

dlg architects
_blueprint
Selected Projects | 2025





Build-to-Rent & Social Value

Meanwhile art installation for transformational mixed-use masterplan

SWEETFIELDS | SOUTHSIDE QUARTER, LEEDS

As the cores for the first phase of the Sweetfields masterplan top out, a new art installation has been revealed.

The collaboration between Build-to-Rent developer PLATFORM_ and internationally-renowned street artist Kid Acne covers two elevations of an existing, fire-damaged building on site due for refurbishment as part of the development, ending the history of neglect on the site and signalling the sea-change the masterplan will introduce to the area. The artwork, featuring the inspiring message 'Positive energy activates constant elevation', will occupy the northeast corner of the site and the façade of The Commercial Inn for approximately two years.

Sweetfields is a landmark new masterplan of over 1.3m square feet of development, including 1300 homes, two commercial offices and a refurbished Commercial pub, all set around a landscaped public square.



SECTOR:
BUILD TO RENT |
WORKSPACE | RETROFIT
SIZE:
1.3M SQFT
CLIENT:
PLATFORM_
STATUS:
ON-SITE



"[Sweetfields] is set to become one of the most desirable residential and office communities in the city. We're extremely excited about turning this site that has lain derelict for too long into a thriving neighbourhood supporting Leeds City Council's goals of delivering new homes across the city and continuing the rapid regeneration of the South Bank area of Leeds"

JEAN-MARC VANDEVIVERE | CEO | PLATFORM_

Repositioning Assets & ESG

Transforming commercial buildings for education uses

LEEDS TRINITY UNIVERSITY CITY CAMPUS

This innovative, deep-retrofit project repositions a commercial asset – formerly a vacant office in Leeds city centre – for higher education use as the hub of a new city-centre campus.

Working for the Landlord, Kinrise, we liaised closely with the incoming University tenant, Leeds Trinity University, to translate their brief and deliver transformative interventions suitable for a higher education campus. We formed a new, double-height lobby space with glazed screens and an exposed soffit, part of the embedded interior design approach throughout the building.

Facilities at the site include a cafeteria, library, a variety of formal and informal study and learning spaces, specialist facilities including a trading room, board room, law court and custody suite, and specialist teaching labs.

This project demonstrates how existing buildings can be effectively pivoted to new uses, lowering carbon expenditure and waste, and how we can leverage our existing stock of commercial and even retail assets – we have prepared plans for a department store to be converted to a student union and teaching facility – to meet the demand of the further and higher education sectors.



SECTOR:
EDUCATION | RETROFIT
SIZE:
53,000 SQFT OVER 7 STOREYS
CLIENT:
KINRISE
STATUS:
COMPLETE



Conservation & Retrofit

Working in Heritage Contexts

LONDON | WINDSOR | LEEDS

Our conservation & heritage expertise has been core to our practice for over 50 years. Combining in-house conservation specialism with our design studio, we are uniquely able to not only develop the best architectural outcomes for a given site or building, but provide strategic advice with regard planning and heritage approaches.

In Windsor, we are once again working at the Windsor Royal Shopping centre – first refurbished and reconfigured as a leisure destination by DLG Architects 20 years ago – to secure Listed Building Consent for extensive refurbishment works, and to explore options for future intervention.

We are looking at the deep retrofit and conversion of the former department store Flannels in Leeds, to provide new homes and accommodate new tenants in generous ground and basement level retail units.

At Switch Leeds, we provided heritage consultancy services for the landmark refurbishment of a Listed former printworks to form a 17,000 sqft home to the Institute of Contemporary Music Performance, part of ADE UK – an education provider that focuses on creative media and music.

Repositioning Retail

Flagship new store for global fashion brand

ZARA TRINITY | LEEDS

Working for our Client, Landsec, and in close collaboration with the incoming tenant team based in Spain, this significant retail project involved extensive reconfiguration and amalgamation of 5 units over 4 storeys into a 46,000sq.ft store, creating new spatial flows and connections suitable for this global fashion retailer.

The new Zara store exemplifies the evolution of retail, featuring the latest technological innovations from Zara's integrated online and physical store platform to guarantee customers a seamless shopping experience. The project, now complete, features access points both from within Trinity and from the main external thoroughfare, maximising footfall.

SECTOR:
RETAIL
SIZE:
46,000 SQFT
CLIENT:
LANDSEC
STATUS:
COMPLETE



Purpose-Built Living

Next-Gen Living and the Building Safety Act

BUILD-TO-RENT, PBSA & CO-LIVING | UK-WIDE

New research published this year by Savills shows building investor confidence in the rental sectors, with over 100,000 build-to-rent homes now operational in the UK. This confidence is reflected in bigger developments - dubbed 'Generation 2 BTR' - with an increased focus on the broadest provision of quality management and residential amenity, intelligently provided so as to maintain efficiency in design. Think rooftop sports facilities, running tracks and multi-purpose activity spaces in developments that optimise operational efficiency.

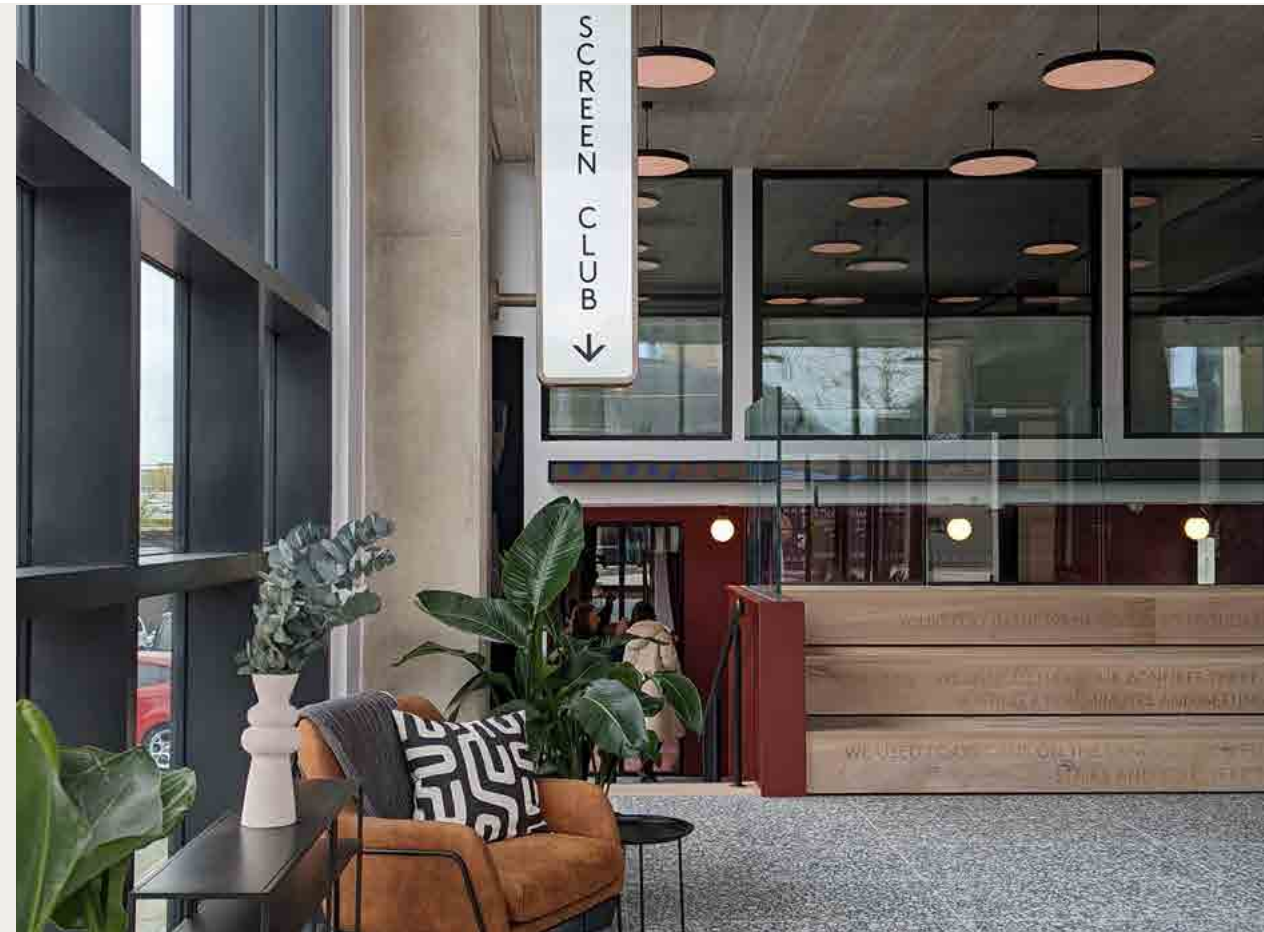
DLG Architects designed and delivered one of the first Generation 2 BTR developments at the multi-award winning New York Square, part of our SOYO masterplan. At 515 units and boasting outstanding amenities such as co-working spaces, multiple residents' lounges, a double-height entrance space leading to a cinema and bookable events space, a sky lounge plus gym, New York Square exemplifies the Gen-2 focus on scale and quality of management and facilities – a focus further shifting to the PBSA and co-living sectors.

The Building Safety Act [BSA] undoubtedly has caused concern for developers of traditionally highly-efficient rental developments; the second stair mandate, for example, impacts net-to-gross. Despite the impacts, a second staircase is a critical part of ensuring safety – paramount to residents' sense of inclusion and happiness, and optimum stabilisation and ongoing occupancy levels. Moreover, developments without second stairs may not be so attractive to investors, or be more challenging to insure. Good design should avoid such outcomes, and we have in-house technical expertise to meet the challenges of the BSA.

Our approach optimises Clients' rental developments by employing our decade of experience working extensively in this sector. We provide expertise and advice and design services covering the lifespan of a project including design, planning and engagement strategies, procurement, value engineering, the BSA and delivery on site.

The living sector has responded decisively and collectively to the new legislation, but there are still unknowns to contend with as the Regulator becomes established and works through the first tranche of Gateway 2 submissions. Some challenges – such as the Gateway 3 sign-off and the potential for delay, are particularly challenging to PBSA with fixed term dates.

However – embedding technical expertise from the outset, and applying rigour to the design process, efficiencies can be introduced – and more timely compliance milestones achieved. With over 3000 rental homes in our current portfolio, we are leading this ever-evolving sector.



SELECTED PROJECTS
CLOCKWISE FROM TOP LEFT:
NEW YORK SQUARE, PRESTON PARK
BRIGHTON, MERCER WEST & MADISON EAST

Low-carbon workspaces & ESG

Refurbishing an icon with acclaimed brand x+why

BRIDGEWATER PLACE

Bridgewater Place is an office and residential high-rise development south of Leeds train station, undergoing a deep retrofit & modernisation programme within the constraints of a mixed-use tower and ongoing occupation by residents.

Providing over 230,000sqft of Grade A office space through 9 floors, the wholly refurbished offices will provide best-in-class workspace. BREEAM Excellent office spaces, a new roof terrace with city views, a revitalised atrium with planting features, improved external landscaping and signage, and a new commercial unit at atrium level will transform the overall building experience, whilst intelligent approaches to building fabric, specification and services will see a 62% reduction in operational carbon use and target Net Zero in use.

Over 30,000 sqft – 15% of the overall redevelopment – is being delivered for acclaimed national flexible workspace provider x+why, offering outstanding flexible accommodation in a sustainability-led, deep retro-fit, city-centre project.



SECTOR:
WORKSPACE | RETROFIT
SIZE:
23,396SQM
CLIENT:
MARTLEY CAPITAL
STATUS:
STAGE 4 TENDER



Build-to-Rent

Design Guardian services for landmark Brighton BTR

WELLESBOURNE PRESTON PARK | BRIGHTON

DLG Architects provided Design Guardian services from RIBA Stage 3 for this newly-completed BTR development in Preston Park, Brighton.

Comprising 229 residential apartments across three towers, an extensive residents' podium terrace, amenities including lounges, flexible workspace and cycle hub, this development is clad in brick and faceted ceramic tiles, forming a striking backdrop to the extensive parklands opposite. Apartments range from studios and one-beds, to expansive penthouses over two

storeys, with large private terraces with far-reaching views.

Working for Hestia – our second collaboration after Mercer West & Madison East – we provided extensive quality review and monitoring of compliance against the contract information, to support the delivery team on-site. The result is build-to-rent accommodation of the highest quality which achieved significant pre-lets prior to completion.

SECTOR:
BUILD-TO-RENT
SIZE:
229 APARTMENTS
CLIENT:
HESTIA
STATUS:
COMPLETE





Education Estates

Site-wide masterplan projects for independent school

INDEPENDENT SCHOOL | YORKSHIRE

Having partnered with this independent school for over a decade – delivering a new auditorium, dining facilities and an award-winning new sports facility – we are now working on the next phase of masterplanning for this extensive independent school estate.

These plans, currently being developed collaboratively with the school, include a new student 'hub' including a flexible, double-height space with movable screens to allow for uses such as events, performances and dining; a new sports pavilion and a modular early-years nursery facility. Natural light and carefully selected materials will enhance and support pupil and student wellbeing.



Permitted Development & ESG

Delivering new homes through adaptive building reuse

LONDON | LEEDS

The changes to the Class MA change-of-use allows a true opportunity to unlock new homes through repositioning existing office assets for residential use.

Office buildings, often benefitting from well-connected locations, clear floorplates and good light-levels, present a valuable opportunity for conversion to residential under the amended Class MA, which does not limit the size of building to be converted. Provided certain key technical criteria can be met – including adequate daylight, acoustics and flood risk – prior approval will be awarded where external changes are not proposed.

However, the most valuable development opportunities will be found where new homes don't look like offices. Therefore the strategic approach we apply at DLG is to seek Prior Approval for permitted development, to



HIGH COURT, LEEDS

demonstrate the suitability and establish the principal of residential use, to be followed by full planning for a range of upgrades to the building – including roof terraces, new doors and windows or indeed new façade systems.

This two-stage approach de-risks the early stages of design, allowing the value of development to be demonstrated prior to full planning consent.



Our Practice

We are an award-winning architectural practice with studios in London and Leeds.

We are architects, designers & masterplanners, passionate about the spaces we create, the people that enjoy them and their lasting impact on our shared environment. We listen, collaborate, advocate, advise, engage and deliver.

We have live projects across the UK spanning from an industrial complex in Southampton to a museum in Glasgow, including over 3000 purpose-built homes in development. We are build-to-rent and purpose-built living specialists and have in-house expertise ranging from wellbeing design, Passivhaus strategy and building heritage & conservation.

We have enjoyed another year of regional and national awards recognition, with commendations, shortlistings and wins for a range of our completed BTR, workplace and retrofit projects – and for the Practice as a whole.

In 2025, our Leeds studio will move to our new bright, modern and low-energy premises as part of our commitment to our team providing a supportive and engaging place to work. We are committed to sustainable principles and making conscious design choices to lower our environmental impacts.

We have approached the move with an eye to the circular economy; over 90% of our furniture will be re-used and creatively reconfigured to suit the new space.



RECENT AWARDS

2025 Property Week Resi Awards | Professional Services Team | Finalist
 2025 Property Week Resi Awards | Development of the Year | Finalist
 2024 Architect's Journal Retrofit Awards | Positive Addition - Over £5m | Finalist
 2024 BCO Awards | Best Project under 2500sqm | Finalist |
 2024 Insider Media Property Awards | Architectural Practice of the Year | Highly Commended
 2024 Insider Media Property Awards | Best Refurbishment | Shortlisted
 2024 Insider Media Property Awards | Best Large Development | Shortlisted

SELECTED CLIENTS

Landsec, Moda Living, PLATFORM_, Arla Foods AEW, Legal & General Investment Management, Charles Street Building Group, Kinrise, Trinity University Leeds, Global Mutual, Sterling Property Ventures, London City Mission, Martley Capital, Cole Waterhouse, Town Centre Securities, Wellspring Academy Trust, Bartlett Group, Savills, Knight Frank, Caddick City Living



Logistics & Industrial

New logistics hubs across the UK

BRIDGWATER | SOUTHAMPTON

As one of the most buoyant sectors in the UK currently, we are working across several sites to deliver new logistics, processing and distribution hubs, building on our 20-year history in this sector.

Riverside Park is a new, energy-efficient logistics masterplan outside Bridgwater. Comprising three highly-efficient industrial warehouses with EV charging, solar arrays, loading docks and office suites set within landscaped grounds with excellent transport links in this emergent manufacturing district. The project is currently on site with construction overseen by DLG.

We are also working with national Cash & Carry chain Parfett's to deliver multiple sites across the UK - the most recent in Southampton. Comprising high-bay warehouses and extensive racking, management and staff facilities and new loading & servicing areas, this partnership has seen 3 sites already completed in Sheffield, Birmingham and Middlesbrough.



PARFETTS SOUTHAMPTON

dlg



BTR & CO-LIVING, SOUTH WEST LONDON

We make places for people.

We are an award-winning London and Leeds-based architectural practice
creating lasting, considered & sustainable buildings and communities.



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