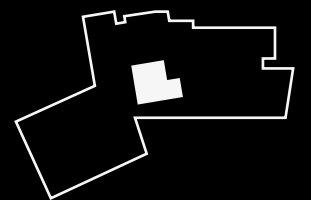
**Core B  
02.09**

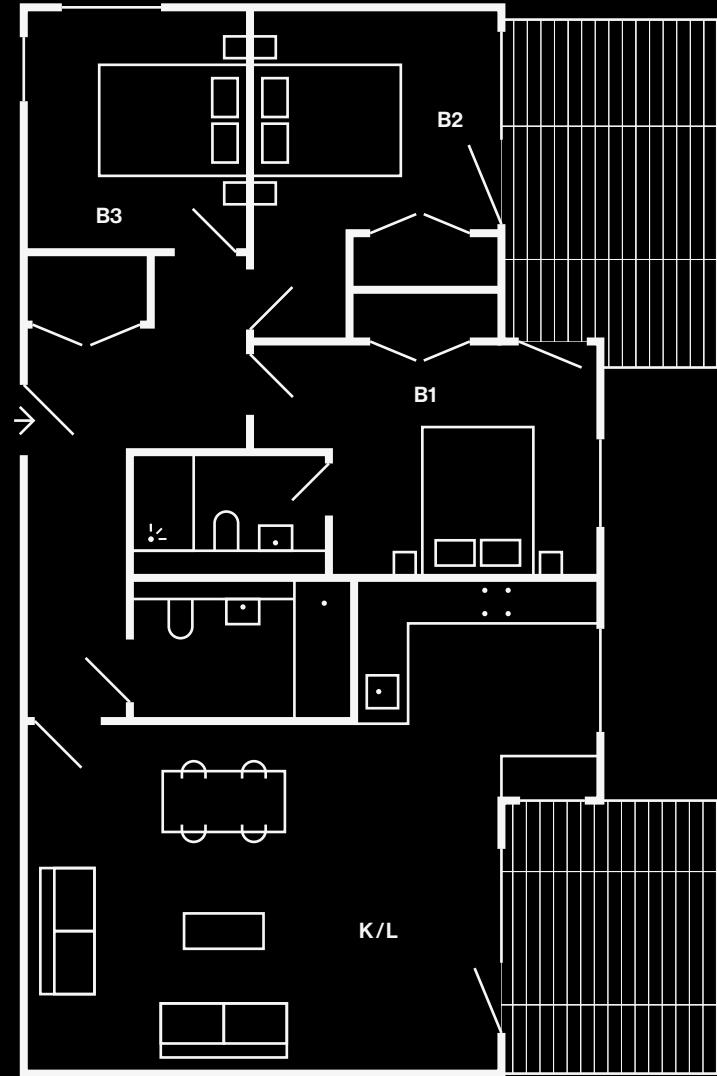
**52 sqm / 560 sqft**

**Kitchen / Living**  
**Bedroom 1**  
**Balcony**

**5.8m x 6.0m**  
**4.4m x 3.3m**  
**2.6m x 4.4m**

**Second Floor**

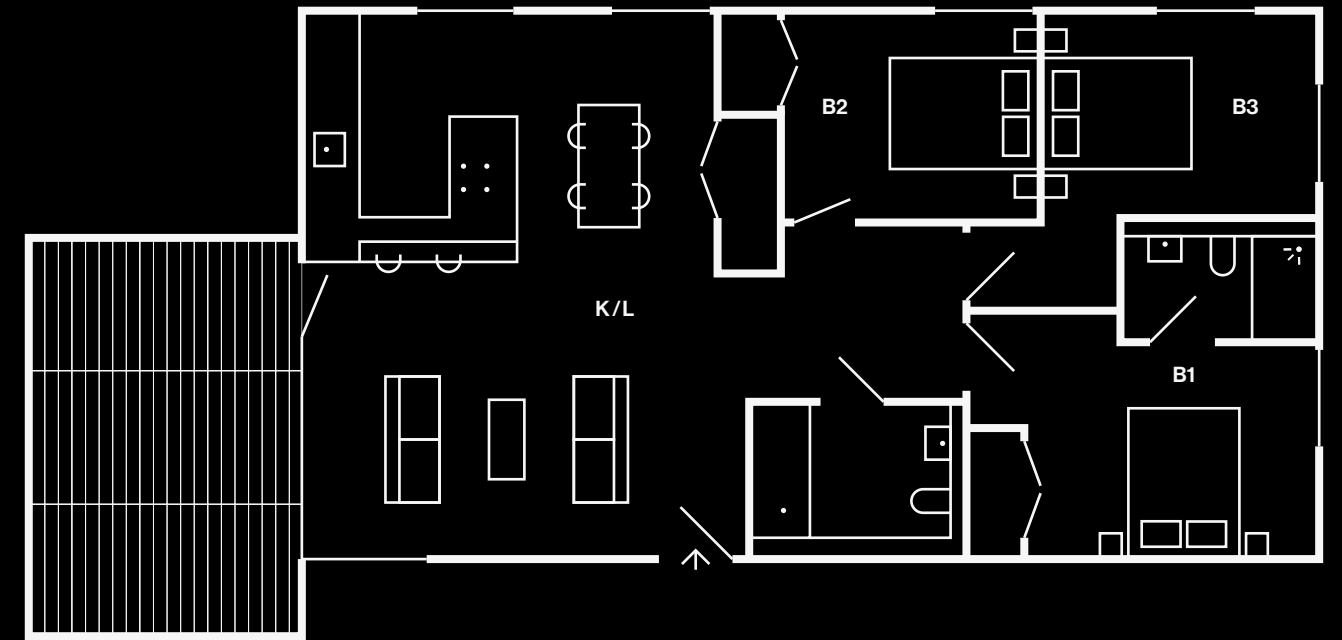
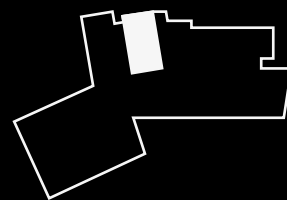




**Core B**  
02.10      91sqm / 980 sqft

Kitchen / Living	6.3m x 6.3m
Bedroom 1	3.7m x 3.4m
Bedroom 2	3.4m x 3.1m
Bedroom 3	2.7m x 3.0m
Balcony 1	4.6m x 2.6m
Balcony 2	3.3m x 2.6m

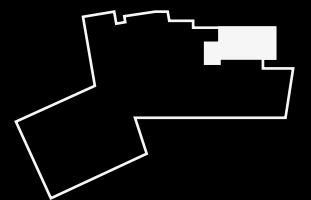
**Second Floor**

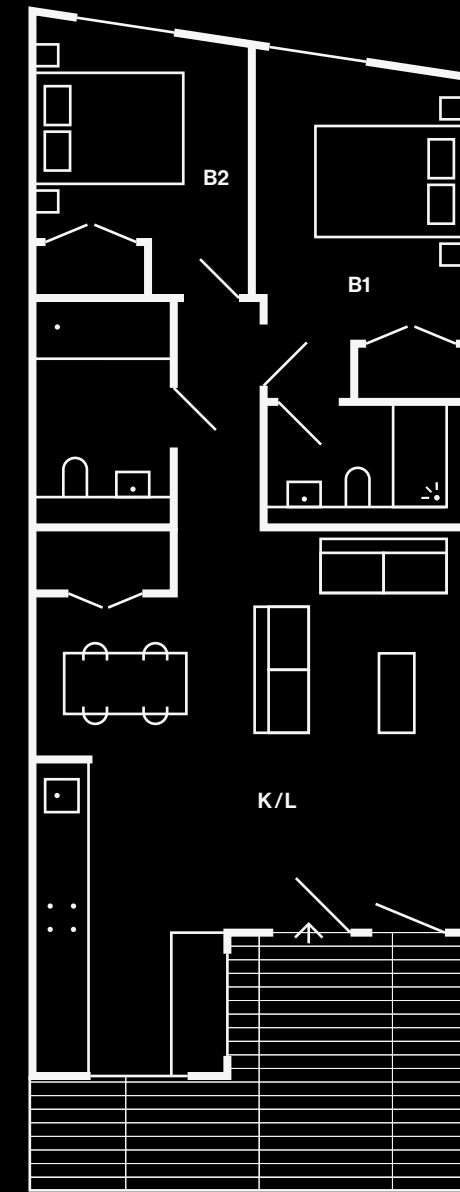
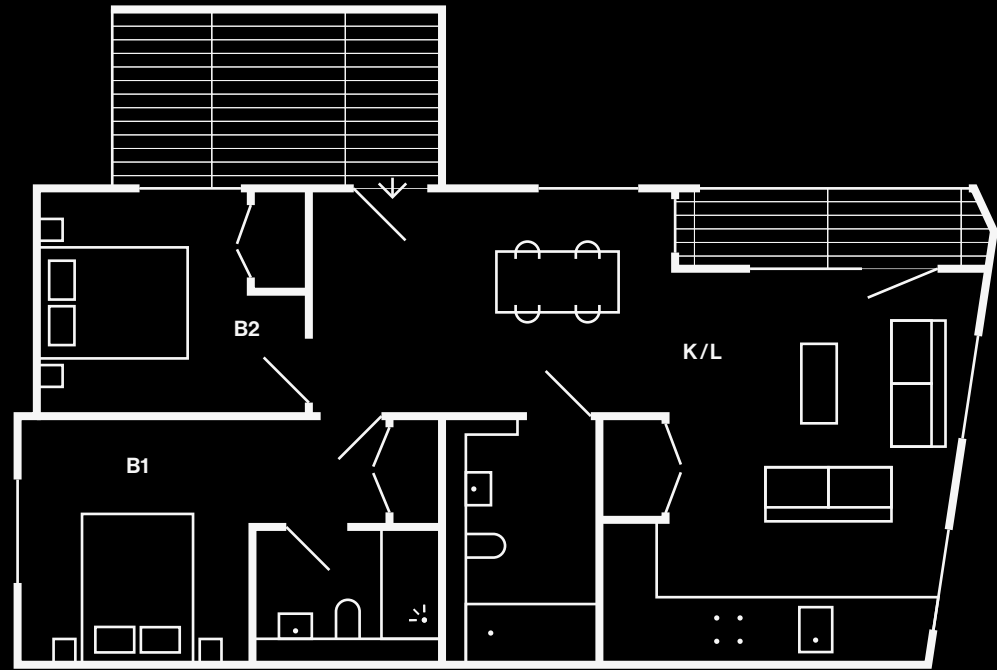


**Core A**  
03.03      94.5sqm / 1017 sqft

Kitchen / Living	5.2m x 7.1m
Bedroom 1	2.7m x 4.3m
Bedroom 2	3.4m x 2.6m
Bedroom 3	2.6m x 4.1m
Terrace	5.0m x 2.3m

**Third Floor**



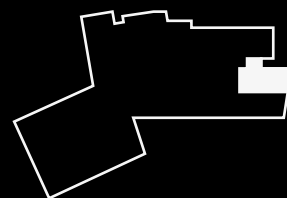


Core A  
03.04

69.5 sqm / 748 sqft

Kitchen / Living	4.7m x 8.6m
Bedroom 1	3.0m x 5.5m
Bedroom 2	3.5m x 2.9m
Balcony 1	3.7m x 1.0m
Balcony 2	2.1m x 4.2m

Third Floor

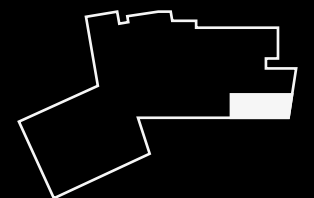


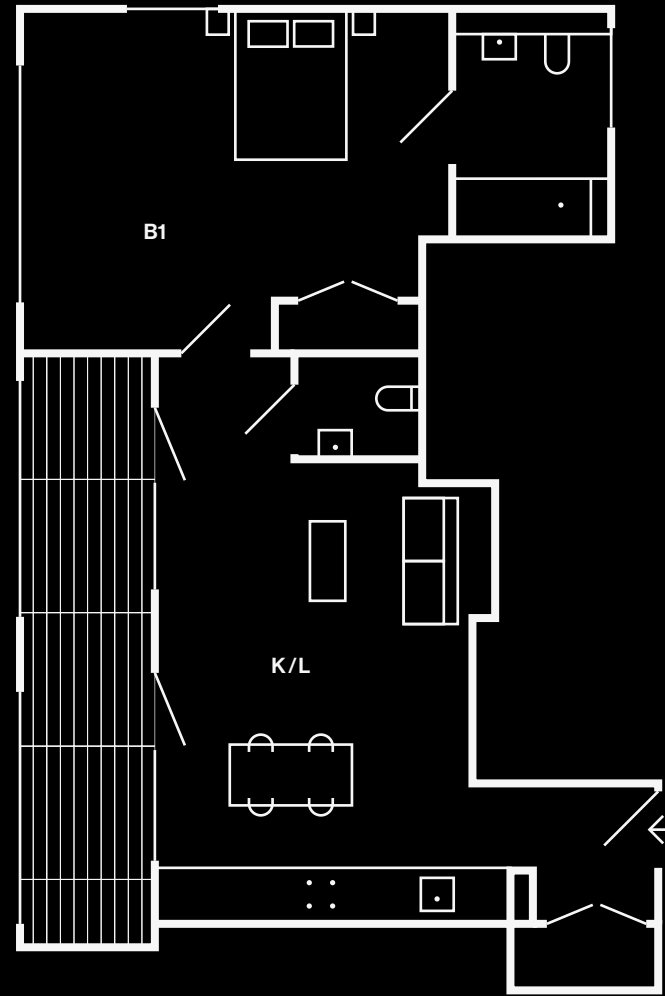
Core A  
03.05

68 sqm / 732 sqft

Kitchen / Living	7.0m x 5.5m
Bedroom 1	4.3m x 2.6m
Bedroom 2	3.3m x 2.7m
Balcony	6.3m x 2.7m

Third Floor





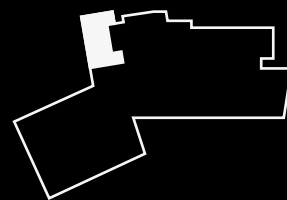
**Core B  
03.11**

63.5 sqm / 684 sqft

**Kitchen / Living  
Bedroom 1  
Balcony**

6.0m x 4.0m  
5.5m x 4.4m  
7.5m x 1.3m

**Third Floor**



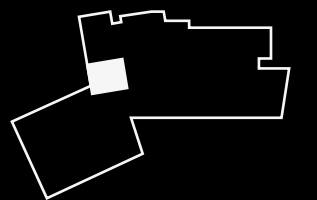
**Core B  
03.12**

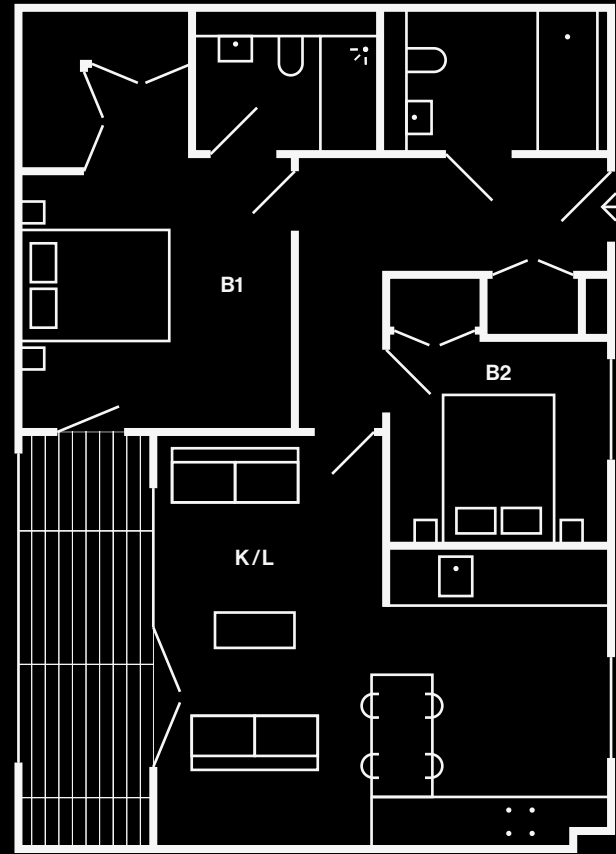
52 sqm / 560 sqft

**Kitchen / Living  
Bedroom 1  
Balcony**

6.7m x 4.0m  
3.2m x 5.4m  
4.0m x 1.3m

**Third Floor**

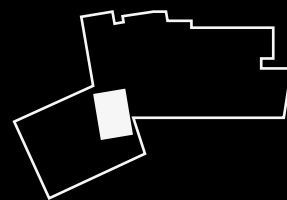




**Core B**  
03.13      72 sqm / 775 sqft

**Kitchen / Living**      5.7m x 5.5m  
**Bedroom 1**      5.4m x 3.3m  
**Bedroom 2**      2.7m x 2.8m  
**Balcony**      5.3m x 1.4m

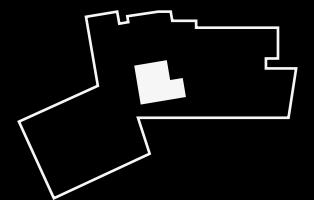
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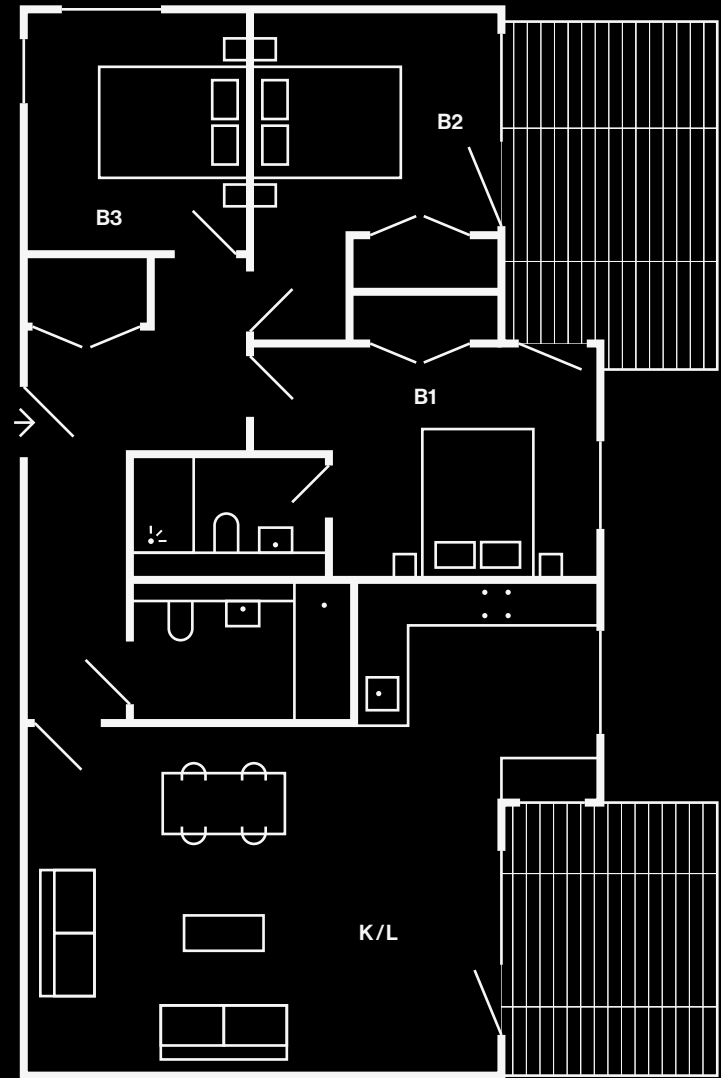


**Core B**  
03.14      52 sqm / 560 sqft

**Kitchen / Living**      5.8m x 6.0m  
**Bedroom 1**      4.4m x 3.3m  
**Balcony**      2.6m x 4.4m

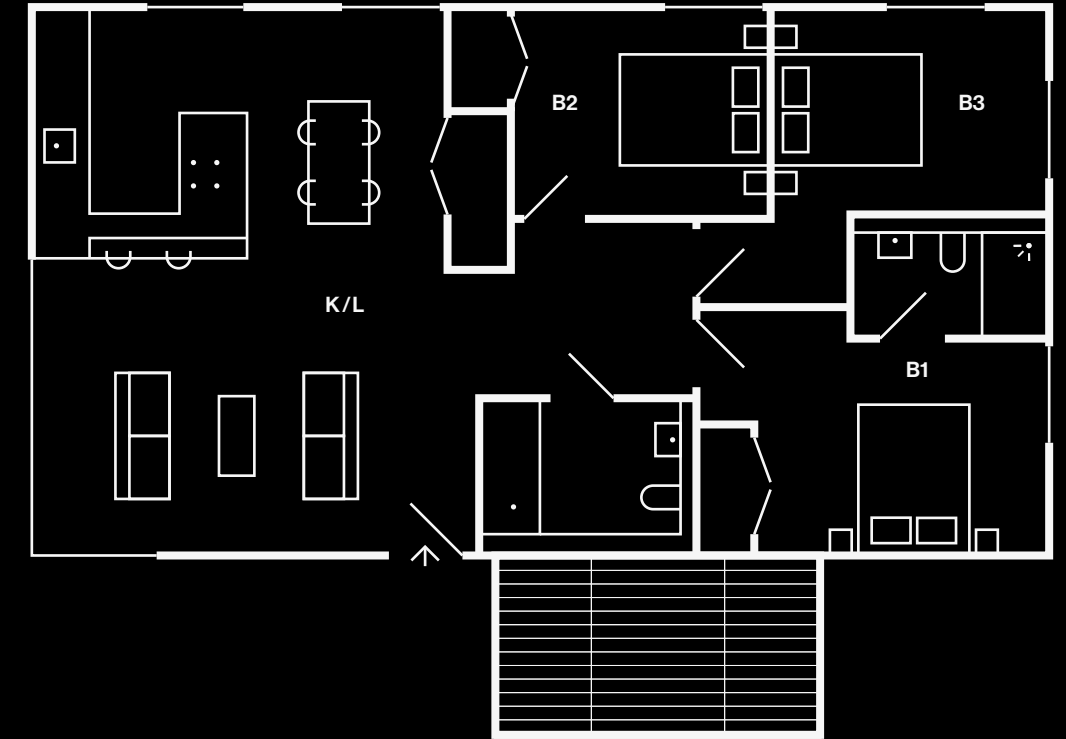
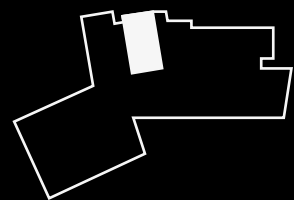
**Third Floor**





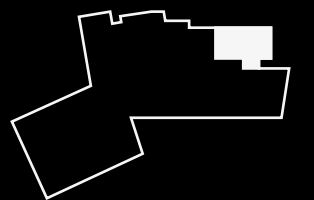
<b>Core B</b> 03.15	91sqm / 980 sqft
<b>Kitchen / Living</b>	6.3m x 6.3m
<b>Bedroom 1</b>	3.7m x 3.4m
<b>Bedroom 2</b>	3.4m x 3.1m
<b>Bedroom 3</b>	2.7m x 3.0m
<b>Balcony 1</b>	4.6m x 2.6m
<b>Balcony 2</b>	3.3m x 2.6m

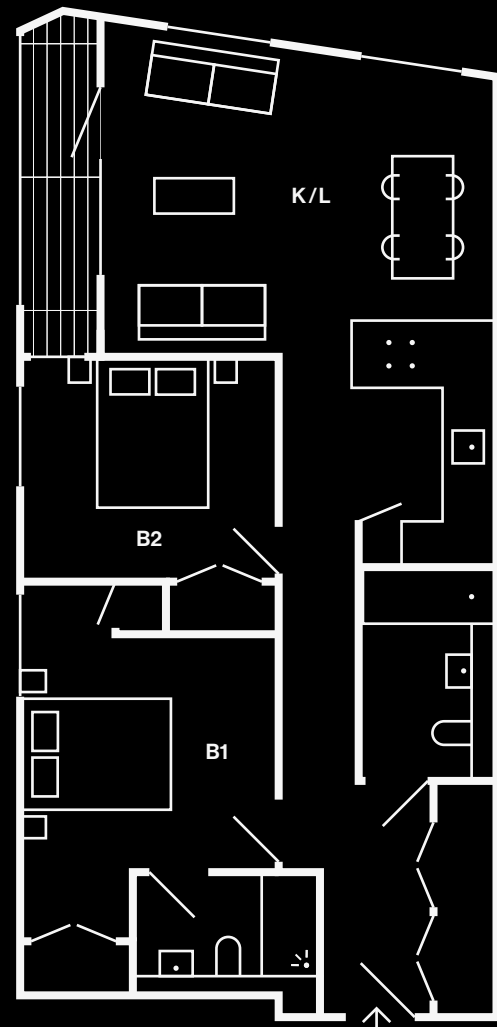
Third Floor



<b>Core A</b> 04.06	94.5 sqm / 1017 sqft
<b>Kitchen / Living</b>	5.2m x 7.1m
<b>Bedroom 1</b>	2.7m x 4.3m
<b>Bedroom 2</b>	3.4m x 2.6m
<b>Bedroom 3</b>	2.6m x 4.1m
<b>Balcony</b>	4.2m x 2.1m

Fourth Floor

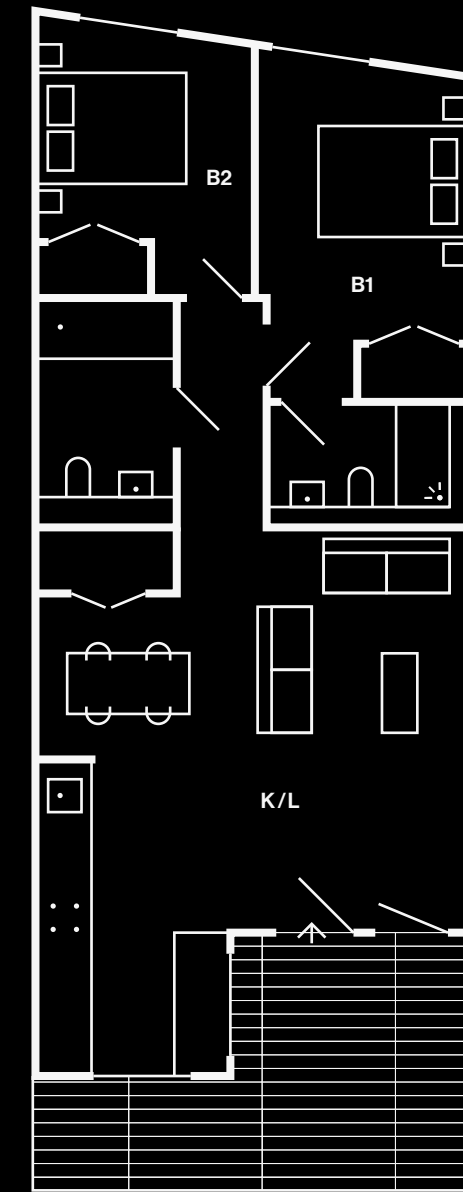
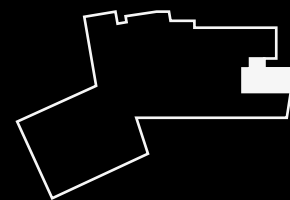




**Core A**  
04.07      69.5 sqm / 748 sqft

**Kitchen / Living**      4.7m x 8.6m  
**Bedroom 1**              3.0m x 5.5m  
**Bedroom 2**              3.5m x 2.9m  
**Balcony**                3.7m x 1.0m

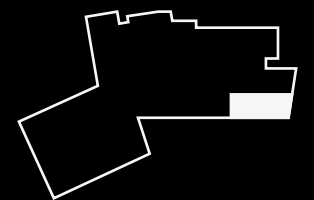
**Fourth Floor**

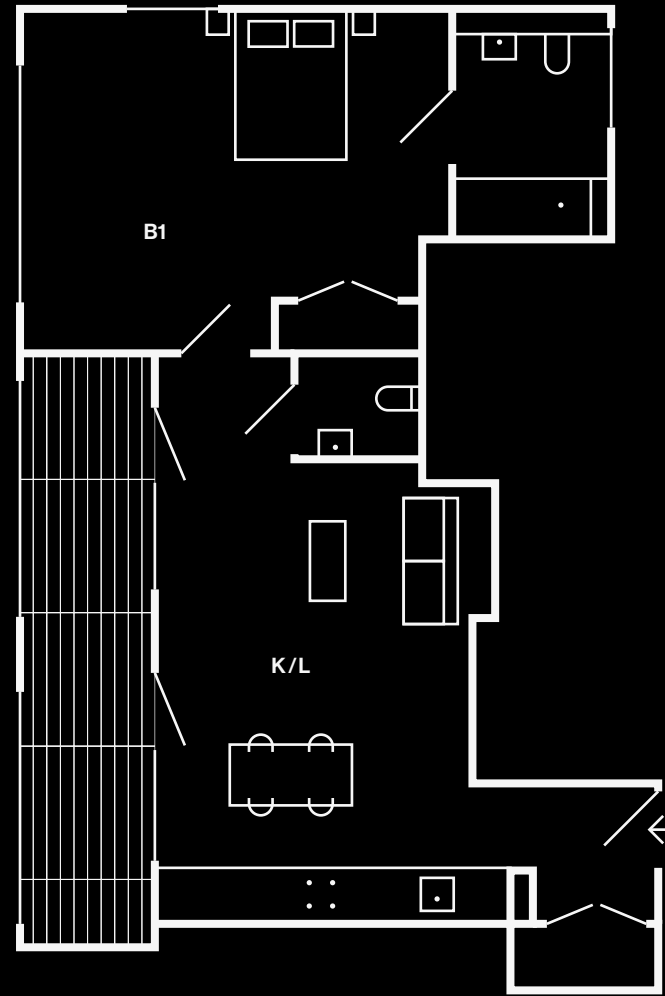


**Core A**  
04.08      68 sqm / 732 sqft

**Kitchen / Living**      7.0m x 5.5m  
**Bedroom 1**              4.3m x 2.6m  
**Bedroom 2**              3.3m x 2.7m  
**Balcony**                6.3m x 2.7m

**Fourth Floor**





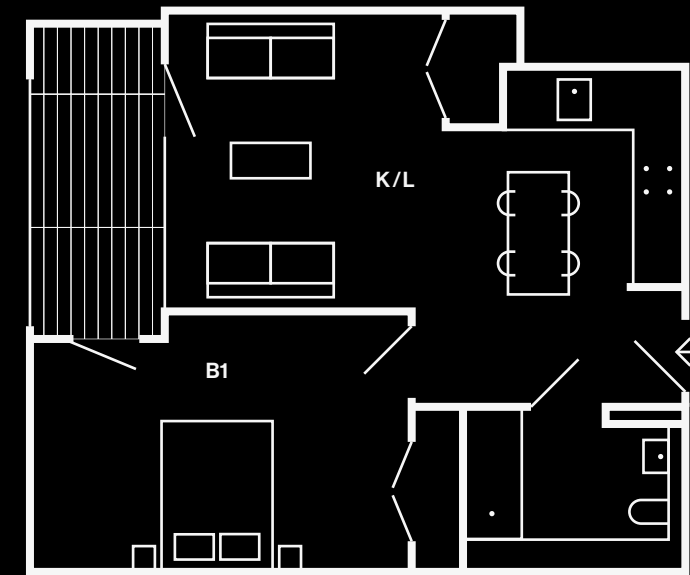
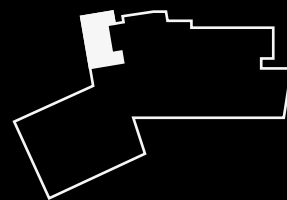
**Core B  
04.16**

**63.5 sqm / 684 sqft**

**Kitchen / Living  
Bedroom 1  
Balcony**

**6.0m x 4.0m  
5.5m x 4.4m  
7.5m x 1.3m**

**Fourth Floor**



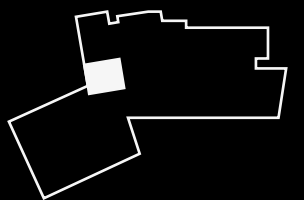
**Core B  
04.17**

**52 sqm / 560 sqft**

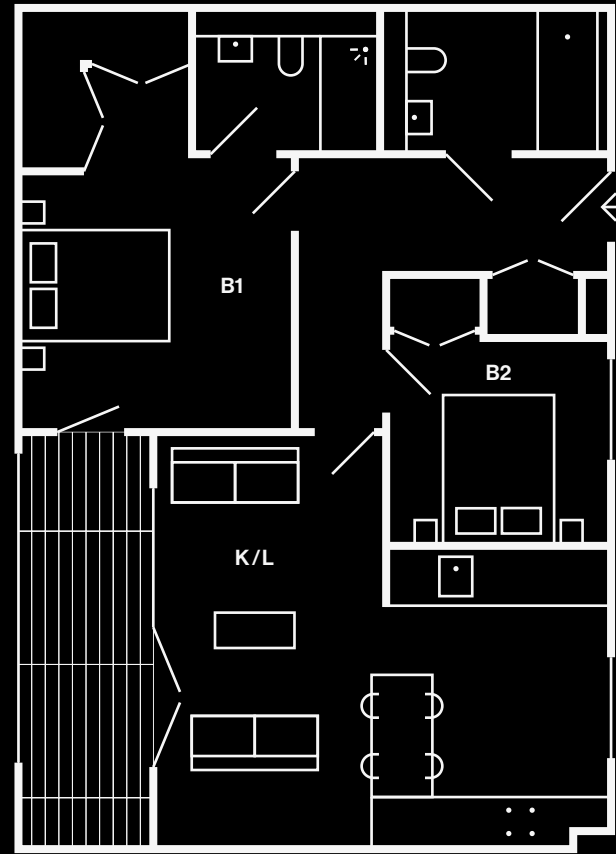
**Kitchen / Living  
Bedroom 1  
Balcony**

**6.7m x 4.0m  
3.2m x 5.4m  
4.0m x 1.3m**

**Fourth Floor**



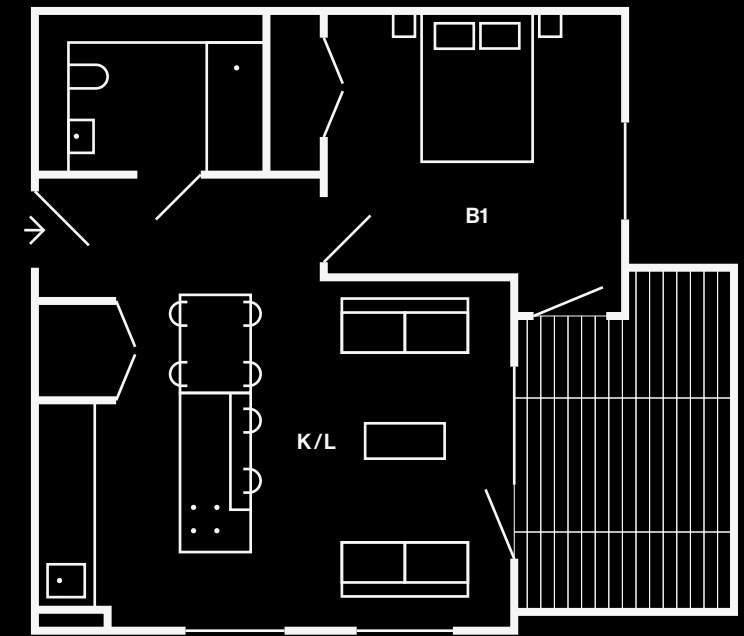
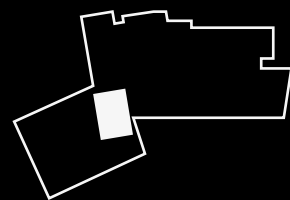




**Core B**  
04.18      72 sqm / 775 sqft

**Kitchen / Living**      5.7m x 5.5m  
**Bedroom 1**              5.4m x 3.3m  
**Bedroom 2**              2.7m x 2.8m  
**Balcony**                5.3m x 1.4m

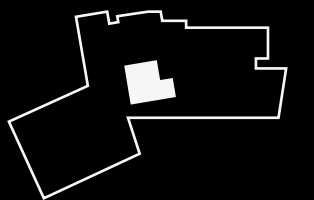
**Fourth Floor**

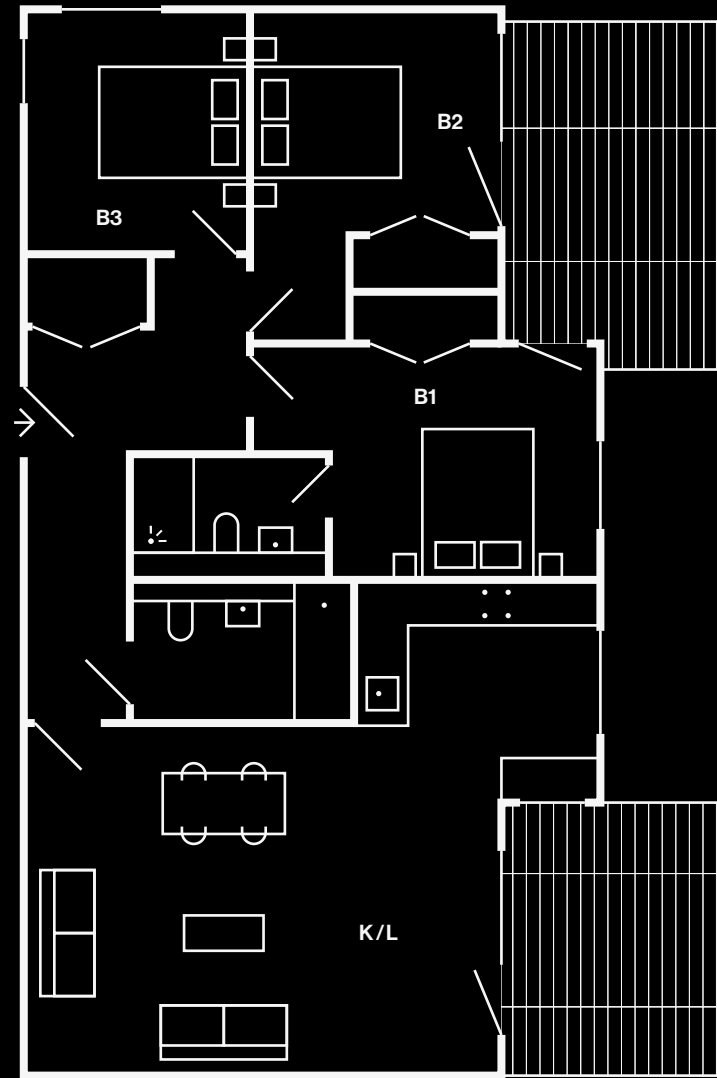


**Core B**  
04.19      52 sqm / 560 sqft

**Kitchen / Living**      5.8m x 6.0m  
**Bedroom 1**              4.4m x 3.3m  
**Balcony**                2.6m x 4.4m

**Fourth Floor**

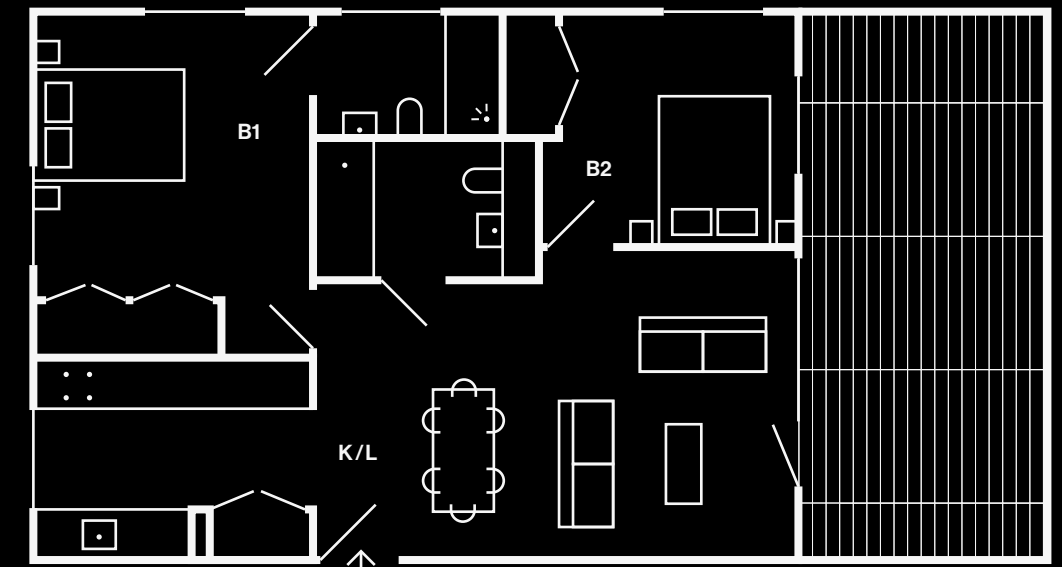
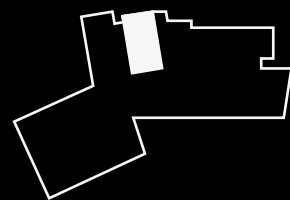




**Core B**  
04.20      91sqm / 980 sqft

Kitchen / Living	6.3m x 6.3m
Bedroom 1	3.7m x 3.4m
Bedroom 2	3.4m x 3.1m
Bedroom 3	2.7m x 3.0m
Balcony 1	4.6m x 2.6m
Balcony 2	3.3m x 2.6m

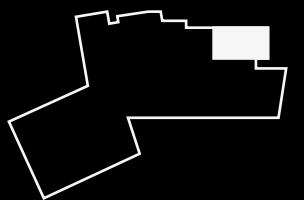
**Fourth Floor**



**Core A**  
05.09      72sqm / 775 sqft

Kitchen / Living	3.6m x 10m
Bedroom 1	3.6m x 4.0m
Bedroom 2	2.8m x 3.9m
Terrace	2.6m x 6.9m

**Fifth Floor**

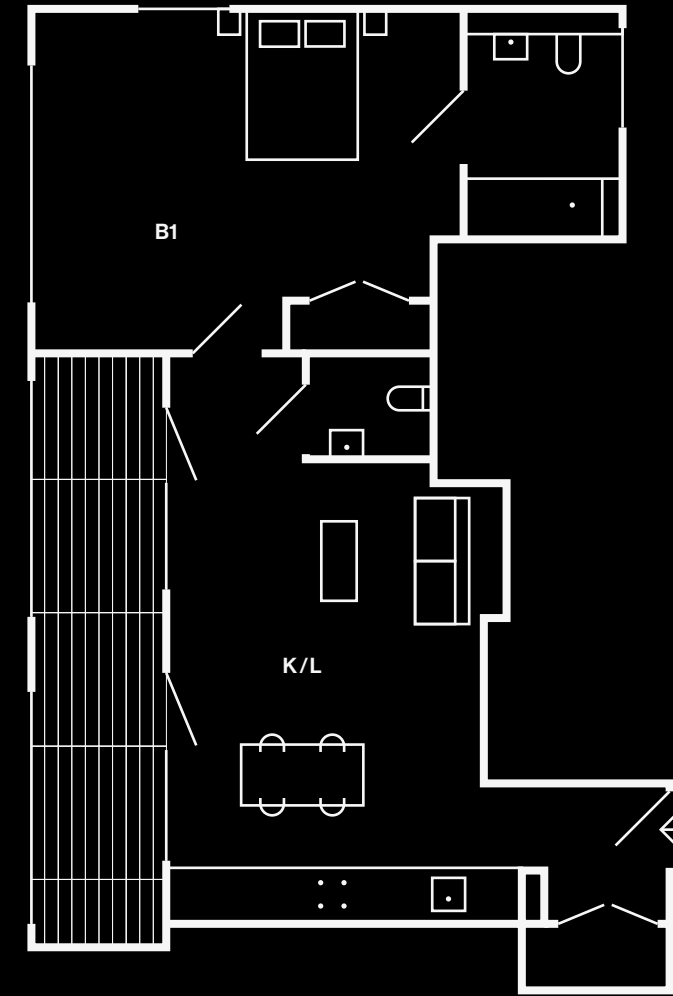
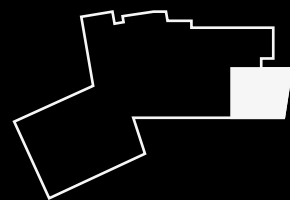




**Core A**  
05.10      111sqm / 1195 sqft

Kitchen / Living	8.6m x 5.4m
Bedroom 1	4.6m x 4.6m
Bedroom 2	2.9m x 3.6m
Bedroom 3	3.9m x 3.3m
Terrace	3.6m x 10.4m

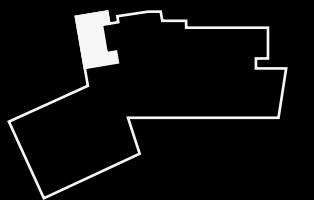
**Fifth Floor**



**Core B**  
05.21      63.5sqm / 684 sqft

Kitchen / Living	6.0m x 4.0m
Bedroom 1	5.5m x 4.4m
Balcony	7.5m x 1.3m

**Fifth Floor**

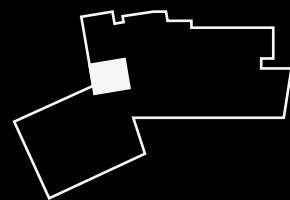




**Core B**  
05.22      52 sqm / 560 sqft

Kitchen / Living	6.7m x 4.0m
Bedroom 1	3.2m x 5.4m
Balcony	4.0m x 1.3m

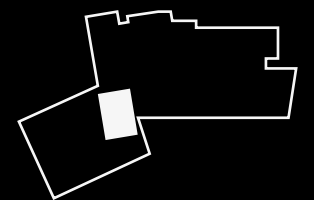
**Fifth Floor**

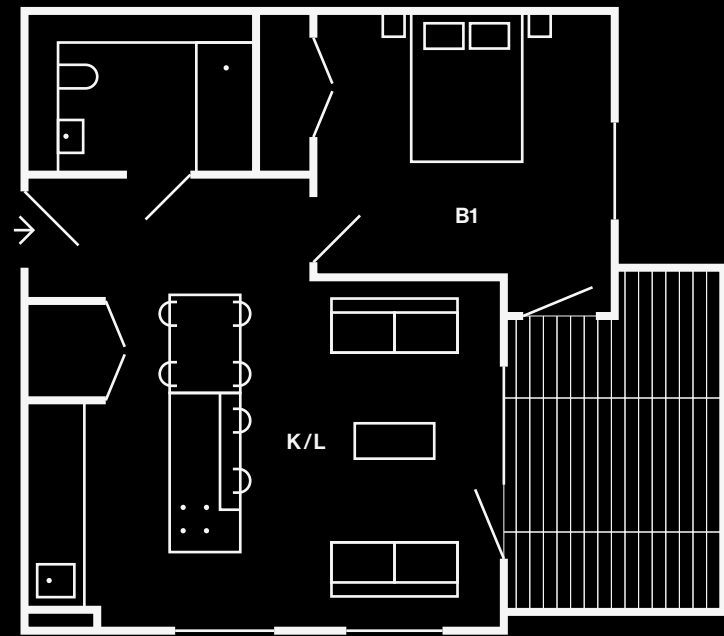


**Core B**  
05.23      72 sqm / 775 sqft

Kitchen / Living	5.7m x 5.5m
Bedroom 1	5.4m x 3.3m
Bedroom 2	2.7m x 2.8m
Balcony	5.3m x 1.4m

**Fifth Floor**

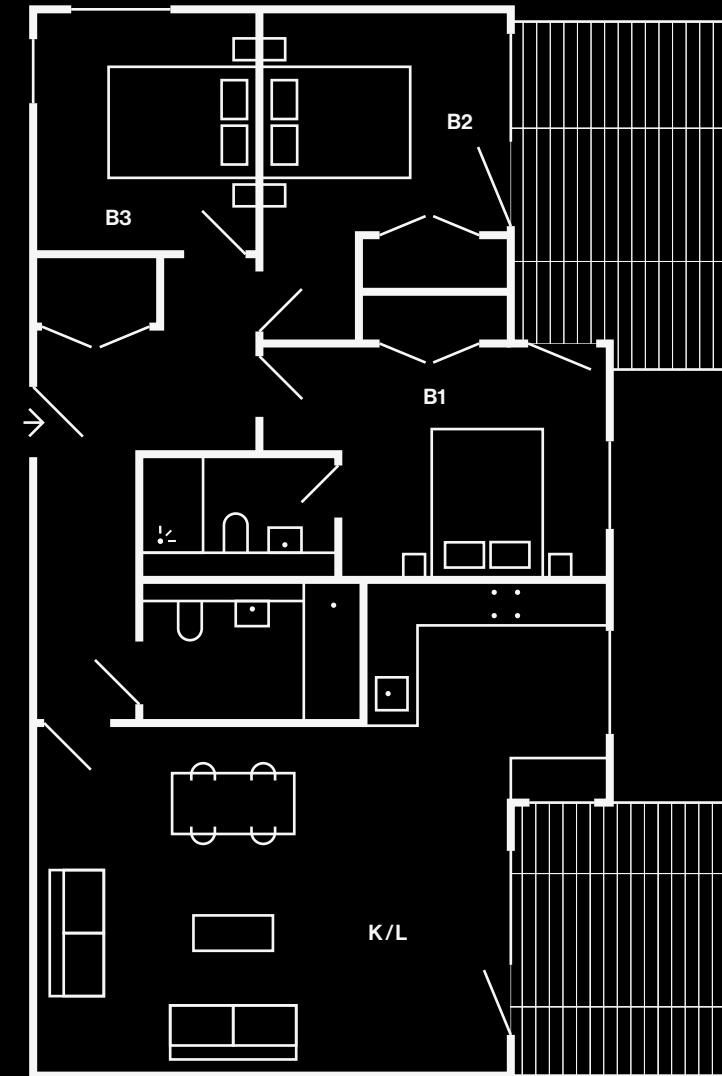
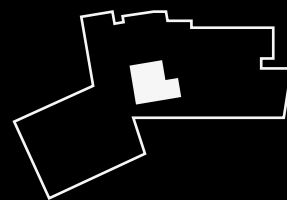




**Core B**  
05.24      52 sqm / 560 sqft

**Kitchen / Living**      5.8m x 6.0m  
**Bedroom 1**      4.4m x 3.3m  
**Balcony**      2.6m x 4.4m

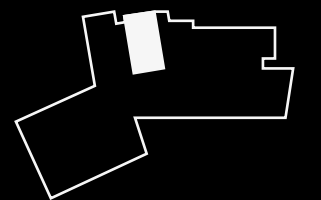
**Fifth Floor**



**Core B**  
05.25      91 sqm / 980 sqft

**Kitchen / Living**      6.3m x 6.3m  
**Bedroom 1**      3.7m x 3.4m  
**Bedroom 2**      3.4 x 3.1m  
**Bedroom 3**      2.7m x 3.0m  
**Balcony 1**      4.6m x 2.6m  
**Balcony 2**      3.3m x 2.6m

**Fifth Floor**

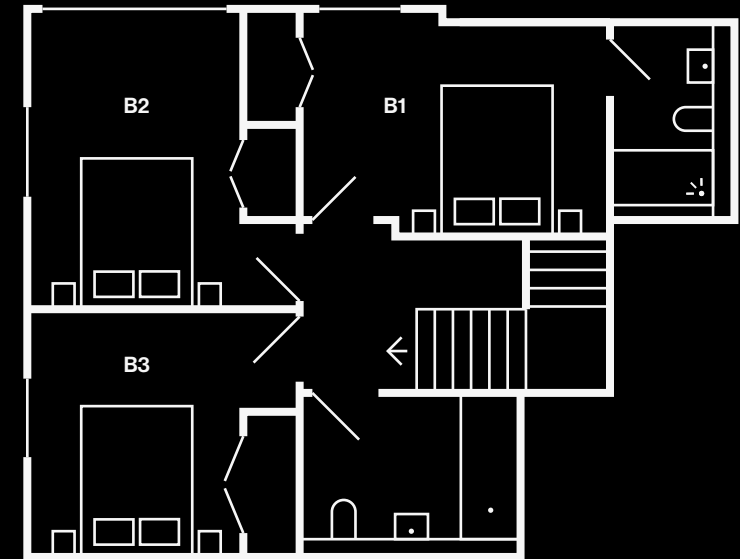




Lower floor



Upper floor



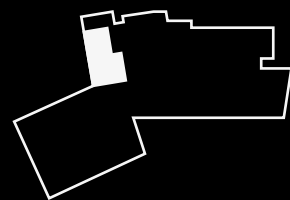
Core B  
06.26

107 sqm / 1152 sqft

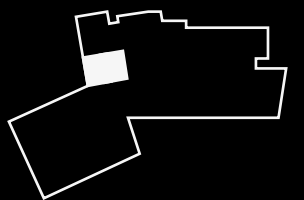
Kitchen / Living  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Terrace

5.6m x 6.8m  
2.7m x 4.7m  
3.6m x 2.8m  
3.5m x 3.2m  
9.6m x 4.7m

Sixth Floor

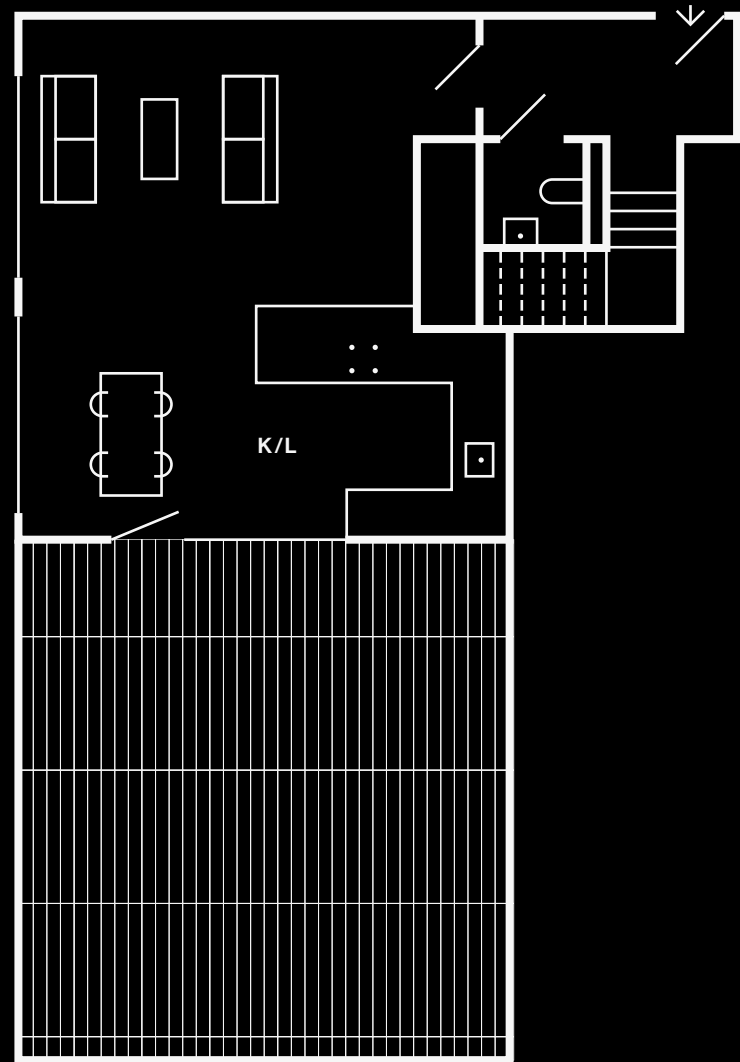


Seventh Floor

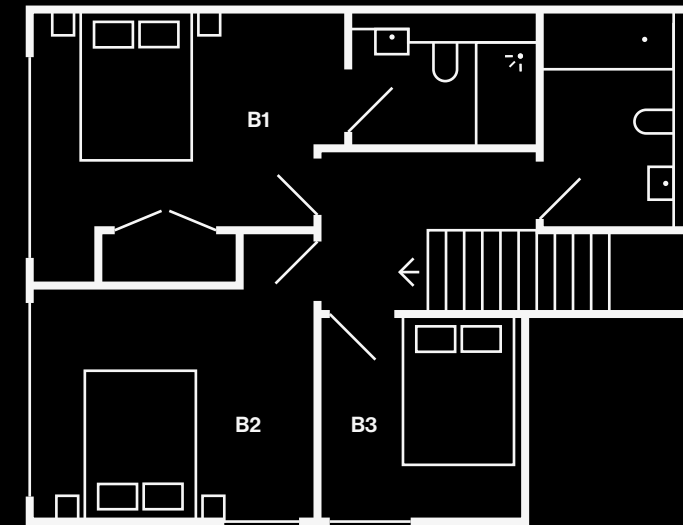




Lower floor



Upper floor

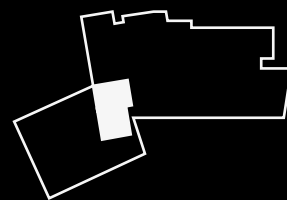


Core B  
06.27

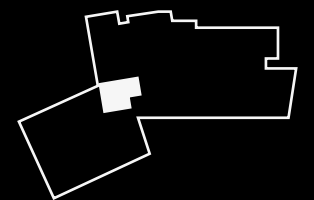
103.5 sqm / 1114 sqft

Kitchen / Living 6.7m x 6.5m  
 Bedroom 1 4.1m x 3.4m  
 Bedroom 2 3.7m x 3.0m  
 Bedroom 3 2.6m x 2.7m  
 Terrace 7.0m x 6.3m

Sixth Floor

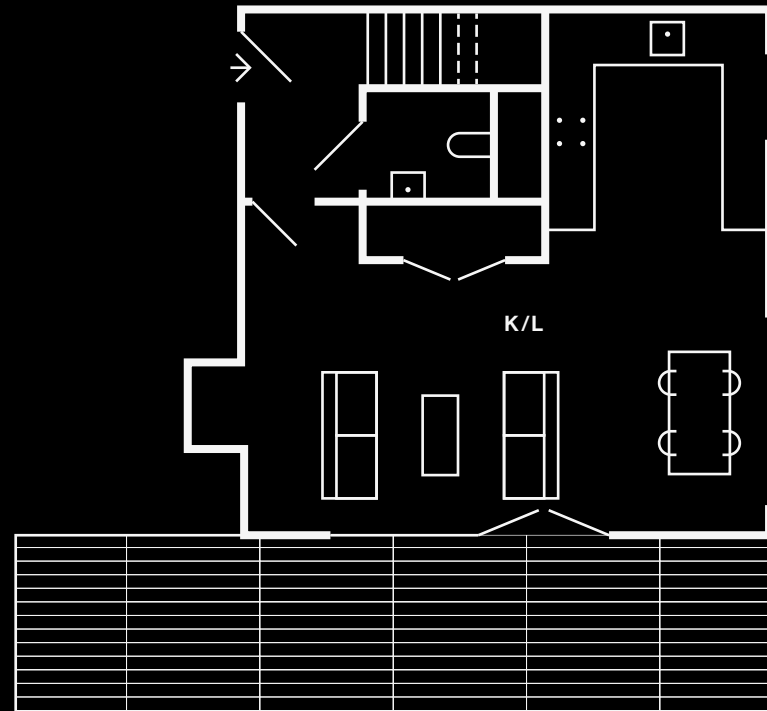


Seventh Floor

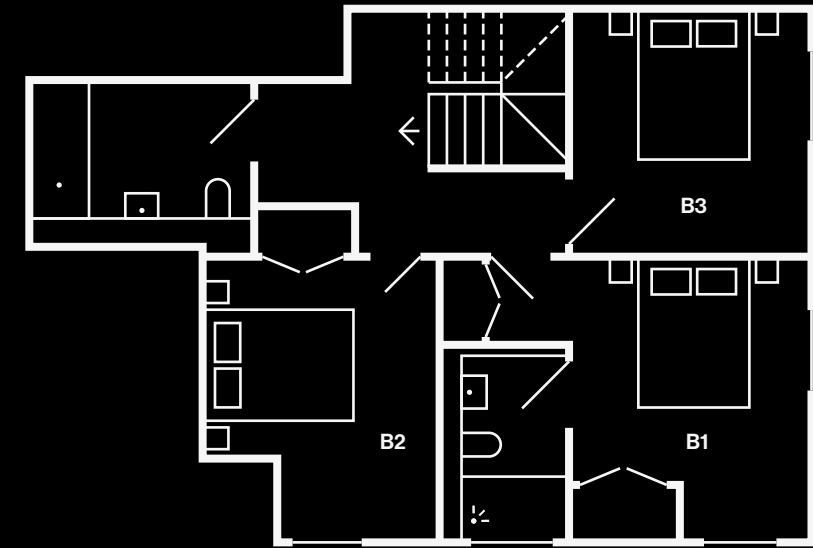




Lower floor



Upper floor



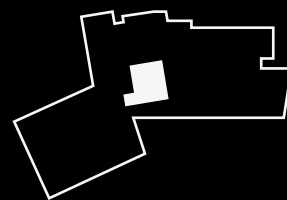
Core B  
06.28

103 sqm / 1109 sqft

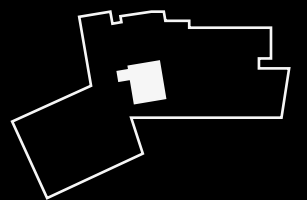
Kitchen / Living  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Terrace

6.8m x 6.9m  
3.7m x 3.0m  
4.3m x 3.0m  
3.0m x 2.9m  
10.2m x 1.8m

Sixth Floor



Seventh Floor



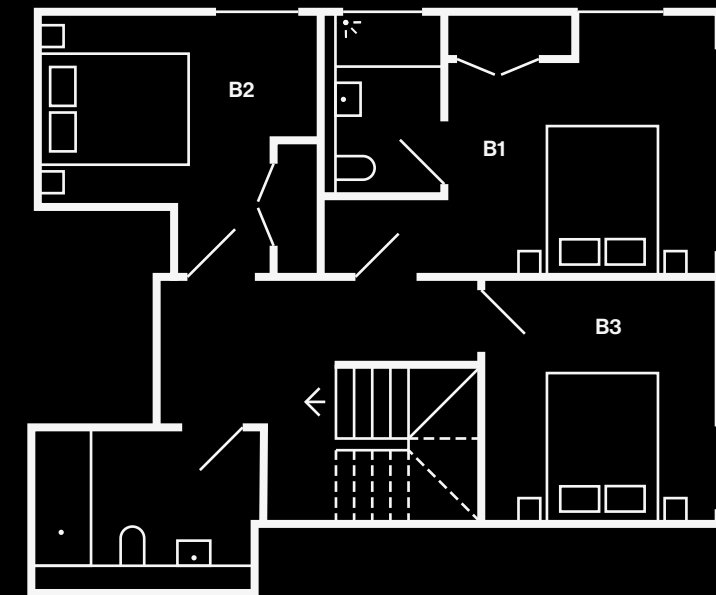




Lower floor



Upper floor

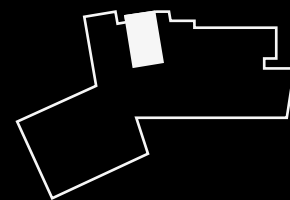


Core B  
06.29

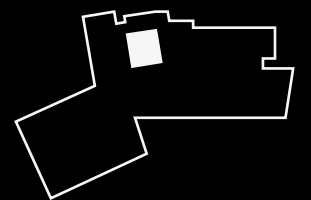
102 sqm / 1098 sqft

Kitchen / Living	6.7m x 6.9m
Bedroom 1	3.4m x 3.5m
Bedroom 2	3.5m x 3.4m
Bedroom 3	3.0m x 2.9m
Terrace	7.0m x 5.4m

Sixth Floor



Seventh Floor



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London Fields  
Hackney E8  
monohauslondon.com



Union Developments is a London based boutique developer known for their mixed use schemes that have an emphasis on community as much as housing.

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Established in 1995, Fraser & Co is an award-winning independent estate agency with a strong local presence and a global reputation. We specialise in residential sales, lettings and property management throughout London, whilst our offices in Hong Kong and Dubai enables us to effectively reach investors across the Far East and the Middle East.

— Monohaus brand and design by Don't Panic Partners

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