

Commendation

Structural Steel
Design Awards 2025

65 Davies Street, London

PROJECT TEAM

Architect:
PLP Architecture

Structural Engineer:
Arup

Steelwork Contractor:
BHC Limited

Main Contractor:
Multiplex Construction Europe Ltd

Client:
Grosvenor



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65 Davies Street is a seven-storey steel-framed commercial development in London's prestigious Mayfair district, offering 65,000 sqft of premium office space directly above the Bond Street Elizabeth Line station's ticket hall. The building integrates seamlessly with its historic surroundings through a façade of terracotta, stone, and bronze, while delivering modern, flexible workspaces with exceptional connectivity.

The structure sits atop the operational station box, requiring acoustic isolation to prevent vibration transfer. Elastomeric bearings were installed at every structural connection, including vertical and lateral supports, demanding bespoke engineering solutions and close coordination with Crossrail. The steel frame was designed with a tight and regular column grid around the perimeter of the building and large spans within the centre of the floor plate. This was to optimise load distribution and minimise the weight impact on the station below. Off-site fire protection and precision fabrication ensured quality and efficiency, while exposed steel elements in the stairwell and lift shafts required architectural finishes and coatings.

Logistics were a major challenge due to the constrained central London site, public footpaths and a fully operational underground station below. To overcome this, the construction sequence was reimagined, using five-storey columns to reduce crane and site machinery time, and lessen risk. Curved sections and the exposed façade in the stairwell, required quality fabrication and



engineering to deliver a top-class finish. To maximise room height, the slim floor beams were tapered at their ends to accommodate mechanical, electrical and plumbing services. The project team's use of advanced digital modelling and 3D coordination enabled seamless integration across disciplines.

Sustainability was central to the project's vision. The building is fully electric, with rooftop solar panels and a biodiverse green wall planted with wildflowers. Steel procurement focused on high recycled content, and off-site fabrication powered by renewable energy halved associated carbon emissions. These efforts contributed to BREEAM 'Excellent', WELL Gold, and WiredScore Platinum certifications.

Public art by Clare Twomey and a landscaped trellis wall enhance the building's civic presence, while its pre-letting success reflects its market appeal and long-term value. The development supports the regeneration of Mayfair, aligning with broader transformations in Grosvenor Square and the South Molton area.

65 Davies Street exemplifies how structural steel can deliver architectural excellence, technical innovation, and environmental responsibility in a complex urban setting. Through collaboration, precision, and a commitment to sustainability, the project sets a benchmark for future over-station developments and reaffirms Mayfair's status as a global destination for business and culture.

Judges' comment

The concept for this high specification office building above Bond Street, Elizabeth Line station, was clear from the reference project right through to completion. The top-level team met the challenges from isolating vibration, noise and accommodating the air vents from the train movements below with great sophistication in the detail and contextual response.