



PEOPLE
ARCHITECTURE

GT3 Architects

Overview Document

2026



Driving commercial success; Empowering social impact.

We put people at the heart of everything we do. We know that when spaces are designed around the wellbeing and needs of the people who use and operate them, the results aren't just socially positive – they drive measurable commercial value.

Our collaborative and purpose-driven approach ensures the creative process is effective, enjoyable and a worthwhile investment for clients and project teams.

We listen, empathise and connect, shaping outcomes that inspire joy and confidence whilst delivering lasting social, economic and environmental impact.



PEOPLE
ARCHITECTURE

01

Who We Are



About Us

Our projects are delivered nationally from four UK studios. We deliver award-winning work across Sport & Leisure, Workplace, Residential and Hospitality sectors.

Working in close partnership with public and private sector clients, we create environments that support people, place and performance while delivering lasting commercial and social value.



Top Right: Residential – JESMOND 360 AXIS
Middle Right: Workplace – WATERSTONS OFFICES
Bottom Left: Sport & Leisure – MORPETH LEISURE CENTRE
Bottom Middle: Hospitality – REGENT CINEMA

Our Skills

We believe meaningful innovation is driven by the continual development of our practice and thinking, bringing clarity and purpose to briefing, design and delivery stages.

Our **Architecture**, **Interiors** & **Consultancy** Skills generate lasting commercial value and meaningful social impact for our clients—effective in isolation, but most powerful when brought together.

Bottom Left: ECLIPSE LEISURE CENTRE



RIBA Stage 0
Strategic Definition



ENABLE

RIBA Stage 1
Preparation & Brief



BRIEF

RIBA Stages 2 – 6
Concept & Technical Design, Construction



DESIGN & DELIVER

RIBA Stage 7
In Use



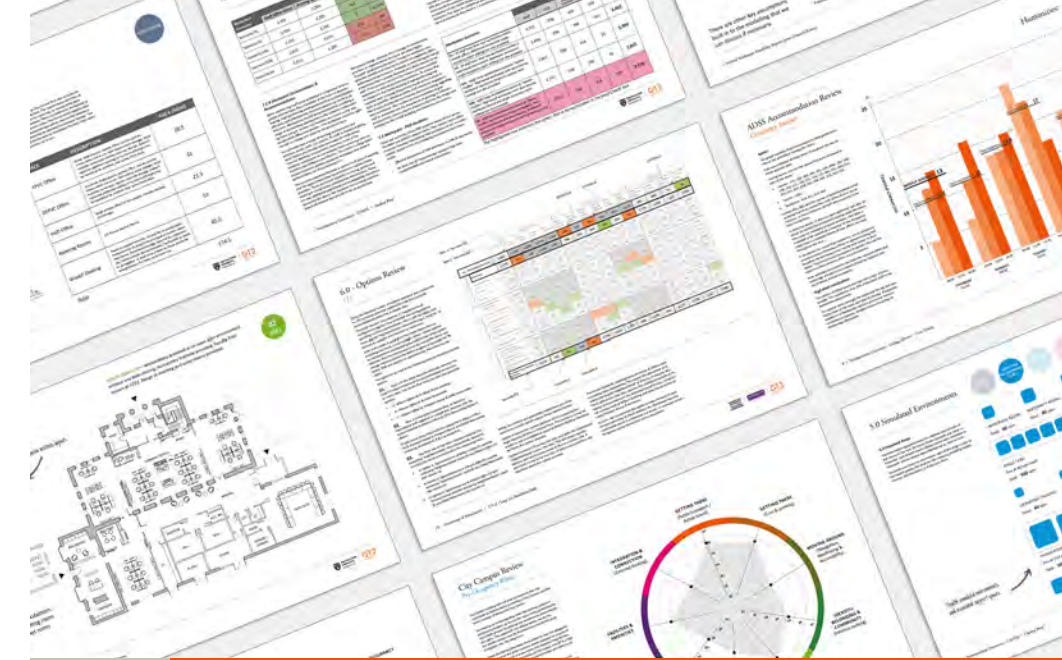
EVIDENCE

Our Services

Our services are people-focused and evidence-based, helping organisations define clear ambitions, engage stakeholders and establish robust project briefs.

With an emphasis on listening and learning, we support clients in shaping environments that improve wellbeing and deliver long-term value.

Bottom Left: FAREHAM LEISURE CENTRE
Bottom Middle: SLOUGH ICE ARENA



Architecture

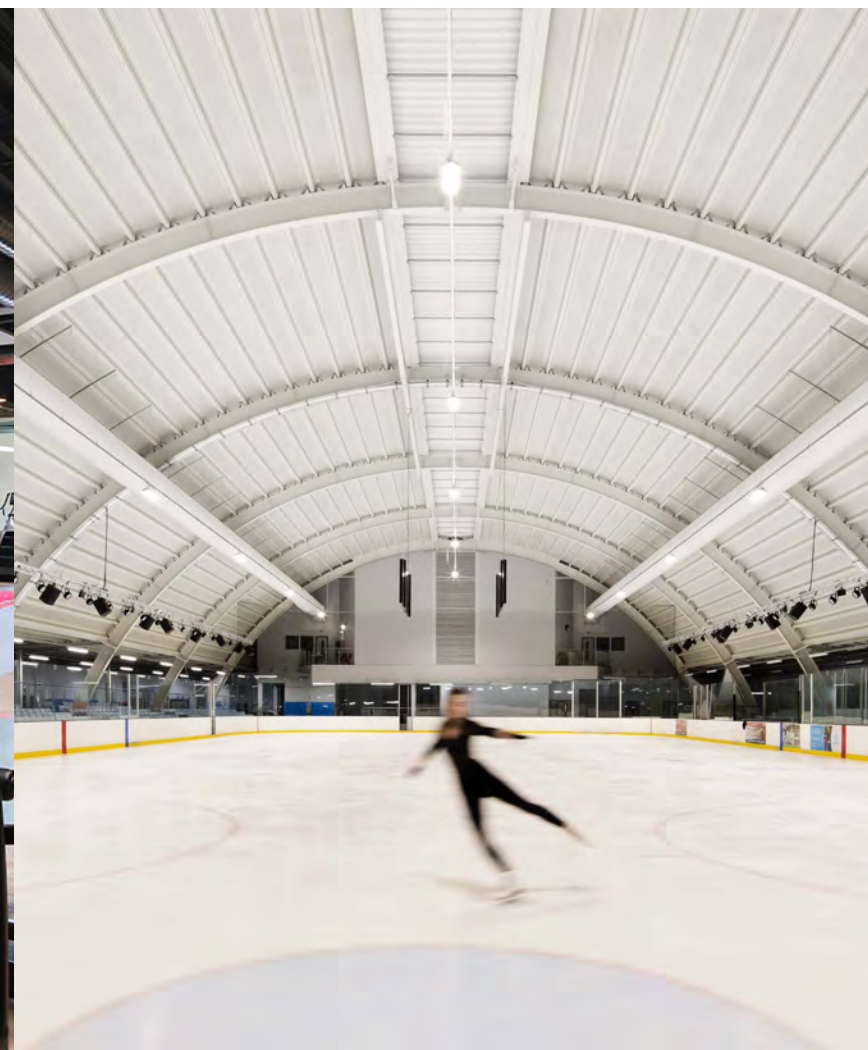
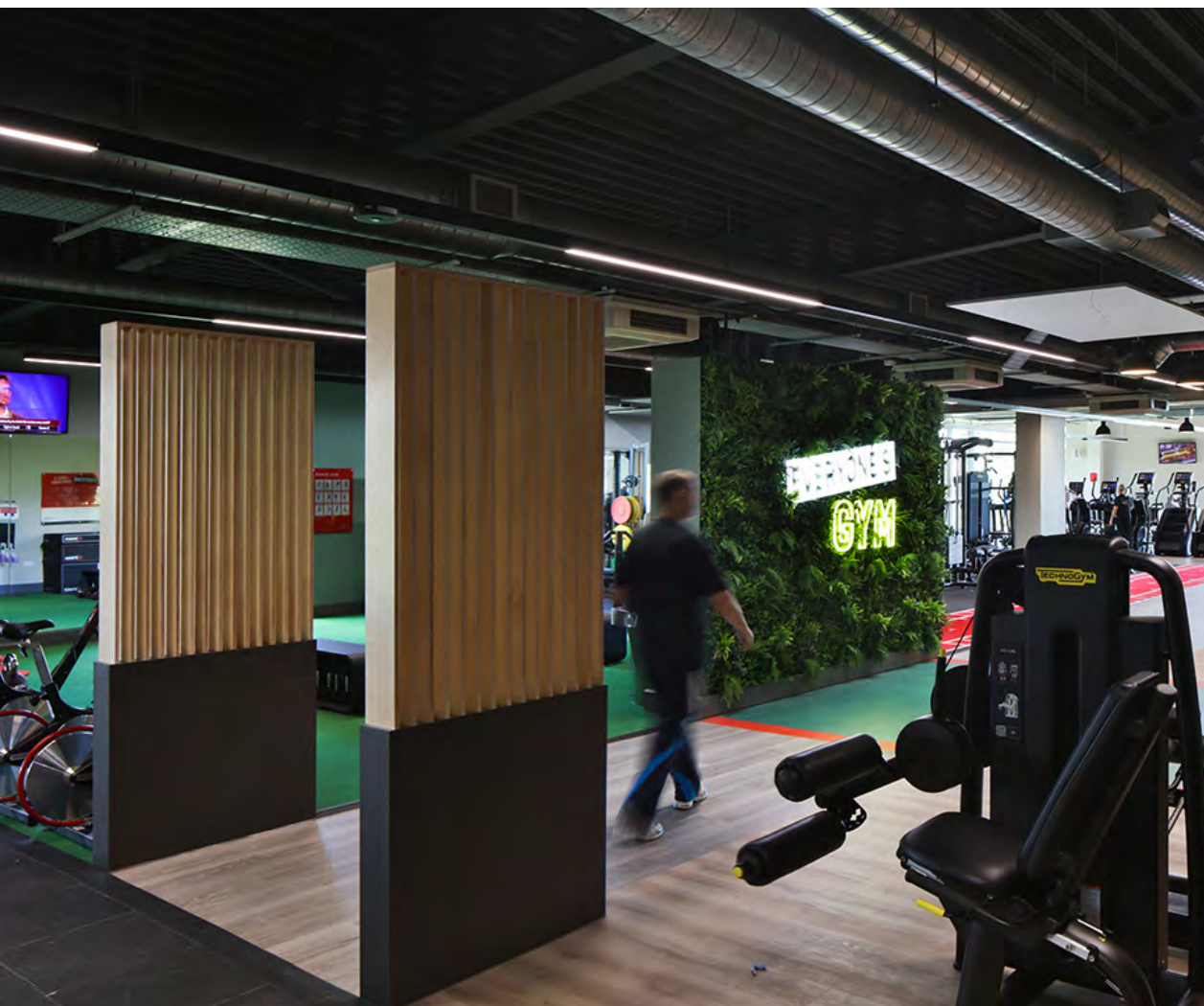
- New Build
- Refurb & Reuse
- Masterplanning

Interiors

- Fit-Out
- Brand Overlay
- Design Guidelines

Consultancy

- Brief Writing
- Workplace Consultancy
- Sustainability Strategy
- Engagement & Consultation
- Pre & Post Occupancy
- Passivhaus & Other Services
- Principal Designer (BSA & CDM)



02

Architecture

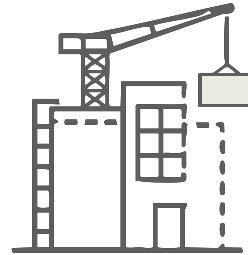


We deliver people-led **architecture** that creates genuine, lasting value. Our People Architecture approach shapes places around people, strengthening communities and ensuring long-term commercial performance.

Our Expertise

- New Build
- Reuse & Refurb
- Masterplanning





“Our designers turn ambitious thinking into innovation that is viable, deliverable and built to endure.”

New Build

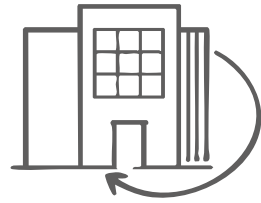
We design new buildings shaped around people, rooted in place and built to last.

Our design-led approach brings together strong architectural ideas, technical expertise and innovation, with a clear understanding of public value, cost and deliverability, ensuring our projects stand the test of time. From early concept through to delivery, we provide clear design leadership, creating warm, welcoming and inspiring architecture that responds to context, supports community life and delivers long-term social and commercial value.

We bring

- Bespoke design solutions, adding value through quality, usability and identity.
- Early clarity to support cost certainty, programme and viability.
- People-focused layouts and facility mixes, improving demand, use and long-term operational performance.
- A delivery-focused approach to buildability and risk.
- Planning, consultation and evidencing support that reduces delay.
- Clear coordination across teams to support efficient delivery.





“We specialise in bringing people back into underused assets, creating welcoming places that are relevant and valued again.”

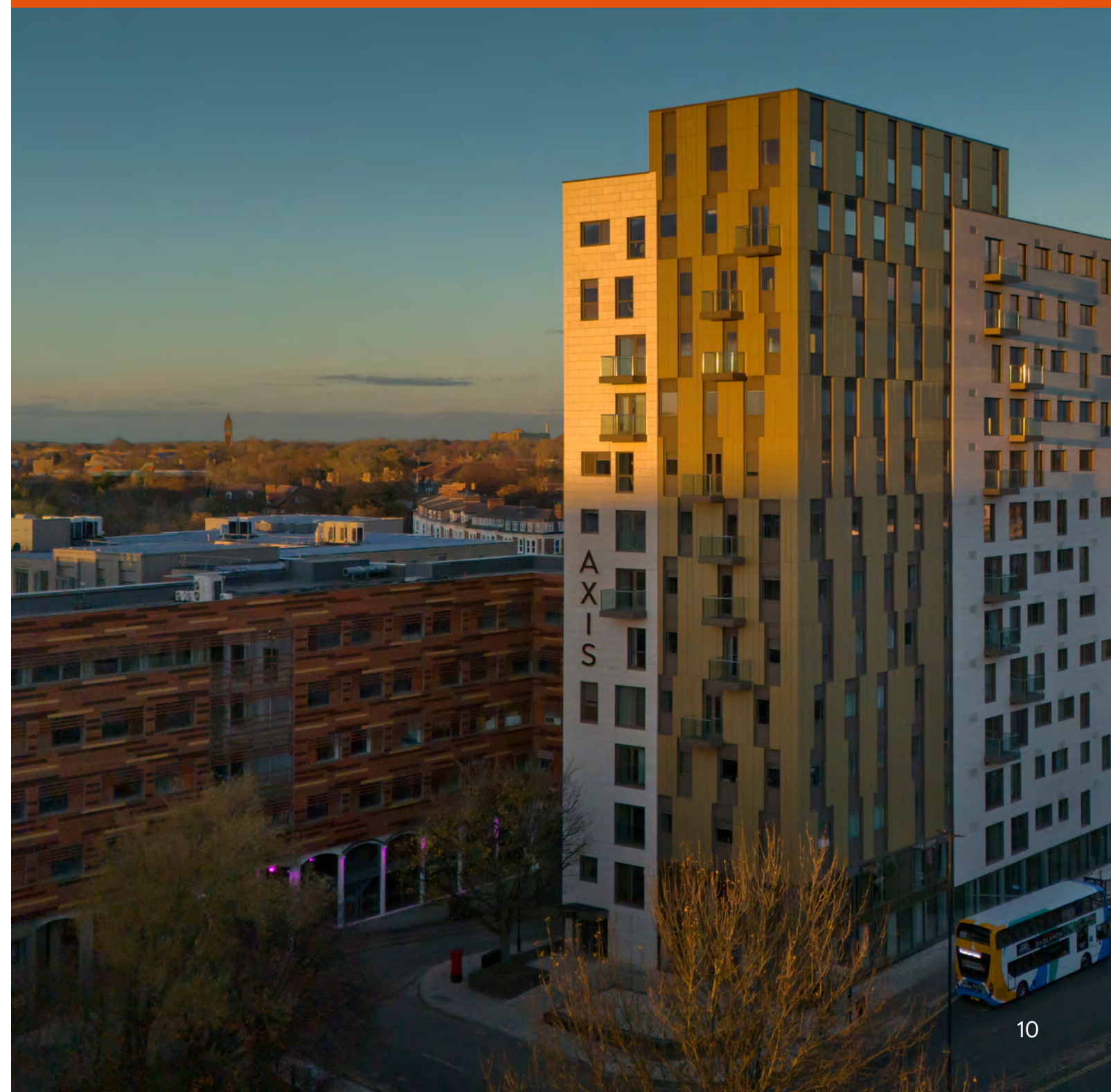
Refurb & Reuse

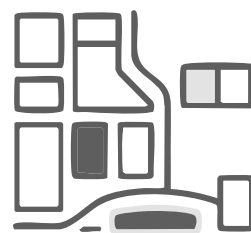
We unlock the potential of existing buildings.

We re-use, adapt and extend to meet today’s needs while respecting character and context, helping clients maximise assets and extend their life. Our refurbishment and extension work is delivery-focused, improving how buildings are used and operated while balancing sustainability, cost and flexibility with budget, programme and planning constraints, so projects move forward with confidence. We also support repurposing and change-of-use projects that respond to evolving communities. From feasibility to delivery, we provide clear design leadership that helps buildings find new purpose.

We bring

- Design-led refurbishment, extension and re-use strategies.
- Experience delivering change-of-use across sectors.
- A holistic approach to sustainability, cost and planning.
- Working confidently within live, constrained and sensitive environments.
- Clear design leadership from feasibility through to delivery.
- Close collaboration with planners, clients and specialist advisors.





“Places thrive when the people who shape them share a clear vision – grounded in context, collaboration and thoughtful design.”

Masterplanning

Turning complex ambitions into places that thrive.

Working across urban, mixed-use and residential-led sites, our masterplans balance social value, community needs and financial realism to support investment and phased delivery. Bringing together clients, stakeholders and communities is central to our approach, helping people understand different priorities and constraints. We create shared direction and confidence around what a place needs to succeed.

The result is masterplans that combine creative thinking with strategic clarity, shaping places that succeed from the outset, feel rooted in their context and evolve as needs change.

We bring

- Design-led spatial frameworks for complex sites.
- Masterplans that balance vision with deliverability.
- Integration of community insight, context and identity.
- Support for planning, funding and phased development.
- Places designed to grow, adapt and endure.





Our Clients

Our clients include local authorities, operators, developers and private organisations across the UK.

Working in close partnership, we deliver projects that respond to operational priorities, commercial ambitions and the communities they serve.



“GT3 are a highly reliable partner, supporting our clients while aligning project teams around a shared vision. Their collaborative approach and consistent engagement from early stages through to completion give us real confidence in both the process and the outcome.”



Sarah Watts,
CEO
Development Partner
ALLIANCE LEISURE



allianceleisure

Image: HARROGATE HYDRO

03

Sample Portfolio



Eclipse Leisure Centre

Client: Spelthorne Borough Council
Value: £43.5m
Region: South East, England
Completion: Autumn 2024
Skills: Architecture, Consultancy

“At the forefront of Passivhaus leisure design, delivering Europe’s largest wet and dry centre and only the second in the UK”



Commercial Highlights:

- Up to 60% operational energy reduction
- 40% water savings
- Civic landmark supporting town-centre vitality



Social Impact Highlights:

- Encourages active, healthy lifestyles
- Inclusive design removing participation barriers
- Specialist filtration system supporting user enjoyment



BUSINESS
AWARDS UK

iese
Awards
2025

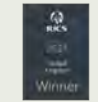
AWARDS

WINNER

Morpeth Leisure Centre

Client: Northumberland County Council
Value: £21m
Region: North East, England
Completion: Spring 2023
Skills: Architecture

“A landmark leisure destination
boosting tourism, supporting locals
and creating a vibrant community
hub”



Commercial Highlights:

- 175% increase in annual attendance
- £599k uplift in town-centre spending



Social Impact Highlights:

- 200% swim, gym and class increase
- 114% increase in library usage



Redcar Community Heart

Client: Redcar & Cleveland Borough Council
Value: £12m
Region: North East, England
Completion: Spring 2014
Skills: Architecture, Interiors

“Bringing leisure, civic life and public realm together to reshape Redcar’s urban core”



Commercial Highlights:

- £31m town-centre regeneration investment
- Integrated civic and leisure facility maximising land value



Social Impact Highlights:

- Multi-generational civic hub
- Community-led design with strong public buy-in



J360: Axis

Client: Jomast Developments
Value: £12.5m
Region: North East, England
Completion: Summer 2025
Skills: Architecture

“A landmark residential tower completing the Jesmond Three Sixty masterplan”



Commercial Highlights:

- Strengthens Newcastle’s prime residential market
- Enhances the long-term value of the wider site



Social Impact Highlights:

- Delivers new city homes in a connected location
- Strengthens neighbourhood character and activity



One Harton Quay

Client: British Telecom
Value: £12.5m
Region: North East, England
Completion: Summer 2011
Skills: Architecture

“An award-winning office development shaping regeneration at the river’s edge”



Commercial Highlights:

- 50,000 sq ft Grade A office development
- Award-winning scheme setting regional quality benchmark



Social Impact Highlights:

- Reconnected town centre to the riverfront
- High-quality workplace supporting collaboration and identity



20RICS
12 AWARDS

British
Council for
Offices
Awards

RIBA

LABC



J360: One

Client: Jomast Developments
Value: £15m
Region: North East, England
Completion: Summer 2019
Skills: Architecture

“A vacant 1960s office building transformed into a mixed-use residential destination”



Commercial Highlights:

- Repurposed vacant asset into mixed-use development
- First phase unlocking wider site regeneration



Social Impact Highlights:

- New homes within an established neighbourhood
- Revitalised building contributing to local character



Wynyard Village

Client: Jomast Developments
Value: £16m
Region: North East, England
Completion: Ongoing
Skills: Architecture

“Luxury residential and leisure masterplan set within a mature woodland landscape”



Commercial Highlights:

- Luxury residential and leisure masterplan
- High-value woodland setting enhancing asset appeal



Social Impact Highlights:

- Community gardens and shared leisure amenities
- Secure, high-quality living environment



Gilkes HQ

Client: Gilbert, Gilkes & Gordon Ltd
Value: £4.75m
Region: North West, England
Completion: Summer 2015
Skills: Architecture, Interiors

“Transforming a Victorian factory into a contemporary workplace and R&D hub”



Commercial Highlights:

- Modernised headquarters supporting global business
- Flexible workspace and enhanced R&D facilities



Social Impact Highlights:

- Celebrates industrial heritage and identity
- Inspiring, collaborative workplace for staff



Hartlepool Marina

Client: Hartlepool Borough Council
Value: Confidential
Region: North East, England
Completion: Ongoing
Skills: Architecture

“Waterside residential development shaping a new marina neighbourhood”



Commercial Highlights:

- Large-scale residential development supporting town regeneration
- Supports local economic growth and construction jobs



Social Impact Highlights:

- Provides diverse housing options for families and professionals
- Enhances urban living near transport and waterfront areas



Vineyard Gate

Client: Colchester Borough Council
Value: £24m
Region: South East, England
Completion: Spring 2023
Skills: Architecture

“Town-centre masterplan extending Colchester’s retail, leisure and residential offer”



Commercial Highlights:

- Town-centre mixed-use masterplan
- Unlocks development potential of strategic site



Social Impact Highlights:

- Improved pedestrian connectivity to town centre
- Sensitive integration with historic town wall



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