



JAMES PATRICK

COMMERCIAL INTERIORS | WORKPLACE DESIGN | PROJECT COORDINATION

PROFILE

Design Manager with proven experience delivering commercial office fit-outs, workplace refurbishments, mezzanine installations and self-storage developments across the commercial, retail and industrial sectors. Skilled in CAD design, space planning, technical drawing production, cost estimating and client-facing project delivery.

Having progressed from a CAD-focused role into a broader design management position, I now oversee estimating, procurement, project coordination and client liaison, working closely with suppliers, contractors and installation teams to deliver practical, compliant and commercially successful solutions from concept through to completion.

Proactive and adaptable with a strong technical background and hands-on understanding of the full project lifecycle. Now seeking to develop within a larger, growth-focused organisation where I can continue to expand my design, project delivery and leadership capabilities.

PROFESSIONAL EXPERIENCE

DESIGN MANAGER | ONE SOLUTION

May 2022 - Present

Responsible for leading design and project coordination within a specialist office fit-out and storage solutions company, developing practical, efficient and compliant workspace solutions for a wide range of commercial clients.

KEY RESPONSIBILITIES

- Produce detailed 2D CAD layouts and technical drawing packages for office fit-out, refurbishment and self-storage projects.
- Develop space planning layouts incorporating mezzanine structures, partitions, furniture, power and lighting schemes.
- Prepare project quotations, cost estimates and supporting client documentation.
- Coordinate design information with contractors, suppliers, specialists and installation teams.
- Manage procurement support, order placement and project workflow coordination.
- Support project compliance with building regulations, fire safety requirements and fit-out standards.
- Liaise directly with clients to understand project requirements and deliver tailored, practical design solutions.

PROJECT TYPES



Commercial Office
Refurbishments



Workplace
Reconfiguration



Self-Storage
Developments



Mezzanine
Installations



Racking
Installations



Interior Fit-Out
Packages

KEY CONTRIBUTIONS

- ✓ Built strong client relationships leading to repeat business and long-term partnerships.
- ✓ Expanded role beyond design to include project coordination, procurement and contractor management.
- ✓ Delivered multiple office fit-out and self-storage projects from initial survey through to completion, with values ranging from £25k to £1m+.
- ✓ Coordinated multi-disciplinary project information across layouts, mezzanines, partitions, services, finishes, furniture and installation requirements.
- ✓ Developed practical design solutions balancing client requirements, building constraints, compliance considerations and commercial budgets.

CONTACT

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TECHNICAL SKILLS

- AutoCAD
- Bentley MicroStation
- SolidWorks
- Fusion 360
- 3D Visualisation (3DS Max / pCon)
- Adobe Photoshop
- Adobe InDesign
- Adobe Illustrator
- Microsoft Office

SPECIALIST EXPERTISE

- Commercial Interiors
- Workspace Planning
- Self-Storage Design
- Racking Layout Design
- Space Utilisation & Optimisation
- Mezzanine Coordination
- Power & Lighting Layouts
- Building Regulations
- Technical Drawing Production
- Interior Fit-Out Detailing
- Furniture Specification
- Storage Optimisation Solutions

COMMERCIAL & PROJECT SKILLS

- Project Coordination
- Client Liaison & Presentations
- Cost Estimating & Quotations
- Supplier Management
- Procurement & Ordering
- Contractor Liaison
- Workflow Management
- Site & Installation Support



SELECTED PROJECT EXPERIENCE



SELF-STORAGE FIT OUTS

- End-to-end design and technical documentation for self-storage facilities of varying sizes and complexities.
- Unit planning and layout optimisation to maximise rentable space, circulation and operational efficiency.
- Mezzanine coordination, access planning and integration of storage layouts across single and multi-level facilities.
- Design of reception areas, office spaces and business hubs to support customer facing and operational requirements.
- Production of GA layouts, fire strategy drawings, services layouts and construction details.
- Coordination with contractors, suppliers and specialists to support delivery on time, to budget and in line with project requirements.



COMMERCIAL OFFICE FIT-OUTS AND REFURBISHMENTS

- Involvement in projects from initial concept through to completion, including both existing workplace refurbishments and blank-canvas fit-outs.
- Space planning and technical layouts covering power, data, lighting, air conditioning and associated building services.
- Production of partition, glazing, door, ceiling, flooring, decoration and finishes schedules.
- Development of full technical drawing packages, specifications and supporting project documentation.
- Project coordination and contractor support throughout the design, procurement and installation stages.



WORKSPACE & FURNITURE LAYOUTS

- Collaboration with clients to understand working styles, operational needs, company culture and future growth requirements.
- Development of functional, efficient and visually engaging workspace layouts that support productivity and wellbeing.
- Production of accurate 2D plans and high-quality 3D visualisations to communicate design intent before installation.
- Design and specification of bespoke furniture and joinery elements, including desking, storage, reception counters and feature pieces.
- Support for client decision-making through furniture layouts, finishes selections, ergonomic considerations and practical space planning.
- Workplace reconfiguration solutions designed to adapt with changing business needs.



ADDITIONAL PROFESSIONAL EXPERIENCE

PLAY AREA DESIGNER SUTCLIFFE PLAY

2021 - 2022

- Produced site plans, layout designs and cost estimates for commercial and educational play environments.
- Created 3D models and rendered visuals in 3DS Max.
- Prepared costing estimates and presentation documents using Adobe InDesign.

CAD DESIGNER OUTWOODS ENGINEERING

2019 - 2020

- Produced 3D models and fabrication drawings for bespoke trailer chassis using SolidWorks.
- Generated material cut lists and supported the fabrication team.
- Improved modelling processes to reduce design timescales.

PRODUCT DESIGN PLACEMENT KITRONIK

2017 - 2018

- Supported product development projects from concept through to manufacture.
- Produced prototypes, presentation materials and product documentation.
- Worked with suppliers, manufacturers and clients.



EDUCATION

BA (Hons) Product Design

Nottingham Trent University (2015 - 2019)

Art Foundation Diploma (Distinction)

York College (2014 - 2015)

A Levels including Mathematics

Fulford School (2012 - 2014)



INTERESTS

Active interests include BMX, mountain biking and climbing, alongside photography, videography, music and design. I also enjoy creative projects outside of work.



ADDITIONAL

Full UK Driving Licence

Online Portfolio available at:
jamespatrickportfolio.com