

# PBSA Portfolio

Purpose Built Student Accommodation

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.

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



## About us

### *Our team*

**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.

## Our vision and values

**Better together:** *the best design comes from a culture of collaboration and sharing ideas.*

**Pursue excellence:** *in the idea, the evolution and the execution.*

**Be proud:** *we take pride in what we do and how we do it.*

*Success for us means well designed projects that stand the test of time and a practice that people are proud to be a part of.*



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

*Our projects reflect our broad experience across all design stages and multiple sectors.*

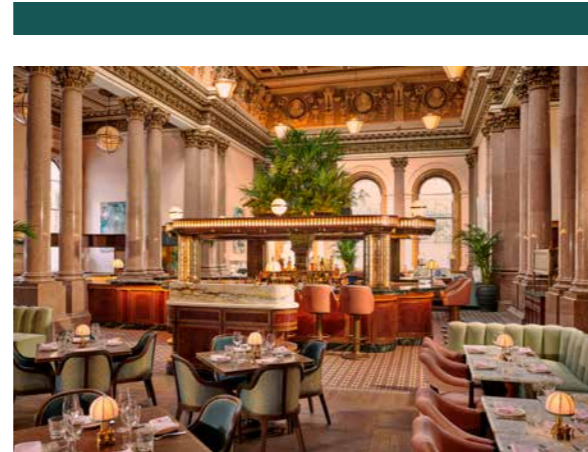
## Mixed-use & Masterplans

We have a well established track-record of creating places that reshape towns and cities. Our masterplans aim to transform fragmented, inefficient developments into distinctive new places that are inclusive, robust and enjoyable places to live.



## Residential

Our portfolio ranges from the latest in Build to Rent developments to intergenerational specialised supported living and everything in between.



## Hospitality

We work with a wide range of clients and brands. Our work is widely regarded in the industry as the best in the sector, having shaped the brand concept for a number of prominent hotel brands including Gleneagles, Dakota, Malmaison and De Vere.



## Retail & Leisure

Retail has been the backbone of our practice since our inception. We have established a strong reputation in delivering major retail and leisure destinations in the UK and work for many of the major operators and tenants.



## Workplace

3DReid is established as leaders in creative workplace design. Our work within the commercial sector varies from large city centre headquarter buildings to innovative business and industrial park models.

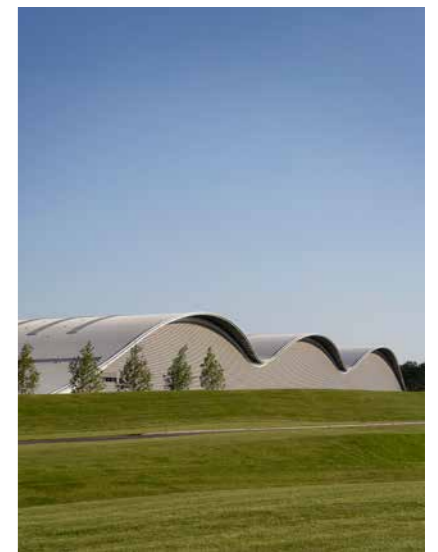
## Aviation & Transport

We masterplan and design all aspects of an airfield's operation, from logistics and operational buildings to new passenger terminals and aircraft hangars.



## Industry & Technology

Our design experience covers warehouses, manufacturing facilities, masterplanning and waste-to-energy facilities. We cover road, sea and air logistics, food and engineering sectors. We also have specialist knowledge in related road and air vehicle and component maintenance areas.



## Culture & Community

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.

## Education

We partner with private, public and third sector clients, sharing our expertise across nursery, primary, secondary and tertiary education sectors. We work directly with local stakeholders to deliver community specific learning environments.



# Our portfolio ranges from the latest in *Purpose Built Student Accommodation* and *Build to Rent* to *Intergenerational Living* and everything in between.

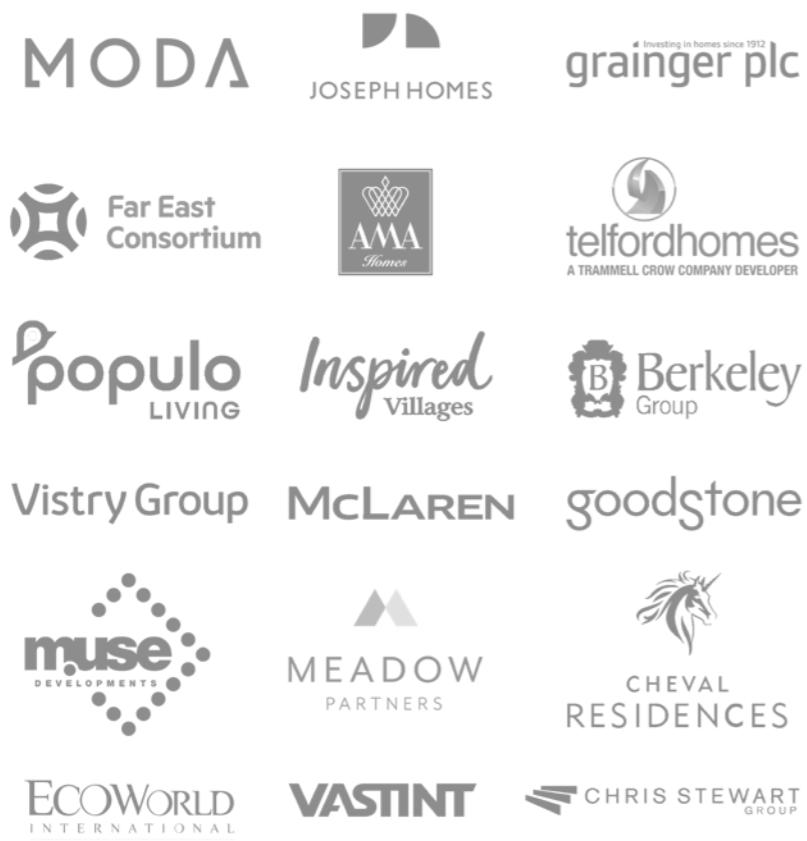
3DReid has designed and delivered purpose built student accommodation projects across the UK, from boutique studio developments such as Elliott House in Edinburgh to the delivery of large PBSA anchored mixed use developments such as the 900 bed Trinity Square project in Gateshead.

Our interior design team has designed and delivered a number of PBSA projects from small scale refurbishments to full brand development and delivery of interior concept for new build schemes.

We are lucky to be collaborating with some of the most innovative clients in the sector.

We have a comprehensive understanding of the requirements of residential design that gives us the capability to engage planners and key stakeholders, and then to deliver efficient, flexible, highly liveable, durable buildings.

Our clients place different priorities on the fundamental principles that shape their brand. Our support occurs at the very beginning of that journey, helping clients define what differentiates them in this increasingly busy market and helping them realise those aspirations, through the spatial design and specification of finishes that become synonymous with their brand.



“We work closely with developers, investors, local authorities and operators designing complex town centre urban regeneration projects and mixed-use, residential-led destinations across the UK.”

*Selected Experience*

# PBSA Developments

With more than 20 years experience designing and delivering student residential projects across the UK, working with both Universities and developers, we have the capability to engage Planners and key stakeholders, to deliver efficient, flexible, durable buildings and create accommodation which enhances the student's experience of university life.

By combining our architectural and interior design capabilities we are able to deliver residences that are robust and inspirational, creating communal spaces that become the heart of these new learning communities.



Plot B looking east.



Landscape plan.



Plot A and B looking west.



Plot B looking north.

## Central Quay Glasgow

The Central Quay development site provides an opportunity to remaster a prominent and strategic part of Glasgow city centre. The proposals will deliver a major urban regeneration project.

The mixed-use development comprises residential, purpose-built student accommodation (PBSA) and commercial uses, with associated landscaping, public realm and rejuvenate the existing office building.

The urban strategy puts placemaking at the heart of the design process. An understanding of the history, stories and built fabric of this place have tailored a contextual response unique to Central Quay.

The design principles of the Glasgow grid-iron urban pattern are applied to the site as a means to organically grow the city centre west. High density neighbourhoods are organised around a recognisable network of characterful streets and spaces.

The proposed urban strategy defines four development plots. Plot A is PBSA, 933 beds for Unite. Plots B and D are residential, developed by 3DReid. Plot C is residential by Graeme Nicholls. The proposals also include supplementary retail, wellbeing and food & beverage opportunities.

Client: Summix Capital



Aerial visual looking south.

# 179 Canongate *Edinburgh*

Proposed redevelopment of the site at 179 Canongate for PBSA use, providing a characterful and adaptable place to live and study, within the heart of Edinburgh's Old Town.

Situated adjacent to Old Tolbooth Wynd and the Canongate Kirk, the site sits within the boundary of both the UNESCO World Heritage Site and the Old Town Conservation Area.

The footprint of the building takes cognisance of the existing structures and spaces, enhancing permeability across the site by way of a continuation of the Old Town's characteristic close and court arrangement. Pronounced level changes across the site have been reconciled to ensure ease of access throughout, with the articulation of its massing being such to stitch the development into the predominant urban grain of the wider conservation area.

The development comprises 76 studio apartments. Supporting facilities such as a secure cycle store, large common room, laundry and parcel room are accommodated at ground floor level, with a communal bin store accessed directly off the newly formed courtyard Miller's Close.

Client: S Harrison Developments & Summix (CGE)



*A cobbled court.*



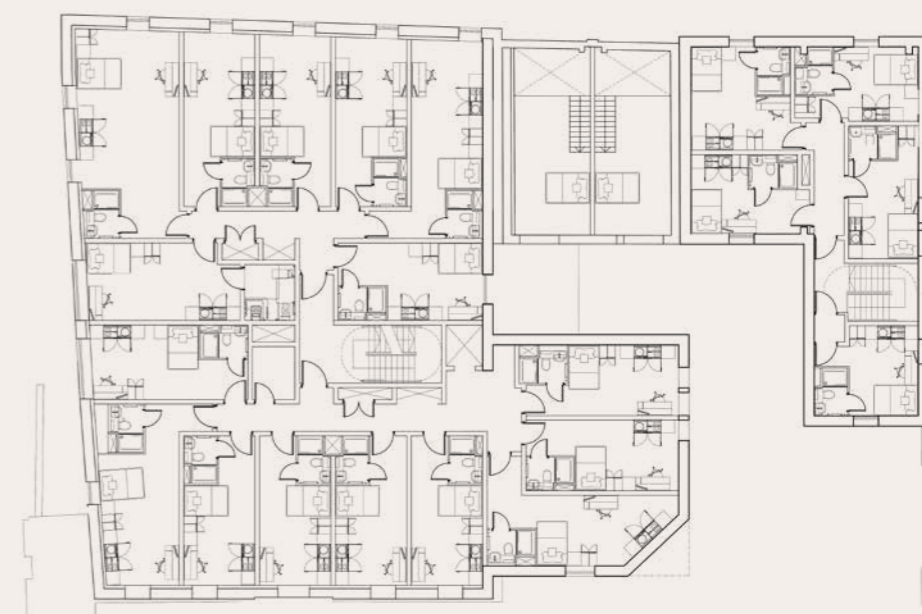
*Old Tolbooth Lane.*



*The next layer.*

*“The proposal takes cues from the rich language of the Old Town, employing playful corbels, stringcourses and cap-houses in reference to the Scots Baronial style.”*

*Ryan Hodge  
Associate, 3DReid*



*First floor plan.*





Main approach.



Sunken gardens and care centre entrance.

## Craigmillar PBSA 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

**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).

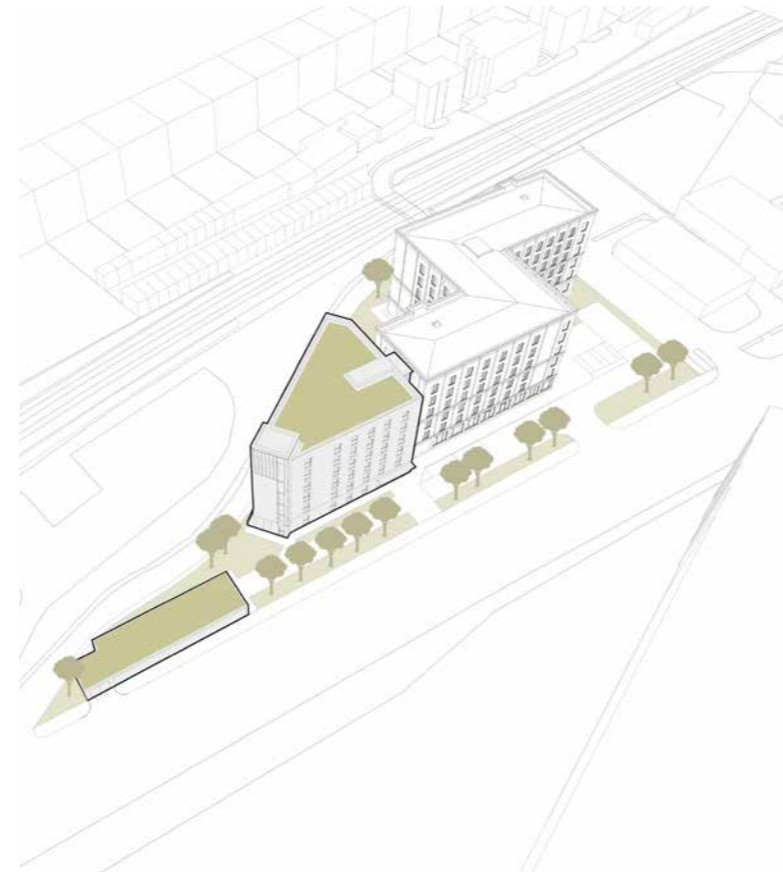


# 65 London Road Edinburgh

A high quality 76-bed Purpose Built Student Accommodation (PBSA) within Edinburgh's Meadowbank area and characterised by its industrial heritage and later commercial and residential development.

The development seeks to build upon HG Development's investment in the area, with a student residential accommodation, on the neighbouring plot at 63-65 London Road.

3DReid achieved planning consent for 76 self-contained studios with a shared communal room located on each floor. The new development is connected to the neighbouring student housing scheme via a glazed link corridor that ensures a more efficient energy strategy across both developments and promotes the use of sustainable technologies such as heat recovery. A green roof to the new development supports both the attenuation of surface water and the enhancement of biodiversity within the site, with the wider landscaping, offering increased amenity space for the students and a greater greening of the wider London Road streetscape. On-site bicycle storage and car-club spaces promote active travel.



Client: HG Developments Limited



Proposed plan.



65 London Road PBSA 3D Visualisation.



East elevation.



North elevation.



## The Mill House *Edinburgh*

3DReid was the Architect and Interior Designer for The Mill House, a new build 258 bed student residence in central Edinburgh.

The student apartments range in size from single studios to six bedroom clusters. Each bedroom includes a double bed, work desk, storage area and en-suite shower room.

The development includes an outdoor landscaped courtyard and games area along with on-site quiet study area, gym and social spaces, dedicated staff facilities and retail and office space to the ground floor.

The faceted and stepped façade has been designed to reference Edinburgh's surrounding building vernacular and provides a contemporary architectural language which has been carefully modelled to create visual interest, with cast stone and zinc dormers.

Client: Cold Spring Asset & Development Management for Fresh Student Living



# Elliott House Student Residence *Edinburgh*

Elliott House is a prime student residences development in Edinburgh’s city centre. 138 studios have been created, 134 within the repurposed existing building and 4 duplex units in a single storey mews style building, with a communal courtyard area in between.

3DReid provided full architectural and interior design services to transform the former seven storey office development within the Edinburgh New Town Conservation Area, involving a full reclad of the existing structure replacing the original concrete cladding with natural stone, and bronze rain screen details on the main elevations, as well as a full internal refit.

The interiors team achieved a high-level of quality, specification and finishes throughout providing a refined student living experience with common room, quiet study rooms and a communal launderette.

Client: McLaren Property Ltd.



Unit type	Total
Studio	127
Studio (wheelchair accessible)	7
Duplex unit	4
Total no. of units	138



# Trinity Square *Gateshead*

3DReid was the Architect for the delivery of Trinity Square, a major retail led mixed use town centre regeneration development by Spenhill Developments in conjunction with Gateshead Metropolitan Borough Council, providing a range of facilities and public spaces to energise the town centre and provide social and economic sustainability.

The student residence development comprise 993 bedrooms in studio apartments and 2-5 bedroom clusters, with a student 'Hub' of social facilities situated on a dedicated roof podium 15m above adjacent street levels providing private outdoor space including a football/basketball area. Accommodation comprises 8 blocks aligned north/south to optimise eastern and western aspects, the massing of each block being sculpted to create a cityscape profile.

In addition, Trinity Square provides more than 30 retail units and restaurants, a Tesco Extra superstore, a 9 screen Vue cinema complex, Grade A office accommodation, a Primary Care Centre and a 700 space car park.

Client: Spenhill Developments and Northumbria University



Trinity Square, Gateshead Town Centre.



Sketch concept plan.



Student accommodation.



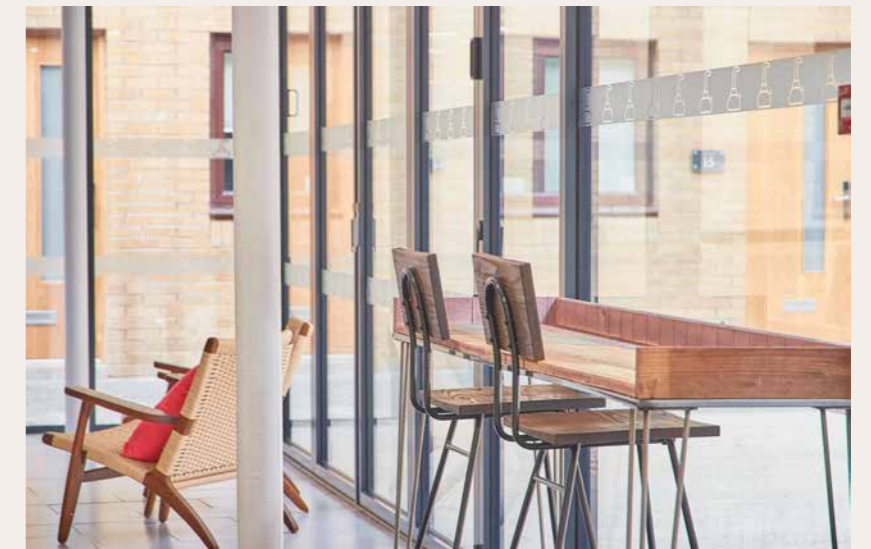
## Meadow Court Student Residence *Edinburgh*

Refurbishment of 33 apartments offering a range of 3, 4, 5 & 6 beds and construction of a new build common room. The refurbishment was undertaken within a tight off-season programme including new kitchens, lounge and dining areas, and all 148 bedrooms to provide a more contemporary student living experience.

The new build common room was constructed as a focal point for the scheme and our interiors team achieved a relaxed and modern feel within the space which includes group study facilities and a new private entertaining kitchen & dining room.

The building fabric features a palette of high quality materials and includes smooth stonework, larch cladding, extensive glazing with bi-fold doors that lead out to the new private landscaped courtyard, and a green roof system was included to reduce the building's impact upon neighbouring sites.

Client: McLaren Property Ltd.



*“Refurbishment of 33 apartments and introduce a new common room hub with group study facilities and private entertaining kitchen & dining room to provide a more contemporary student living experience.”*



## The Combworks Student Residence *Aberdeen*

The Combworks Aberdeen is a 121 studio room development which includes a reception space, shared multi-functional common room, study spaces and its own private garden.

The building takes its name from the old Combworks, previously situated on the site, which closed in 1969. The factories were since demolished and various new buildings have been formed on the site over the years. There are very subtle design references to the Combworks throughout the design which were achieved without being too literal.

The client's desire first and foremost was for the interior space to be homely and welcoming so warm neutral tones were used for the flooring and walls as a backdrop to the colour palette. The common room area features large Chesterfield sofas and a gas flame fire within a bookcase feature wall adding to the character of the space. These are surrounded by different armchair groupings and a comfy L-shaped sofa to provide different zones where students can relax on their own or with their friends.

Client: McLaren Property Ltd for Hines/Aparto



The common room area also features a communal study area and a separate meeting room that the students can use.



Reception lobby.

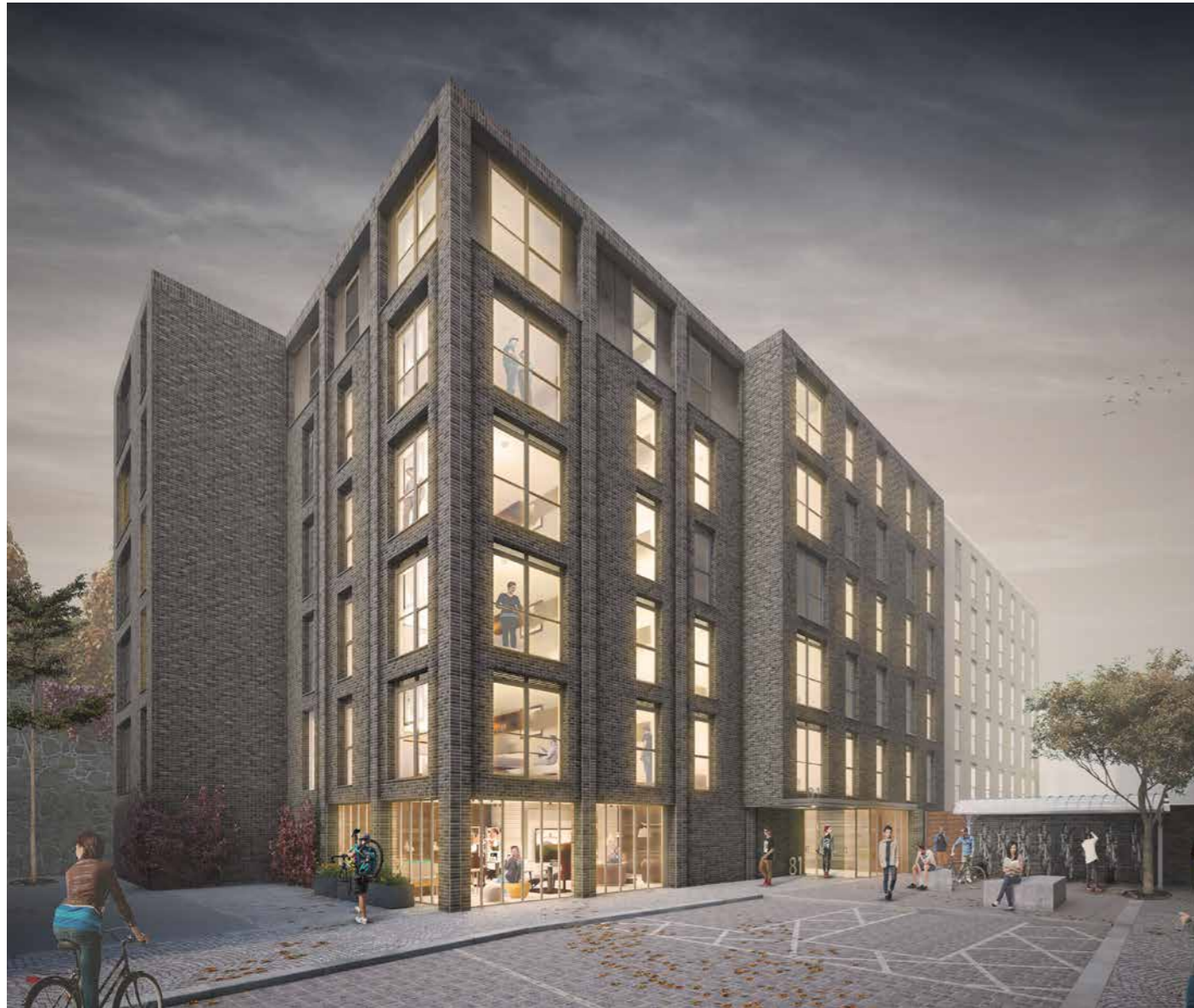
“The reception area is enhanced with a large digital screen, feature bookcase wall-covering and includes a coffee machine and pastry point for the residents. A communal study area and a separate meeting room that the students can use.”



Bedrooms vary in size from small compact studios to large apartment style spaces which are designed for couples - a first in this market area. All bedrooms have their own private bathrooms and kitchens.



Section through the student common room area.



Peterson Hall, Dundee. (81 beds).

## Peterson Hall Dundee

Peterson Hall is an existing student accommodation property comprising three buildings and providing 81 student bed spaces arranged across 43 apartments.

3DReid have designed a significant refurbishment/reconfiguration for the property to significantly improve the overall facilities and quality of the student accommodation.

Client: McLaren Property Ltd

## Edinburgh College Edinburgh

Mixed-use development at Granton waterfront, including foodstore, offices, bar/restaurant, retail units and student residence accommodation. The 110 bed student residences forms part of the Granton Neighbourhood Centre, Edinburgh which comprises the first phase of a much needed mixed-use core serving the existing communities of Granton and the emerging communities of Forth Quarter and Waterfront Edinburgh. Central to the project has been integrating the development into the existing urban fabric.

Client: Wm Morrison plc (Shell), Alumno Miller (fitout)



Edinburgh College Student Residence, Edinburgh (110 beds).

## Dumbarton Road Stirling

A highly specified, prime located 150 student units, offering excellent shared space and common amenity including laundry, reception with office and communal common room, a private gym and cinema.

Accommodation includes 48 self contained studios with six accessible studios and 96 beds are single en-suites in cluster flats, arranged in 4, 6 and 8 bed clusters.

Client: McLaren Property Ltd.



KM Central, Edinburgh (45 bedrooms).

## KM Central Edinburgh

3DReid worked with The University of Edinburgh to convert a former student residence into a 45 bedroom hotel, incorporating flexible multipurposes spaces for use by both students and the public.

The key to the success of the project was the rebranding and repositioning of the spaces within both a commercial and hospitality offering, and also increasing the flexibility of the breakfasting room to facilitate more productive student use.

Client: University of Edinburgh



*Selected Experience*

# Mixed Use Masterplans

The following projects are an example of our wider residential and placemaking portfolio. As multi-sector experts we understand all the elements that make up a mixed use development. Schemes need to be flexible to allow for cultural and economic changes.

Concepts must provide a framework for a variety of uses, new place-making and enhanced connections.

## Our urban designers develop intelligent solutions to *complex* urban problems.

Our masterplans aim to transform fragmented, inefficient developments into distinctive new places that are inclusive, robust and enjoyable places to live.

Making new places which work for both existing and future communities is a complex task. We recognise that creating successful places requires extensive research and collaboration to get the physical form of development right.

We strive to create mixed-use neighbourhoods that support existing uses whilst facilitating change through incremental development.

The masterplan should not be too restrictive, nor should it be too prescriptive: it should provide a coherent spatial framework which permits a variety of solutions to be realised in response to future changes in demand.

Our masterplans are founded on an analysis of the relationship between connectivity, identity and value. We do not come to the table with pre-conceived ideas, we research the specific characteristics of the site, its history and location.

We review options with an open mind, seeking solutions that balance the needs of existing users whilst enabling change through incremental growth, safeguarding long term assets whilst remaining open to future changes in demand.

*“Locating the proposal in the context of local planning policy encourages more resilient decision making and helps to deliver greater planning certainty.”*





A mixed-use masterplan in the heart of Cardiff.

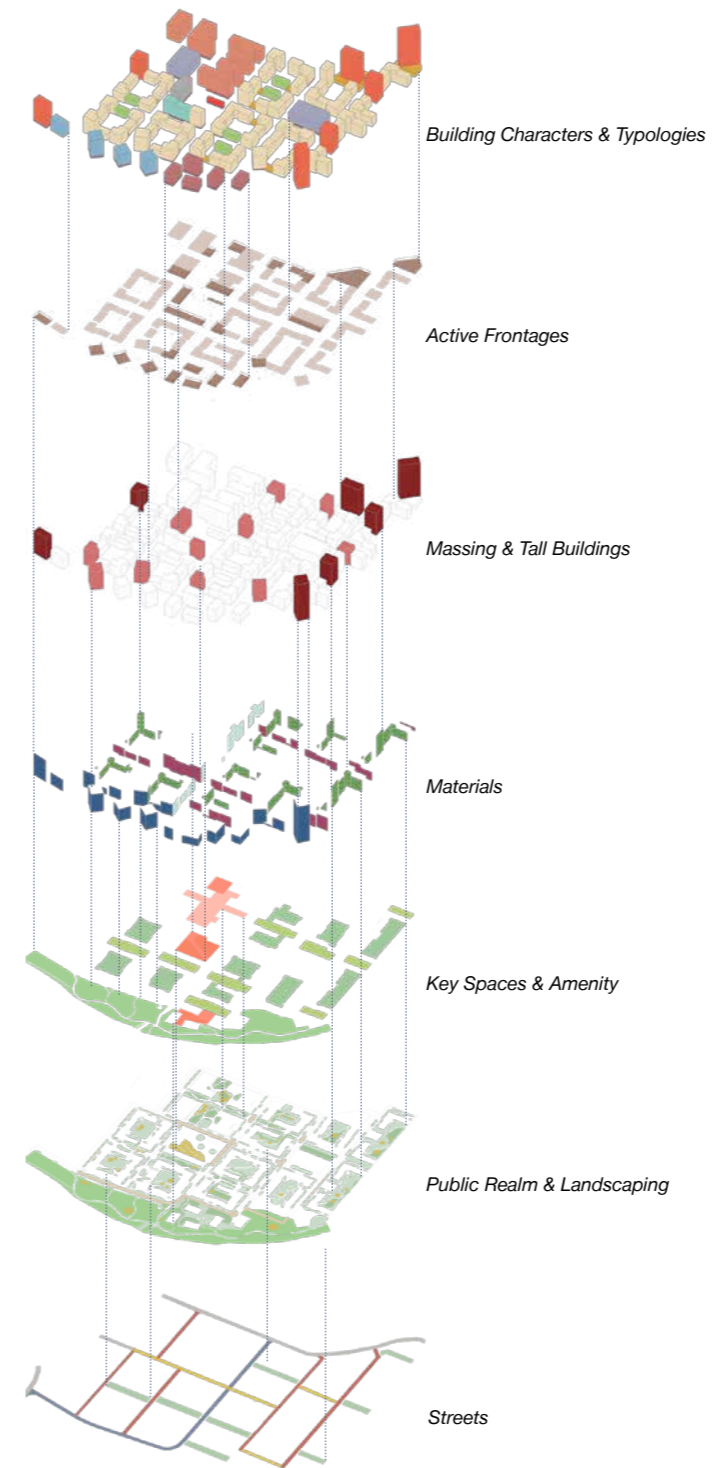
# The Embankment Masterplan Cardiff

The Embankment Masterplan at Dumballs Road will create up to 2,500 new homes alongside 54,000m<sup>2</sup> of business space as well as opportunities for leisure, hospitality and retail users, on what is currently under-utilised, low-quality industrial space.

The proposal will open up access to the riverside reconnecting the city to the bay with an uninterrupted pathway and provide much needed connections between Grangetown and Butetown through inclusion of a new cycle and footbridge across the River Taff.

The plans also include considerable open space with a new riverside park and water taxi stop that will create additional enjoyable routes along the River.

Client: Vastint UK



Masterplan strategies..

*“A welcome, well-designed and masterplanned scheme that would comprehensively redevelop and transform a strategic area of land between the City Centre and Bay.”*

Cardiff City Council



Illustrative view of amenity street.



Illustrative view of river park.



River view.



Illustrative view of Dumballs Road.

*“The masterplan is founded on placemaking principles that will create distinctive neighbourhood character areas and business districts that complement the industrial heritage of the area.”*

*Darren Park  
Associate Director, 3DReid*



Illustrative view of urban square.

# New Fountainbridge Edinburgh

A mixed-use development comprising hotel, office and new homes for rent with a number of live/work units suitable for small business and community use. Proposals were developed as part of a masterplan to deliver a greenspace network with new pedestrian and cycle routes re-connecting Fountainbridge to the Union Canal.

Delivered as part of the first phase of development, the proposal combines two plots identified in the development brief to form a single urban block releasing more generous public space to either side. The combined hotel and office development present a continuous frontage to Fountainbridge and offer a variety of café and small business units at ground floor level to activate the surrounding public realm.

No 2 Freer Street provides 5,500m2 of bright, flexible Cat A office space over 6 floors with shared reception, gym and conference facilities at Ground Level. Occupying the eastern end of the Fountainbridge block, the core abuts the party wall to the hotel, with tenant areas arranged around the three perimeter walls to maximise daylight and flexibility. Open plan spaces can be sub-divided into smaller units supported by collaboration, break-out and soft seating areas at each level with a rooftop terrace at level 6. The office is now fully let.

Client: Vastint Hospitality B.V.



Fountainbridge sketch view.



No2 Freer Street office facade.



No2 Freer Street flexible Cat A office space.

*“The use of prefabricated components and Modern Methods of Construction provide better construction quality, less waste and improved efficiency.”*

*Darren Park,  
Associate Director, 3DReid*

*The Moxy features flexible lounge and workspaces for guests, events and the business community.*



# New Fountainbridge *Edinburgh*

The second phase will realise a residential scheme providing 240 new homes in a variety of tenures and typologies including duplex and single storey apartments, penthouse suites with roof terraces and townhouses fronting the towpath.

Proposals include new green and blue landscape areas to connect the new community to the canal. Buildings are set within a green-space framework comprising a sequence of civic spaces, terraced streets, courtyards and gardens. The development completes a network of pedestrian and cycle routes to re-connect surrounding neighbourhoods to form the heart of a new canal quarter in the city.

Phase 1 complete, Phase 2 on site.

Client: Vastint Hospitality B.V.



View from Leamington Lift Bridge.

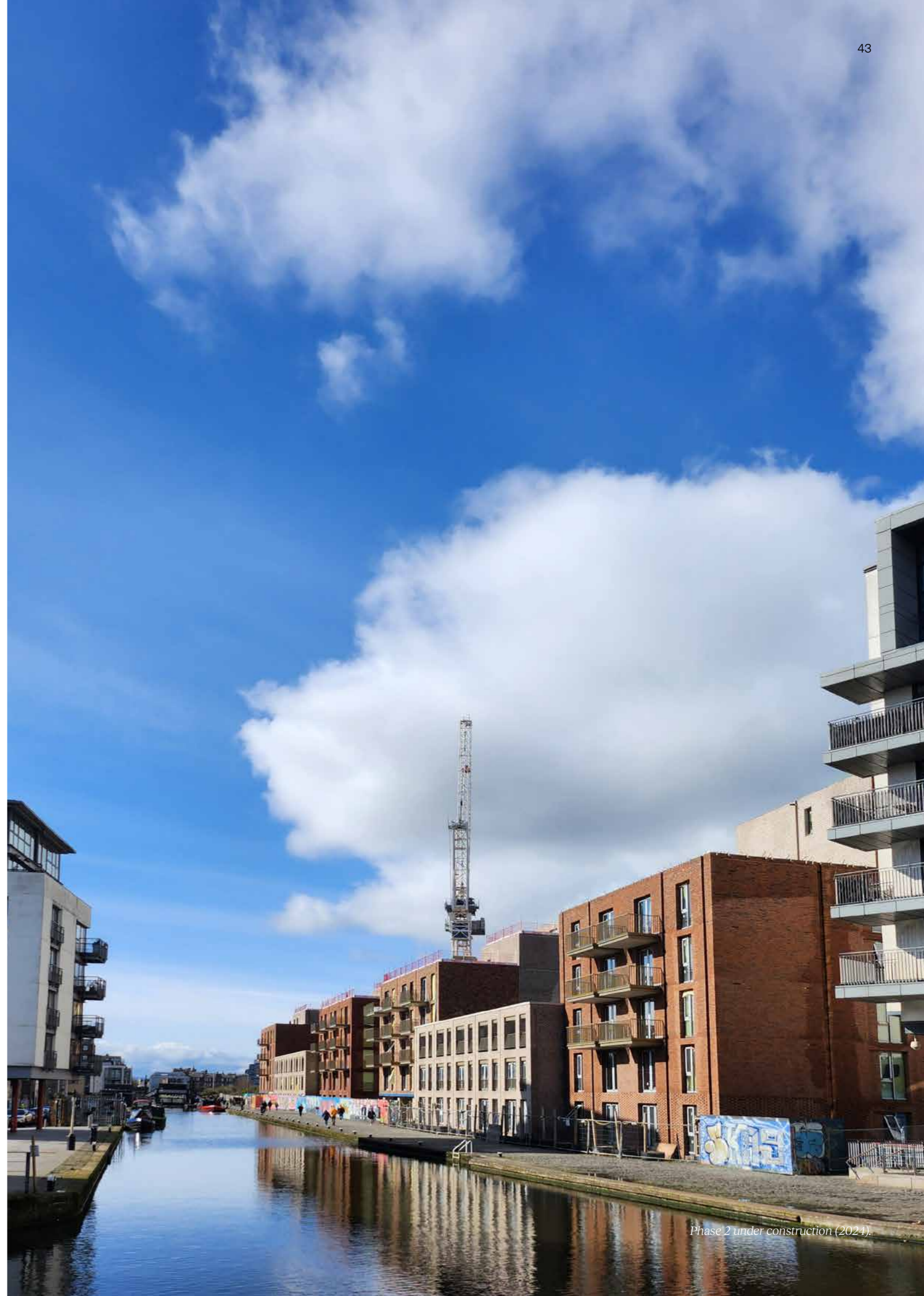


Communal courtyard view.



Aerial view from the southern edge.

*“Regeneration of a derelict city centre site into a new and vibrant canalside neighbourhood.”*



Phase 2 under construction (2024).



## Collegelands Glasgow

Mixed use development that transforms vacant and under-used land to the East of Glasgow's historic High Street into a coherent and connected part of the city centre. The development will provide over 220 new apartments for rent, a new 6,000sqm office development and ground level café and co-working spaces within a new public realm that re-establishes pedestrian priority, promotes active travel and strengthens the sense of place.

3DReid worked with Vastint to customise their volumetric residential construction system for the development. Collegelands will be the first development in the UK to use this system, which

combines the advantages of off-site production with flexibility in the design and construction.

Well-designed workplaces, homes and amenities will create a new sustainable community and deliver on the key objectives of Glasgow's Draft Strategic Development Framework: City Centre 2050 re-connecting the inner east-end to the Merchant City via a dynamic mixed-use urban quarter creating a more liveable city centre.

Client: Vastint Hospitality



Aerial view.

*“A new urban quarter set within a existing masterplan will provide over 220 new apartments for rent, a new 6,000sqm office development with ground level café and co-working spaces within a new public realm.”*



Elevated view.

*Selected Experience*

# Creating Communities

The following projects illustrate our expertise designing homes for a range of occupants including students, families, first-time buyers, renters, local authority tenants, luxury homes, residential care and senior living.

All have different needs, 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.”*



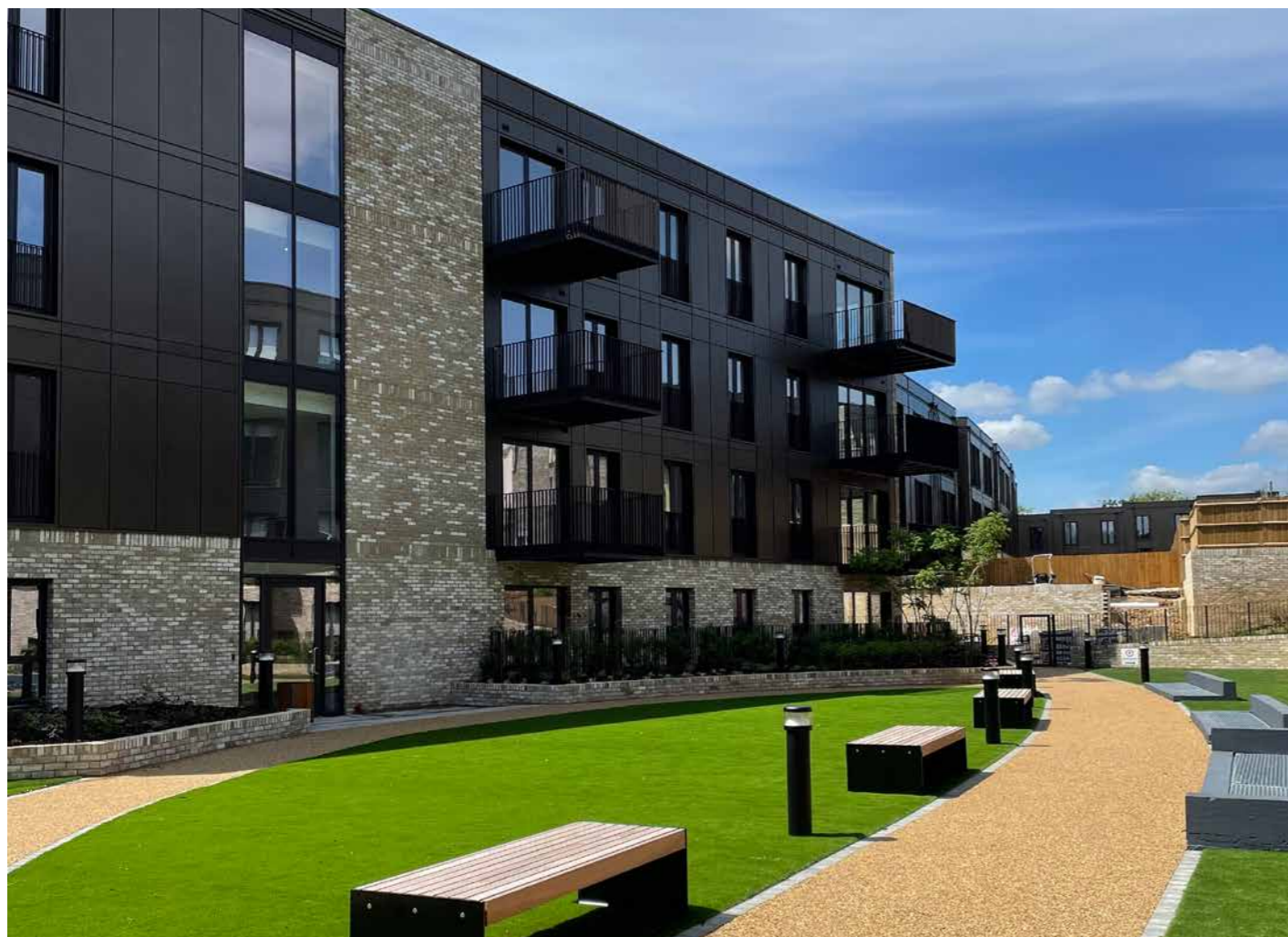
The project has been developed under the new Part O and substantial analysis was carried out by the design team to balance overheating requirements with the need for excellent levels of natural day light and sunlight, and a high quality aesthetic complimentary to the surrounding context.

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.



Successful developments have a range of typologies and increasingly we are seeing developments including build to rent that provide family homes. Millbrook Park had several different typologies of house to create variety of layout and look to the development.



Millbrook Park aerial view.

## Millbrook Park *Barnet*

3DReid has reviewed a number of sites within the Millbrook Park masterplan in Mill Hill, London. Phase 5, featured here and currently on site, is a development of 144 dwellings. The units range from one-bedroom apartments to four-storey townhouses, with stunning views over London.

The concept underlying the design is to modernise the traditional Georgian townhouse. Although the proportions and layout have remained the same, the material and details have been updated to reflect a more modern aesthetic. In this way, the traditional white plinth has been converted to glass-reinforced concrete, as well as in the reveals surrounding the windows. In addition, brick soldier coursing has been used throughout to hierarchies the elements of facade.

Client: Joseph Homes



Interior of apartment.



# Kensington Academy Residential

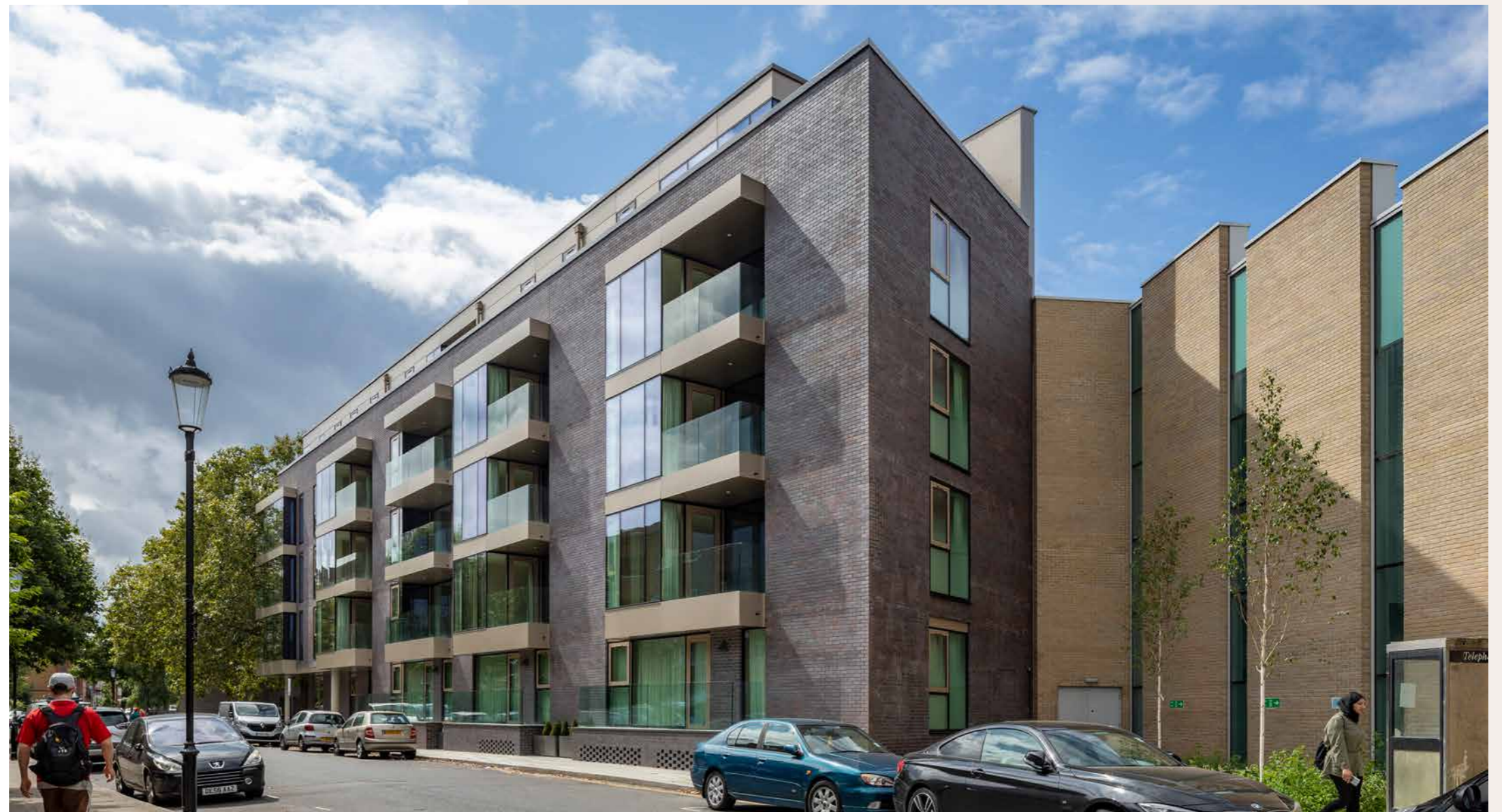
## *Kensington & Chelsea*

Detailed design of a 32 apartment new build PRS scheme arranged over five floors in Kensington, London, delivered by a JV between Grainger and RBKC.

The open plan apartments are served by an external deck access corridor and the scheme is designed around a communal garden.

3DReid were appointed post planning with a brief to avoid secondary planning applications. We undertook a review to improve the buildability and efficiency of the scheme and adjust it for PRS.

Client: Grainger



*Kensington Academy apartments.*



*Typical apartment.*



*Entrance lobby.*

## Millharbour *Tower Hamlets*

This development of a key intersection on the Isle of Dogs, London, provides 319 new dwellings. The 30 and 26 storey apartment towers have been designed to maximise views and daylight for residents whilst ensuring calm environmental conditions at street level.

Providing an active frontage for pedestrians and cyclists, each building features an angled podium containing a range of public-facing uses, including shops and cafés, a wine bar and a 50 pupil nursery alongside extensive public realm featuring a high quality landscape design by Exterior Architecture.

The scheme achieved planning in 2019.

Client: Meadow Partners



## 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*

# Challenging Context

Many sites call for creativity within constraints such as planning restrictions, conservation, historical fabric and structural implications.

Our rigorous workshop process challenges the brief and analyses the potential of a site to achieve maximum value and flexibility for a development. This process can be expanded to an in-depth analysis of a district in its context, including widespread stakeholder consultation.



The whole building is clad in unitised curtain walling and provides 61 residential units, 97 serviced apartments and 930m<sup>2</sup> of retail.



## Three Quays London

A luxury residential and aparthotel scheme consisting of 97 serviced apartments and 61 residential units with three retail units at ground floor, won in an international design competition. The over-riding brief was to deliver the maximum number of apartments with a river view, to ensure the highest values were achieved.

Our winning scheme utilised a horseshoe shaped plan that maximised the use of the site perimeter combined with a scissor duplex apartment that provided a significant proportion of river views. These were however, reduced in number following planning approval to provide a revised mix and additional apartments but they are retained in the centre of the plan.

The sensitive nature of the location and context demanded close consultation with numerous influential groups including DC CABE; English Heritage and Royal Historic Palaces.

Client: Cheval Residences



Cheval Three Quays entrance lobby.

*“We’re extremely impressed with the innovative work behind Cheval Three Quays by 3DReid. Every detail has been carefully considered to make sure the property meets the luxury standards synonymous with Cheval Residences.”*

George Westwell,  
Cheval Residences Director

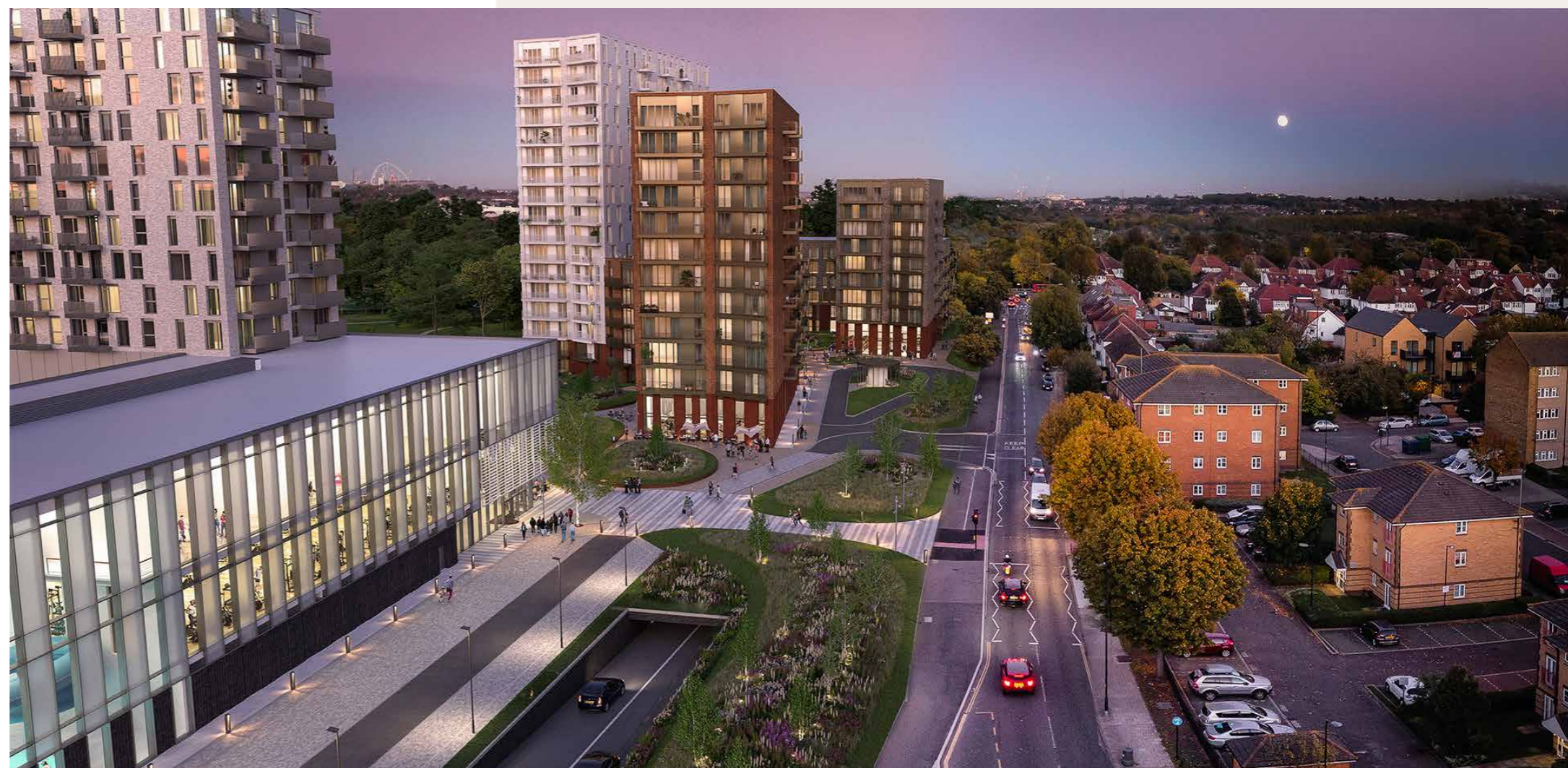
## Gurnell *London*

Gurnell is a mixed use development with a series of restrictive site conditions and a need for the commercial aspects of the project to drive and support the provision of community facilities.

The Gurnell complex went through a number of iterations due to changes in brief, client, required accommodation mix and the need to present a scheme that generated the required level of income to permit the construction of the local authorities aspirations.

The wider Gurnell development seeks to replace an early 1980s sports centre and create a new facility and landscaped park using the income derived from the residential development of the site to provide funding.

The site sits within Metropolitan Open Land, a designation equivalent to green belt. Utilising previously built area, we have designed an inclusive and attractive masterplan that – in addition to a new 50m leisure pool and gym – will provide high quality amenity space with an outdoor sports focus for the local community, while improving access to the extensive green space found along the River Brent watercourse.





## Minoco Wharf *Tower Hamlets*

Masterplan for a significant new community on previously brownfield land on the edge of the River Thames and London's Docklands. This 266,500m<sup>2</sup> residential-led mixed-use scheme provides nearly 3,000 residential units ranging from studio suites to five bedroom family apartments and town houses. Also proposed are shops, restaurants and cafés; commercial employment space; community and leisure facilities and public realm (developed in collaboration with West-8 Dutch landscape designers).

Due to its prominent location on the Thames, the site rejuvenates a working wharf, providing a new marina and lock, providing a significant new attraction to supplement the retail and leisure offer.

Client: Ballymore



Aerial plan.

# Dockside, Ocean Drive Edinburgh

3DReid is currently delivering 373 BTR homes at Albert Dock in Edinburgh. Part of our remit was to review and redesign the developed proposals to improve buildability and increase efficiencies. Through that process we ensured that the project complies with all current City of Edinburgh residential design guidance whilst achieving a 25% improvement on Section 6 Energy requirements.

3DReid secured planning consent for the introduction of an additional 35 high-quality homes for private rent by increasing the height of Block A.

In response to Goodstone’s strong environmental objectives and our own practice demands to deliver sustainable communities, the development includes a number of environmental benefits such as tram, cycle and pedestrian emphasis over vehicle use; a significantly expanded landscape and public realm area along the promenade, re-purposing space previously allocated for car parking, and array of photovoltaic panels to reduce in-use operational carbon and benefit from renewable energy.

Client: Goodstone Living



Aerial view of Dockside.



Currently under construction (2024).

*“This provides us with the opportunity to make significant value-add enhancements to Dockside, specifically in respect of its sustainability credentials and the offer to the local community through public realm improvements.”*

Lee Hawkins  
Goodstone Living



Site plan.

*Selected Experience*

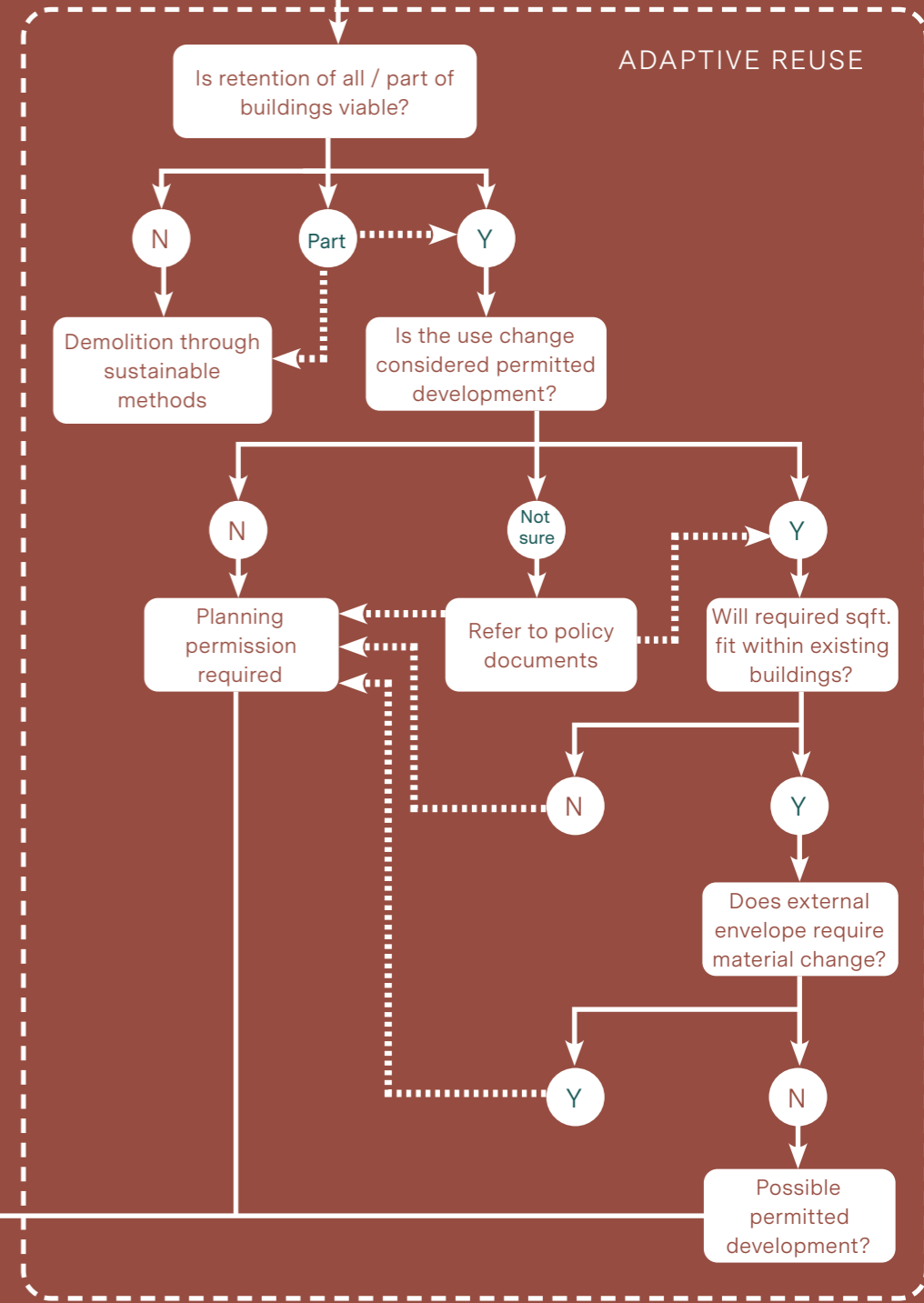
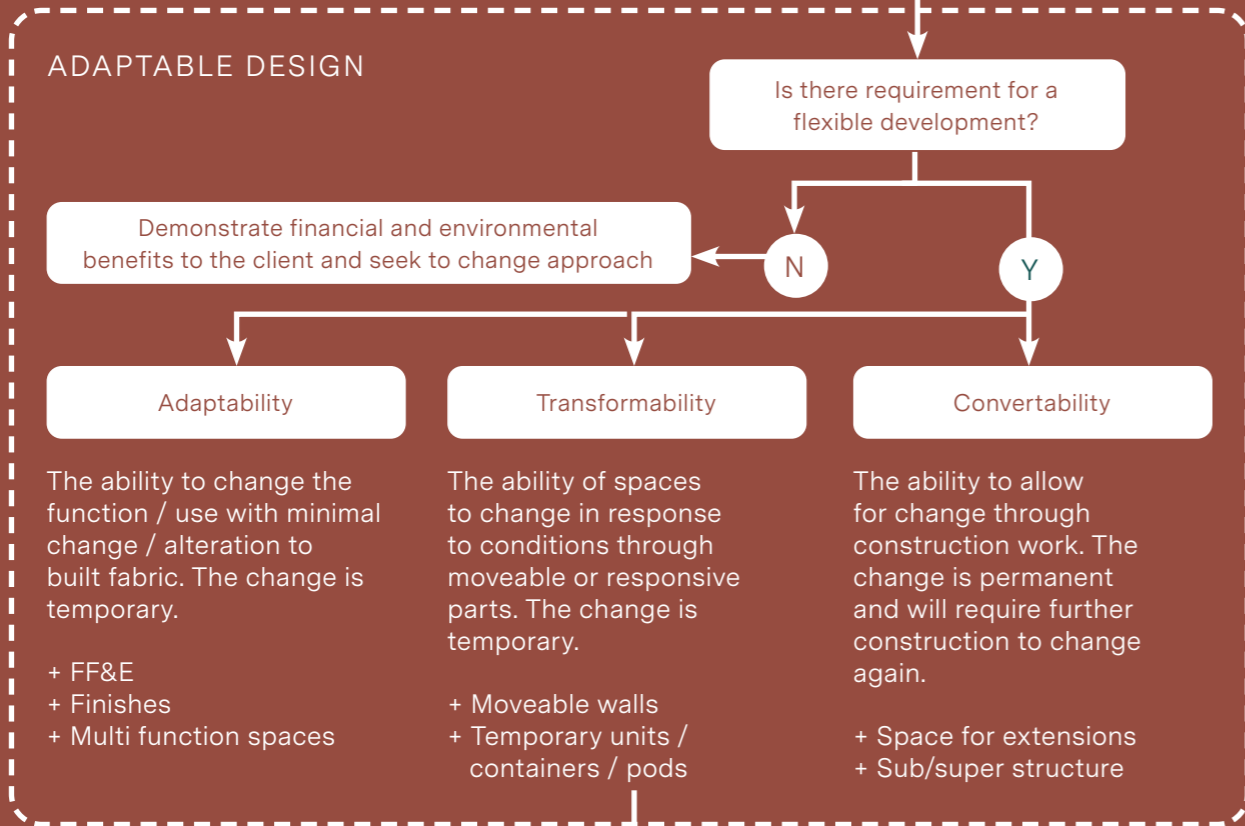
Flexibility  
Adaptability  
Sustainability

# 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.

Client Brief

Are there existing buildings on site?



**BENEFITS**

Flexible Architecture and Adaptive Reuse benefits

**CONSIDERATIONS**

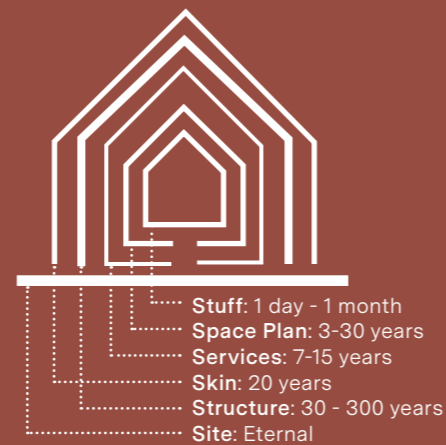
Technical, Economical, Planning, and Site Considerations

## 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*

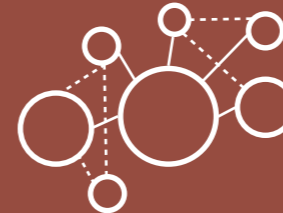
- The greenest building is often one that already exists. AR retains the embodied energy and carbon of the existing building
- 85% of the buildings which will be in use in 2050 already exist today – we need to learn to adapt and retrofit our existing building stock. (World Green Building Council 2019)
- 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.



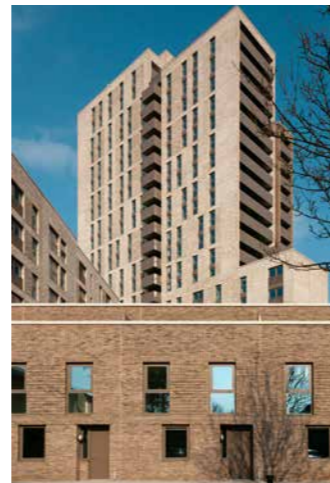
Aviation & Rail / Gibraltar Airport.

### 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](http://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.

*“Responsible residential design should create inviting spaces that foster community, enhance wellbeing, adapt to changing needs, and stand the test of time - places people genuinely want to call home.”*

*Richard Fairhead,  
Head of Residential, 3DReid*

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Spaces that work,  
*beautifully.*

**3DReid**