

Workplace Interiors

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.

02



Laura Graham, Senior Interior Designer.



Gemma Lightbody, Senior Interior Designer.



Nicolle Cairney, Associate Director.



Miwa Doling, Interior Designer.

Our interiors team

3DReid’s interiors team work collaboratively across all five studios. We work on a diverse range of projects including 3, 4 & 5-star hotels, bars, restaurants, F&B operations, hospitality lounges and workplace environments.

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.



Sara Birgis, Interior Designer.



Jade Kershaw, Interior Designer.

Our work within the *commercial sector* varies from large city centre headquarter buildings to innovative business and industrial park models.

3DReid is established as leaders in creative workplace interior design.

Our experienced interior design team guide projects from concept to completion. Whether we are working on a city centre hotel, a boutique restaurant or a workplace environment, we approach projects with a focus on the end-user experience.

We design for the future, delivering timeless, flexible spaces that are people focused and have a positive impact on the world.

From restoring historical landmarks with genuine care and respect to new architectural designs, every site is unique and our diverse portfolio of interior projects spanning multiple sectors speaks for itself.

We passionately care for historical landmarks and have extensive experience working with listed buildings and restoration.

Our team can guide you through planning applications, listed building consents and warrants. Every building and its contents tell a story. Our responsibility is to carefully preserve those tales.

Our process

Research

We *meticulously* research the market, latest trends and local communities to ensure every project has a *strong and authentic* foundation.

Design

We use sketches, layouts, initial models and renders to help *visualise* all aspects of a design as it develops.

Deliver

We are on hand every step of the way, attending site and overseeing projects as they are *brought to life*.



Flexible workspaces within the AC Marriott Glasgow.

Workplace Design

03

Selected Experience



We believe our experience working across sectors has given us expertise and insight to understand clients aspirations for the design of interiors, products and finishes. Our ability to transfer our design skills from the hotel sector to the modern workplace environment is a strong asset as offices move more towards having flexible work and leisure space offerings within them.

Interior Design Getting Creative

The future of workplace design has changed over the past few years to be less corporate and more relaxed, creative and interesting environments.

01

Flexible work spaces

Future workplace design is more user led, with everyone having busy lifestyles the workplace is becoming more relaxed and more like a home away from home. We are seeing casual seating, comfortable sofas, coffee tables, juice bars and resting areas for workers to ‘re-charge’ and be more productive through-out the day.



02



Break-out spaces

These spaces allow social gatherings for collaboration and learning with groupings of loose seating, stools & bean bags that can be moved around to suit the amount of people using the break-out space, decorative lighting, lamps and rugs are used for a more casual feel.

03

Health & wellbeing

It is estimated that people spend around 90% of their lives indoors. With such a high percentage of indoor activities we ensure that we create healthy environments for all users in the workplace and employers take the physical and mental work environment of their employees into consideration and incorporate inclusive design.



04

Biophilic design

Biophilic design incorporates natural lighting, ventilation, natural landscape features and materials for creating a more productive and healthy environment. It is known to enhance worker satisfaction, boost productivity and even reduce sickness. This can be achieved in any working environment by introducing plants and greenery, natural wood elements and lots of natural light.



05

Net zero carbon

Currently the building & construction sector contribute to 40% of the total carbon footprint. Many countries have now pledged that they will achieve net zero carbon by 2050. By buying local, repurposing and using recycled materials where possible as well as implementing design strategies that maximise natural light we can contribute to achieving a sustainably conscious scheme.



06



Digital culture

‘Digital culture’ describes how we interact with the internet and technology. It encourages organisations to adopt a workplace that motivates employees to try new things. This has resulted in a more ‘intelligent’ work environment. Workplace design is seeing more smart technology being used around the workspace.

Bringing hospitality design
to this 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 coworking spaces in Europe to achieve the Platinum standard WELL accreditation that takes a holistic approach to health in the built environment.”



West Village Leeds

Refurbishment, extension and redevelopment of the West One Estate in Leeds on behalf of Bruntwood offering serviced office and coworking spaces with a focus on wellness, work-life-balance and productivity.

3DReid provided architectural and interior design services for both phases, which are complete.

Phase one was for the initial fit out of 950 sqm of serviced workspaces and Phase two included the Cat A/Cat B fit out of the existing Castle House, the construction of a new extension building with a courtyard, to connect these existing buildings and provide additional office and amenity space. A wellness hub incorporating a large cycle/sustainable transport facility, located at the lower ground floor level, accessed via the new extension. The design has a focus on operational carbon emission reduction and takes a sustainable approach to the design.

The plans feature low energy building specifications and technologies, green walls and improved cycling facilities, with sustainable energy strategies at the heart of the proposals. The intention is to achieve a net zero carbon development measured against Bruntwood’s corporate strategy for NZC.

Client: Bruntwood Works



Co working spaces.



Entrance with cafe, lounge and work spaces.



Bike entrance visual.

“West Village is a new creative space that redefines the workplace of the future with a focus on wellness, work-life-balance, and productivity.”



View from the courtyard.



Aerial view.





Casual seating with sofas, lounge chairs, coffee tables and feature lighting creates a softer more homely environment.



Flexible workspaces and break-out areas extend over Lake Mere.

Alderley Park Cheshire

Alderley Park centre of excellence is the UK’s largest single site life science campus offering bio science facilities for R&D focussed life science companies.

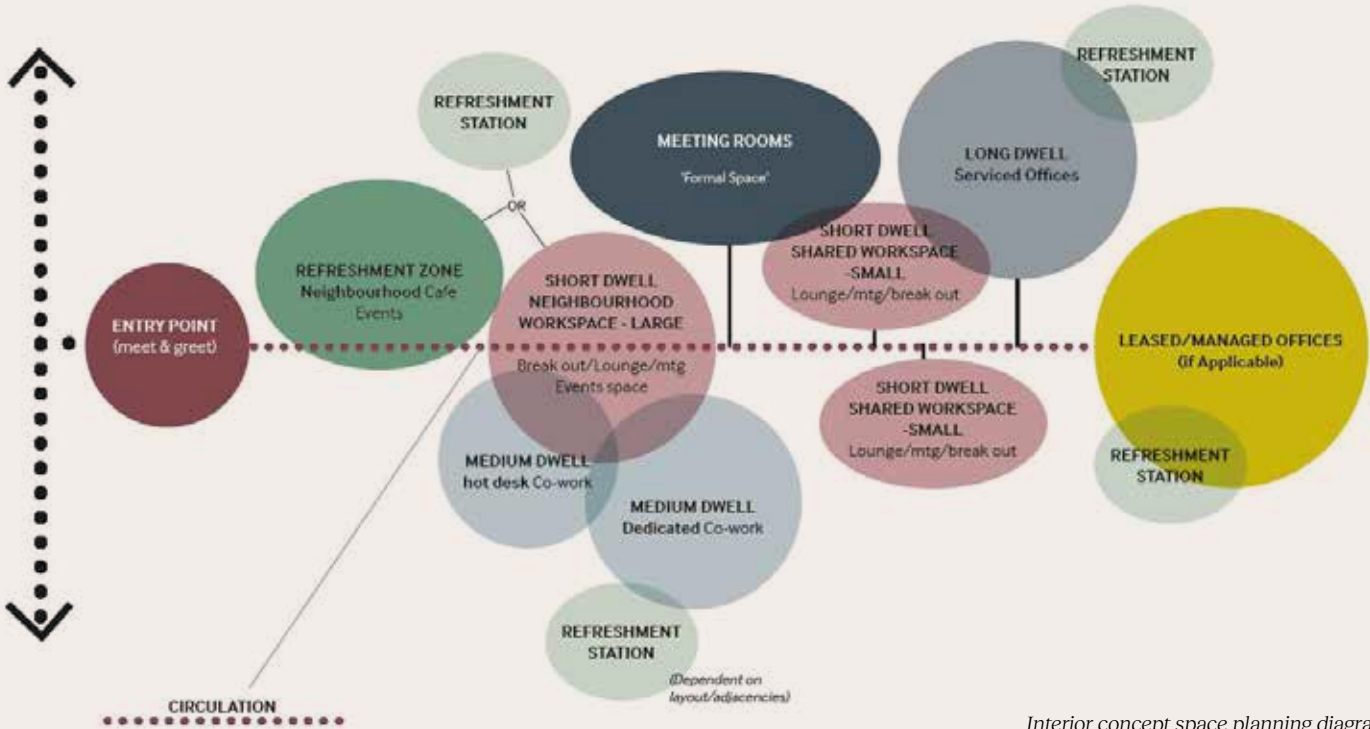
3DReid worked with Bruntwood Sci-Tech, to bring contemporary hospitality inspired design to Alderley Park Block 1, 12,000 sqft of serviced workspace including a central hub space. The brief was to renew and inspire, providing relevant office spaces, flexible workspaces and relaxed communal amenity overlooking the Estate’s beautiful Mere.

Existing office accommodation was reconfigured and refurbished over three floors to provide a variety of individual offices, varying in size.

The workspaces provide a fully serviced offering for prospective Bruntwood customers and each floor has communal breakout areas and more informal social spaces.

The central hub space comprising communal co-working spaces, lounge, kitchen and semi-private meeting spaces is located in the existing building which extends over the lake (Mere). These spaces seem to float over the water where people can experience the beautiful, tranquil, view over the lake.

Client: Bruntwood Sci-Tech



Interior concept space planning diagram.



7 Lochside reception and lobby area.

7 Lochside Edinburgh

Located in the heart of Edinburgh Park, 7 Lochside occupies a prime West Edinburgh location and was constructed in the late 1990s. The building required a rethink to bring it up to modern standards for the ever-demanding workplace sector which resulted in creating flexible spaces of various sizes to reflect modern working practices. 3DReid provided full architectural and interior design services.

Our Client wanted to enhance both the external and internal elements and their brief was to soften the building using a hospitality led approach to the design. A key move was the atrium being remodelled by removing the main staircase so we could add additional floor area at upper levels to increase the lettable floor area and drive more revenue.

The Client wanted to create welcoming public areas for both tenants and their visitors to experience and this was achieved through lighter tones and soft furnishings to the reception and lobby areas, with softer pastel colours introduced to the toilet and changing facilities. Biophilia was an important aspect to the project and this is reflected through overscale plants and using feature hanging acoustic battens with greenery attached to the double height reception lobby ceiling. Bespoke pendant lighting to this space completes the design and integrates with the contemporary furniture and feature rug. 3DReid also worked closely with the client to curate the custom artwork and signage featured throughout.

Client: Danobe Securities Ltd



“Improving tenants arrival and impression was paramount to the project’s success. The decision to remove the main feature staircase to achieve this was a pivotal moment during the early design studies. This built trust between the Client and 3DReid and paved the way for a close collaboration on the project that yielded the final outcomes.”



Externally the building was reclad and reglazed in recognition of the clients drive towards lowering the assets carbon footprint. The cycling storage facility was redesigned and increased in size and the external areas surrounding the building enhanced and upgraded with new pavers and branded signage to improve kerb appeal.





Double-height 'Hub' space.

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 series of complementary facilities including a gym, consultation and training rooms and office accommodation, are anchored around a double-height 'Hub' space for the Thistle Foundation.

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.

The interiors team was responsible for the concept design and implementation of the mixed use public community centre including public meeting spaces and office areas with a relaxed Scandi style feel.

Client: The Thistle Foundation



“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).*

Key to the success of this 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.





40 Broadway London

40 Broadway provides approximately 100,000ft² of prime office space in close proximity to St James’s Park in London.

The initial challenge was to combine two separate buildings with differing floor levels into one whilst at the same time strictly conforming to a consented planning envelope and façade treatment as well as maximising the potential net lettable space.

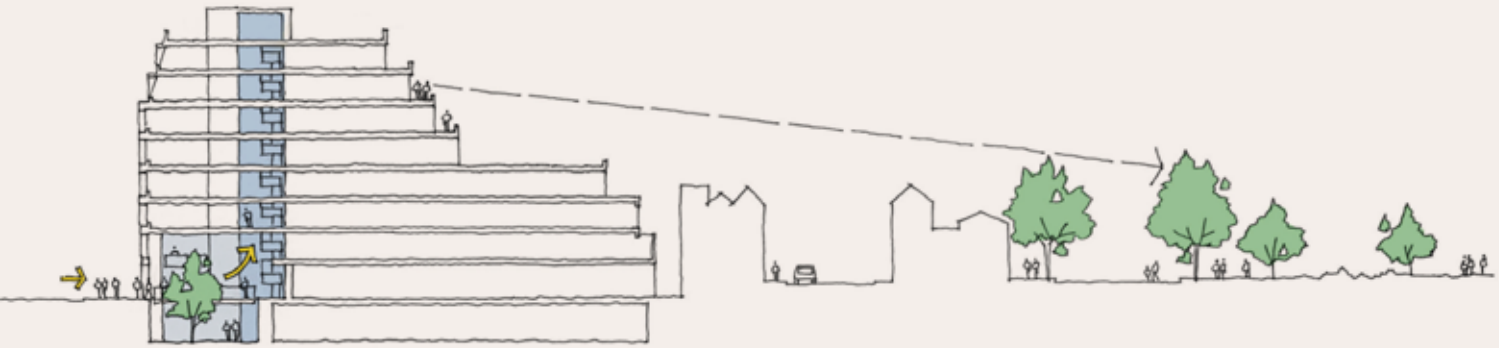
We have enhanced the quality of the floorspace in the lower levels by incorporating lightwells and rooflights where possible as well as landscaped terraces connected to the office space which offer views of St James’s Park and Westminster.

The building is targeting a BREEAM ‘Excellent’ rating, Wired Score ‘Platinum’ rating and Well ‘Platinum’ Certification.

Client: Tellon Capital



“Visual connectivity to St James Park was a key design driver. This informed a palette of natural materials used throughout the interiors of the building.”

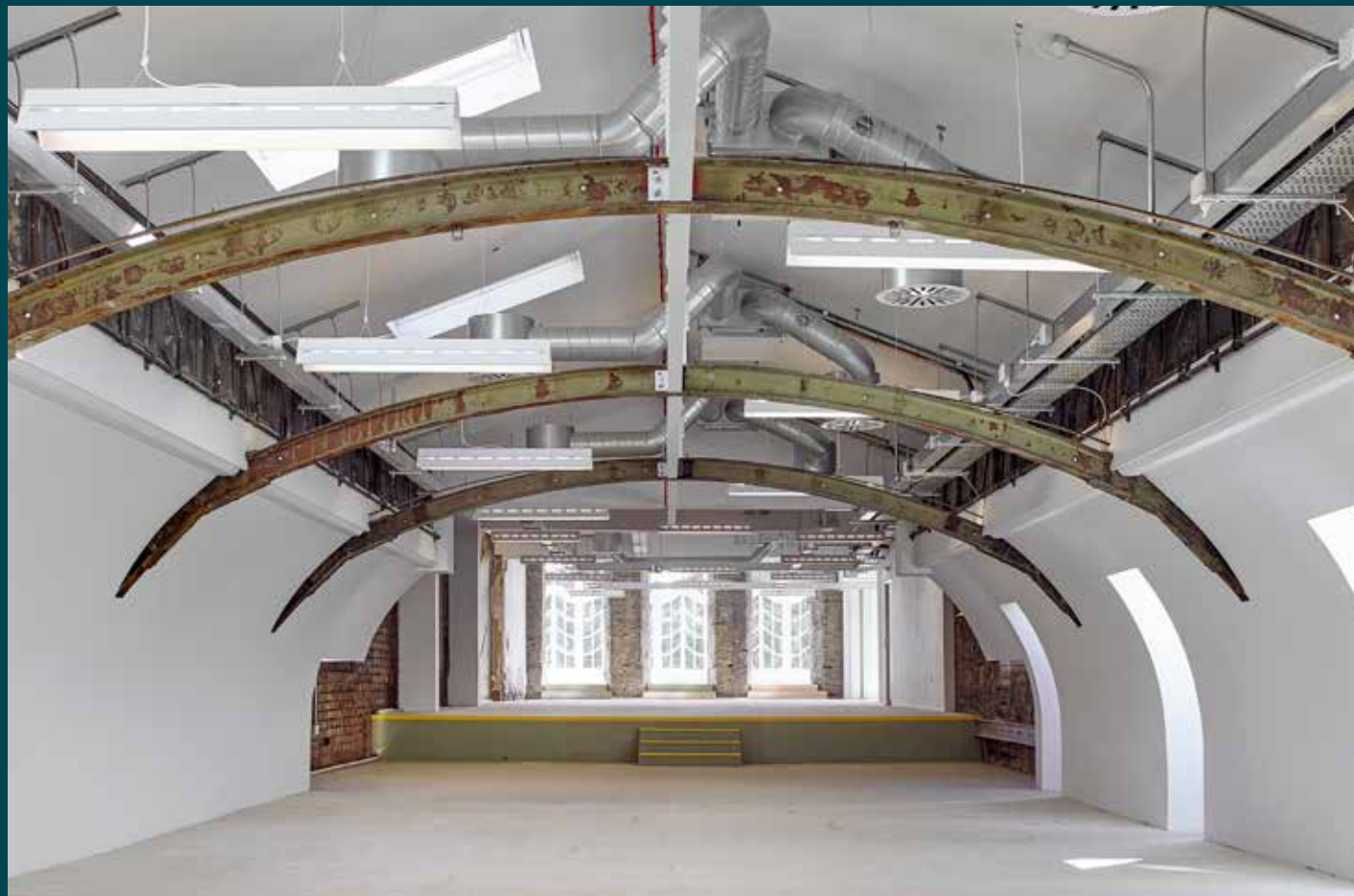


Section through 40 Broadway, illustrating sightlines to St James’s Park.

Five R's of Repurposing

04

Selected Experience



Our award winning re-purpose experience ranges from light touch, soft refurbishments to full-scale site redevelopment and everything in between. Our work to breathe new life into tired assets demonstrably creates added value through enhanced asset value and increased rental income.

We define our approach as the 5 R's of Repurposing.

Rethink

The world around us is changing faster than before. The climate crisis, Covid pandemic and changing consumer behaviour are having a major impact on our relationships with buildings. Our buildings must adapt and evolve to remain relevant. In the feasibility stage we use our repurpose research to make sure we are thinking of an existing asset sustainably and futureproofing our design so that anything we build is adaptable in the future.

The following pages showcase some exemplars where we have brought failing assets back to life.

1

Refresh



A lick of paint

From a lick of paint to new windows, a new entrance, new flooring a refreshed interior design scheme. Small interventions can make a big impact.



36 North Castle Street
Edinburgh

2

Remodel



Cut and carve

Reshaping buildings within their existing structures can radically change the way they are used. We look at the flow and access to improve the overall efficiency of the floor-plate impact.



Norloch House
Edinburgh

3

Reclad



New facade

New façades can improve both the look and performance of a building. Intelligent skins that can make a building work for you while the design of a facade can create a strong brand presence on the high street.



The Switch
Slough

4

Resize



Extend

Whether up or outwards sometimes a building needs more space to fulfil its function. How a new building intersects with the existing needs to be carefully considered to optimise the gain.



132 Princes Street
Edinburgh

5

Recreate



Radically remodel

When an asset is failing sometimes it takes a radical rethink, this might be changing to be a mixed use scheme or radically redesigning the way the space works.



ABC Buildings
Manchester



View from the junction of Quay Street and Byrom Street.

Quoin, 17 Quay Street Manchester

The six storey office building was built circa 2001 and sits within the Deansgate Conservation Area. Working closely with the Urbana it was the ambition for the team to create a new Grade A office space that would become integral to the St Johns Masterplan. Our experience of working along Quay Street meant that we understood the importance of having an active but flexible ground floor that could compliment out developments at ABC and OGS.

Our proposal was focussed on evolution rather than revolution and as such we looked at how we could reuse and simplify the existing facades.

Where previously large porticos were the key feature along Quay Street, we saw an opportunity to extend the existing floor plates and create large, structured windows in order to maximise daylight within the office floor plate. Utilising key moves like extending the floor plates, removing a redundant lightwell and reconfiguring the access to the cores meant that we were able to improve the net internal area by 15%.

Quoin has achieved BREEAM Excellent, EPC A, and Wiredscore Platinum accreditations.

Client: Urbana Partners



View from roof terrace.



Quay Street facade.



The ground floor of Quoin is fitted and furnished with a business lounge and bookable meeting spaces.

“The entire team has worked hard to ensure that the building achieved all that it was set out to do. It is a repositioning project that completely elevates this prime Manchester business district and we’re looking forward to seeing it become a sought-after office and leisure destination.”

Joe Weilding
Building Consultancy
OBI Property



Breakout space.



Reception and lobby spaces.



Whitespace workplace.

Norloch House Edinburgh

Upgrade of an existing, previously converted, B-listed former church hall, situated at the heart of Edinburgh's World Heritage Site, into a contemporary shell and core office space.

The opening up of the roof space and exposing of the original structural elements creates a high value workspace area, where previously a very compromised and inadequate mezzanine space existed, maximising potential rental income, for the Client.

Client: Millard Estates

"A unique workplace environment, shell and core scheme was tailored for creative agency Whitespace."



British Council for Offices Awards
Fit Out of Workplace (Winner).



The Switch Slough

A comprehensive refurbishment to revitalise a 1980's 10 storey office building in Slough into a modern, Grade A, flexible office space.

By reconfiguring the entrance foyer, ground floor and common areas to provide, break-out, reception, meeting and café space, we have created much more of a community feel for tenants and a more memorable visitor experience for their clients.

Client: Marick Real Estate /
LaSalle Investment Management



BD Refurbishment Architect of the Year 2017 (Winner).



The Switch entrance.



Flexible workspaces & breakout areas..



Before

132 Princes Street

Edinburgh

132 Princes Street concerns the conversion and extension of the vacant upper levels of three of the few remaining original townhouses on Edinburgh’s Princes Street, for office use.

Reconciling a previously ad hoc arrangement of vertical access and escape provision, the scheme includes a contemporary addition of a new primary stair core, serving all levels, coupled with an expansion of the floorplates to the uppermost levels. The properties have a rich history, used as Victorian tearooms, a cinema and a record store, the various traces of which are still present within the built fabric.

This shell and core scheme has sought a ‘de-furb’ aesthetic, with remaining original features of the building exposed, preserved and enhanced, through feature lighting. A complementary industrial language has been established in the look and feel of the new extension and building services, creating a holistic aesthetic throughout.

Client: Hazledene House Ltd

Scottish Design Awards 2018
Commercial (Commendation)
Scottish Property Awards 2018
Architectural Excellence Commercial (Finalist).



View of the townhouse on Princes Street.



Contemporary extension to the rear of the building.

“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.”



Stair detail.



A key driver underpinning the scheme is to expose and enhance the historic fabric of the existing building to create character speculative office floorplates.





ABC in the heart of St. John's neighbourhood, Manchester.



Entrance reception.



Quay Street elevation.

CoLAB designed for new ways of working
ABC offers workspace for companies of all types from small start-ups through to large established businesses, giving tenants the flexibility to grow within the building and access a range of social and work spaces.

ABC, CoLAB offers a dynamic and flexible work solution with spacious desks, meeting areas and social and event spaces.

ABC includes an Everyman Cinema; Barry's Bootcamp studio, The Farm recording and media studios offering 23,000 sq.ft post production spaces, BBC Morning Live is broadcast from ABC and CoLAB offers flexible workspace, meeting and event spaces.

Client: Allied London



“ABC Buildings is a vibrant mix of work, social and leisure spaces within the unique cluster of three buildings previously known as Astley, Byrom and Cooper house.”

Selected Experience

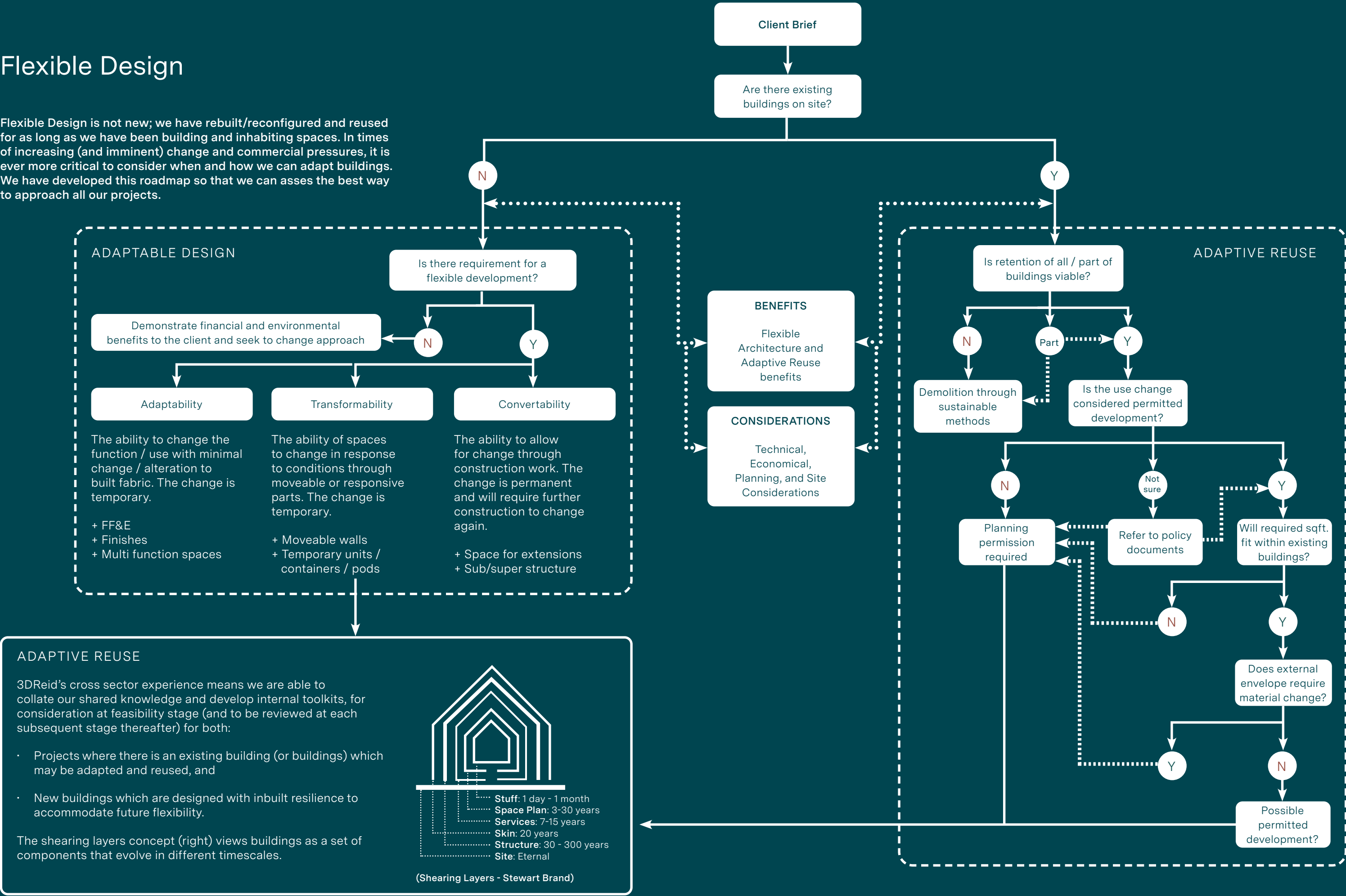
Flexibility & Adaptability

Both our buildings and their floorplates should be flexible. We believe in designing in flexibility by looking at the adaptability of the floor plate to both alternative uses and multiple occupants.

The covid pandemic has shown companies that people can work effectively from home, how do you design spaces that adapt to new working styles and fluctuations in numbers.

Flexible Design

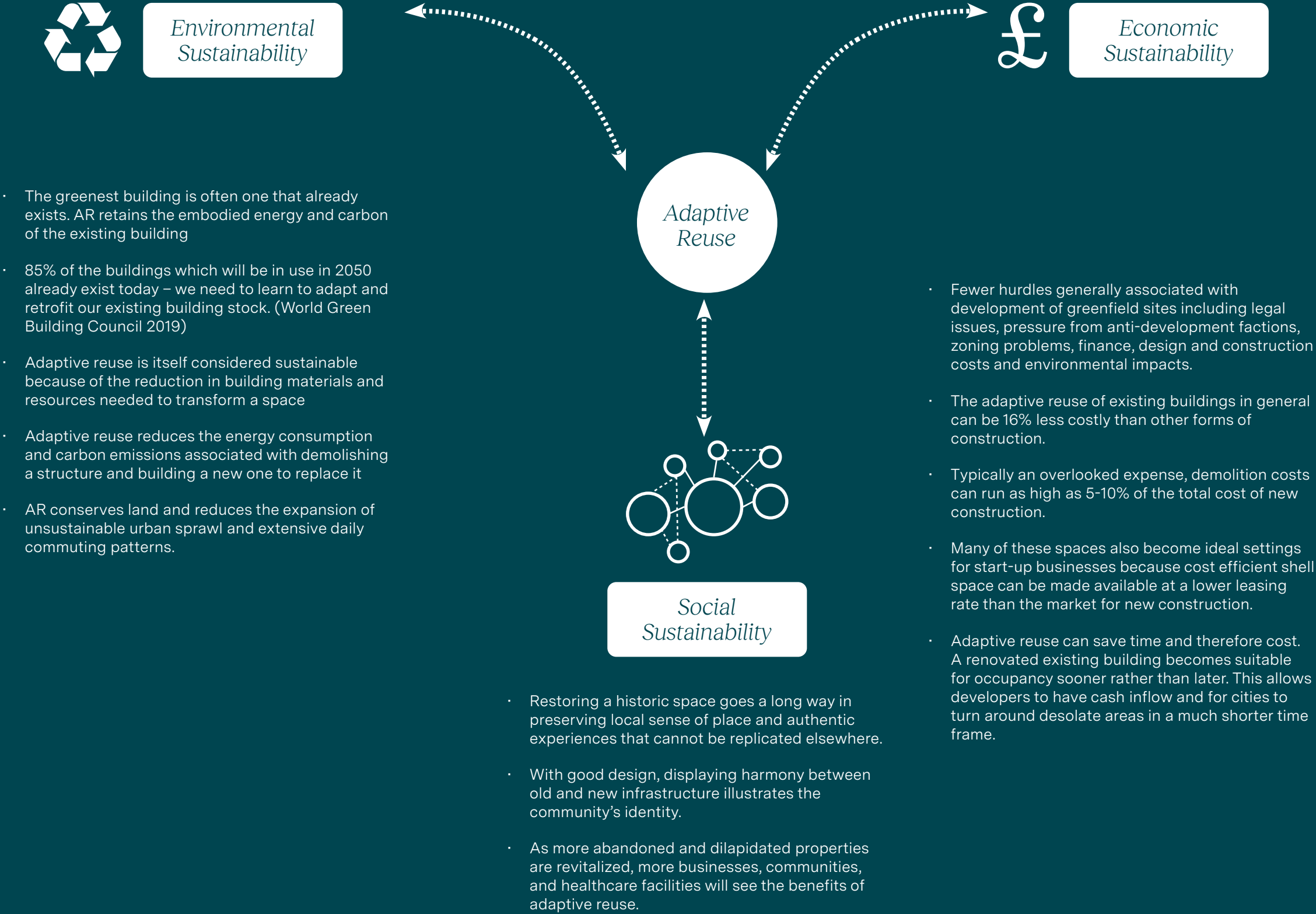
Flexible Design is not new; we have rebuilt/reconfigured and reused for as long as we have been building and inhabiting spaces. In times of increasing (and imminent) change and commercial pressures, it is ever more critical to consider when and how we can adapt buildings. We have developed this roadmap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



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.



Selected Experience

Sustainable
Design

As designers, we have a responsibility to create environments that exist in harmony with our planet.

We consider the environmental impact of everything we do, from the need to replace in the first instance, to the manufacturing processes, life cycles and recycled content of materials. Every selection and choice we make is carefully considered throughout all project stages.



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
- 02 Change Fast

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

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

We will:
Promote re-use or retrofit and avoid unnecessary demolition
- 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
- 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'
- 09 Collaborate & Re-use

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



Culture & Community / Sir Chris Hoy Velodrome & Emirates Arena, Glasgow.



Education / North Uist Primary.



Hospitality / AC Marriott Hotel, Glasgow.



Residential / Cheval Gloucester Park, Kensington, London.



Industry & Technology / Farnborough Airport Hangars.

“We help to establish and grow brands and businesses through strategy and design. Creating spaces that truly connect with people. Our designs are beautiful, functional and intuitively tell human stories.”

Nicolle Cairney
Associate, 3DReid

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beautifully.

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