

Commendation

Structural Steel
Design Awards 2025

Worship Square, 65 Clifton Street, London

PROJECT TEAM

Architect:
Make Architects

Architect:
jmarchitects

Structural Engineer:
Heyne Tillett Steel

Steelwork Contractor:
BHC Limited

Main Contractor and Client:
HB Reavis

“Judges’ comment

The collaborative effort of this team really came across demonstrating the passion and zeal with which they had pushed each decision to consider sustainability. The building packs a lot in and of particular note is the thoughtful use of setbacks and colour to limit the impact of massing on the surrounding neighbourhood.



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Worship Square is a nine-storey steel-framed commercial development located in the South Shoreditch Conservation Area, London. It replaces two energy-inefficient reinforced concrete-framed buildings. The new structural steel frame sits above a two-storey basement, the length of the site, offering efficiency and flexibility for a modern, resilient office building. It forms part of a wider regeneration scheme that includes a new public square and pocket park. The project delivers 140,000 sqft of flexible, service-led workspace, designed to be net zero carbon in both construction and operation.

The structure-first approach to the design was driven by efficiency, sustainability, and wellbeing. In addition, a 20% reduction in the cost plan was being targeted, while meeting ambitious environmental targets, so steel was the preferred structural option due to cost certainty and an established supply chain. The design prioritised a tight core layout, maximum efficiency in the floorplates and a simplified double basement. Service openings were strategically placed to reduce beam utilisation and steel tonnage. Below ground, a secant piled wall and reused existing piles enhanced bearing capacity while eliminating the need for carbon-heavy liner walls. Temporary works were designed with the same efficiency, supporting the basement and overall stability during construction.

The frame was fabricated using 550mm deep universal beams and S460 columns throughout, all from electric arc

production. Despite a cost uplift for this choice, the 30% increase in strength resulted in an overall weight reduction, making it the most efficient option in terms of cost and embodied carbon. Logistics were tightly coordinated due to limited site space, with steel delivered just-in-time and lifted into place for installation using two tower cranes.

The building's exposed steelwork contributes to its industrial aesthetic, aligning with Shoreditch's character. Interior features include communal roof terraces, a vegetable garden, fitness studio, and a 'living lobby'. The design prioritises natural light, with pronounced window reveals and a lantern-like upper façade. Occupier wellbeing is central, supported by app-controlled concierge services, Brompton bike hire and extensive cycle parking.

Worship Square achieved BREEAM 'Outstanding', WELL Platinum, SmartScore and WiredScore Platinum, and is designed to meet a NABERS 5.5* rating. The demolition phase diverted 100% of waste from landfill, and the rooftop allotments and wormery promote biodiversity and circularity.

Community engagement was integral, particularly with the neighbouring primary school, so construction phases were adjusted to minimise disruption. Worship Square sets a benchmark for sustainable, people-focused urban development, combining technical excellence, environmental responsibility, and community integration.