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Squire & Partners – 65 Gresham Street, London

Mix Awards 2026 Finalists: Project of the Year – Fast Forward

65 Gresham Street represents a radical model for large-scale commercial retrofit, demonstrating how existing office buildings can be transformed into high-performance, low-carbon assets without demolition. Retaining 70% of the structure and reusing 95% of materials, the project significantly reduces whole-life carbon and sets new benchmarks for circular economy principles in the commercial sector. Fully electrified systems, air source heat pumps, biodiverse green roofs and water recycling strategies position the building as climate-resilient infrastructure aligned with net zero targets. Beyond environmental performance, the scheme reimagines underused assets as value-generating infrastructure, converting redundant spaces into cycle hubs, active frontages and public realm. This strengthens sustainable mobility and urban life. Socially, biophilic terraces and enhanced public spaces prioritise wellbeing, while flexible workplace design reflects evolving patterns of work. Economically, the retrofit preserves embodied value, reduces lifecycle costs and proves that regulatory and ESG ambitions can be exceeded through reuse-led transformation.