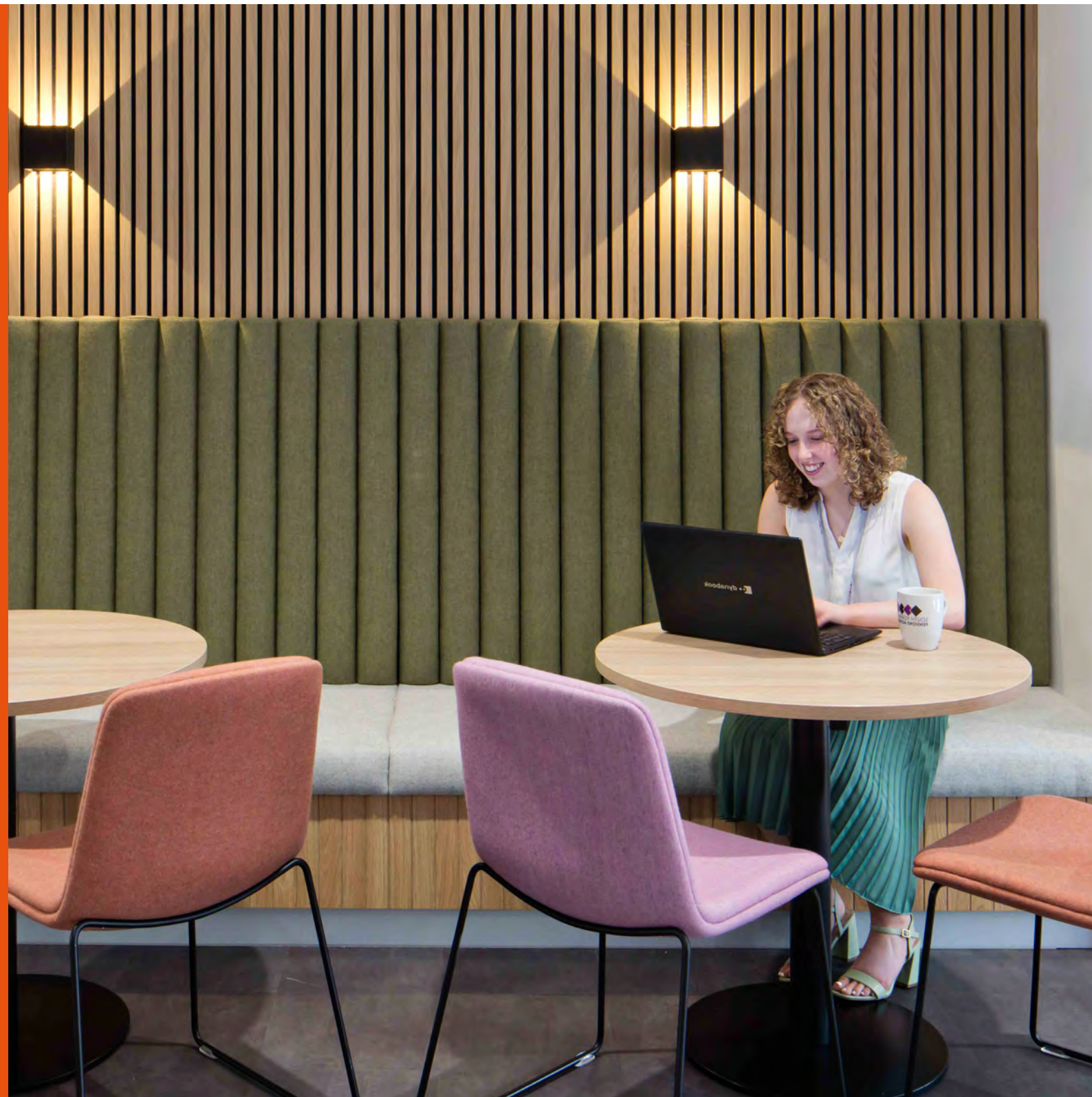




Driving commercial success; Empowering social impact.

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



ENABLE

RIBA Stage 1
Preparation & Brief



BRIEF

RIBA Stages 2 – 6
Concept & Technical Design, Construction



DESIGN & DELIVER

RIBA Stage 7
In Use



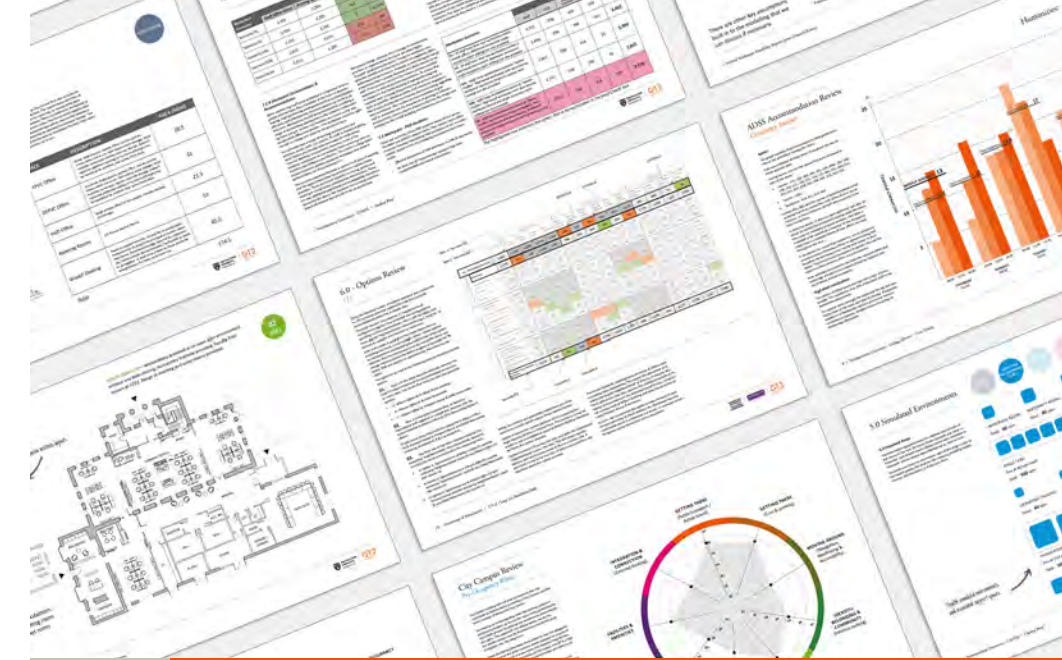
EVIDENCE

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: ONE HARTON QUAY
Bottom Middle: OAKWELL HOUSE



Architecture

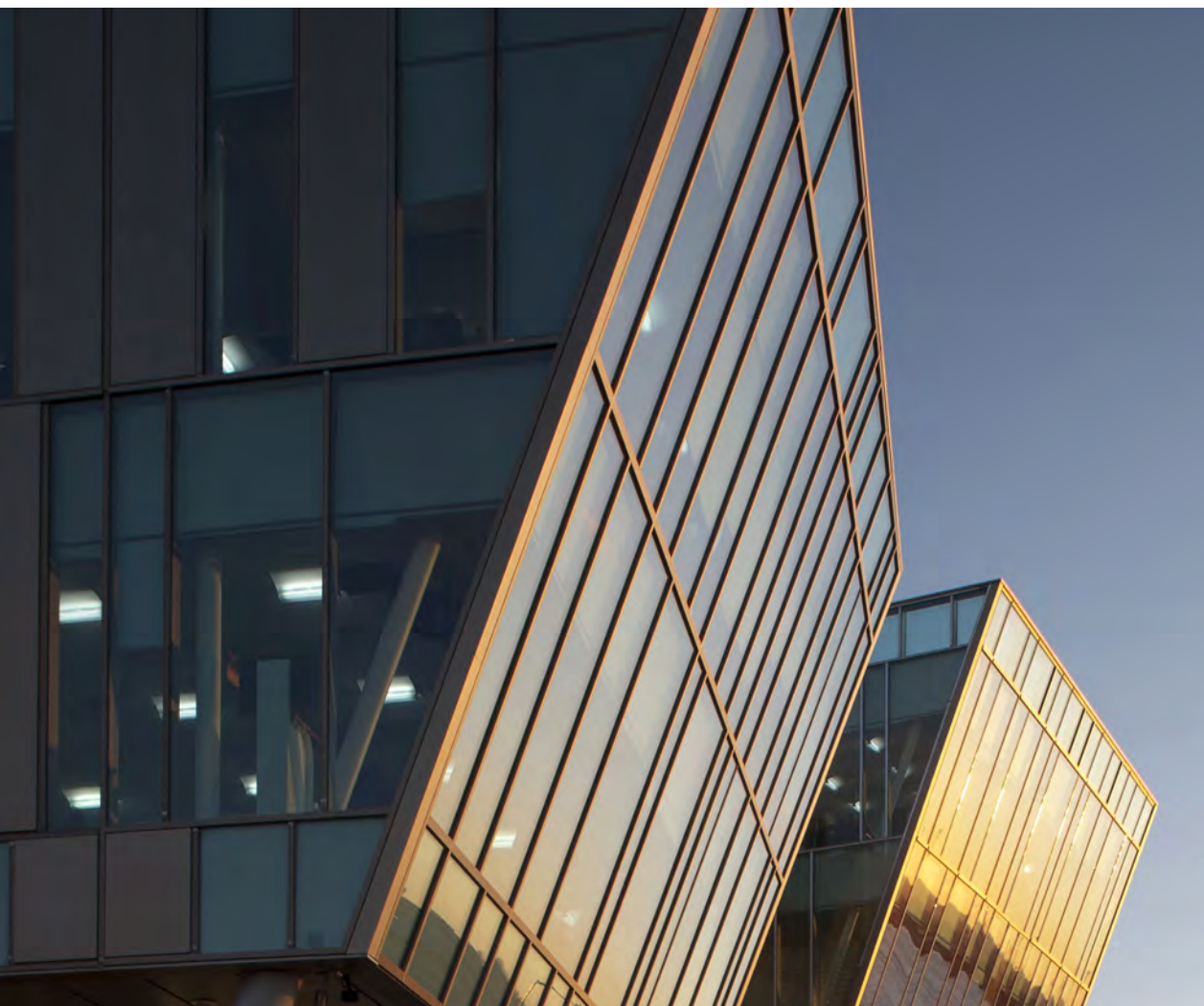
- New Build
- Refurb & Reuse
- Masterplanning

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)



02

Workplace



For over a decade, GT3 has helped public and private sector clients get more from their workplaces. Our people-first approach drives productivity, strengthens team cohesion and improves wellbeing while delivering long-term commercial value.



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

Workplace Lead
Simon Dunstan, Director

Image: GILKES HQ



GT3

Our Expertise

We design carefully considered workplace environments that respond to the way people work, creating spaces that support productivity, collaboration and wellbeing while delivering long-term value and flexibility for organisations.



- New-build Offices
- Refurbishment & Reuse
- CAT-B Fit-out
- Workplace Strategy
- Estate & Portfolio Strategies
- Visioning & Engagement



Top Right: VISION WORKSHOP
Middle Right: NORTHUMBRIA HOUSE
Bottom Left: ONE HARTON QUAY





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.



“As an organisation, they fit seamlessly into professional project teams and their method of engagement has been consistent and of great value to the delivery of our Accommodation Strategy.”



Phil Cowan,
Head of Commercial Property
THIRTEEN GROUP

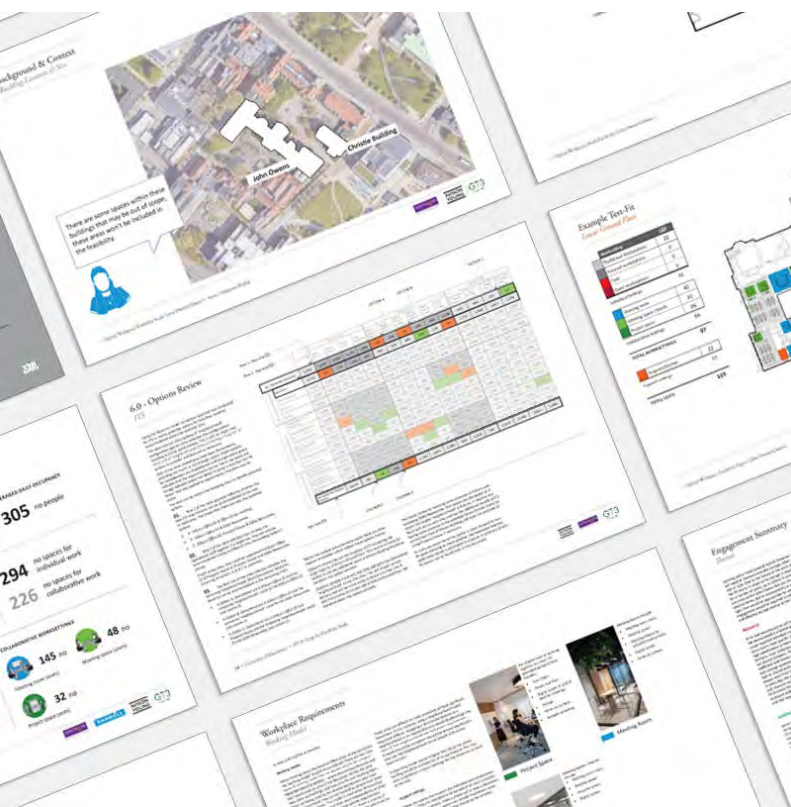
thirteen

Image: HUDSON QUAY

The Future of the Workplace

The way we work is constantly evolving due to changes in economics, demographics, technology, the environment and global pandemics. We are at the forefront of developments in workplace strategy and design.

Our people-focused and evidence-based approach enables us to plan **healthy, efficient, effective and engaging** workplaces for now and for future flexibility.



WORKPLACE EQUATION:

Occupancy	X	Tasks	X	Culture
<i>Who's coming into the office on any given day</i>		<i>What are they doing when in the office</i>		<i>What values and behaviours do you want to promote</i>
= SPACE REQUIRED				



Bottom Left: WORKPLACE BRIEF

Bottom Middle: ENGAGEMENT SESSION

Right: OAKWELL HOUSE

03

Sample Portfolio



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”



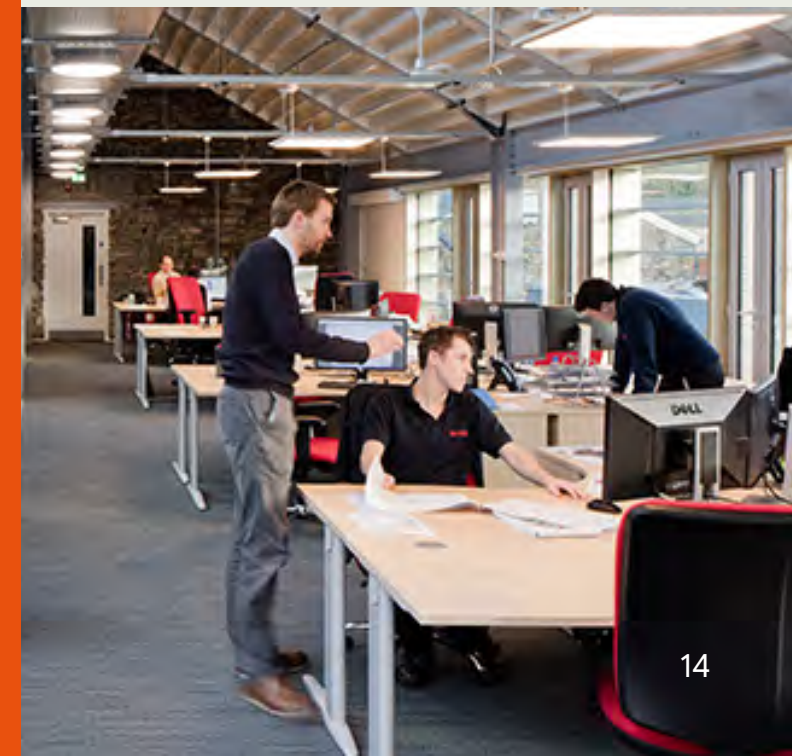
Commercial Highlights:

- 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



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”



20RICS
12 AWARDS

British
Council for
Offices
Awards

RIBA

LABC



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



College House

Client: Northumbria University
Value: N/A
Region: North East, England
Completion: Winter 2024
Skills: Consultancy

“Providing new academic office space in a shared, open-plan environment”



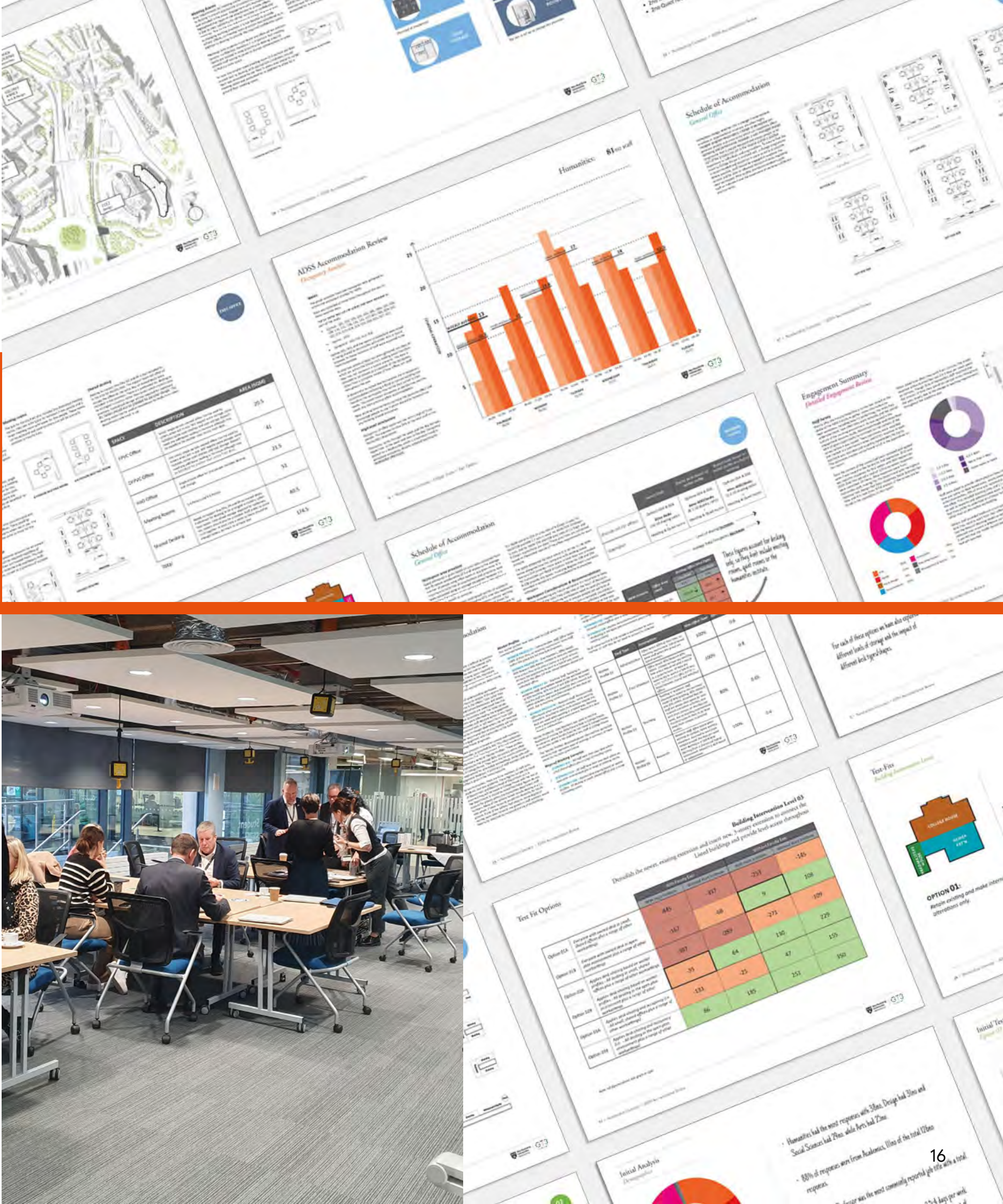
Commercial Highlights:

- Reduced space requirements therefore lower operational costs
- Frees up space for teaching and research elsewhere on campus



Social Impact Highlights:

- Better space for collaboration and research
- Flexible working embedded in workplace to improve staff wellbeing



Redcar Community Heart

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

“A flagship leisure and civic development acting as a catalyst for town centre regeneration”



Commercial Highlights:

- Consolidated multiple council services into one workplace
- Engagement-led design improved value and delivery certainty



Social Impact Highlights:

- Accessible civic workplace supporting public-facing services
- Improved working environment for staff and visitors

Boldon House

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

“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”



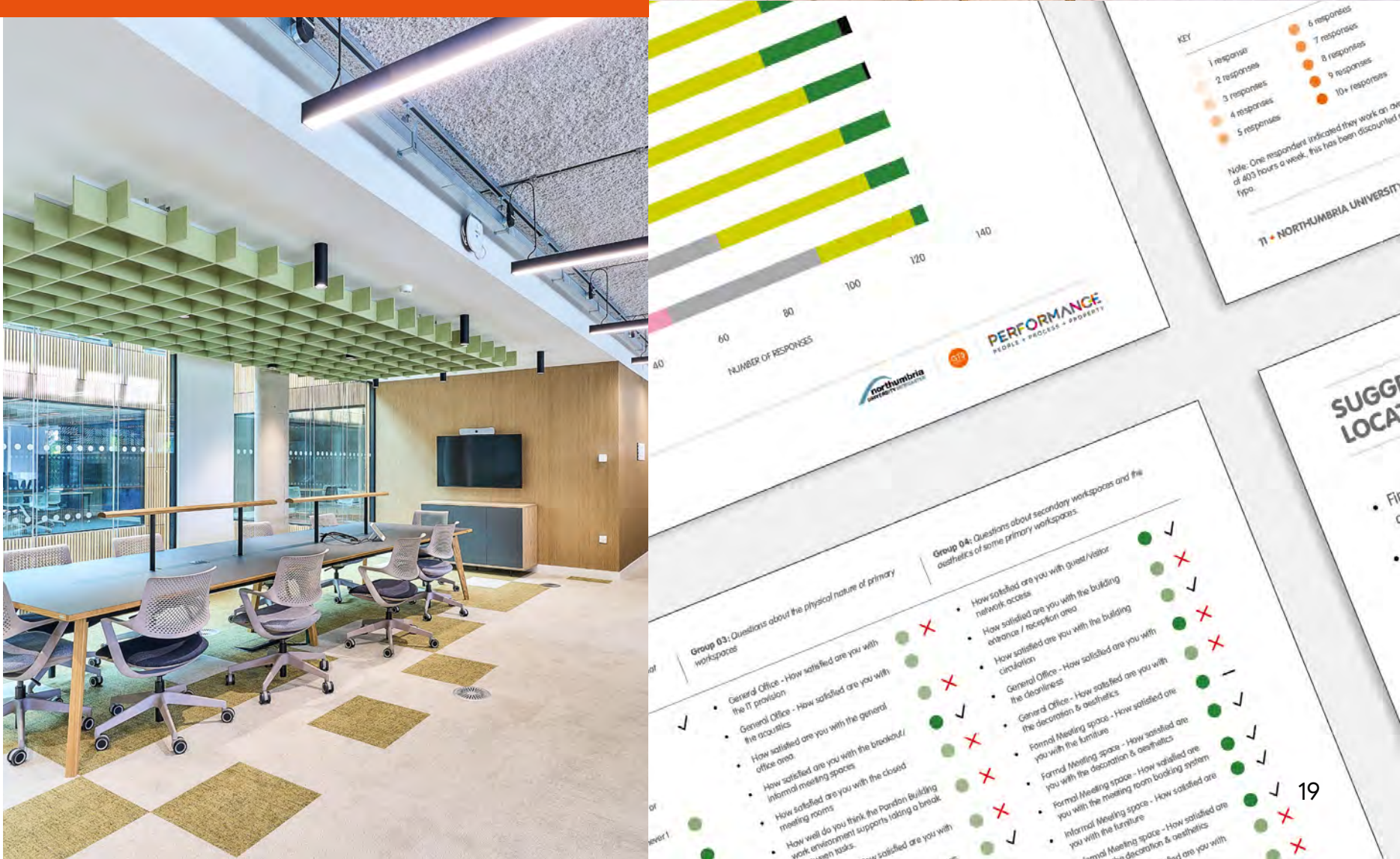
Commercial Highlights:

- 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:

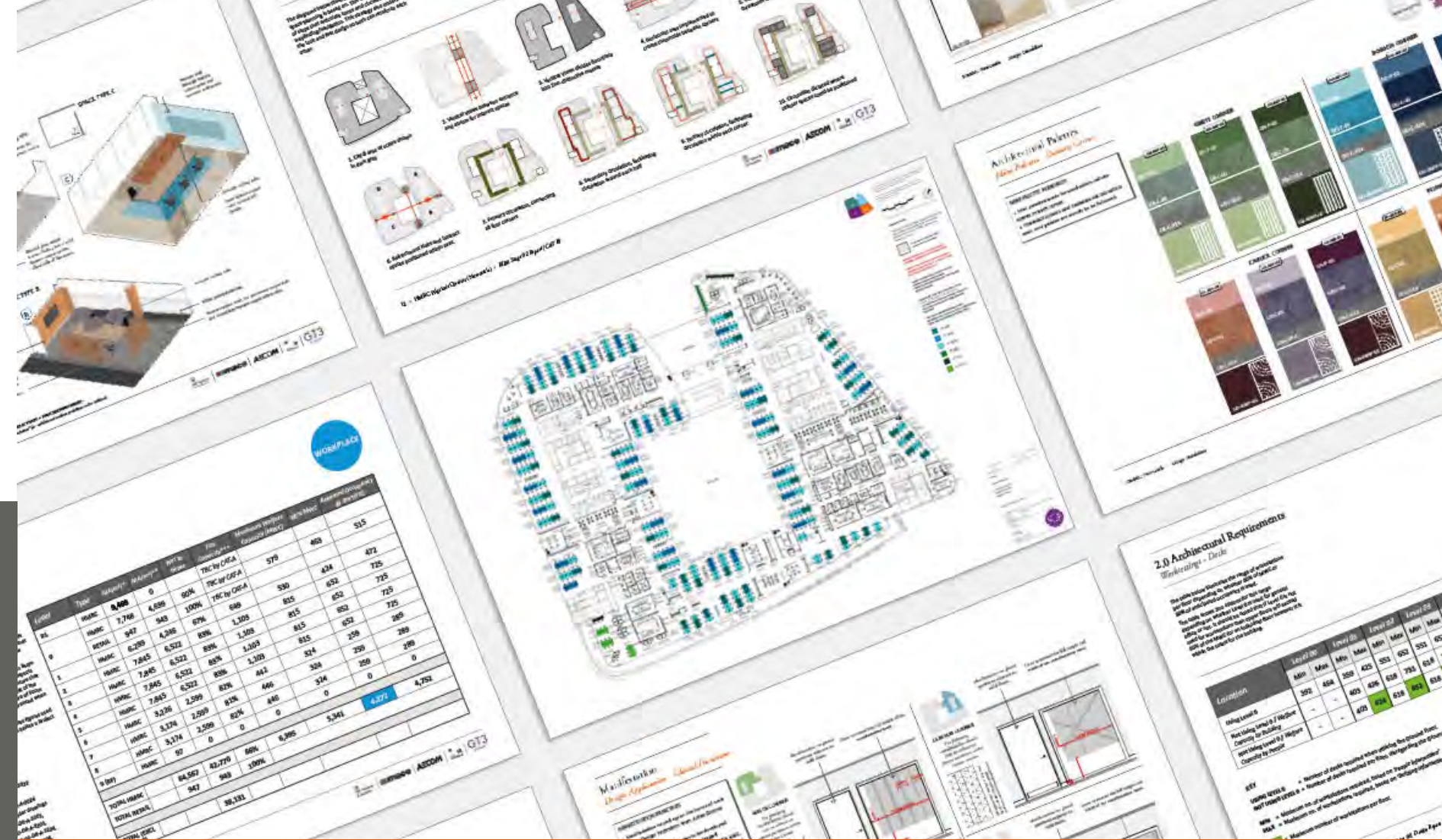
- Staff-focused environment shaped by corporate values
- Supports collaboration, ownership and community



Pilgrim's Quarter

Client: HMRC
Value: Confidential
Region: North East, England
Completion: Spring 2027
Skills: Interiors

“New government hub bringing together 9,000 people in a single, city-centre site”



Commercial Highlights:

- Reduced footprint therefore lower operational costs and carbon footprint
- City-centre presence to drive economic development of area



Social Impact Highlights:

- Inclusive working environment going beyond best-practice with facilities and approach
- Design linked to identity of region to encourage place attachment and improve wellbeing



Liddon Court

Client: Waterstons
Value: £1.1m
Region: North East, England
Completion: Winter 2019
Skills: Consultancy, Interiors

“A modern workplace environment supporting flexible and collaborative working”



Commercial Highlights:

- Culture-led workplace supporting business growth
- Performance-led design aligned to organisational needs



Social Impact Highlights:

- People-first spaces shaped by staff engagement
- Flexible environments enabling creativity and collaboration



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

Estate Strategy

Client: Durham County Council
Value: N/A
Region: North East, England
Completion: Summer 2025
Skills: Consultancy, Architecture, Interiors



“County-wide workplace estate strategy to rationalise accommodation and provide a new civic headquarters”



Commercial Highlights:

- Estate rationalisation through ongoing consultancy
- Sustainable reuse of an existing building



Social Impact Highlights:

- Supports collaboration between staff and members
- Design reflects Durham city and its setting



Office HQ & Civic Centre

Client: Hartlepool Borough Council
Value: N/A
Region: North East, England
Completion: Autumn 2025
Skills: Consultancy

“Spatial requirements for a new Civic Centre based on hybrid and flexible ways of working”



Commercial Highlights:

- Town centre presence to help regenerate local area
- Reduced space requirements therefore lower operational costs



Social Impact Highlights:

- Better collaboration and interaction between teams and departments
- Greatly improved welfare facilities to improve staff wellbeing



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