



WORKPLACE

DESIGN & DELIVERY EXPERIENCE



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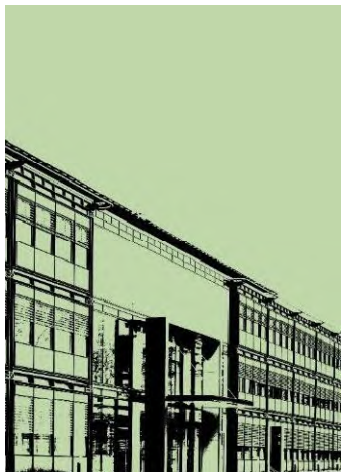
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Our details



CDA is an award-winning architecture and interior design practice creating carefully considered design solutions and providing reliable project delivery for major new-build and retrofit developments across the UK.

Founded in Edinburgh in 1980, CDA has grown into one of the UK's top-performing architecture practices working across a wide range of sectors including hospitality and leisure, workplace, living, retail, education, industrial and transport. Over the last four decades we have built a strong reputation for delivering complex projects and masterplans.

We work across every stage of the development process, from early concept design and planning – supported by our in-house 3D visualisation team – through to implementation, construction and handover. Collaboration is central to our approach, and we enjoy working closely with other designers, consultants and contractors as part of multidisciplinary teams.

We design buildings and places that deliver lasting value and meet our clients' aspirations.

Designing for Workplace

The workplace sector is a core part of CDA's work. We collaborate with developers, investors and occupiers to deliver office environments that are commercially sound, operationally efficient and designed to create lasting value.

Our experience new build offices, retrofit and repositioning, and fit out projects across city centre and out-of-town locations. Each project brings its own requirements, from occupier expectations and workplace strategy to building performance and placemaking. Our approach balances these considerations with thoughtful design to create environments that attract tenants and support evolving ways of working.

Successful workplace environments must do more than maximise floor area. They need to respond to context, create a strong sense of identity, and provide spaces that support wellbeing, collaboration and productivity.

From concept design through planning, technical development and delivery, we bring commercial insight, design rigor and technical expertise to every stage of the process.

What can we do for you?

We understand the workplace sector, and the pressures and priorities of developers, investors and occupiers.

Site appraisals

Assessing opportunities, constraints and development potential to support early decision-making.

Workplace strategy

Developing space planning strategies that respond to evolving ways of working and occupier requirements.

Retrofit & repositioning

Upgrading existing buildings to enhance performance, attract tenants and extend asset life.

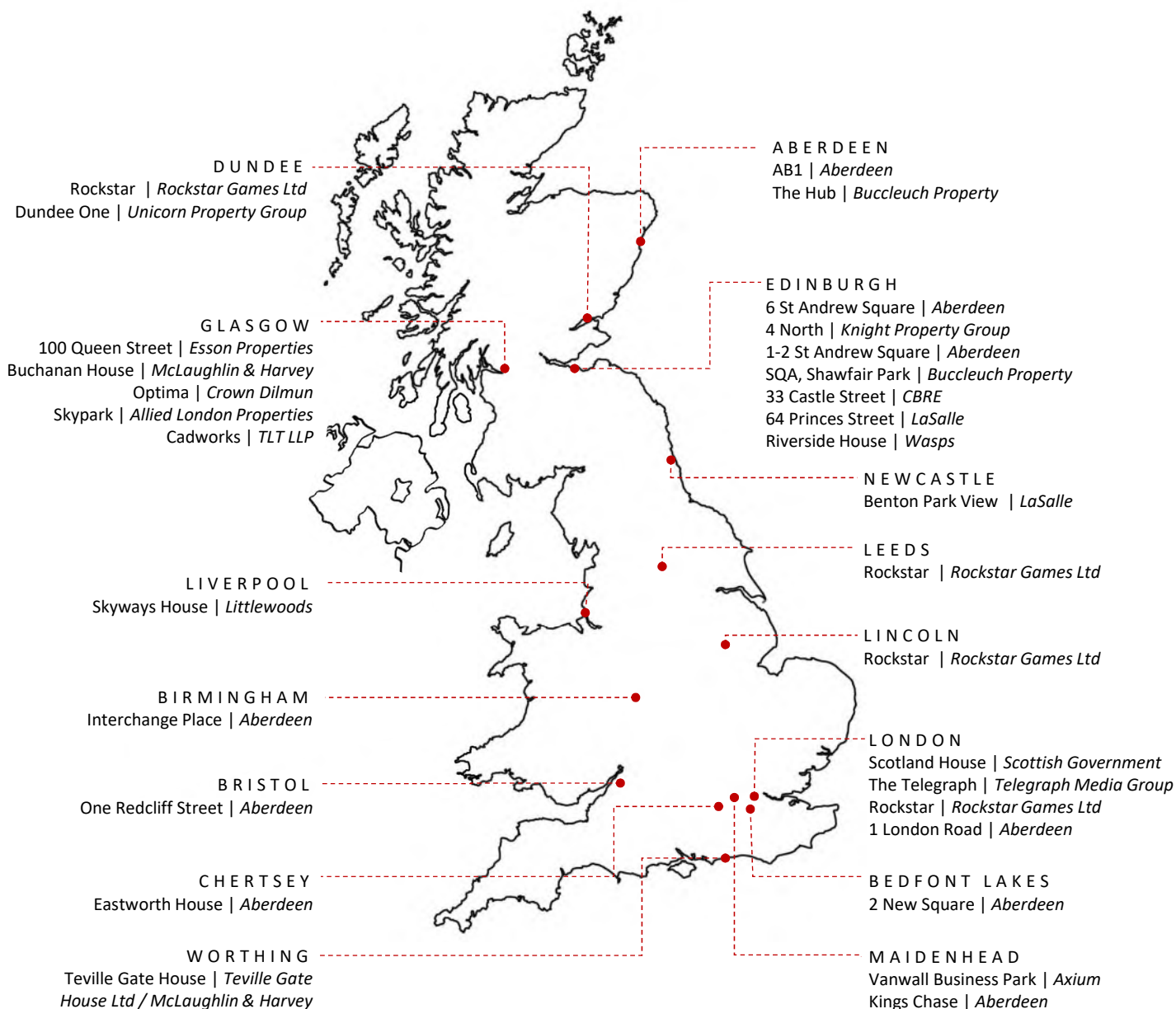
Reconfigurations

Reproposing underperforming space to improve flexibility, maximise efficiency and market appeal.

Sustainability

Embedding sustainable design principles to improve performance, meet regulatory requirements and future-proof assets.

Delivering across the UK



CDA is a Scottish-based architectural practice operating across the UK, with a project portfolio spanning the length of the country.

National reach with consistent quality

Projects are resourced from our Edinburgh and Glasgow studios, ensuring the same level of quality, rigour, and attention regardless of location.

Our dual office structure enables us to deploy senior expertise and fully integrated design teams across the UK, maintaining our reliable project delivery from inception to handover.

A proven track record across the UK

Whether delivering new office developments in Edinburgh and Worthing, creating high quality workplace environments in London, or repositioning and existing assets in Birmingham and Bristol, CDA brings the same level of commercial insight and design quality to every project, wherever it is in the UK.

Designing sustainable buildings and places



Early design

The most effective sustainability strategies are established at the earliest stages of a project.

We consider site, orientation, massing and façade from the outset, applying passive design principles to reduce energy demand before technical systems are introduced. This approach creates buildings that are inherently efficient, comfortable and perform well over time.



Retrofit and reuse

A significant part of our work involves the transformation of existing buildings.

By retaining and repurposing structures, we extend building life and reduce embodied carbon while unlocking value in constrained or complex sites. Our experience in retrofit and repositioning allows us to deliver meaningful improvements in performance while working within existing fabric.



Delivery and performance

Our approach to sustainability is pragmatic and delivery-focussed.

We work closely with clients, consultants and contractors to ensure environmental ambitions are aligned with programme, budget and buildability. This maintains the balance between design quality and reliable project delivery that underpins our work.

Sustainability is embedded in our approach to design and delivery.

Across new build and retrofit projects we create buildings that are efficient, durable and adaptable — balancing environmental responsibility with commercial viability and long-term value.

NEW WORKPLACES

Selected Workplace experience

We design new workplace buildings with a clear understanding of business needs, employee experience and long-term adaptability. Our approach balances efficiency, wellbeing and identity to create high quality future-ready environments from the ground up



TEVILLE GATE HOUSE | WORTHING

ACCOMMODATION

30m new-build government hub
70,000sqft office
BIM level 2
BREEAM Excellent

CDA was appointed to design a five-storey office building to accommodate a Government Hub office for a pre-let to HMRC, delivering a high-quality workplace within a prominent regeneration site in Worthing.

CLIENT

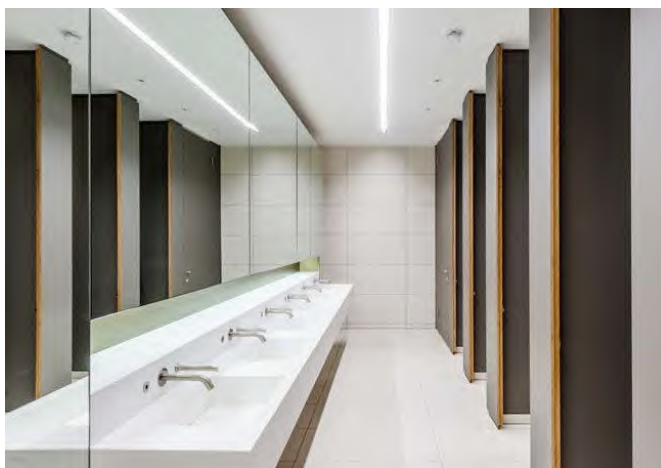
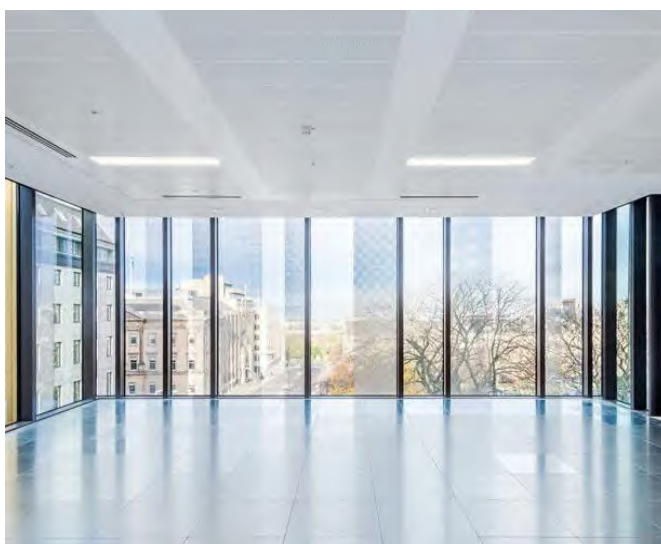
Teville Gate House Ltd
McLaughlin & Harvey

The building provides approximately 70,000sqft of net office space and is designed to meet or exceed BCO 2019 standards. Developed in close collaboration with the tenant, the scheme design incorporates Cat A, B and C requirements, with a strong focus on security, accessibility and long-term operational performance.

AWARDS

2022 Winner BCO Regional Award
for *Corporate Workplace*

To meet a demanding programme, the façade utilises prefabricated sandwich panels complete with brick facing and windows, ensuring both quality and efficiency in delivery.



6 ST ANDREW SQUARE | EDINBURGH

ACCOMMODATION

112,000sqft
8 restaurants / retail shells
5 residential apartments
Basement parking

CLIENT

Aberdeen

AWARDS

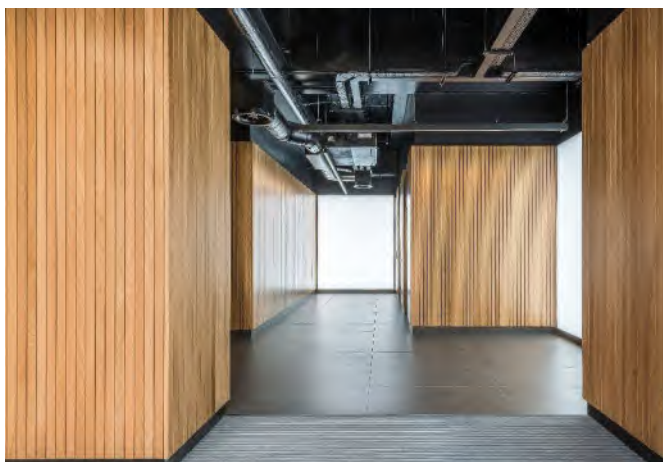
2018 Winner BCO Awards (Scotland)
for *Commercial Project of the Year*
2018 Highly commended RICS
Scotland Awards for *Commercial Development*
2017 Winner Scottish Property
Awards for *Development of the Year*
(*Commercial Buildings*)

Completed in collaboration with Hoskins Architects, 6 St Andrew Square delivers a high-quality mixed use development within Edinburgh city centre.

The development provides 112,000sqft of Cat A office space arranged across the upper floors around a full height central atrium, with a prominent ground floor entrance. Lower levels accommodate a series of restaurants and retail units. 5 residential apartments with basement parking are also integrated within the development.

A distinctive architectural identity is established through a refined façade composition of 'bronze' vertical fins, projecting glazed lanterns, grand office entrance, and stone fins extending above the roofline give the building a unique identity.

The sensitive nature of the site and its history were key to the project objective to create a visually striking and contemporary addition to the architectural fabric of the New Town.



64 PRINCES STREET | EDINBURGH

ACCOMMODATION
9,500sqft office

CLIENT
LaSalle Investment Management

The redevelopment at 64 Princes Street delivers a carefully balanced mixed use scheme, combining façade retention of a listed building with the reuse of existing structure and new-build element to Rose Street.

The development accommodates retail at basement and ground levels, a Premier Inn hotel across the middle floors and a 9,500sqft office suite at upper level. CDA also led the concept design for the office fit out and rooftop terrace, which offers expansive views over Princes Street Gardens towards Edinburgh's Old Town.

The design utilizes a 'defurb' aesthetic complemented by a warm palette of timber cladding to common areas, and a mix of exposed soffit, raft ceilings and folded patinated lead panels to the main entrance.



KINGS CHASE | MAIDENHEAD

ACCOMMODATION

88,000sqft net office
6 storeys

CLIENT

Schroders

Kings Chase is a new Grade A office development for Schroders Investment Management, positioned in Maidenhead town centre directly opposite the railway station, linking directly with the Elizabeth Line.

The design delivers 88,000sqft of office accommodation across six floors, organised around a central core and a generous double-height entrance. Designed to achieve NABERS 4.5*, BREEAM Outstanding and strong ESG performance, the building incorporates features such as a rooftop garden and high-performance façade systems.

Conceived as a landmark at the gateway to the town centre, the development combines strong presence with long-term sustainability and workplace quality.

RETROFIT

Selected Workplace experience

We design workplace retrofits with a focus on unlocking the potential of existing buildings. Our approach balances sustainability, performance and user experience to transform assets into efficient, contemporary workplaces suited to modern occupiers.



4 NORTH ST ANDREW SQUARE | EDINBURGH

ACCOMMODATION

42,000sqft office
8 storeys
Rooftop extension
New facilities and basement carpark

CLIENT

Knight Property Group

AWARDS

RICS Social Impact Awards 2020
Finalist
BCO Awards (Scotland) for
Refurbished / Recycled Workspace
2020 Finalist
PMP Deal of the Year 2018 Winner

This refurbishment and extension project occupies a prominent city centre site at the corner of North St Andrew Street and St Andrew Square, adjacent to Multrees Walk, Edinburgh Bus Station and Harvey Nichols.

The scheme reconfigures an existing office building to provide eight floors for Cat A office space. Key interventions include the addition of a recessed glazed top floor, reworking of the existing stone façade, relocation of lift cores and existing glazing replaced with new curtain walling.

Although pre-let to a single occupier, the building is designed to allow flexible sub-division, with a principal entrance addressing North St Andrew Street and responding to the constraints of a dense and highly active urban setting.



1-2 ST ANDREW SQUARE | EDINBURGH

ACCOMMODATION

16,000sqft

Office at upper floors with

basement facilities

Restaurant at ground floor

CLIENT

Aberdeen

AWARDS

2019 Highly commended BCO

Awards (Scotland) for

Refurbished/Recycled Workspace

1-2 St Andrew Square comprises of 16,000sqft Cat A office accommodation within a Category B-listed building overlooking one of Edinburgh's most prominent civic spaces.

The design is organised around a new full-height central atrium, bringing light deep into the floorplates and enhancing connectivity across levels. The scheme includes an upgraded entrance, new ground floor restaurant unit and improved end-of-journey facilities, including showers and cycle storage.

A distinctive workplace character is created through the exposure of existing structure, masonry walls and galvanised services, establishing a refined warehouse aesthetic within a historic setting.



100 QUEEN STREET | GLASGOW

ACCOMMODATION

Retrofit of 1950's office building and extension by 2 floors

100 Queen Street is the retrofit and extension of a prominent 1950s office building in Glasgow, delivered for Esson Properties.

CLIENT

Esson Properties

The scheme introduces two additional storeys, designed to compliment the strong period modelling of the original facades through use of contemporary materials, while the existing building fabric has been renewed to meet current performance standards.

AWARDS

2017 BCO's regional award for
Best Recycled Workplace

The completed development provides high-quality, flexible office space above active ground floor retail, combining traditional character with modern specification. Achieving an EPC Rating of B, the building offers strong environmental performance alongside adaptable floorplates suited to a range of occupiers.



2 NEW SQUARE | BEDFONT LAKES

ACCOMMODATION
135,000sqft office extension and
refurbishment

CLIENT
Aberdeen

AWARDS
2015 BCO shortlist
Best Recycled Workplace

This project comprises a comprehensive retrofit and extension of 1990s office building at Bedfont Lakes Business Park, delivering 135,000sqft pre-let headquarters for BP.

The design rationalises the existing building by partially infilling an oversized atrium to create two more efficient atria, significantly improving the net-to-gross ratio. Internally, the structure was stripped back to frame, with new large-format open plan floorplates and a central core incorporating lifts, stairs and welfare facilities.

External works include new curtain wall infill, enhanced entrance portals and recladding to create a cohesive and contemporary identity. CDA has also delivered earlier retrofit phases within the park for the client.



33 CASTLE STREET | EDINBURGH

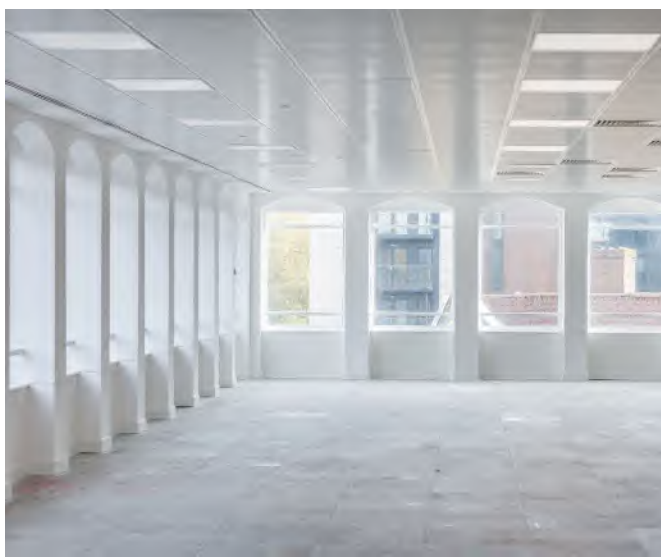
ACCOMMODATION
5,000sqft office retrofit

The retrofit of the third floor offices to 33 Castle Street delivers 5,000sqft of CAT A office space within a prominent corner building in Edinburgh city centre.

CLIENT
CBRE

The design introduces new WC and shower facilities alongside a 'defurb' fit-out approach, exposing the existing structure and services to create a contemporary and characterful workspace.

Positioned at the junction of George Street and Castle Street, the space benefits from strong natural light and a distinctive urban presence.



1 REDCLIFF STREET | BRISTOL

ACCOMMODATION

£20m office refurbishment and rooftop extension

145,000sqft

New reception, facilities and full building clean / upgrade

CLIENT

Aberdeen

AWARDS

RICS Social Impact Awards 2020

Finalist

2019 Shortlisted BCO Awards (South of England and South Wales) for *Refurbished / Recycled Workspace*

CDA delivered the expansion and retrofit of this landmark city centre building for Aberdeen, working from the outset to develop a design that supported the successful pre-let of the office space.

The refurbishment included a comprehensive upgrade of all common areas, introducing a new double-height reception, enhancing security and access arrangements, refurbished lift lobbies and WC, alongside external improvements. A high-quality basement facility was also created, providing generous showering and changing amenities.

The project also encompassed the Cat B fit-out of ten office floors for UK law firm TLT, together with a new top floor client offering panoramic views across the city, creating a distinctive and high-performing workplace environment.

FIT-OUT

Selected Workplace experience

We design workplace fit-outs with a strong focus on functionality, flexibility and brand expression. Our approach creates well-considered interior environments that support productivity, enhance employee experience and reflect organisational culture.



MEDIA COMPANY OFFICE FIT OUT | VARIOUS LOCATIONS

ACCOMMODATION

various studios – works range from refurbishment of staff social spaces to full studios up to 45,000sqft.

CLIENT

Private client

Refurbishment of existing client offices and the creation of new studios spaces in various locations across the UK, including Edinburgh, London, Dundee, Leeds and Lincoln.

The projects include high-density desk areas, reception spaces, staff breakout zones, high-quality executive offices and acoustically optimised meeting rooms. CDA works closely with the client and their specialist consultant teams to co-ordinate security, technology integration and technical design requirements, ensuring all spaces meet demanding performance criteria.

The design also incorporates bespoke screens, furniture and wall panelling, tailored to support both functionality and brand identity. While each studio has its own distinct character and material palette, all spaces are unified through an overarching brand language and consistent design approach, ensuring consistency across the client's wider portfolio.



SCOTLAND HOUSE | LONDON

ACCOMMODATION

6,000sqft
Cat B office fitout

CLIENT

Scottish Government

CDA designed a high-quality Cat B fit-out for Scotland House, creating a flexible 6,000sqft workplace on London's Victoria Embankment.

The design celebrates Scottish design and manufacture, incorporating materials and crafted elements to create a modern and welcoming environment. A flexible front-of-house hub includes glazed meeting rooms, a media wall and communal kitchen, designed to support events, exhibitions and collaboration.

Beyond this, the workspace provides an open plan accommodation for 30 workstations, alongside meeting rooms and breakout areas, supporting a variety of working styles within a cohesive and distinctive setting.



HOSPITALITY | BROWN'S HOTEL



WORKPLACE | 3-8 ST ANDREW'S SQUARE



RETAIL | MULTREES WALK



INDUSTRIAL | BILLINGHAM



LIVING | THE MCEWAN



MIXED USE | PRINTWORKS

CDA EXPERIENCE

Selected experience from other sectors

For details of the other sectors in which we work in please visit
www.CDA-Group.co.uk

CONTACT US

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