



PEOPLE
ARCHITECTURE

Sport & Leisure

Our Experience

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 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



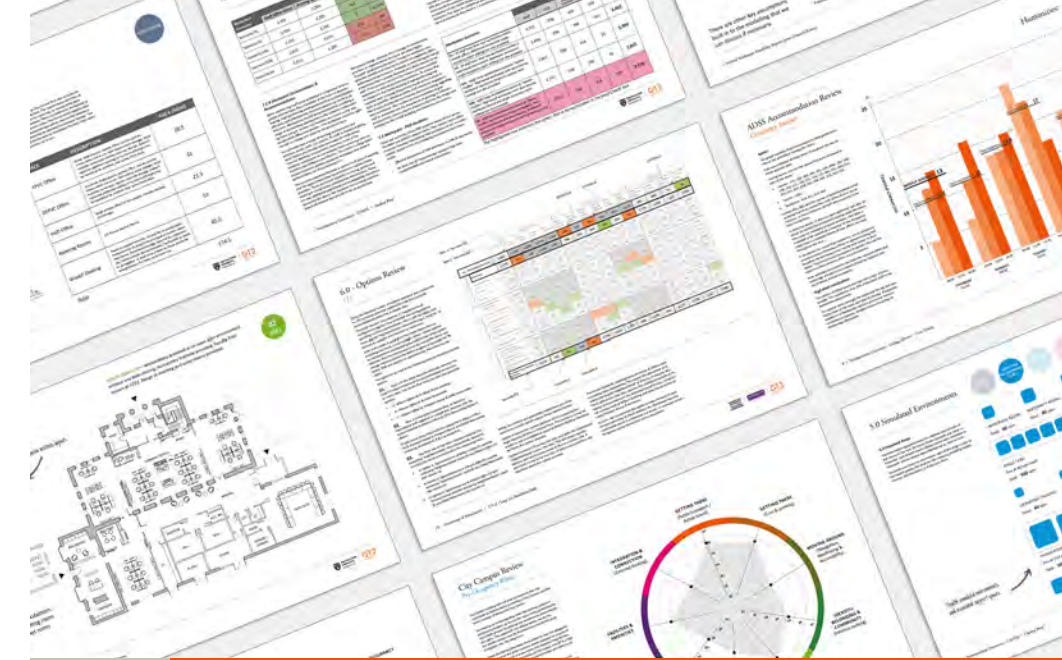
EVIDENCE

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: FAREHAM LEISURE CENTRE
Bottom Middle: SLOUGH ICE ARENA



Architecture

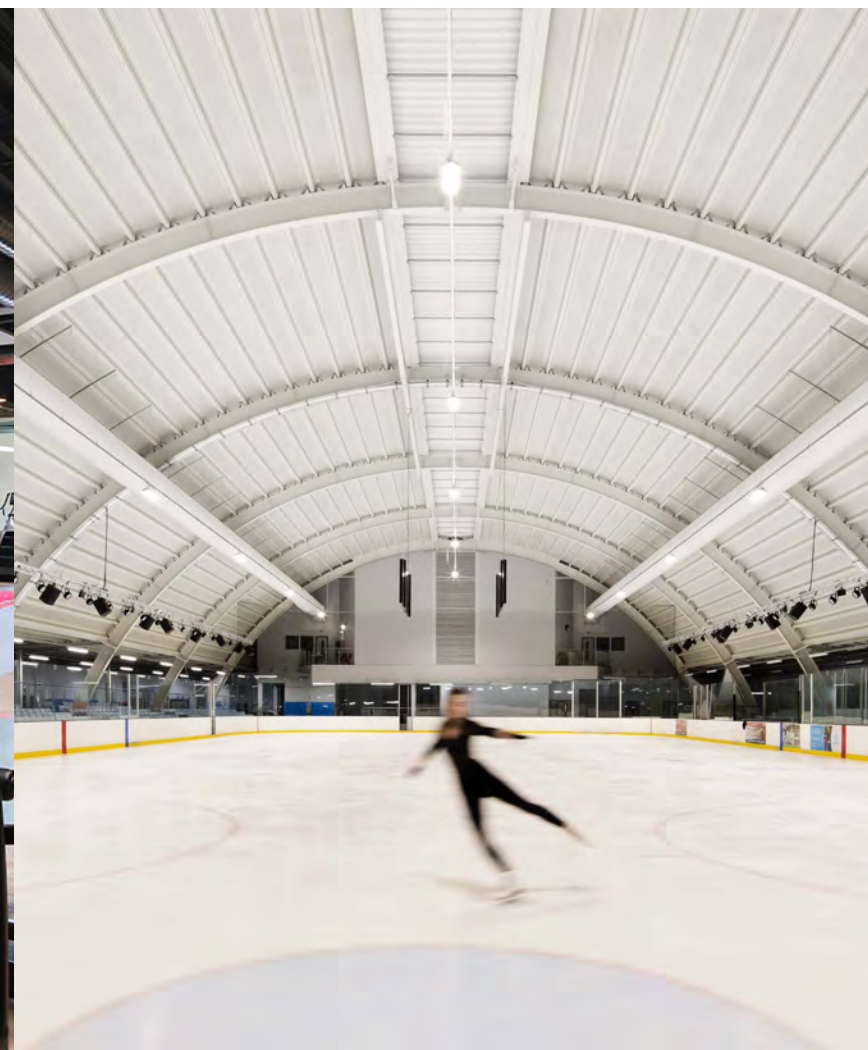
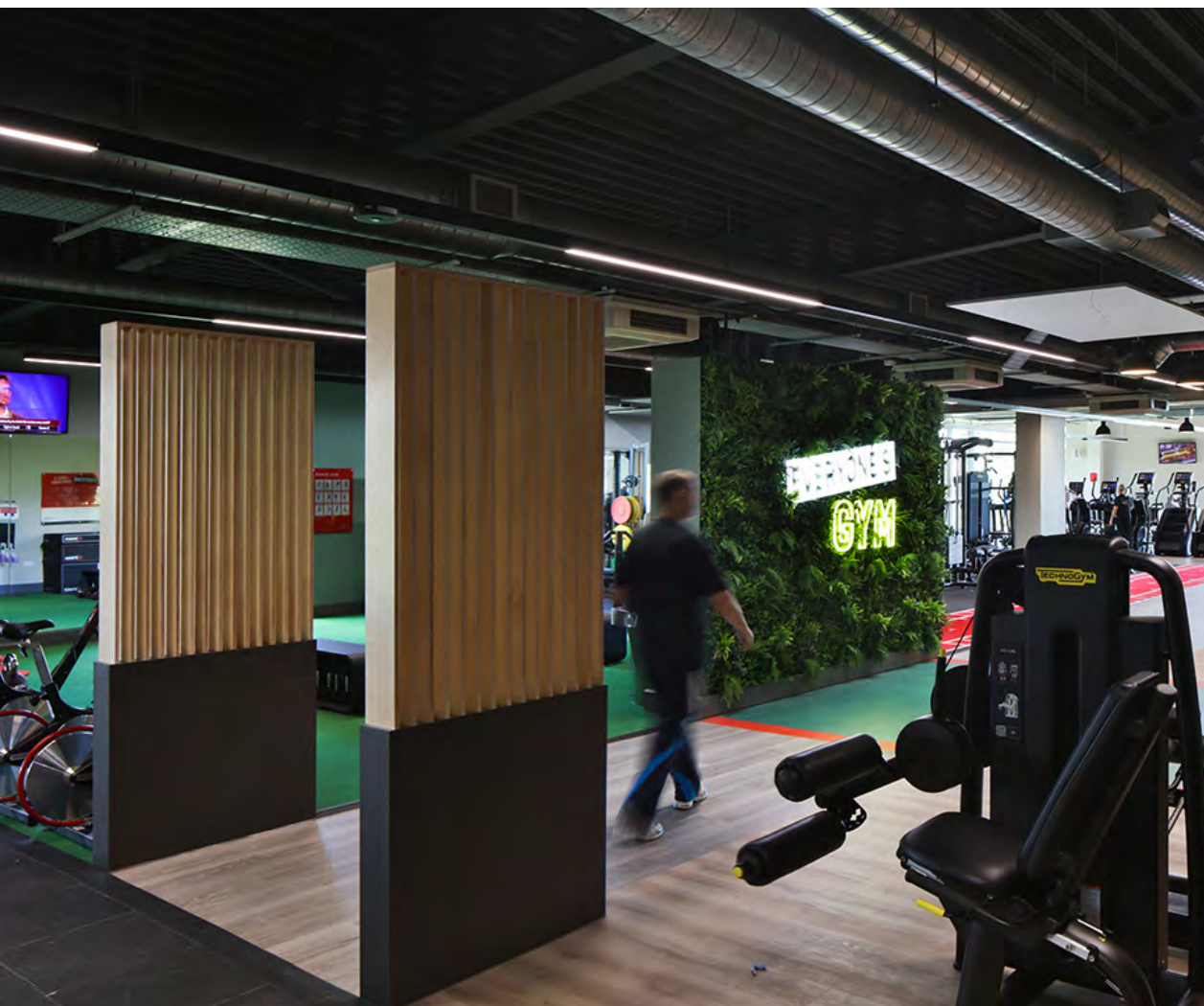
- New Build
- Refurb & Reuse
- Masterplanning

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

Sport & Leisure





We are recognised leaders in sport & leisure design, delivering over £400m since 2021. Drawing on over a decade of specialist experience, we create active environments that are carefully considered, built to perform and designed to deliver lasting value.



“Whether you’re planning a full Sport and Leisure transformation or just starting to think about feasibility, we’d love to help.”

Sport & Leisure Leads
Mark Gowdrige, Director
Suzanne Blair, Director

Image: ECLIPSE LEISURE CENTRE



GT3

Our Expertise

We design carefully considered leisure environments that support long-term operational flexibility and viability, creating lasting value for operators while enriching the experience of the people who use them.



- Wet Leisure
- Dry Leisure
- Community Spaces
- Pitches & Outdoor Space
- Hospitality & Entertainment
- Elite Leisure



Top Right: MORPETH LEISURE CENTRE
Bottom Left: THE CENTRE, SLOUGH
Bottom Middle: THE SANDS LEISURE CENTRE



Sample 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



Image: HARROGATE HYDRO

LEISURE EQUATION:

Greater Flexibility
More facilities with greater flexibility and accessibility

=

More Users
Greater/wider participation

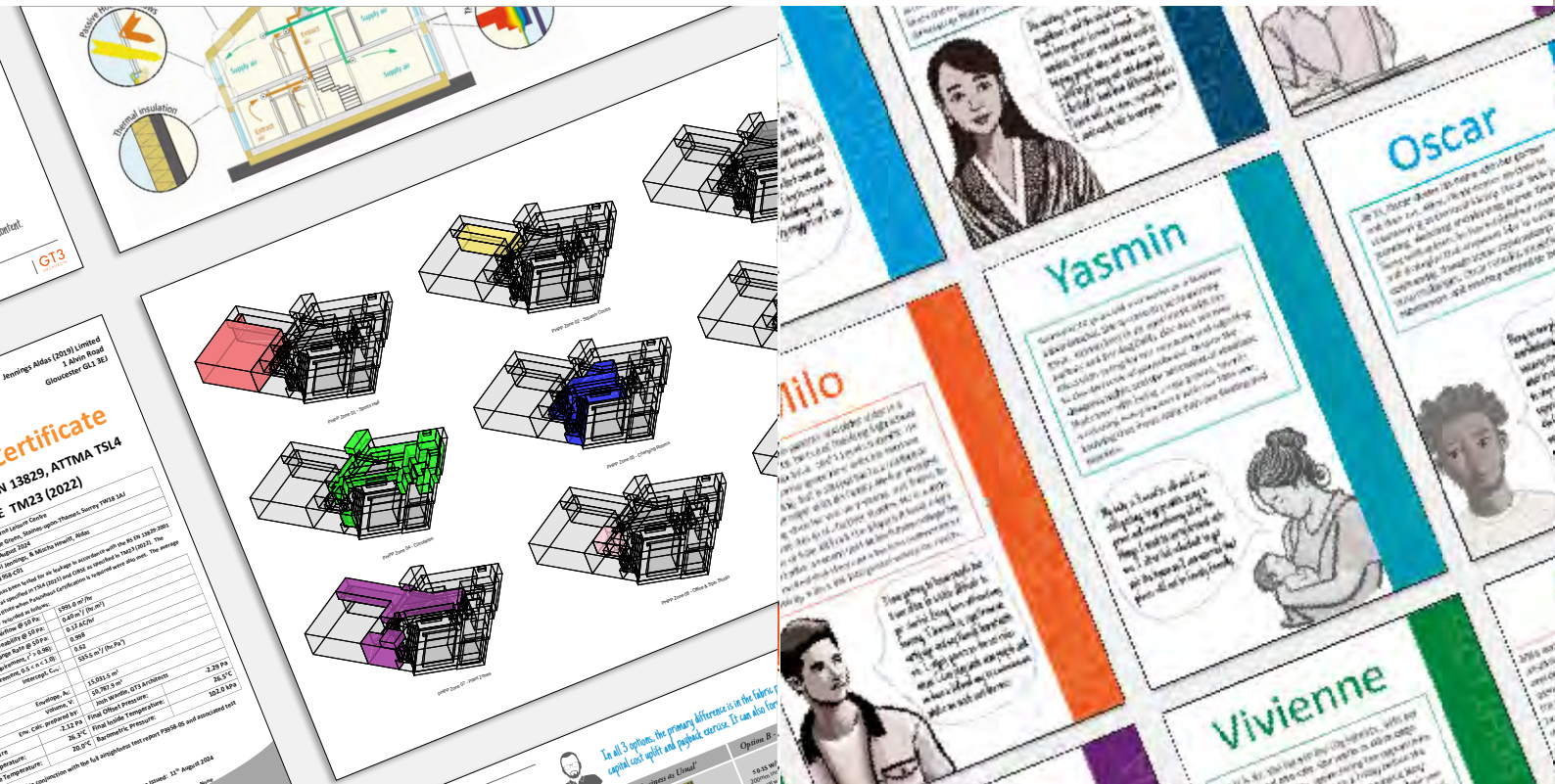
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Real Sustainability
Long-term economic, social and environmental viability

The Future of Leisure

The way we design and deliver leisure is evolving – driven by shifting demographics, funding models and changing social demands.

We champion **bespoke, flexible** and **inclusive environments** that support multi-generational use and maximise value through co-location, working with national governing bodies to help shape industry guidance.



Bottom Left: SUSTAINABILITY DASHBOARD
Bottom Middle: INCLUSIVE DESIGN FLASHCARDS
Right: ECLIPSE LEISURE CENTRE

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

2025
WINNER

Morpeth Leisure Centre

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

“An award-winning new typology for public leisure – showing how well-designed, co-located facilities can strengthen communities”



Commercial Highlights:

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



Social Impact Highlights:

- Integrated civic hub for community services
- Saving local library and bank branch from closure
- Improved health and wellbeing outcomes



Jubilee Sports Centre

Client: University of Southampton
Value: £24.7m
Region: South East, England
Completion: Summer 2024
Skills: Architecture, Interiors

“Transforming a campus sports centre to meet evolving student needs while welcoming the local community”



Commercial Highlights:

- £24.7m investment expanding campus facilities
- Diversified revenue from wet and dry provision



Social Impact Highlights:

- Inclusive design supporting all abilities
- Strengthens town-and-gown connection



Aspire @ The Park

Client: Wakefield Council
Value: £21m
Region: Yorkshire and the Humber, England
Completion: Autumn 2020
Skills: Architecture

“Community-focused leisure destination serving five towns with an inclusive, dementia-friendly space”



Commercial Highlights:

- £21m investment creating district-scale facility
- Retains leisure spend locally



Social Impact Highlights:

- Community hub supporting all ages
- Inclusive access widening participation



Fareham Leisure Centre

Client: Fareham Borough Council
Value: £6m
Region: South East, England
Completion: Autumn 2021
Skills: Architecture, Interiors

“A revitalised leisure centre designed to improve health, wellbeing and everyday community life”



Commercial Highlights:

- Cost-effective retrofit maximising asset value
- 15-year operator contract secured



Social Impact Highlights:

- Renewed community asset
- Inclusive, family-focused facilities



Regent Cinema

Client: Redcar & Cleveland Borough Council
Value: £8m
Region: North East, England
Completion: Summer 2021
Skills: Architecture, Interiors

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



Commercial Highlights:

- Delivered ahead of programme and within budget, on a highly specialist site
- Improved town centre's evening and weekend economy



Social Impact Highlights:

- Preserves local heritage and identity
- Inclusive cultural destination



Hydro Harrogate

Client: Harrogate Borough Council
Value: £13.5m
Region: Yorkshire and the Humber, England
Completion: Spring 2023
Skills: Architecture, Interiors

“Reimagining the entrance and fitness offer to improve arrival, visibility and user experience”



Commercial Highlights:

- Extended asset life through refurbishment
- Modernised facilities supporting income resilience



Social Impact Highlights:

- Improved accessibility and inclusivity
- Supports health, wellbeing and social connection



Knarborough Leisure

Client: Harrogate Borough Council
Value: £17m
Region: Yorkshire and the Humber, England
Completion: Summer 2023
Skills: Architecture, Interiors

“State of the art new build leisure and wellness centre, designed to support the specific needs of its community”



Commercial Highlights:

- On budget and to programme
- Twinned programme with Harrogate Hydro
- 31% above membership target



Social Impact Highlights:

- Designed up to BREEAM Excellent
- 14.4% increase in GP referrals
- 6,000 monthly activity bookings



Hart Leisure Centre

Client: Hart District Council
Value: £25m
Region: South East, England
Completion: Winter 2017
Skills: Architecture

“Shaped by its rural setting, the centre supports inclusive activity and regional sporting ambition”



Commercial Highlights:

- £25m regional leisure investment
- High year-round utilisation



Social Impact Highlights:

- Inclusive, whole-life leisure offer
- Supports families and people with additional needs



Slough Ice Arena

Client: Slough Borough Council
Value: £7m
Region: South East, England
Completion: Spring 2019
Skills: Architecture, Interiors

“A modern ice arena designed for community use, performance sport and year-round activity”



Commercial Highlights:

- New revenue-generating leisure uses
- Enhanced national profile and visibility



Social Impact Highlights:

- Supports local wellbeing strategy
- Inclusive, multi-generational facilities



Harrow Lodge

Client: Havering Borough Council
Value: £25m
Region: South East, England
Completion: Spring 2021
Skills: Architecture

“High-quality leisure hub
championing community health,
participation and inclusive access to
sport”



Commercial Highlights:

- Delivered to budget during Covid-19
- Operator branding incorporated
- +6,500 fitness members



Social Impact Highlights:

- Key community hub with landscaped plaza, trails and play area
- Wheelchair accessible gym
- Specialist diving pool and wheelchair accessible wet leisure facilities

Farnborough Leisure

Client: Rushmoor Borough Council
Value: £20m
Region: South East, England
Completion: Autumn 2027
Skills: Architecture, Consultancy

“Reconnecting Farnborough with accessible leisure and activity through contemporary, community-focused design”



Commercial Highlights:

- New town-centre leisure destination
- Diversified income through high-capacity offer



Social Impact Highlights:

- Improved access to health and wellbeing
- Inclusive design supporting all ages



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