

Culture & Community

Design Experience

2025



3DReid

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Introduction

We are an *award winning* architectural design, interior design and masterplanning practice.

We are a creative team of over 120 people working across five UK studios in Birmingham, Edinburgh, Glasgow, London and Manchester.

We work across all design stages and sectors including aviation, culture & community, education, hospitality, industry & technology, residential, retail & leisure and workplace.

We are proud of everything we do, from concept to delivery. We believe the best design comes from a culture of collaboration and sharing ideas. We deliver well designed projects that stand the test of time and a practice that people enjoy being part of.

Our rigorous and pragmatic approach to design helps ensure our projects are delivered on time and on budget. We work hard to create built environments that look to the future and are truly sustainable.

We are the go-to practice for inspiring, considered design solutions that leave a positive impact on occupants, future generations and the environment.



Chris Dobson, Director / Concept Coach.



About us

Our expertise

We are a collaborative team of architects, interior designers, urban designers, researchers, visualisers, and dynamic problem solvers.

We offer the full spectrum of design services, from early-stage feasibility and proof of concept to full planning applications, technical design and construction delivery.

The best buildings and places come from engagement and collaboration. We listen to our clients and we work openly and collaboratively, convening regular workshops that empower the right people to contribute at the right time. This builds trust, consensus and certainty across our team, our clients, project stakeholders, consultants and end-users.

We bring value to all our projects through clear analysis and well executed design. We approach every project with the same ambition, across all sectors, whether it is a hotel refurbishment, a workplace, or a new airport terminal.

We workshop everything to benefit from the deepest experience, the freshest ideas and the most enjoyable conversations.



Mark Bedey, Director.



Ryan Hodge, Associate.

Our team

Chris, Mark and Ryan have particular experience working directly with local stakeholders to deliver community-use projects, working alongside our team of over 120 people across five UK studios.



We are a creative team of over 120 people working collaboratively across five UK studios.

Culture & Community

Our Expertise

This varied sector provides us with opportunities to engage local communities on a one-to-one level. Our projects range in scale from a small community hub to residential developments for intergenerational homes.

01

Community Engagement

We are well versed in leading the high levels of public engagement and consultation that forms the foundation of any such scheme, in seeking to enrich the architecture and experience of those who engage with it.



02



Cultural Enrichment

Whether it is through our own or others' cultural practices, cultural enrichment offers us the opportunity to obtain new perspectives, whether that be specific to a given project and the greater value that it can bring to a particular instance, or through a broader influence across all of our work.

03

Health & Wellbeing

In recent years and particularly in light of the pandemic, more than ever greater onus is placed upon our physical and mental wellbeing. Through our work with charitable bodies such as Thistle, we have built our knowledge and understanding of how best to shape our buildings to be welcoming and inclusive places.



04

An Ageing Demographic

The challenges faced by our ageing society are becoming ever more prevalent and urgent and the responsibility to address this positively is inherent in all of us. Our work seeks to create age-friendly environments, promoting lifelong homes and a quality of built environment which will support all of us into our later years, maximising our quality of life whilst minimising reliance and pressure on care and health infrastructure.



05

Creating Communities

We have designed homes for the entire range of occupants including families; students; first-time buyers; renters; local authority tenants; luxury homes and residential care and senior living. All have different needs that need to be reflected in the design, but all share the desire and need for a sense of community and place.



06



Sustainable Design

We are RIBA 2030 Climate Challenge and Architects Declare signatories. We respect both commitments in our own processes and in the way that we work to support you in sustainability.

This varied sector provides us with opportunities to *engage local communities on a one-to-one level.*

Our Culture & Community projects range in scale from small community hubs to residential developments for intergenerational homes. We have worked with multiple stakeholders to create schemes which maximise the value of publicly funded projects and which offer the greatest outreach and presence within their communities.

Community Engagement

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Thistle Centre of Wellbeing in Edinburgh. Crafting a non-institutional and friendly presence was instrumental in ensuring that the built environment aligned to the core ethos of the Charity

Selected Experience

Community Engagement

We are well versed in leading the high levels of public engagement and consultation that forms the foundation of any such scheme, in seeking to enrich the architecture and experience of those who engage with it.

Community Engagement

Listening to those who participate in such activities, in order to best understand the requirements and aspirations of the community and key stakeholders, who the building will serve, is an integral part of our design process and fundamental to the success of any such project.

We understand how best to tailor our proposals and presentations, so as to ensure maximum engagement, whatever the make-up of the audience and have delivered such sessions to a diverse array of people.

The effectiveness of our approach can be found in our Centre of Health & Wellbeing project, for the Thistle Foundation - a charitable organisation whose work focuses on the supporting of those with long-term conditions, in enabling them to live life on their own terms.

It was only through widespread consultation that we were able to fully understand the particular needs of the wide array of service users – from those with disabilities and the shaping of the internal environment to ease their navigation of the building, to those with autism and the necessarily careful selection of internal finishes and furnishings, designed to exude a friendly, homely and non-institutional feel, whilst avoiding colours and combinations that may prove unsettling.

The lessons learned from this process fed into every facet of the building and every design decision – the requirements of Parkinson’s sufferers, for example, directly informed the specification of the entrance matting, in order to ensure their ease of transition, through the front door of the Centre.

The new building was to be paid for from the Charity’s reserves and to a timescale concerning the transfer of their interim facility to a Housing Association, for redevelopment, thereby necessitating an economical yet effective response, to a very prescribed programme.



Colehill Gardens community consultation.



St Helens Arts and Culture Centre, Liverpool.

“Our major cultural facility in the North West for St Helens Arts and Cultural Centre seeks to bring together community projects and council facilities through a process of community and stakeholder engagement.”



Thistle Garden Rooms community consultation event.

“Where development has the potential to bring positive transformation to a community, we identify opportunities through effective consultation.”



3DReid workshops with Mull and Iona Community Trust and key stakeholders.



Proposed site layout axo sketch.

Glentana Mill

Alva

Once a thriving business below the Ochil hills, the Glentana Mill building now sits empty in Alva. Following on from an initial community consultation, Clackmannanshire Council approached 3DReid in 2020 to explore options for the site's redevelopment in collaboration with Architecture and Design Scotland (A&DS). 3DReid and A&DS were invited to work with the local community to explore ways in which investment to the town could be maximised. As a result, a report named the 'Alva Pathfinder' was produced to form a basis from which informed decisions can be made and provides the tools and actions for a range of stakeholders to proceed with investment based on rigorous analysis.

In 2023, we were approached again by Clackmannanshire Council to develop a brief for the Glentana Mill site. We were asked to set out design guidelines for 45 homes, half of which were to be fully accessible to accommodate the ageing population of Alva. We developed a series of site layouts and possibilities for the site, referencing the values and aspirations of the 'Alva Pathfinder' report we had previously produced. The result was a set of principles which promoted intergenerational living, created safe walkable streets and set out a clear hierarchy of public vs private spaces.

Client: Clackmannanshire Council

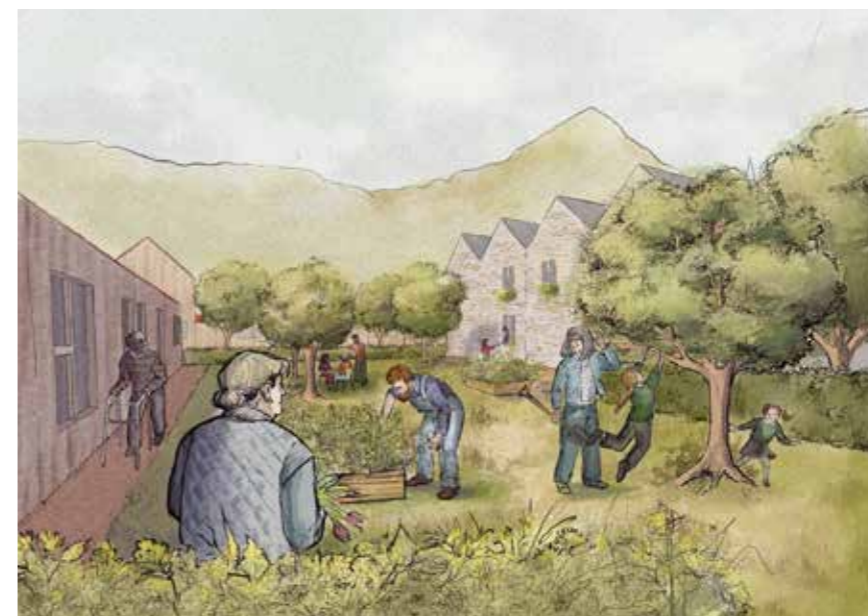
The site includes:

18 x Flats (mix of 1 & 2 bedroom)
 11 x 1 Bedroom Bungalows
 4 x 2 Bedroom Bungalows
 4 x 2 Bedroom 2 Storey
 Total Units: 37 (Total Parking Spaces: 40).



Proposed site plan.

"We promoted a sense of community and intergenerational living through the creation of a square connecting the housing, children's home and Parkland Hall."



Communal garden perspective sketch.



Sgoil Uibhist a Tuath (North Uist Primary School).

Sgoil Uibhist a Tuath

North Uist, Western Isles

Sgoil Uibhist a Tuath brings together the island community. The amalgamation of three existing primary schools on North Uist to the chosen site, on the west side of the island was an outstanding opportunity in terms of sustainability, social and economic renewal and localism.

The new build community primary serves 100 pupils and 60 nursery pupils. The single story accommodation is wrapped to create a public courtyard, sheltered from the prevailing wind, with the teaching accommodation forming a u-shape beyond, creating a sheltered external play space. Located centrally in the plan is the dining and gym hall, these large double height spaces are clad in the site specific honorific colour.

The design approach stems from an understanding of the contextual conditions of the Western Isles and the client's brief, which outlined, the physical appearance of the school shall be suitable for and sympathetic to their immediate context and to the existing architecture of the Western Isles.

Comhairle nan Eilean Siar procured the project through the SCAPE procurement route to engage the contractor, Robertson and the design team.

Client: Comhairle nan Eilean Siar

“The significance of this facility to the immediate and wider community cannot be over-stated. On an island with a population of just over 1,600 the building is a major hub for most community events outwith worship.”



Added Value & Innovation

The design of the school adopts a series of innovative solutions to create a building with both civic presence and private, sheltered play spaces. Wind tunnel testing was undertaken to research and investigate the optimum roof pitch, building orientation and to provide a solution to the testing conditions found in the Western Isles.



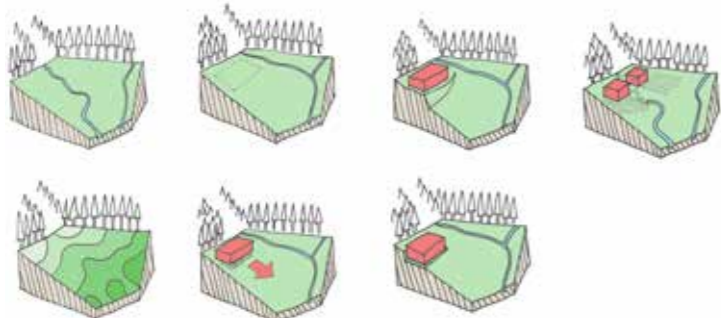
Mull & Iona Community Trust (MICT) early years project

Isle of Mull

3DReid were appointed to develop proposals in support of Mull and Iona Community Trust's plan to build and operate an indoor/outdoor nursery for up to 20 children, to address the lack of flexible childcare on the island

Structured around a series of consultations, with both the community and key stakeholders, a scheme was produced which provides a flexible and characterful care and learning environment, maximising its engagement with the surrounding landscape, the site being located on the edge of forestry land.

Client: Mull & Iona Community Trust



Site proposal sketches.



MICT workshops.



Selected Experience

Cultural Enrichment

Whether it is through our own or others' cultural practices, cultural enrichment offers us the opportunity to obtain new perspectives, whether that be specific to a given project and the greater value that it can bring to a particular instance, or through a broader influence across all of our work.



Emirates Arena & Sir Chris Hoy Velodrome *Glasgow*

The Emirates Arena and Sir Chris Hoy Velodrome was the only completely new sports facility designed for the 2014 Commonwealth Games. The arena and velodrome provide two distinctly separate arenas under one roof which are linked by a connecting building incorporating offices for the National Sport Federations.

3DReid provided Architectural and Interior Design services for all operational areas of the building as well as finishes and colour schemes for the main Sports Arena, Sports Hall, Velodrome and associated facilities.

Our team designed the interiors for the main concourse, main reception and café, community sports facilities including dance studios, fitness suite, treatment rooms, spa complex, conditioning suite, physiotherapy, doping control, elite athlete and team changing rooms, event management, judging and press facilities and the function suite.

We worked with specialist velodrome and athletics track designers and seating suppliers to create the most effective and flexible solution. Economies have been made in the design by combining public facilities, changing and support facilities, and building services serving the main event spaces.

Client: Glasgow City Council



“The Emirates Arena and Sir Chris Hoy Velodrome hosted the 2023 UCI Cycling World Championships, bringing together all cycling world championships into one single event.”



Exhibition building.



The Crescent.



The Crescent building.

“The Mullin Automotive Museum will be an automotive experience that combines the spirit and the history of the British people’s love for the motorcar with their passion for the beauty of the English countryside, in a one-of-a-kind museum.”

All of the buildings will be set within a beautifully landscaped parkland with a public right of way through the heart of it.

Designed to the highest standards by landscape architects Portus + Whitton, the proposals will include extensive tree planting and enhancement to both the landscape setting and local biodiversity through the use of wild and native species.

The Mullin Automotive Museum West Oxfordshire



Masterplan sketch view.

A mixed use scheme anchored by a world-class classic car museum in the West Oxfordshire countryside.

Situated in a 53ha site within the Great Tew Estate, the centrepiece of the project will be The Mullin Automotive Museum which will exhibit a core collection of cars and artefacts, with some of the most coveted and valuable vehicles from the Mullin Collection on display. The museum will also include public F&B spaces, a gift shop, a member’s club with hospitality and flexible events spaces. A basement ‘vault’ will provide safe and secure storage and exhibition space for individual members to display their own private classic car collection and a further Exhibition Building will provide a flexible space in which temporary exhibits will be hosted.

Client: Mullin Automotive Museum Development Co.

96 key mix of members guestrooms, villas and holiday homes.

In addition to the museum the project will also include 56 holiday homes for private ownership with associated communal facilities for the residents use only. The centrepiece building will contain 20 residential homes and 16 residential apartments, with 8 detached villas arranged around the central boulevard.

A further 12 detached homes will be located individually or in small clusters across the remaining landscape and will be sold as self-build for prospective owners.



The Mullin holiday homes.



The Mullin villas.



Lancaster Grand *Theatre extension*

The Lancaster Grand was originally opened in 1782 and is the third oldest theatre in the country.

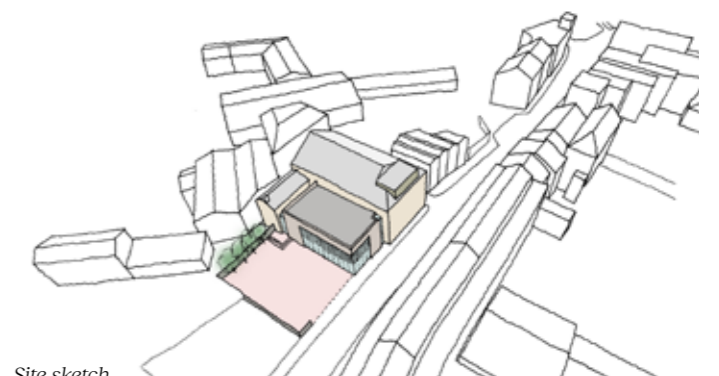
The proposed extension addresses the sensitivity of the Grade II listed building and the conservation area and will provide a new reception, foyer and rehearsal space and associated alterations.

The existing entrance was reoriented to the north-east elevation to create a strong reception space off a new public square. This addresses both the restricted access and the functional improvements, and also creates a significant change in the perception and presence of the theatre in the area.

The internal layout for the new extension is designed to deliver an improvement over the existing operations, whilst generating an efficient and comfortable environment.

The introduction of a new rehearsal space will provide provisions to the surrounding communities including Lancaster University who have approached the theatre regarding studio space to host workshops, classes and exhibitions.

The new building is designed as an independent structure. A key feature of which, will be the use of glass to visually 'separate' the new and existing elements of the building.



Site sketch.

The Dunard Centre *Edinburgh*

Shortlisted international design competition for The Dunard Centre Concert Hall in Edinburgh's UNESCO World Heritage Site.

3DReid, in collaboration with Barozzi Veiga, was shortlisted in the international competition to design a purpose-built performance venue, and base for the Scottish Chamber Orchestra, in Edinburgh.

Working within extremely tight constraints the scheme is founded upon the principle of the formation of a flow of space, between inside and out, creating an exciting journey through the building, culminating in a spectacular rehearsal room/multi-purpose space, situated on the top floor, with expansive views, across the city.

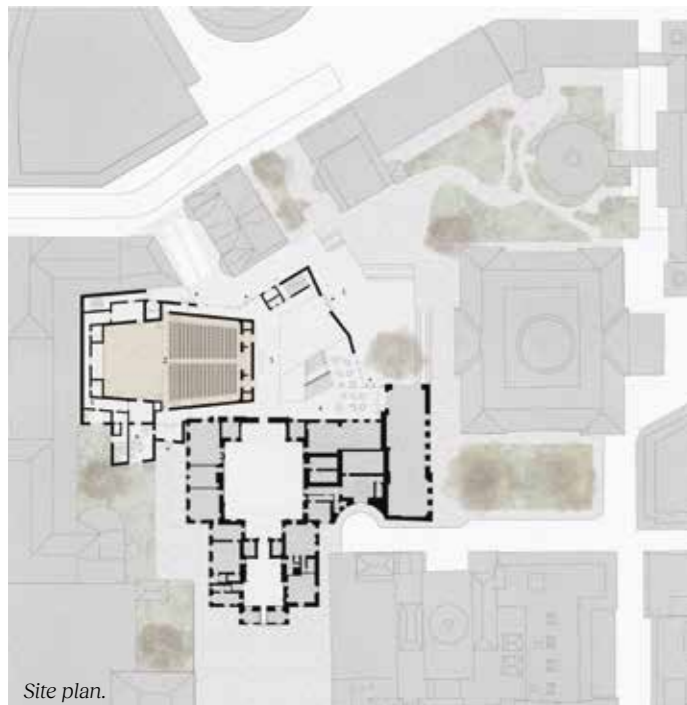
Throughout, careful consideration was given to visitor movement, ensuring that all are offered an engaging experience in whatever capacity they are using the building, whether simply enjoying the foyer-based café or taking in a performance or event. Separation is also maintained between back of house spaces and performer access and that of the general public, with no overlap between the two.



Entrance courtyard.



View from the Archivist's Garden.



Site plan.

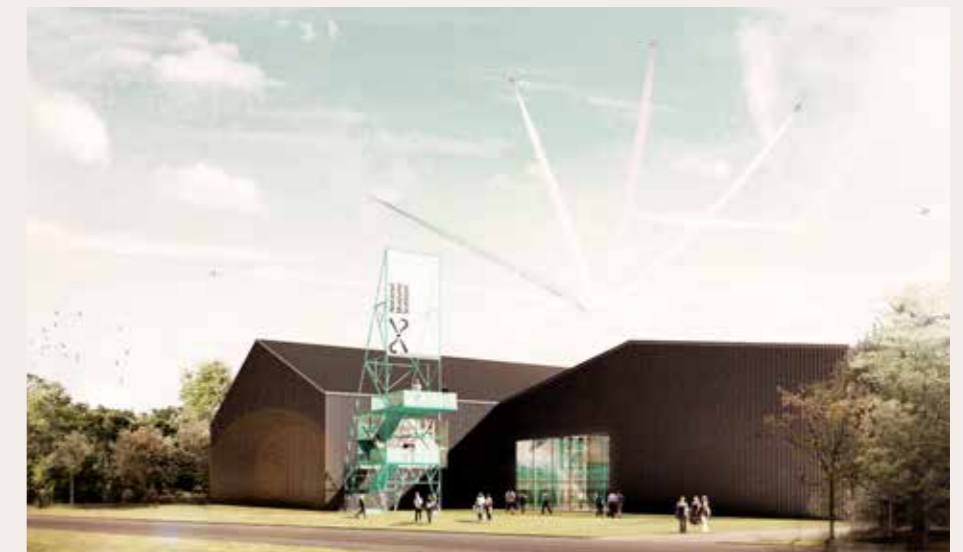
“Shortlisted international design competition for The Dunard Centre Concert Hall in Edinburgh's UNESCO World Heritage Site.”



Interior views of the Concert Hall.



Entrance foyer.



Competition entry for Museum of Flight, East Fortune, Scotland.

Museum of Flight *East Fortune Airfield*

3DReid was successfully shortlisted for the Phase three development of the National Museum of Flight, concerning the formation of a new building to serve as an arrival gateway to the wider site, in addition to housing an exhibition centred around commercial flight, featuring Concorde.

Situated on the edge of the East Fortune airfield, a former WW1 and WW2 air base and designated Scheduled Monument, our proposals seek to use this as a key touchstone in respect to the development of an architectural language that is also sensitive to the wider rural area, in which the museum is sited.

A simple overarching shell ensures that the proposed exhibits remain the primary point of visual interest. Within this, a secondary architecture, drawing its inspiration from the structures of the former airship hangars that once graced the site, guides visitors through the exhibition, culminating in a tower that facilitates views across the wider historic airfield, recognising the site as a museum piece. This new architectural language also suggests a device via which future wayfinding and interpretation can be introduced around the airfield, as the museum continues to develop.

Client: National Museums Scotland





2002 English Tourism Council Award - Best Small Visitor Attraction
 2002 Merseyside District - Best Visitor Centre
 2001 Brick Award for Structural Brickwork.



The World of Glass *St Helens, Liverpool*

The World of Glass project included the restoration of the original Grade II Listed kilns, once used to manufacture the latest developments in 'float' glass.

To finance the scheme, we were instrumental in putting together an application to the Heritage Lottery Fund, which granted £8,385,000. The museum has become not only a local landmark, but a key community hub providing learning; connection and creative innovation for a wide range of public and private organisations.

The reclaimed space within the centre of the development has become a welcome canalside oasis in the middle of the town and a space for reflection for visitors and neighbours alike.

Client: Hotties Arts & Science Centre Ltd



“The original brick cone chimney has been recreated at the front of the development to create a strong local landmark and entrance experience for visitors to the museum.”





St Helens Arts and Culture Centre *Liverpool*

In 2018 St Helens Council embarked upon an ambitious new regeneration strategy, focused on the World of Glass and its associated arts and cultural partners who now use the venue for numerous community outreach programmes.

Through a series of workshops with different stakeholders, we established a brief for services, scale of footfall and spatial requirements and used this to determine the best use of existing areas and develop a strategy for additional space.

We were further commissioned to undertake a high-level town centre study to support an asset rationalisation assessment. Our work identified a significant quantum of under-used Council facilities that presented opportunities for re-use or redevelopment.

Two of these assets were a vastly under-used St Mary's Market Hall adjacent to the World of Glass and Citadel theatre and live music venue. Through engagement with the market stall and Citadel owners, we devised a new two-phased plan to firstly connect the museum and market halls with new hard landscaping and public realm designs that could accommodate external events and concerts, with a second phase relocating the market into the town square to drive footfall and redevelop both the Citadel and St Mary's site and car park into a new civic facility to include swimming pool, cinema and a permanent home for the library. The study was used to identify Council assets that could be sold or used to fund regeneration projects and is now being implemented under.

Client: St Helens Council

"It is so exciting to return to a project 20 years later and continue to build its value as a significant community asset. It is truly a unique space with heritage and future flexibility."



Selected Experience

Health & Wellbeing

In recent years, more than ever greater onus is placed upon our physical and mental wellbeing. Through our work with charitable bodies such as Thistle, we have built our knowledge and understanding of how best to shape our buildings to be welcoming and inclusive places.

Health & Wellbeing

Designing for the Community

Good design is fundamental in aiding the healing process and wellbeing of all visitors. By careful consideration of the patient's journey within a building and use of the spaces, the architect can ensure a stress free, calm experience.

A health centre as a clinical space is outdated. A more informal, relaxed design allows for better interactions between staff and patients.

We have designed places that cater for a diversity of users from young to old. Clever zoning allowing for calm and for play makes for better spaces, that work for everyone.

Workplace Design

Wellbeing in the workplace is becoming an important driver. Workplaces designed with wellness in mind can make people feel better emotionally and physically, and help concentration and collaboration thus increasing productivity and value to employers.

Healthcare professionals frequently work under stressful conditions and an environment designed to suit both working and rest times is fundamental. We have extensive experience in both office and interior design to make sure spaces both look and work beautifully.

Future-proof Design

With continuous changes in technology and expected shifts in working and treatment culture, organisations require spaces with flexibility built in. With a more flexible space and adaptable furniture, new technologies and uses can be integrated with ease.

A more holistic healthcare culture has seen us design spaces that have multiple uses and anticipate changes in trends and treatments.

'WELL' Building Standards

These standards have been developed particularly for the workplace and are a set of criteria to build a healthy, people-centric space. Studies have proved the psychological and physical benefits of exposure to nature. Finding ways to connect to the outdoors is key.

Strategies include specifying products designed with natural materials, considering air quality and acoustics and designing to allow for ample daylight to penetrate an interior space. Material palettes that lead to positive biophilic responses are; wood floor, stone accents, warm colours, and plant-inspired materials.



Thistle Centre of Wellbeing, Edinburgh.



Biophilic design.



Spaces for health & wellness.



'Platinum WELL Certified' workplace at 111 Piccadilly, Manchester.



Thistle Foundation Centre of Wellbeing Edinburgh

Re-establishing a central heart to the area, the building offers key facilities for those who the Thistle Centre supports. A charitable organisation who offer support to those with disabilities, enabling them to live independent lives, in their own homes.

A series of complementary facilities, including a gym, consultation and training rooms and the Charity's office accommodation, are anchored around a double-height flexible 'Hub' space.

Through extensive use of timber cladding, both inside and out, the project offers a warm and inviting environment for those who visit, many of whom suffer from anxiety-related conditions. Crafting a non-institutional and friendly presence was instrumental in ensuring that the built environment aligned to the core ethos of the Charity.

Client: Thistle Foundation



Double-height 'Hub' space.

Key to the success of the project has been the strong collaboration between the Client and the Design Team.

With stakeholders made an integral part of the design process, at every step of the way, this continuous focus and involvement has ensured that the core ethos of the organisation is fully supported, enhanced and encapsulated within the resulting scheme.

"We chose 3DReid as they offered the highest level of understanding of the brief and the most adaptable to our collaborative way of working - they did not disappoint us in any way."

*Diana Noel-Paton
CEO, Thistle Foundation*

*Civic Trust Awards 2018 Regional (Finalist)
Edinburgh Architectural Association Awards 2017, Wood Award (Winner)
Royal Institute Architects in Scotland Award 2017 (Finalist)
RICS Awards 2017, Community Benefit (Winner)
Scottish Design Awards 2017, Health Building (Finalist).*





Northern edge.

Thistle Garden Rooms Edinburgh

Planning has been granted for Thistle Garden Rooms; a new-build community-centred building located adjacent to Thistle Centre of Wellbeing.

To accommodate the predicted increase in demand for support, the new building is a two-storey structure while the existing facility is a single storey. Every care has been taken to ensure the additional height has minimal impact on neighbours and enhanced landscaping will also provide an additional amenity to people living locally.

The Garden Rooms building is designed to be a flexible, economic to run and sustainable facility for the future benefit of both those who are supported by Thistle and the wider local community.

Client: Thistle Foundation

Scottish Design Awards 2019 Future building project



Main entrance.



Northern approach.

The interior of the building draws on the established character of that of the Centre of Wellbeing and promotes strong connectivity between inside and out. Extensive use of timber provides a sense of warmth and homeliness, coupled with more robust finishes that support a variety of use within the spaces, particularly activities associated with young person's groups and arts and crafts sessions.



The Garden Rooms axo.

Avonbridge United Reformed Church Avonbridge, Falkirk

The remodelling of Avonbridge United Reform Church involved crafting a flexible interior capable of accommodating both worship and an ever-growing programme of community use, outreach.

The solution was to remove a dilapidated later addition hall and consolidate all activities within the church itself, which had been left vacant in recent years due to being considered no longer fit for purpose by the congregation.

By inserting a contemporary timber volume – containing supporting accommodation including the URC’s Sanctuary space, a kitchen and WCs – into the main body of the building, a striking and adaptable outcome is achieved.

Offering the flexibility to accommodate both small and large groups, whilst providing the potential to host two events, concurrently, the proposed intervention aims to build on the considerable groundwork laid by the church and consolidate the building’s position as a cornerstone of the community.



Re-imagined as a flexible community-use space:
The levelling of the previously raked floor has facilitated a more flexible space, into which a birch plywood-lined volume has been inserted, containing key ancillary accommodation.



“With a strong presence in its community, Avonbridge United Reformed Church provides a series of key initiatives, from a Credit Union, to a Lunch Club, for the residents of the small village, outside Falkirk.”



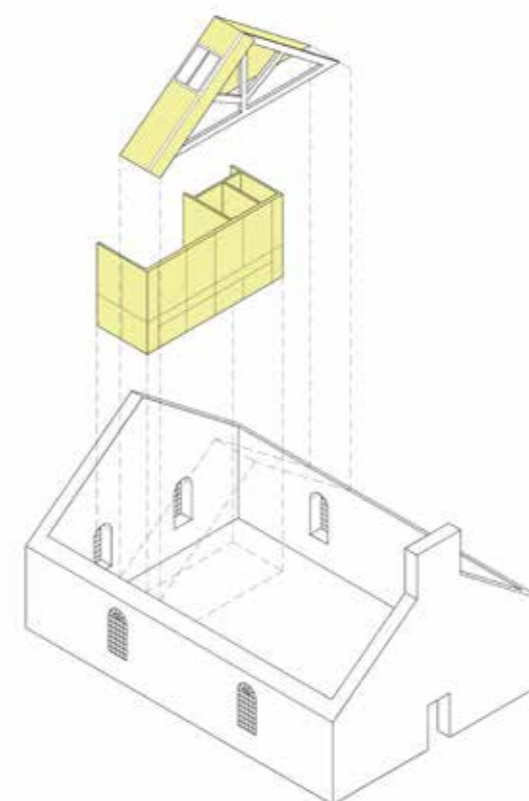
Section A - A



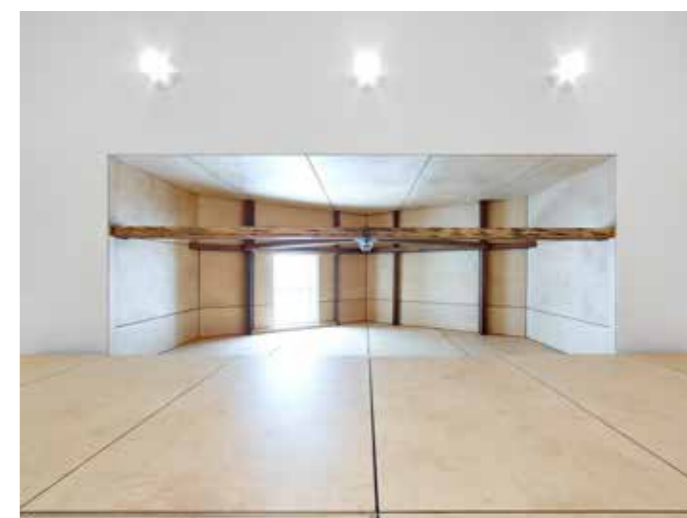
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Scottish Design Awards 2019:
Chairman’s Award for Architecture (Winner).
Low cost project schemes under £200k (Winner).



Axo model.



The creation of a new light well opens up a portion of the roof space, providing a brighter, more voluminous feel.



Abernethy Adventure Centre *Nethybridge*

The Abernethy Trust welcomes a wide range of visitors spanning the generations, from children on school trips to family groups. The Trust required new guest accommodation to supplement their current Manor House accommodation, all set within a beautiful forest clearing near Aviemore. The brief set out a requirement for a robust and practical building, sensitive to the site surroundings, with a fun, inviting, yet unobtrusive presence.

The proposal responds to the strongest geometries of the site: the existing Manor House front elevation and the face of the nearby Stable Block, used for staff accommodation. The building is conceived as two timber-clad volumes separated by a frequently travelled existing footpath between the stable block and the main house; the two halves of the building are then reconnected by an enclosed bridge at the upper storey.

The requirement for a biomass boiler gave an opportunity to further articulate the design with a chimney tower extending to tree height; the chimney tower is also used as a climbing wall. In contrast to the timber cladding, a series of mirror clad surfaces break down the apparent mass of the building and allow its walls to take on the colours and textures of the surrounding woodland; the mirrored walls also generate possibilities for play for younger visitors. Hinged panels open to extend the common areas to the outdoors in the summer, but can be closed for warmth in the winter; these movable elements further enhance interactivity and excitement.

Client: Abernethy Trust



Site plan.

Health & Wellbeing in the workplace, a unique *‘Platinum WELL Certified’* standard workplace environment.

Bruntwood Coworking Spaces 111 Piccadilly Manchester

3DReid worked collaboratively with commercial office operator/developer, Bruntwood Works, to re-imagine the workplace and communal spaces at 111 Piccadilly.

We aimed to improve access and visibility of the building at the lower levels by enhancing and reshaping the external areas and adding a visually distinctive architectural element at the entrance. The client wanted the internal spaces to ‘feel like a hospitality environment’ with the added requirement for this to be a Platinum standard WELL accredited workplace environment, the first of its kind in the UK.

The space includes open cafe, private relaxation and open lounge areas with associated F&B facilities, meeting rooms and co-working areas and workspace.

3DReid provided Architecture and Interior design services on the redevelopment including the design of the new feature Gem — the building’s sculptured entrance. The Gem provides a communal area for people to gather and socialise – and a new independent cafe and lounge.

Client: Bruntwood Works

“Health and wellbeing is at the heart of the workspace with the installation of a ‘central nervous system’, a smart tech platform, has created the city’s most innovative workspace and uses data to enhance user experience.”

The Gem — sculptured feature entrance provides a communal space for people to gather and socialise.



111 Piccadilly cafe and lounge operated by Ancoats Coffee.



BCO Awards 2022 Fit out category (Finalist)
Architect of the Year Awards 2022, Interior Design (Finalist)
Mixology North 2021 Project of the year, Workplace Interiors (Finalist).



“111 Piccadilly was one of the first co-working spaces in Europe to achieve the Platinum standard WELL accreditation that takes a holistic approach to health in the built environment.”



Selected Experience

An Ageing Demographic

The challenges faced by our ageing society are becoming ever more prevalent and urgent and the responsibility to address this positively is inherent in all of us. Our work seeks to create age-friendly environments, promoting lifelong homes and a quality of built environment which will support all of us into our later years, maximising our quality of life whilst minimising reliance and pressure on care and health infrastructure.



Dementia care accommodation: a domestic scale.

Residential Care Homes and Senior Living

Retirement housing traditionally set residents apart from their broader communities on edge of town or suburban sites, now they are being brought back into the urban mix.

We need to be providing housing for the elderly that is designed to enable people to lead less isolated and better supported lives. We have built traditional care homes but are also challenging the model as shown in the intergenerational development Craigmillar adjacent, which combines dementia patients and students in a symbiotic community that both stimulates and teaches care and compassion.



Craigmillar Intergenerational Living and Care Edinburgh

Craigmillar Care and Residential Development comprises Purpose Built Student Accommodation, assisted living residences and dementia care centre.

Craigmillar development is intended to respond to the challenges presented by our society's ageing demographic, the scheme seeks to promote an intergenerational approach to integration of care, in a non-institutional environment, which is positively engaged with the wider community.

In accordance with Craigmillar's Urban Design Framework, the PBSA and Assisted Living components of the scheme aim to reinstate the street edge to Niddrie Mains Road, with four storeys of new accommodation complete with commercial units, active frontage, and new public realm.

Client: Key-workers Living Ltd



Dementia care and assisted living entrance.



Sunken gardens and care centre entrance.

Craigmillar comprises:

153 Student Residence rooms

89 Dementia Care rooms (60 standard / 29 palliative care)

64 Assisted Living flats (mix of 1 and 2 bed).



Main approach.

Inspired Villages *Knowle, Solihull*

A hybrid planning application for the construction of an Integrated Retirement Community of up to 170 extra care units with ancillary communal and care facilities and green space consisting of:

- a) A full planning application for 48 extra care units including the Village Centre, means of access, landscaping, open space and all other associated works and infrastructure; and,
- b) An outline planning application for up to approximately 122 extra care units with ancillary community space, gardens, green space, landscaping and all other associated works and infrastructure.

The communal facilities within the development will include a cafe, restaurant, meeting/activity space, wellbeing centre (including swimming pool, gym, fitness studio and treatment rooms).

Client: Inspired Villages



Visuals by Horus.



Visuals by Horus.



Visuals by Horus.

Selected Experience

Creating Communities

We have designed homes for the entire range of occupants including families; students; first-time buyers; renters; local authority tenants; luxury homes and residential care and senior living. All have different needs that need to be reflected in the design, but all share the desire and need for a sense of community and place.

Cyprus Beckton London

New homes at Cyprus, have been approved by Newham Strategic Development Committee.

The 1.4 hectare site will include 215 homes spanning six buildings and ranging from 5 to 9 stories, with 31% dedicated to affordable housing. The project encompasses the remediation of a contaminated brownfield site which will provide a community nature park, 5,500 sqm of green space, an extended and improved pocket park with new play facilities, and a private courtyard for residents. Notably, the development is designed to be car-free, permitting access only to blue badge holders, while encouraging eco-friendly commuting with exclusive cycle storage.

The scheme will contribute to the regeneration of the Docklands area and the investment from Newham Council promising a myriad of advantages for the community, ranging from the creation of new residences, to the development of enhanced public spaces and amenities.

Client: Populo Living

“This Brownfield Site will deliver a truly mixed tenure housing offer and provide a new community park alongside a protected nature park.”



The project has been developed under the new Part O and substantial analysis was carried out by the design team to balance overheating requirements with the need for excellent levels of natural day light and sunlight, and a high quality aesthetic complimentary to the surrounding context.

Natural ventilation and maximisation of dual aspect units was also prioritised to provide high quality accommodation and reduce running costs to residents.

Planning consent granted in December 2023.



Site masterplan.

Affordable Homes

Increasingly affordable homes are provided as part of larger mixed-use regeneration housing schemes.

We are dedicated to providing high-quality homes that promote pride and care and sit firmly at the heart of a larger housing development, ensuring integration; communal amenity and practicality are inherent within their design.

Understanding the specific requirements of both tenants and managing social landlords is key to designing successful affordable housing that is desirable and cost effective to build and maintain.



Courtyard entrance view from the Green Space.



Approach towards the west entrance.

Mosspark Boulevard Glasgow

Mosspark Boulevard affordable housing development comprises of 35 homes for social rent and associated amenity space on the former United Reformed Church Site in Glasgow.

The new homes will provide high quality living as set out in the Design Schedule for Affordable Housing in Glasgow. The mix includes 1, 2 and 3 bed flats, including 10% adaptable standard accommodation.

Client: Southside Housing Association



Courtyard view towards the green space in the east.



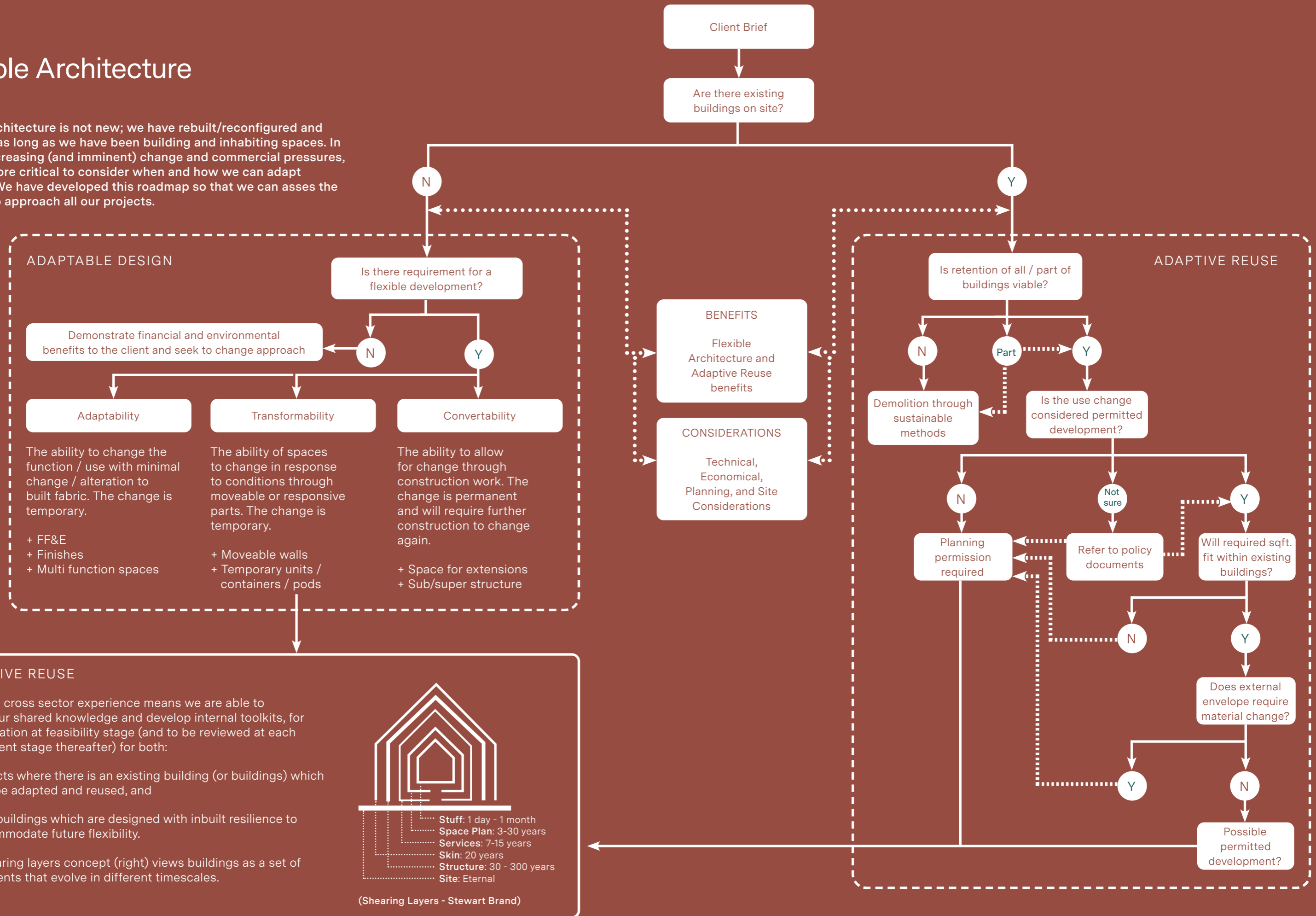
Site plan.

Selected Experience

Flexibility
Adaptability
Sustainability

Flexible Architecture

Flexible Architecture is not new; we have rebuilt/reconfigured and reused for as long as we have been building and inhabiting spaces. In times of increasing (and imminent) change and commercial pressures, it is ever more critical to consider when and how we can adapt buildings. We have developed this roadmap so that we can assess the best way to approach all our projects.

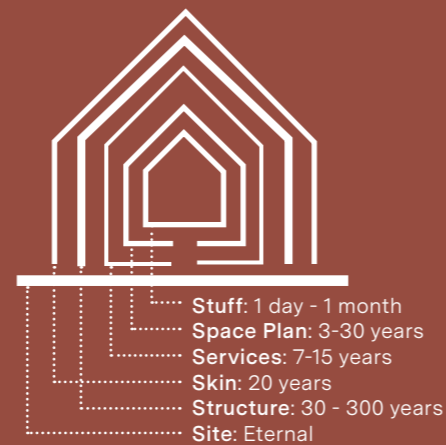


ADAPTIVE REUSE

3DReid’s cross sector experience means we are able to collate our shared knowledge and develop internal toolkits, for consideration at feasibility stage (and to be reviewed at each subsequent stage thereafter) for both:

- Projects where there is an existing building (or buildings) which may be adapted and reused, and
- New buildings which are designed with inbuilt resilience to accommodate future flexibility.

The shearing layers concept (right) views buildings as a set of components that evolve in different timescales.



(Shearing Layers - Stewart Brand)

Adaptive reuse

The largest benefit of adaptable design is the ability to keep the built environment relevant and useful as time goes on. Occupant needs can change drastically even in the span of just a decade, and this typically results in the need for buildings to undergo renovations or other updates. If successful flexible and adaptable space is achieved at a reasonable price, then landlords would be able to respond to market conditions without altering the shell construction, thus maximising the return at all times, and minimising construction time and costs. With buildings that are purpose built and difficult to adapt the cost of refurbishment can be as high as new build.

Adaptable design offers an effective solution to the challenges that face designers in this new era of the sharing, collaborative economy. Ideally future savings would outweigh initial investment. Factors such as maintenance costs, life expectancy and cost of adaptations should be taken into account. By adopting an agile approach, designers and developers are creating truly innovative, configurable spaces that are fundamentally practical but unique to their setting.



*Environmental
Sustainability*

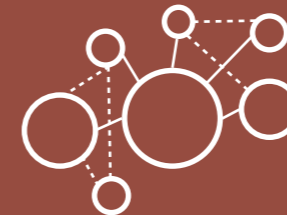
- The greenest building is often one that already exists. AR retains the embodied energy and carbon of the existing building
- 85% of the buildings which will be in use in 2050 already exist today – we need to learn to adapt and retrofit our existing building stock. (World Green Building Council 2019)
- Adaptive reuse is itself considered sustainable because of the reduction in building materials and resources needed to transform a space
- Adaptive reuse reduces the energy consumption and carbon emissions associated with demolishing a structure and building a new one to replace it
- AR conserves land and reduces the expansion of unsustainable urban sprawl and extensive daily commuting patterns.



*Economic
Sustainability*

- Fewer hurdles generally associated with development of greenfield sites including legal issues, pressure from anti-development factions, zoning problems, finance, design and construction costs and environmental impacts.
- The adaptive reuse of existing buildings in general can be 16% less costly than other forms of construction.
- Typically an overlooked expense, demolition costs can run as high as 5-10% of the total cost of new construction.
- Many of these spaces also become ideal settings for start-up businesses because cost efficient shell space can be made available at a lower leasing rate than the market for new construction.
- Adaptive reuse can save time and therefore cost. A renovated existing building becomes suitable for occupancy sooner rather than later. This allows developers to have cash inflow and for cities to turn around desolate areas in a much shorter time frame.

*Adaptive
Reuse*



*Social
Sustainability*

- Restoring a historic space goes a long way in preserving local sense of place and authentic experiences that cannot be replicated elsewhere.
- With good design, displaying harmony between old and new infrastructure illustrates the community's identity.
- As more abandoned and dilapidated properties are revitalized, more businesses, communities, and healthcare facilities will see the benefits of adaptive reuse.



The urban strategy for Central Quay, Glasgow puts placemaking at the heart of the design process.

How we support you in sustainability

We are RIBA 2030 Climate Challenge and Architects Declare signatories. We respect both commitments in our own processes and in the way that we work to support you in sustainability.

The RIBA 2030 Climate Challenge sets project targets for sustainability. In support of this, our in-house Environmental Management System (EMS) has been shaped to focus on our project work and minimisation of the associated Scope 3 emissions, and adopts the RIBA 2030 Climate Challenge targets. Our EMS is reviewed and updated annually, and is independently certified as ISO 14001 compliant.

Architects Declare have set twelve points for engagement by built environment professionals. We have made our own statement of the twelve points and the processes defined in our in-house EMS reflect them.

01 Raise Awareness

We will:
 Prioritise sustainability in client and team interactions
 Make sure that practice members and all stakeholders know our targets

03 New Goals

We will:
 Recognise and reward sustainability in our own work
 Enter our best projects for sustainability awards

05 Evaluate Projects

We will:
 Use energy modelling (such as PHPP or CIBSE TM54) iteratively from project inception
 Promote the best certification process (such as BREEAM)
 Promote lifecycle carbon assessment
 Promote post-occupancy evaluation

07 Whole Life Carbon

We will:
 Determine how lifecycle carbon will be assessed at briefing
 Ensure that building energy use is accurately modelled and that fossil fuel use is not disguised by offsetting
 Promote low energy, low embodied carbon design that enables circularity and re-use

09 Collaborate & Re-use

We will:
 Promote the use of reclaimed materials, including structural materials
 Promote material passporting
 Collaborate with like-minded clients, consultants and contractors

11 Minimise Waste

We will:
 Design to enable low-carbon lifestyles and active travel, and minimise car dependency
 Promote low carbon choices in our own practice life
 Design spatially efficient buildings that minimise waste in construction

02 Change Fast

We will:
 Engage with relevant professional groups and knowledge-sharing events
 Publicise our own approach and targets

04 Share Knowledge

We will:
 Identify project-relevant sustainability knowledge at briefing
 Share our own R&D widely
 Consistently state our values via the channels that are open to us

06 Upgrade Existing

We will:
 Promote re-use or retrofit and avoid unnecessary demolition

08 Regenerate

We will:
 Promote connections to nature
 Promote natural regeneration where opportunities exist
 Promote the use of natural, minimally processed materials from sustainable sources
 Be aware of the potential for 'greenwash'

10 Low Carbon

We will:
 Promote the use of low carbon structural materials
 Ensure that all team members, including specification writers, give priority to low carbon materials
 Communicate the demand for low carbon materials to suppliers

12 Climate Justice

We will:
 Advocate for biosphere protection and defend the freedom of individuals to engage in such advocacy
 Act in support of justice with respect to the environment consistent with our capacity to effect change.



Retail / Primark Birmingham.



Aviation & Rail / Gibraltar Airport.

Cross Sector Expertise

Take a look at our work in further sectors. All of our brochures can be downloaded from our website: www.3DReid.com



Hospitality / Gleneagles Townhouse, Edinburgh.



Residential / Apex House, London.



Workplace / One Angel Square Manchester.



Education / Seamab School, Kinross.



Industry & Technology / Farnborough Airport Hangars.

“132 Princes Street has proved to be a fascinating exercise in unpicking ad hoc and unsympathetic interventions, accrued over many decades. It represents a precedent, of how other such buildings, could be brought back into use.”

*Chris Dobson
Director, 3DReid*

Spaces that work,
beautifully.

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