



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.



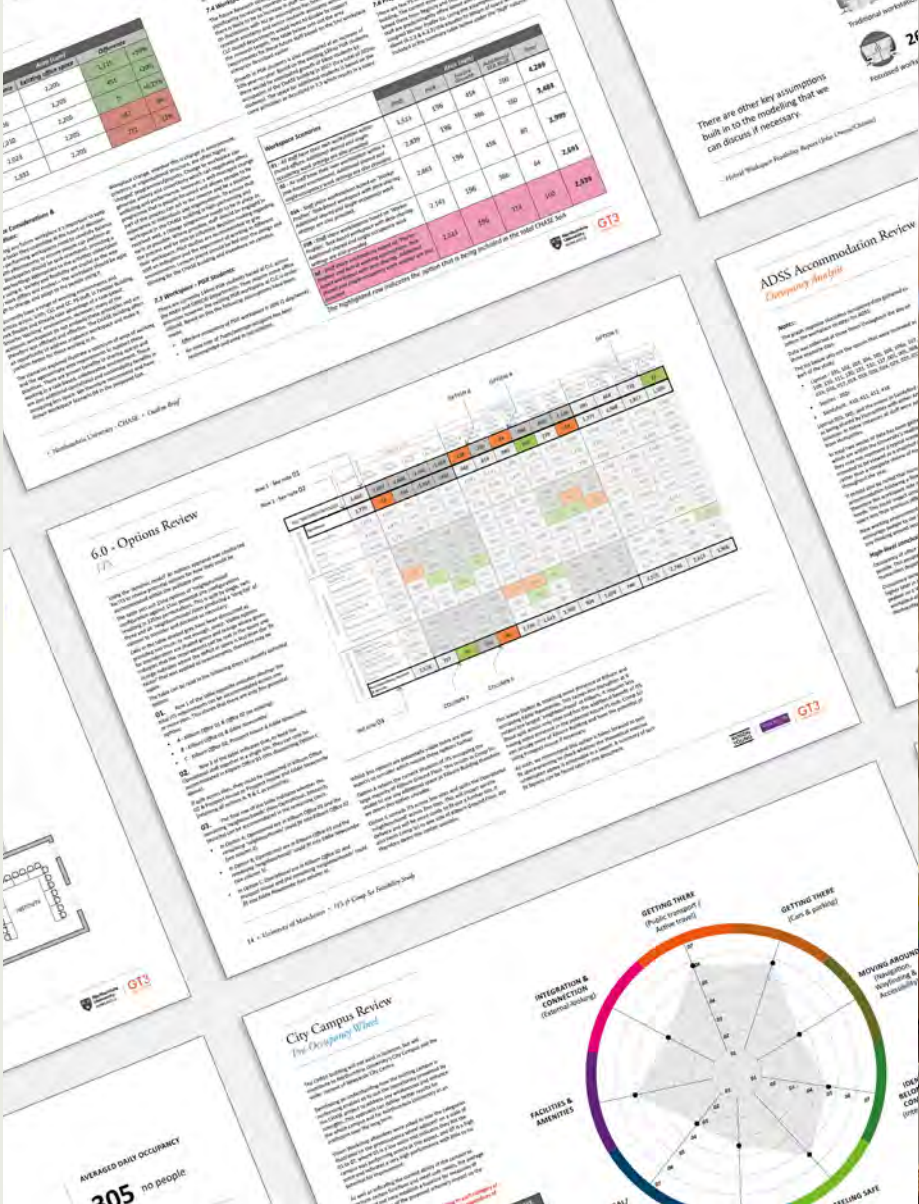
Top Right: Residential – JESMOND 360 AXIS
Middle Right: Workplace – WATERSTONS OFFICES
Bottom Left: Sport & Leisure – MORPETH LEISURE CENTRE
Bottom Middle: Hospitality – REGENT CINEMA

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 deliver lasting commercial value and meaningful social impact for our clients – effective in isolation, but most powerful when brought together.

Bottom Left: GREEN INCUBATOR



RIBA Stage 0
Strategic Definition



UNLOCK

RIBA Stage 1
Preparation & Brief



BRIEF

RIBA Stages 2–6
Concept & Technical Design, Construction



DESIGN & DELIVER

RIBA Stage 7
In Use



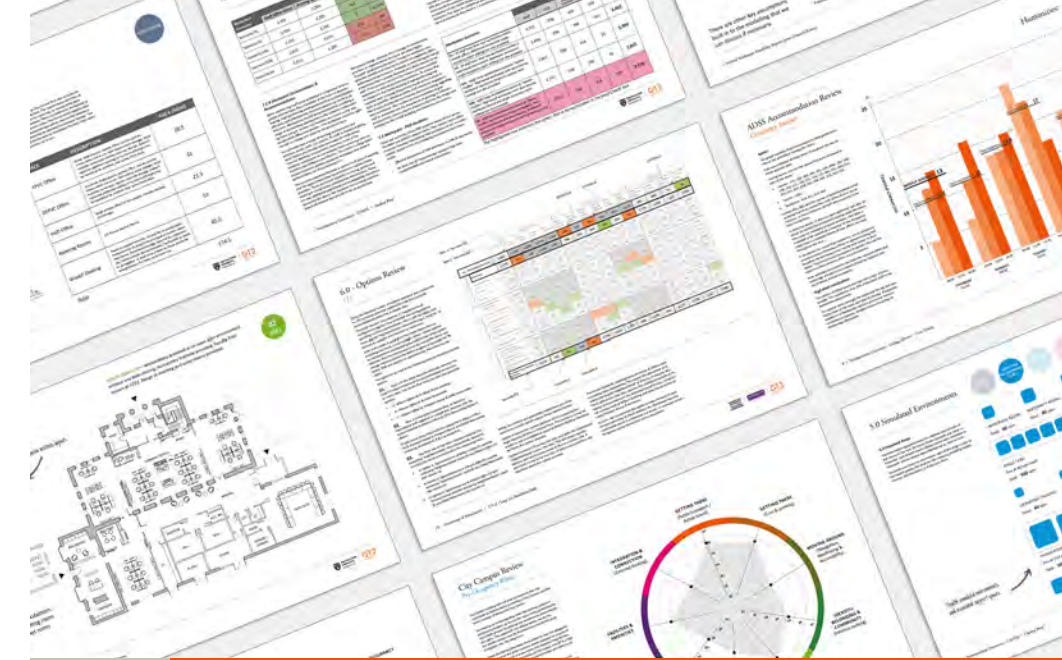
EVIDENCE

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: ONE HARTON QUAY
Bottom Middle: OAKWELL HOUSE



Architecture

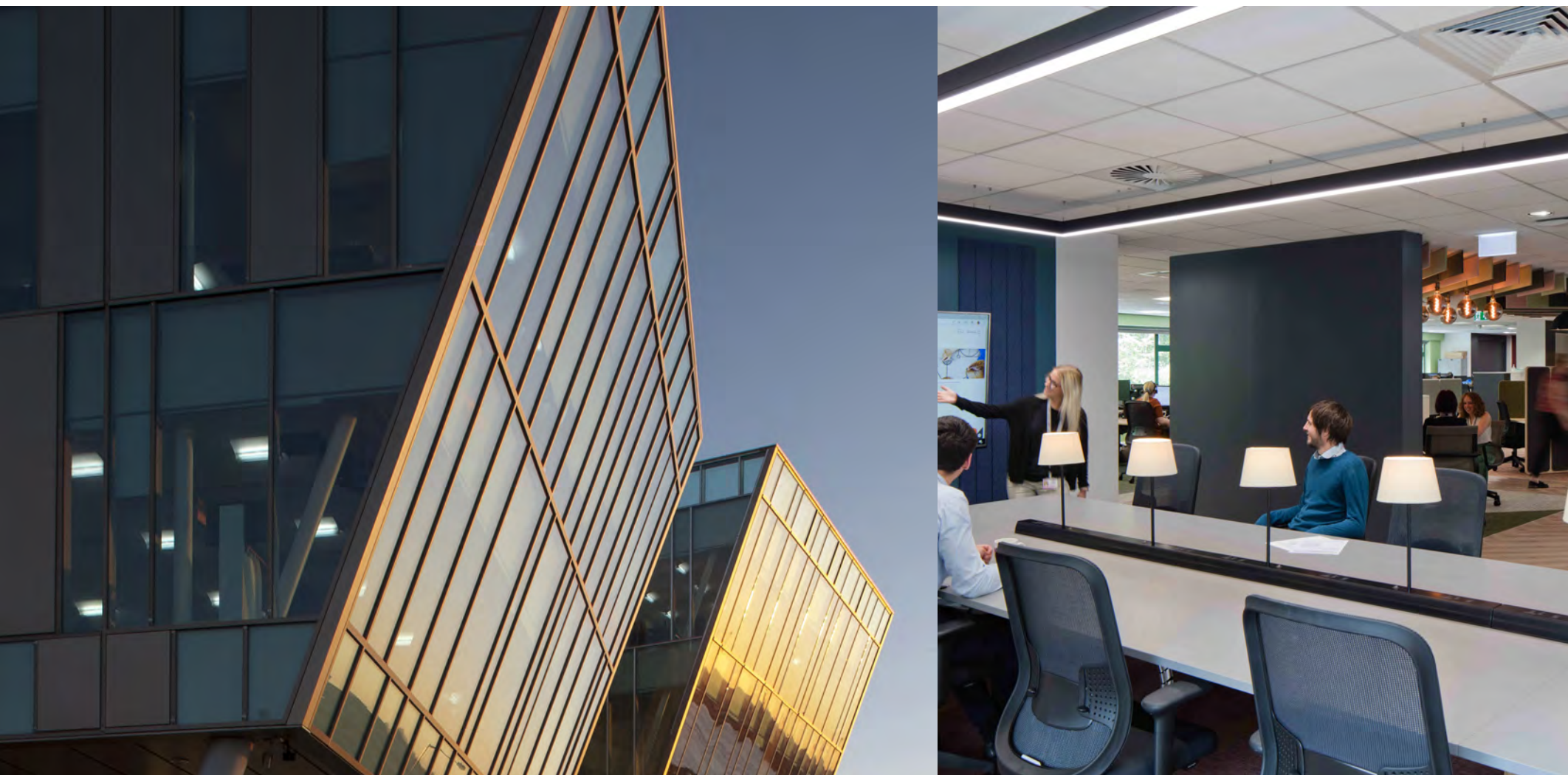
- New Build
- Refurb & Reuse
- Masterplanning

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)



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Interiors

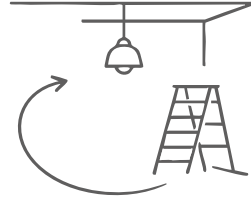


We understand that the **interior** of a building is just as important as its exterior. Our multi-disciplinary team will work closely with you to create an interior that reflects your unique identity and requirements.

Our Expertise

- Fit-Out
- Brand Overlay
- Design Guidelines





Fit-Out

We bring brands and workplaces to life through considered fit-out, creating environments that are engaging, functional and ready to perform.

Our design-led approach combines creative thinking with technical understanding, ensuring spaces are efficient, deliverable and aligned with the needs of the people who use them. From early feasibility through to completion, we provide clear design leadership, shaping environments that support productivity, collaboration and wellbeing.

We bring

- Bespoke interior solutions that revitalise spaces, enhancing quality, identity and user experience.
- Early clarity on scope, constraints and opportunities to support cost certainty and programme.
- People-focused layouts that improve flow, usability and long-term performance.
- A pragmatic approach to working within existing structures, reducing risk and disruption.



“Our designers turn ambitious thinking into considered refurbishment and retrofit solutions that are viable, deliverable and built to endure.”





Brand Overlay

We create interior environments that bring brands to life.

We translate identity into space, shaping environments that reflect culture, purpose and ambition while supporting how people work, interact and experience a place. Our brand-led fit-out approach is delivery focused, balancing creativity with technical precision to ensure concepts are viable, buildable and aligned with programme, budget and operational needs.

From early concept through to completion, we provide clear design leadership, creating cohesive, engaging and high-quality interiors that strengthen brand presence, enhance user experience and support long-term performance.

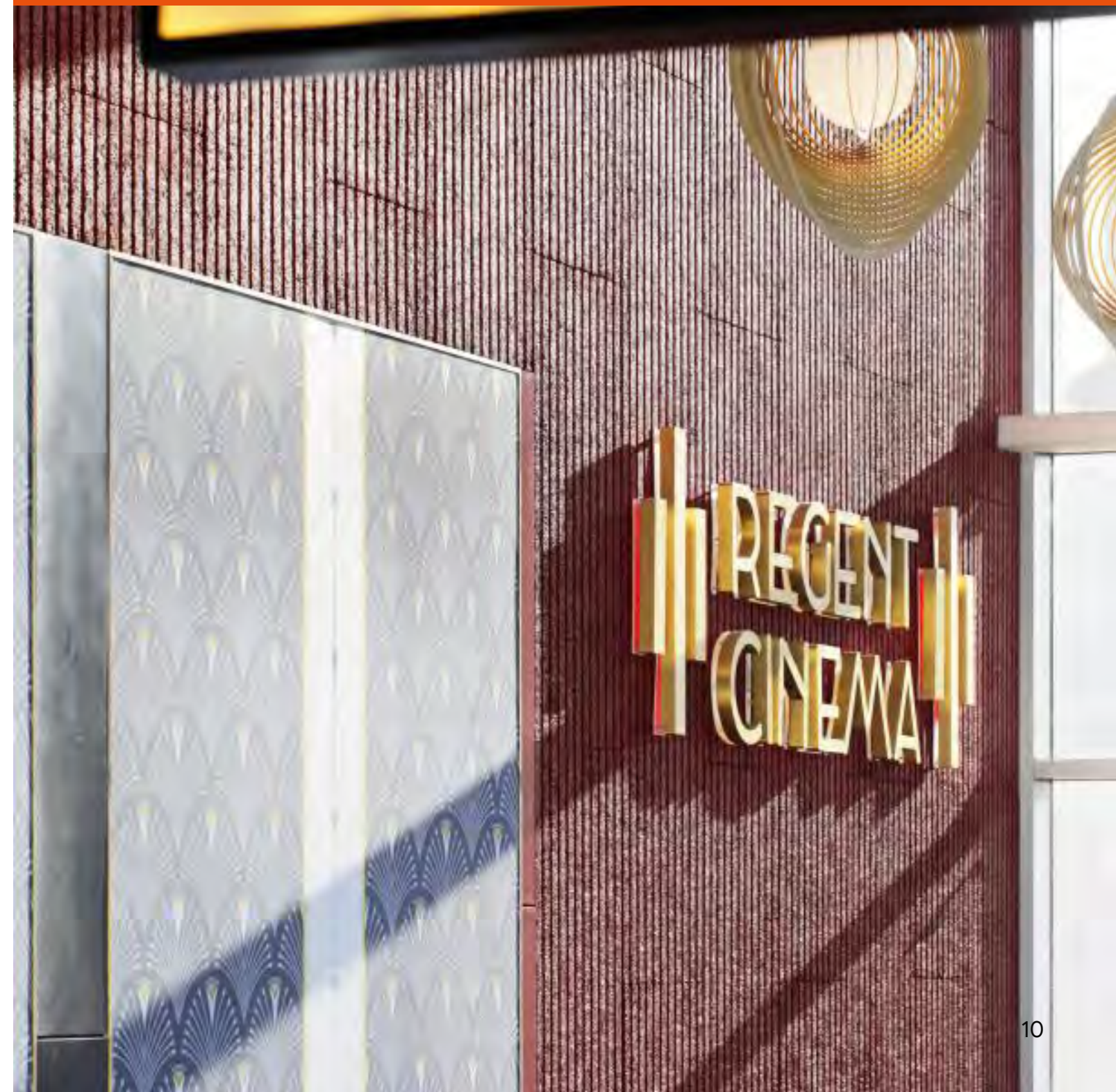
We bring

- Brand-led interior strategies that translate identity into space.
- Strong concept design aligned with operational and commercial goals.
- People-focused layouts that enhance experience, flow and usability.
- Technical expertise to ensure buildability, coordination and delivery.

BERWICK



“We specialise in bringing brands to life through interior environments, creating welcoming places that feel relevant, engaging and valued again.”





Design Guidelines

We create clarity, consistency and identity across your spaces.

We develop design guidelines that help you deliver cohesive and recognisable environments, whether across a single site or a wider portfolio. Our approach brings together stakeholders, operators and users to understand how spaces are used, ensuring guidelines are grounded, practical and aligned with real needs.

From early engagement through to delivery, we translate insight into a clear and flexible framework that defines how spaces look, feel and perform. This supports consistent decision-making, reduces risk and ensures your environments remain adaptable over time.

We bring

- Clear and consistent design frameworks that guide decision-making.
- Alignment across stakeholders to support a shared vision.
- Flexible guidelines that respond to different sites and user needs.
- Practical tools to support delivery, coordination and long-term value.



“The success of a space is defined by how it is used. We create guidelines that bring clarity, consistency and identity across every environment.”





Our Clients

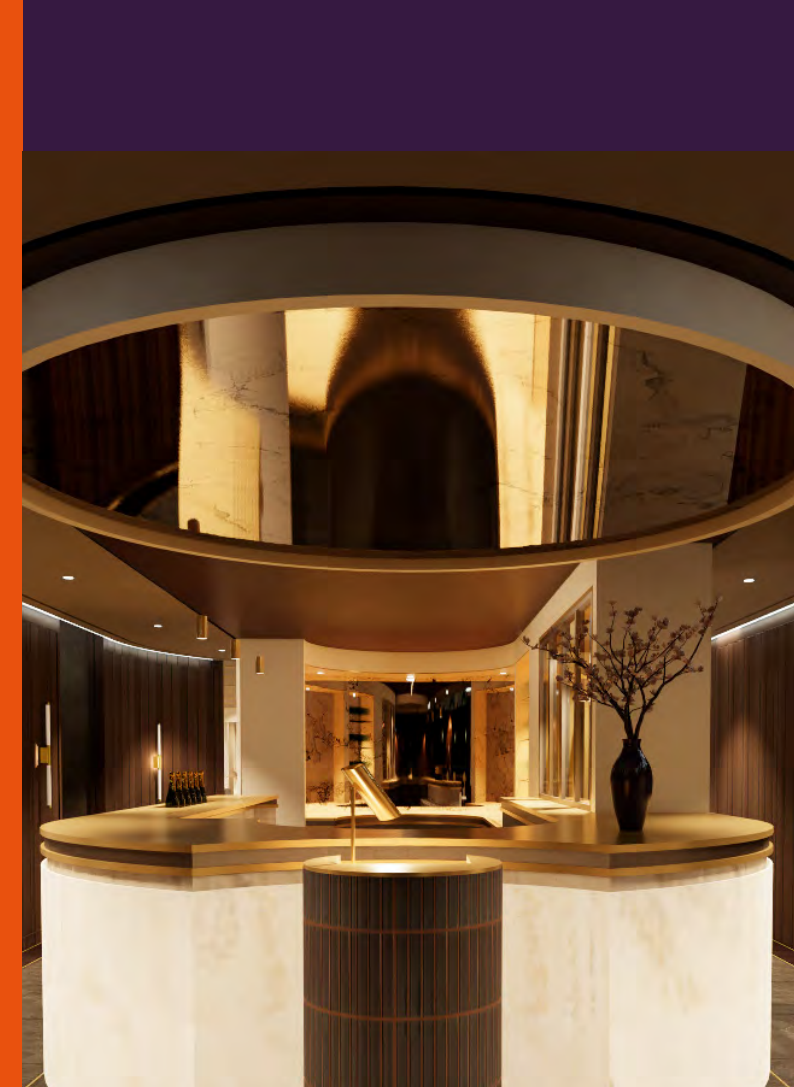
Our clients include local authorities, operators, developers and private organisations across the UK.

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

thirteen



“GT3’s process and transparency have been excellent throughout. Working across the scheme, they’ve taken a holistic approach, enhancing each space they’ve reviewed, from the overall concept through to the finer details that shape the guest experience. Their ability to balance the building’s existing character with a more contemporary response has created spaces that feel both rooted in place and forward-looking.”



Shauna Robb,
Group Chief Operating Officer
ROCKLIFFE HALL



Image: ATLAS FINE DINING

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Sample Portfolio



Boldon House

Client: Durham University
Value: £20m
Region: North East, England
Completion: Spring 2025
Skills: Interiors, Consultancy

“Transforming an existing building into a sustainable, people-focused workplace”



Commercial Highlights:

- Repurposed asset delivering sustainable workspace
- Major regional investment supporting 700 staff



Social Impact Highlights:

- Co-designed workplace shaped by 75+ staff engagement sessions
- People-first environment supporting collaboration and connection



Helios Building

Client: Confidential
Value: Confidential
Region: South East, England
Completion: Summer 2025
Skills: Consultancy, Interiors

“Large-scale CAT-B workplace fit-out supporting flexible working”



Commercial Highlights:

- 2,800 sqm CAT-B fit-out across two floors
- BREEAM Excellent workplace delivered



Social Impact Highlights:

- Co-designed workplace shaped through stakeholder engagement
- Narrative-led interiors reinforcing identity and culture



Oakwell House

Client: South Yorkshire Pensions Authority
Value: £1.2m
Region: Yorkshire, England
Completion: Winter 2022
Skills: Consultancy, Interiors

“A contemporary workplace supporting new ways of working after COVID-19”



Commercial Highlights:

- Purpose-led workplace supporting agile working
- Flexible fit-out adaptable to future change



Social Impact Highlights:

- Staff-focused environment shaped by corporate values
- Supports collaboration, ownership and community



Regent Cinema

Client: Redcar & Cleveland Borough Council
Value: £8m
Region: North East, England
Completion: Spring 2024
Skills: Architecture, Interiors

“A seafront Art Deco cinema
restored to support local culture
and town centre vitality”



Commercial Highlights:

- Delivered early with cost savings
- Supports town-centre evening economy



Social Impact Highlights:

- Preserves local heritage and identity
- Inclusive cultural destination



Quayside House

Client: Norton Rose Fulbright
Value: Confidential
Region: North East, England
Completion: Winter 2023
Skills: Interiors

“Refurbished and expanded
workplace interiors enhancing
collaboration and agility”



Commercial Highlights:

- Premium city-centre office fit-out
- Strengthens Quayside commercial office offer



Social Impact Highlights:

- High-quality workplace supporting collaboration
- Contemporary environment reflecting brand identity



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

Rockliffe Hall Hotel

Client: Rockliffe Hall
Value: Confidential
Region: North East, England
Completion: Ongoing
Skills: Interiors

“Enhancing Rockliffe Hall’s luxury hospitality offer through carefully considered interior design”



Commercial Highlights:

- Interior refurbishment supporting premium guest experience
- Enhances the long-term value of a luxury resort destination



Social Impact Highlights:

- High-quality spaces supporting wellbeing and relaxation
- Elevates the visitor experience within a landmark resort setting



EA Guidelines

Client: Everyone Active
Value: £12m
Region: National
Completion: Ongoing
Skills: Interiors

“Shaping environments that welcome every journey through thoughtful, inclusive design”



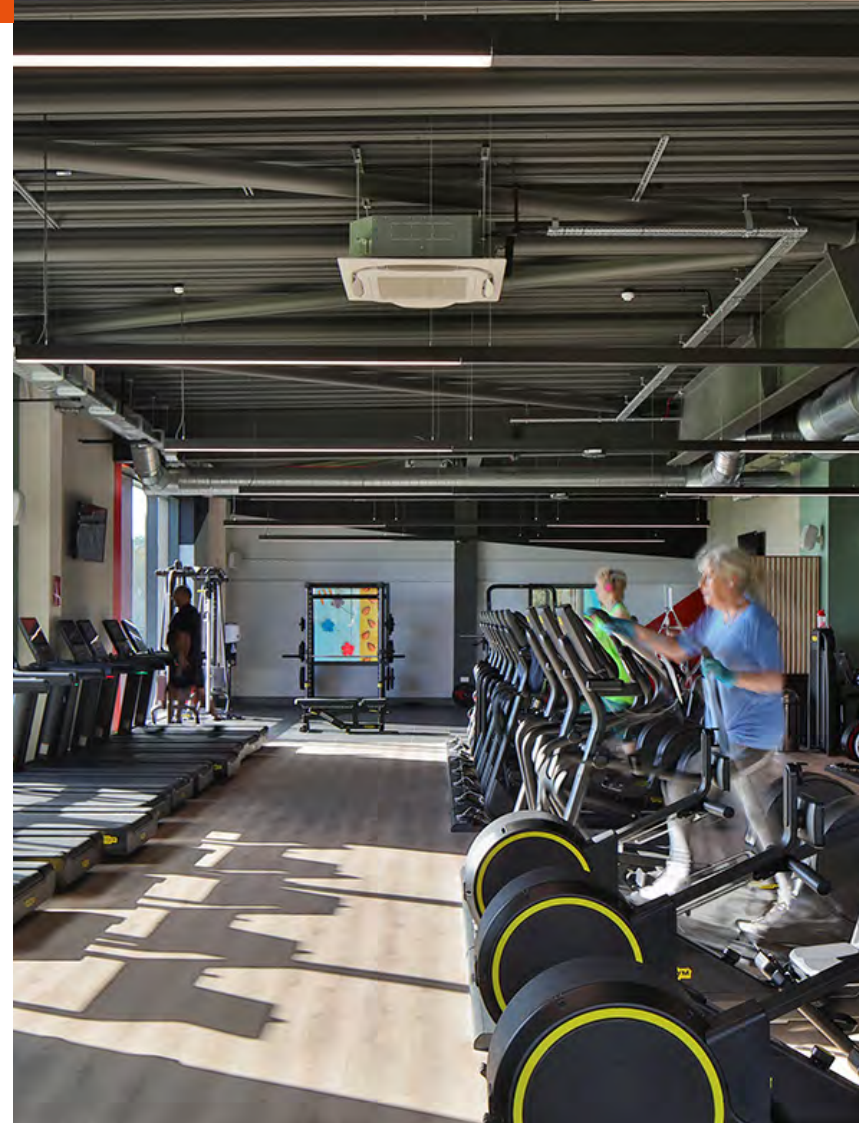
Commercial Highlights:

- Brand-led environments strengthening operator identity
- Optimised layouts, supporting revenue growth, maximising land value



Social Impact Highlights:

- Inclusive design broadening participation
- Comfortable, confidence-building activity spaces



Atlas: James & Maria Close

Client: Rockliffe Hall
Value: Confidential
Region: North East, England
Completion: Ongoing
Skills: Interiors

“An intimate Michelin-starred dining destination celebrating craft, atmosphere and culinary excellence”



Commercial Highlights:

- High-end dining destination elevating regional hospitality offer
- Distinctive interior design supporting premium guest experience



Social Impact Highlights:

- Creates memorable, high-quality dining experiences
- Strengthens the region's cultural and culinary identity



Premier Inn

Client: Premier Inn
Value: Confidential
Region: North East, England
Completion: Spring 2018
Skills: Interiors

“A contemporary hotel and restaurant designed to meet the standards of a leading national brand”



Commercial Highlights:

- Branded hotel development supporting town-centre hospitality offer
- Efficient layout responding to a constrained urban site



Social Impact Highlights:

- Provides high-quality, accessible accommodation for visitors
- Contributes to local activity and the evening economy



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