



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: ECLIPSE LEISURE CENTRE



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: WYNYARD MASTERPLAN

Bottom Right: J360: AXIS



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

Residential

For us, residential design is about more than buildings. It is about creating places that support everyday life, strengthen communities and improve quality of living.



“If you’re planning a residential project or transformation, we’d love to help make it a success.”

Residential Lead
Marta Subh-Lopez, Director

Image: WYNYARD MASTERPLAN



GT3

Our Expertise

We design carefully considered residential environments that respond to the way people live, creating homes and communities that support long-term quality, flexibility and value while enhancing the everyday experience of those who live there.

- Masterplanning
- New Build Residential
- Mixed-Use Living
- Affordable & Social Housing
- Apartments & Private Living
- Build to Rent



Top Right: HARTLEPOOL MARINA
Middle Right: JESMOND 360: ONE
Bottom Left: WYNYARD MASTERPLAN



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.



“Over the last 10 years, GT3 have helped us reimagine constrained sites across our residential and mixed-use portfolio... Their transformation of commercial units into high-quality homes reflects a strong understanding of demand and deliverability.”



Adam Hearld,
Development Director
JOMAST DEVELOPMENTS



Images: J360: AXIS & ONE

The Future of Residential

The way we design and deliver residential places is evolving, shaped by changing lifestyles, higher expectations and the need for homes and neighbourhoods that work harder for people every day.

We create **thoughtful, characterful residential environments, tailored to their context, market and community.** From masterplans to individual buildings, our work brings together identity, quality and liveability to support long-term value and lasting appeal.

RESIDENTIAL EQUATION:

Tailored Living

Design shaped around audience, brand and place

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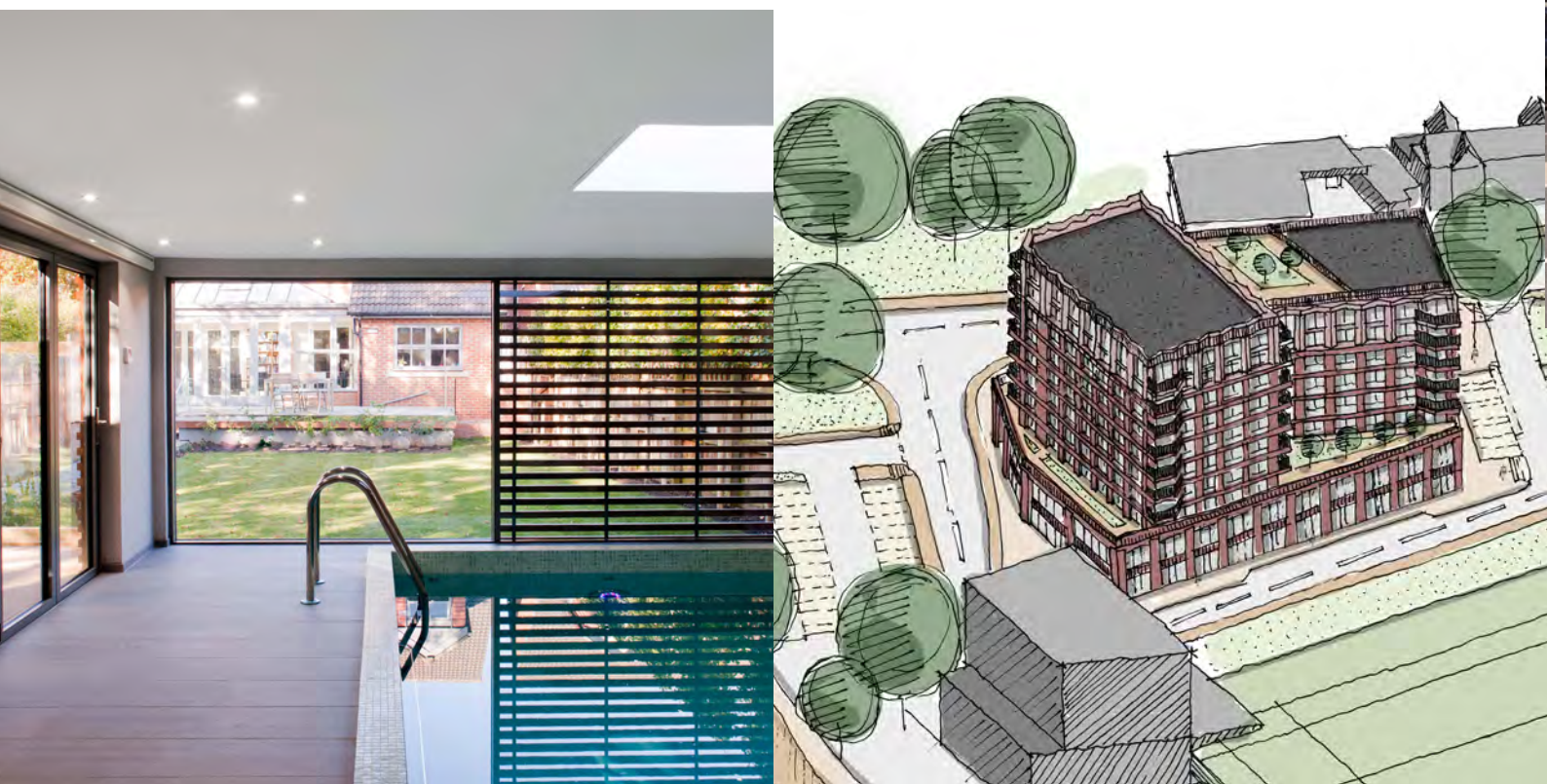
Stronger Communities

Homes and neighbourhoods that support connection and everyday life

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Long-term Success

Enduring value, stronger appeal and lasting relevance



Bottom Left: POOL HAUS

Bottom Middle: GURNELL

Right: HARTLEPOOL MARINA



03

Sample Portfolio

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



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



J360: Quaker House

Client: Jomast Developments
Value: Speculative
Region: North East, England
Completion: Ongoing
Skills: Architecture

“Residential-led development
carefully integrated within a
sensitive heritage setting”



Commercial Highlights:

- High-density PRS development optimising a constrained urban site
- Refined massing and height improving planning certainty



Social Impact Highlights:

- Improved pedestrian routes and public realm
- Design responds carefully to heritage and townscape



Tynemouth Station

Client: Station Developments
Value: £12m
Region: North East, England
Completion: Ongoing
Skills: Architecture

“A contemporary mixed-use scheme supporting long-term regeneration at Tynemouth Station”



Commercial Highlights:

- Mixed-use development supporting town-centre economy
- Enhances long-term value of station estate



Social Impact Highlights:

- Regenerates brownfield site within historic setting
- Improves public realm and station environment



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



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



Chapel View

Client: Banks Group
Value: Confidential
Region: Yorkshire and the Humber, England
Completion: Ongoing
Skills: Architecture

“Residential development delivering new homes within an established edge-of-town setting”



Commercial Highlights:

- 192-home residential development
- Efficient use of edge-of-settlement site



Social Impact Highlights:

- New homes supporting local housing need
- Enhanced landscape and active travel



Hartlepool Marina

Client: Jomast Developments
Value: Confidential
Region: North East, England
Completion: Ongoing
Skills: Architecture

“Waterside residential development shaping a new marina neighbourhood”



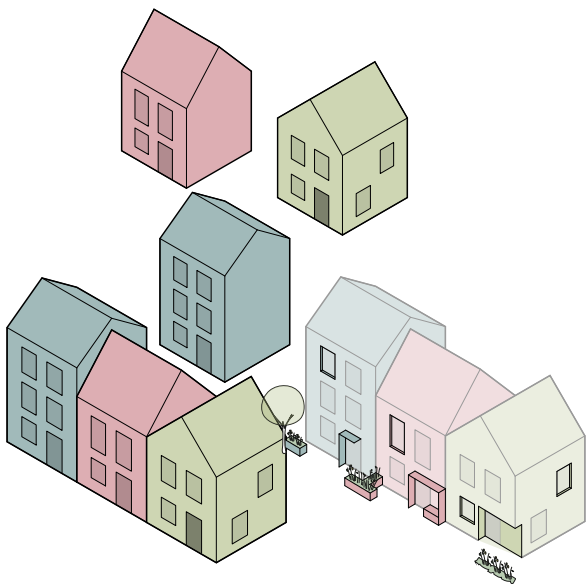
Commercial Highlights:

- 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



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