

WESTGREEN

Commercial Portfolio 2024

Westgreen Construction Limited
Residential | Retail | Arts
westgreen.com

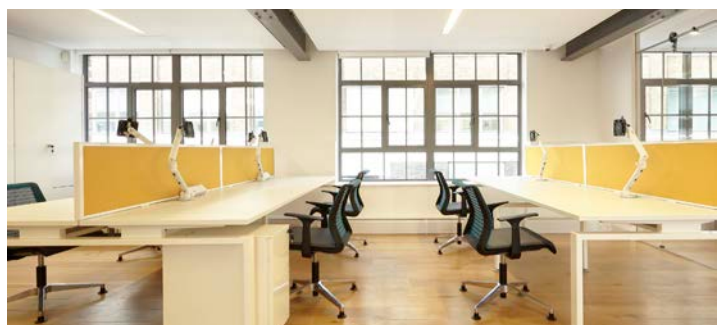
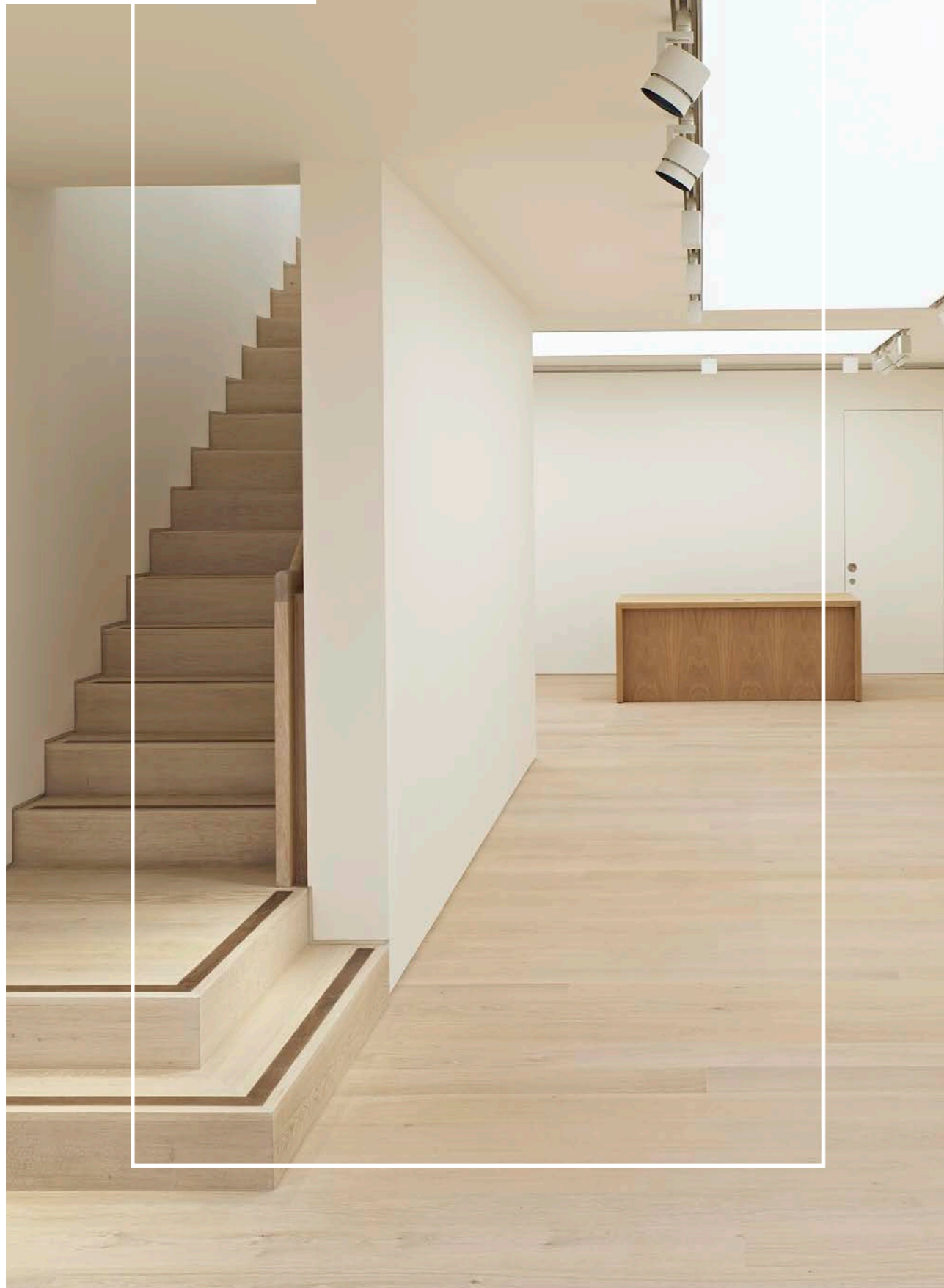


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**Cristea Roberts Gallery,
Pall Mall, London W1**



INTRODUCTION

Since formation in 1999, Westgreen have established a reputation for our ability to deliver a high-quality bespoke service for discerning clients.

Our work ranges from some of the most exclusive private residential addresses, to commercial, retail and arts projects that are all completely unique. Our quality and expertise, has taken us to places such as Los Angeles, Canberra, Moscow and Venice.

Our portfolio features a variety of recent work undertaken. For more information on these and other projects, in addition to press articles, awards and client testimonials, please visit www.westgreen.com.

John Gilsenan
CEO & Founder

A handwritten signature in black ink, appearing to read 'John'.



"I think that good contractors are even more rare than good architects, and you are a very good contractor! Gagosian is a project that we can both be very proud of, and I look forward to our next collaboration."

Adam Caruso, Caruso St John

"Westgreen brought a high level of care and attention to detail to the project. They managed to work to a demanding program and both ourselves and our client are very happy with the end result."

Stephen Marshall Architects

"During an extremely short, and often shifting, construction period we have found the quality of the work, and in particular the resolution of issues and refinement of details on site, to be high. We have no hesitation in recommending Westgreen as a contractor."

Aidan Hodgkinson, Associate, Jamie Fobert Architects Ltd

Proudly celebrating nearly 25 years in business

COMPANY OVERVIEW

OFFICE FIT-OUT

We have delivered many interesting and creative office spaces within several of our projects, especially in the commercial, gallery and retail sectors, where office and meeting facilities are provided for staff and back of house functions. We very much enjoy the challenge of delivering functional and productive spaces and creating open, light and visually pleasing offices that not only meet operational requirements but encourage and enlighten the use of a pleasant and ergonomic working environment.

ART GALLERIES

Around ten years ago we were introduced to Gagosian and delivered their Picasso exhibition. Westgreen's ability to delivery fast track fit-out coupled with high end quality aspirations met the arts project delivery needs perfectly. We have maintained excellent relations with Gagosian ever since, delivering numerous projects for them as well as other galleries such as Pace, Blain|Southern, Cristea Roberts Gallery and Galerie Thaddaeus Ropac. Westgreen are often referred to as London's 'go-to' art gallery contractor. This niche has proved an exciting environment to work within and one that has introduced us to the arts world.

ART EXHIBITIONS / FABRICATIONS

Related to our gallery work, we have delivered (and sometimes designed) a number of art exhibition and art pieces. Most notably, we have worked with the internationally renowned artist James Turrell, fabricating a number of pieces of his working art forms. With all of our projects, when engaging Westgreen you experience intelligent and dedicated delivery with a 'can-do' attitude. We seek to build projects and in doing so, develop long term relationships with client and consultant teams.

HIGH END / SUPER PRIME RESIDENTIAL

Residential projects typically ranging from £5m to £30m. Our largest scheme to date was a 30,000 sq ft single dwelling super prime residence with a build value of £32m — this has been successfully delivered and if of interest, site visits may be available, subject to a Non-Disclosure Agreement (NDA). We have undertaken many projects of this nature within prestigious residential areas of London (and occasionally beyond). We fully understand the balance between price, programme and quality and the finesse required in delivering a first class home.

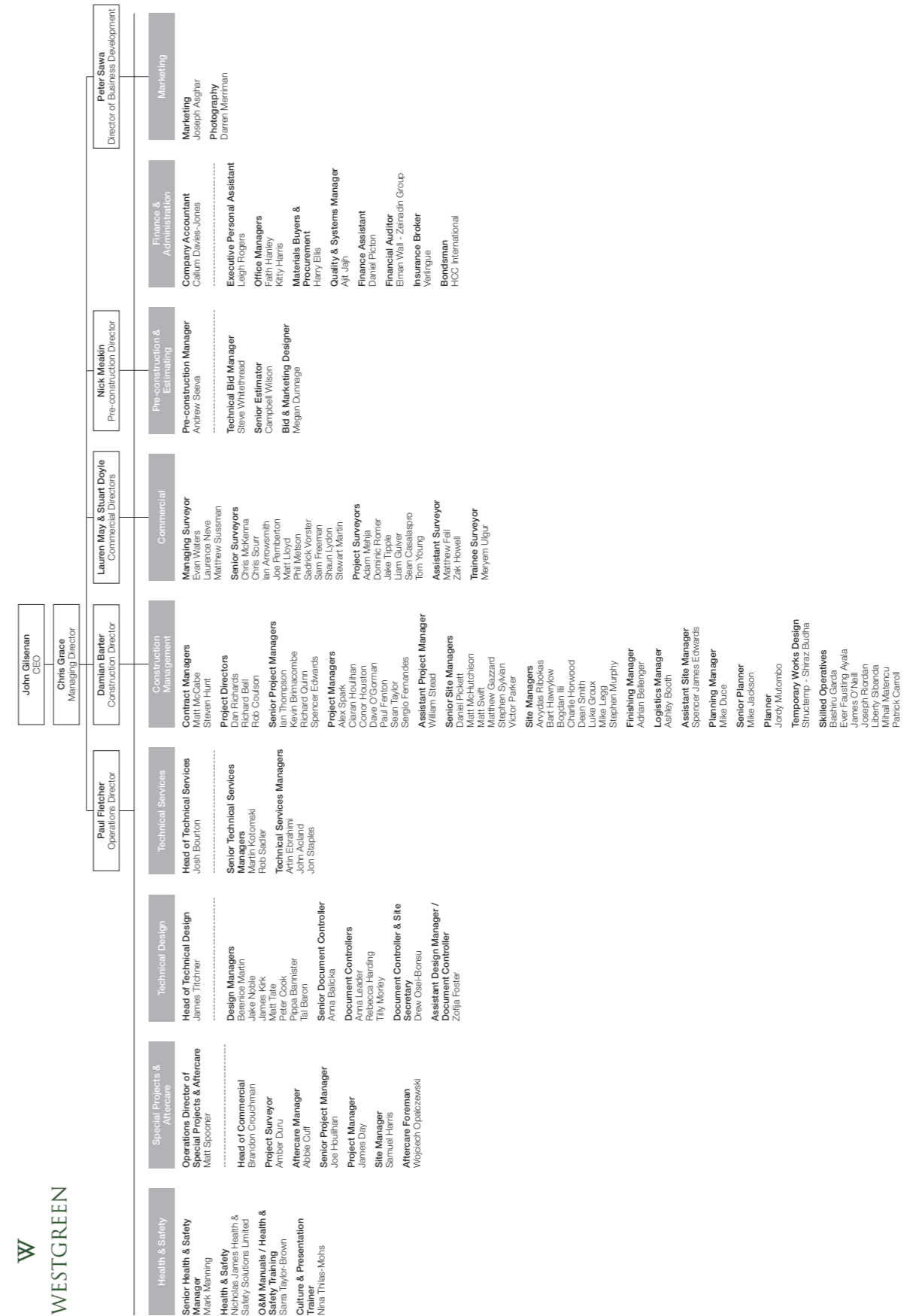
HIGH END RETAIL

We have had real success in delivering high end retail projects for some of the big retail names of the West End such as; The Row, Zegna, ETRO, Holly Hunt and Jessica McCormack. The Westgreen team enjoy the fast pace delivery of retail projects and delivering on-time. To date we have undertaken individual retail projects up to £5m in value — but equally have delivered a £1m project in 10 weeks. One of our most recent fast track, high-end retail stores was for The Row, consisting of approximately 7,500 sq ft.

BESPOKE RESTAURANTS

We were originally entrusted with the delivery of the full refit of The River Café and still enjoy a great relationship with The River Café client team, including Ruth Rogers. More recently we were entrusted with delivering The River Café's additional pastry kitchen and we have recently completed Vardo, a restaurant project for Cadogan Estates at Duke of York Square just off the King's Road. This has been followed by the new Humble Pizza restaurant, located on the Kings Road. We have enjoyed being integrated into restaurant projects and experienced complete success in this field. With a strong relationship still standing with The River Cafe team, we undertook a refurbishment to the staff areas in late 2019, with later works to provide an additional dining area in 2020.

COMPANY STRUCTURE



COMMERCIAL PROJECTS

Gagosian, Mayfair

Architect
Caruso St John

Client
Gagosian

Employer's Agent
Castle Davis Ltd

Engineer
Ramboll Associates

Project Manager / Quantity Surveyor
Jackson Coles LLP

Key Features

Value of £4.2m	✓
20,000 sq ft	✓
Flagship Mayfair Gallery	✓
Grosvenor Estate	✓
Exhibition space	✓
700mm removable walls	✓
Adjustable space arrangement	✓

Gagosian's new flagship Mayfair gallery is an 18,000 sq ft exhibition space in the heart of Mayfair, set in a location with a rich heritage of antique dealers and international auction houses. Being the third gallery opened by Gagosian in London, this new space is a considered layout of public and private viewing galleries, offices and library space.

Floor to ceiling perimeter walls conceal all M&E services within service and access voids. The doors to these voids (which are also floor to ceiling), are seamless between windows and walls, incorporating recessed blind boxes with floor to ceiling automated fabric blinds.

Artificial illumination mimics in real time the daylight levels in terms of brightness and coloration. This is achieved by a sensor controlled LED system located on the roof, which can be overridden and also monitored and controlled by lighting specialists in Germany with whom we have collaborated on a number of times at James Turrell projects.

Another feature of the project is the oak block flooring, which demanded a precision installation. The floor is comprised of 38,000 individual oak end grain up blocks selected from 50,000 and laid with alternating grain to a millimetre perfect gradient glued to varied layers of birch faced plywood over a sub floor.

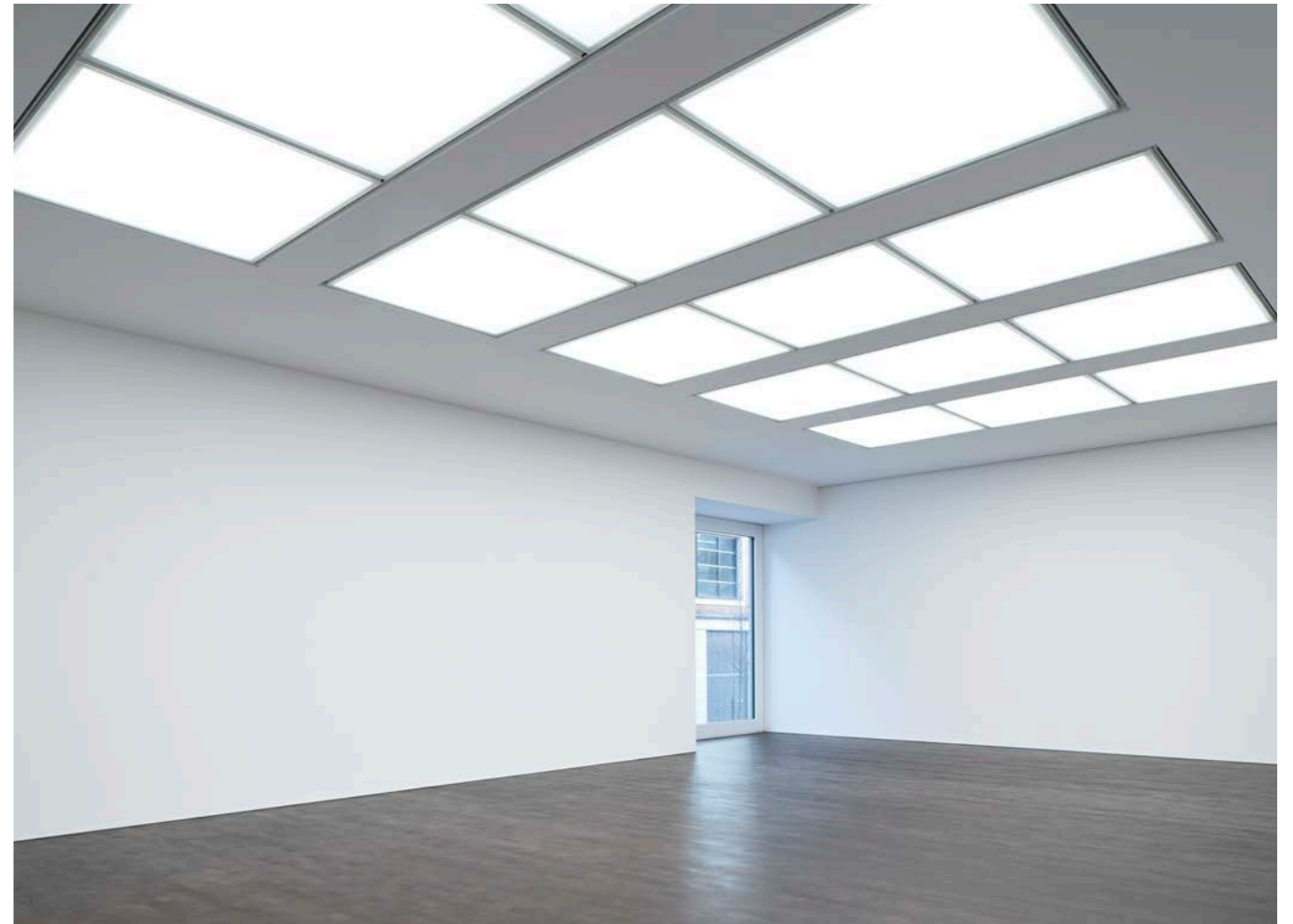
700mm removable walls were also integrated, making it possible to adjust the space arrangement to suit and accommodate different exhibitions.

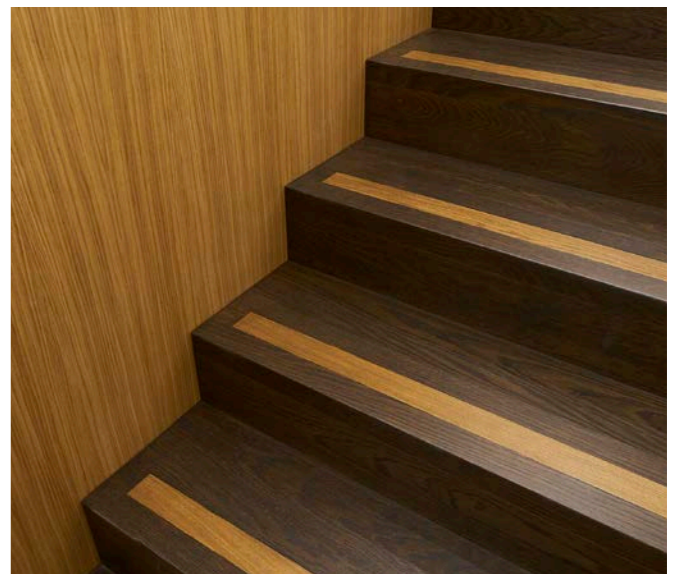
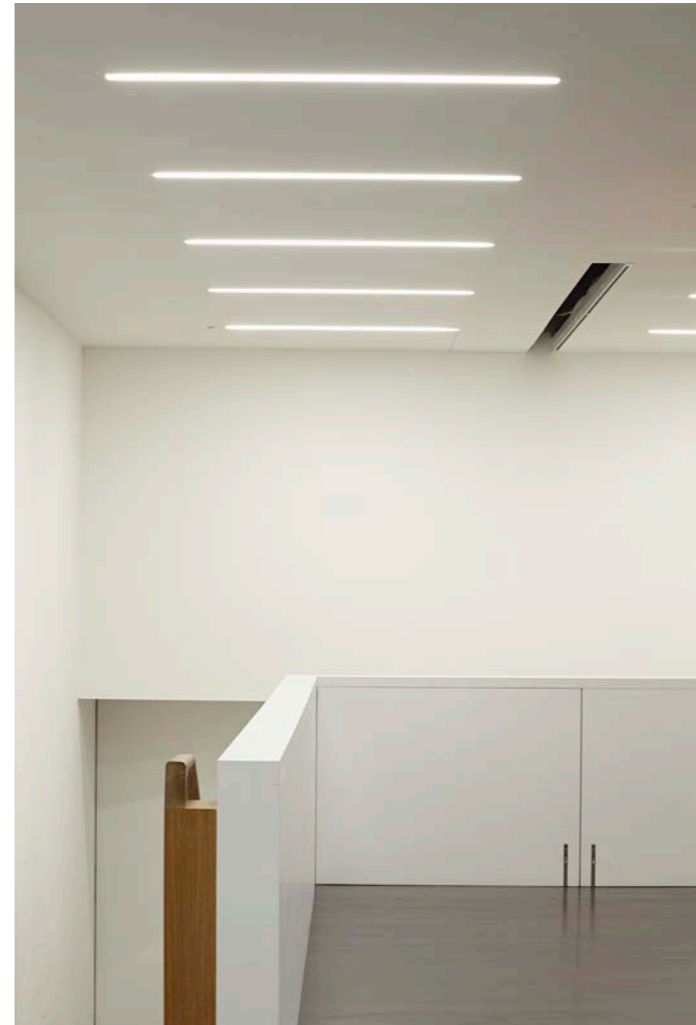
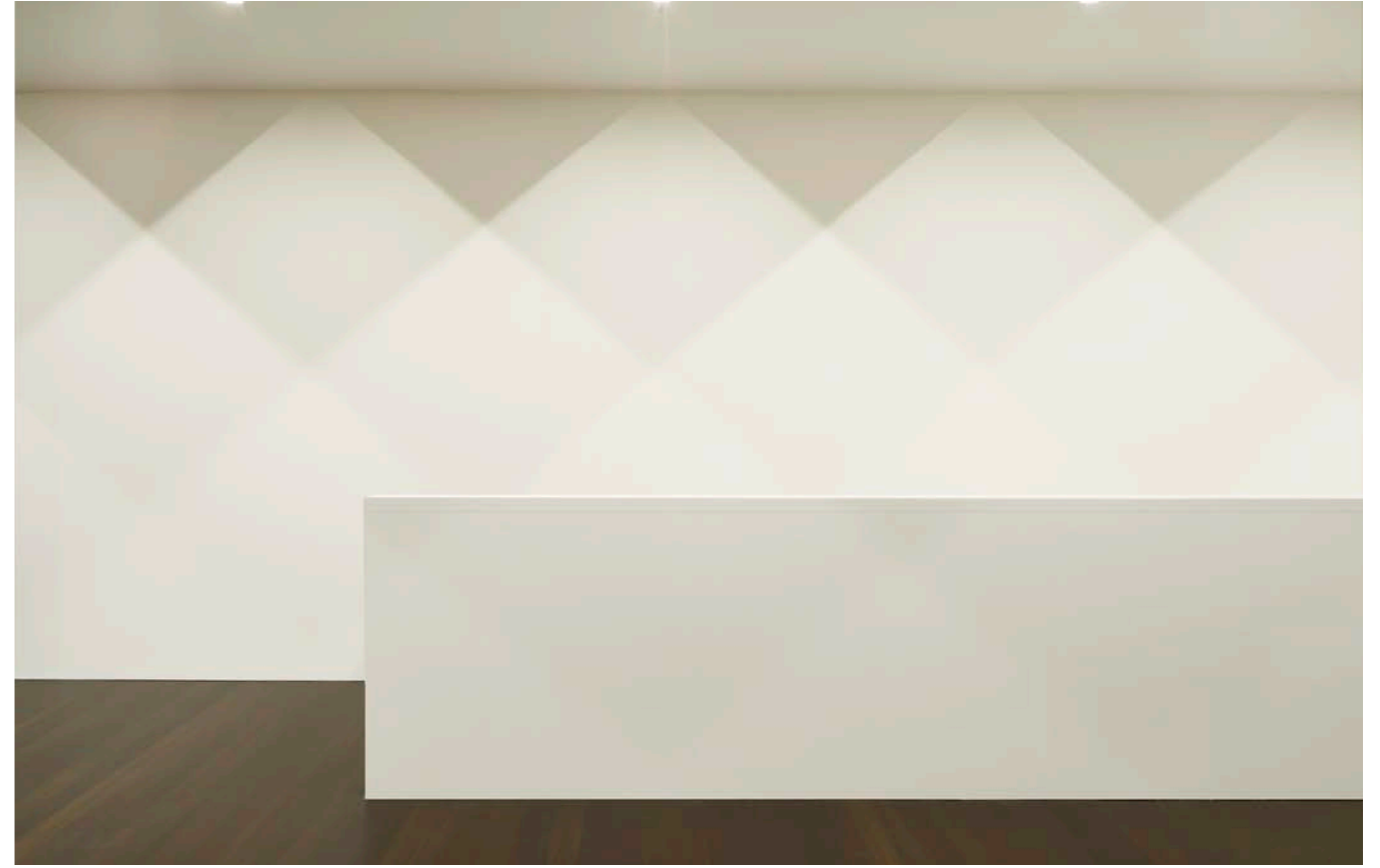


"I think that good contractors are even more rare than good architects, and you are a very good contractor! Gagosian is a project that we can both be very proud of, and I look forward to our next collaboration."

Adam Caruso, Caruso St John







2 Sheen Road, Richmond Upon Thames

Photography: Darren Merriman

Architect
GPAD London Ltd

Client
Boulbee Brooks Real Estate

Contract Administrator
Propitas Ltd

Engineer
GDC Partnership Ltd

M&E
Mendick Waring Ltd

Quantity Surveyor
Hother Associates

Key Features

Value of £5.3m	✓
28,400 sq ft	✓
Refurbishment	✓
Commercial	✓
New single storey roof extension	✓
Four storey rear terraced extension	✓
Facade alterations	✓
Interior reconfiguration	✓
M&E	✓

The project rejuvenated a commercial building located at a bustling retail intersection in Richmond-upon-Thames. Westgreen undertook a comprehensive package of works to deliver a scheme attuned to the modern commercial environment, and more in rhythm within the context of a conservation area.

Externally, façades were stripped and reconstructed with new facing brickwork, curtain walling and embossed detailing. The existing mansard roof was replaced with a new remodelled and enlarged version and a new fourth floor terrace with green roof planting added to complete the exterior.

An existing substation was decommissioned and a new one built in a different location before underpinning (underpinning is to the adjacent pub and gas meter housing) and the extension of floor slabs at some levels, with the addition of a steel framed extension to the rear. The fit-out included the installation of a lift and all internals to first fix, with M&E risers established, mechanical services and electrical containment and distribution boards installed.

Due to the nature of the site, all deliveries were choreographed and the effects of noise and dust carefully controlled and mitigated for the duration of the works.





Stephen Friedman Gallery, Cork Street

Images courtesy of DKA. Photography: Darren Merriman

Architect

David Kohn Architects

Engineer

Price + Myers

Landscaping

Todd Langstaffe-Gowan

M&E

Ritchie & Daffinn

Project Manager / Quantity Surveyor

Castle Davies

Key Features

Fit-out	✓
Generous exhibition spaces	✓
Mezzanine level	✓
Office and art storage	✓
New landscaped courtyard garden	✓
Outdoor sculpture	✓

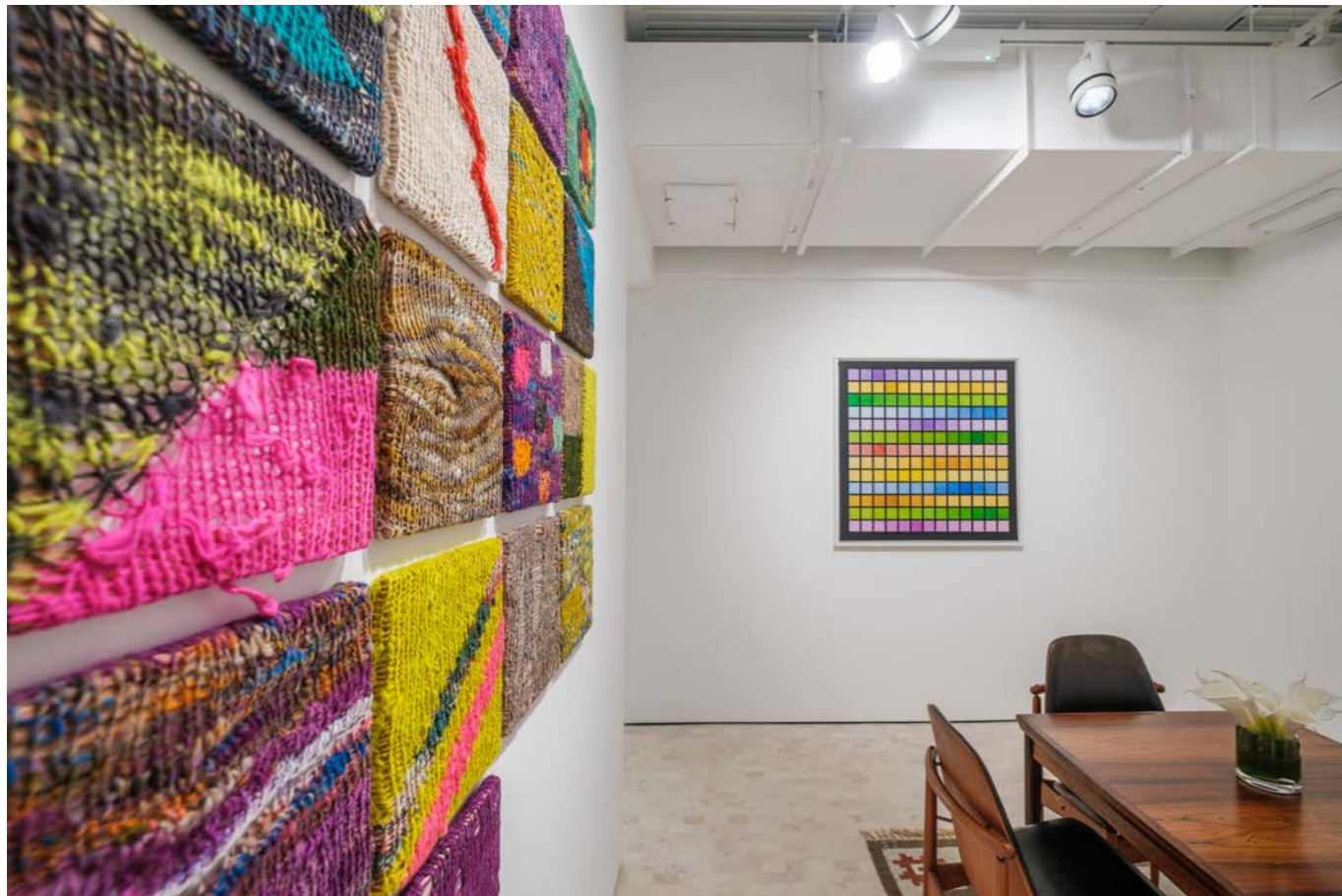
Designed by award-winning David Kohn Architects, the project involves a fit-out of two floors to provide generous exhibition spaces, a new mezzanine level, offices, art storage, welfare facilities and other ancillary facilities associated with running a thriving gallery. Externally, a new landscaped courtyard garden on Cork Street Mews will additionally create a new space for the presentation of outdoor sculpture.

The project will support Stephen Friedman Gallery's ambitious plans for growth, consolidating existing exhibition spaces in Old Burlington Street into a single bespoke destination in a location that has a rich history of association with artists such as Henry Moore, Barbara Hepworth and Francis Bacon.

Westgreen have delivered numerous Mayfair galleries and exhibition fit-outs to great acclaim in almost 25 years of business. This will be our first project for Stephen Friedman Gallery and David Kohn Architects, who themselves have achieved renown in their work for such institutions as the V&A, ICA and the Royal Academy.

Stephen Friedman Gallery is due for completion in the Autumn of 2023.





Cristea Roberts Gallery, Pall Mall, London W1

Architect
Stephen Marshall Architects

Client
Cristea Robert Gallery

Engineer
Thornton Tomasetti

M&E
Taylor Project Services

Quantity Surveyor
Stockdale

Key Features

Value of £1.5m	✓
5,000 sq ft	✓
Light and generous exhibition space	✓
Elegant listed commercial frontage	✓
Private viewing room	✓
A1 storage and office accommodation	✓

Designed by Stephen Marshall Architects, the project consisted of the formation of light and generous exhibition spaces over two floors within an elegant listed commercial frontage. The capacious private viewing room, art storage and office accommodation in the lower ground floor extend beneath the neighbouring development and benefit from natural light.

Clean lines and precise detailing feature throughout. A new Dinesen timber floor and bespoke joinery were laid, as well as a lighting system controlled via a combination of Barrisol panels and Erco units.

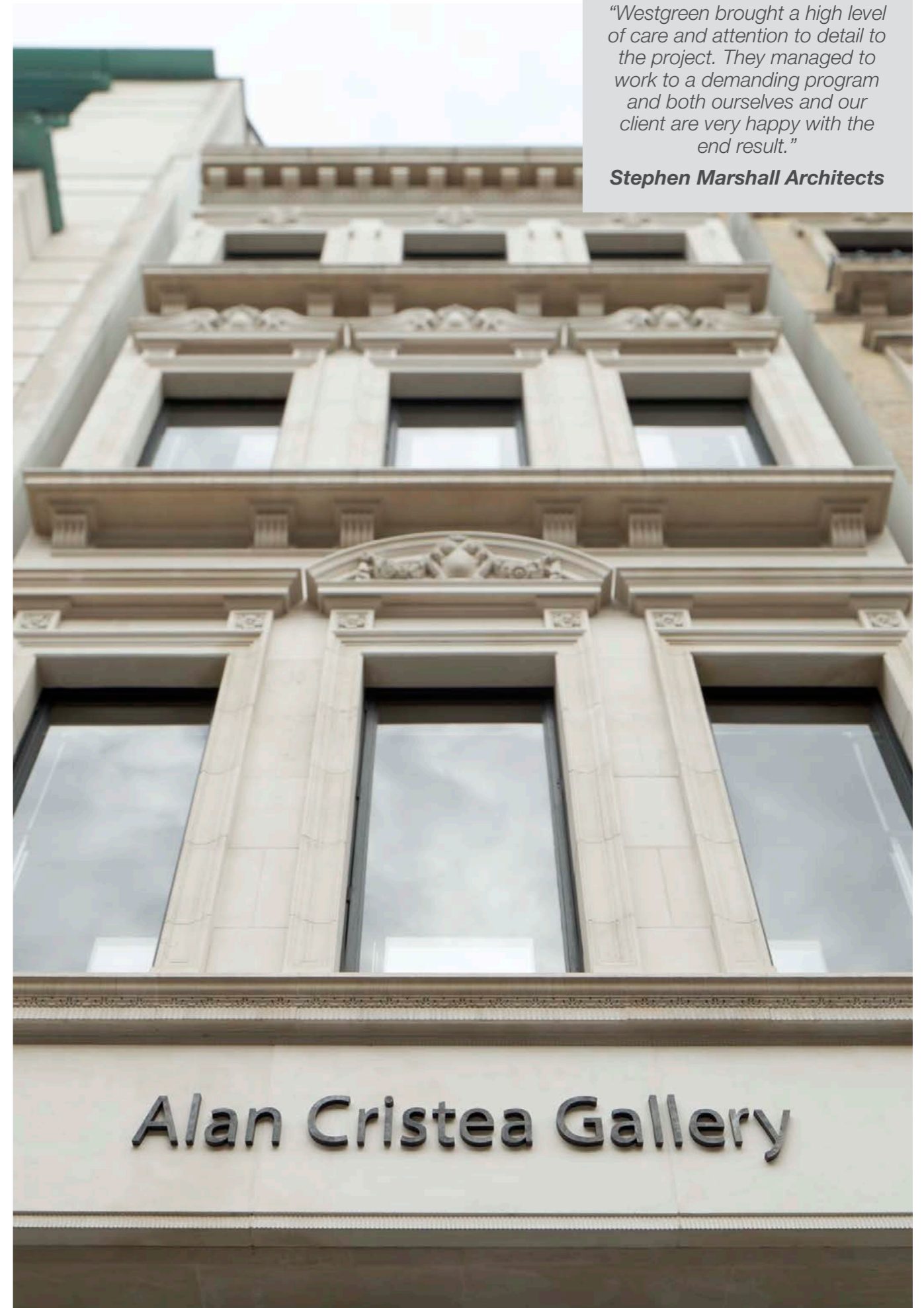
The project was completed and delivered to the client according to schedule, to coincide with Frieze London 2016.

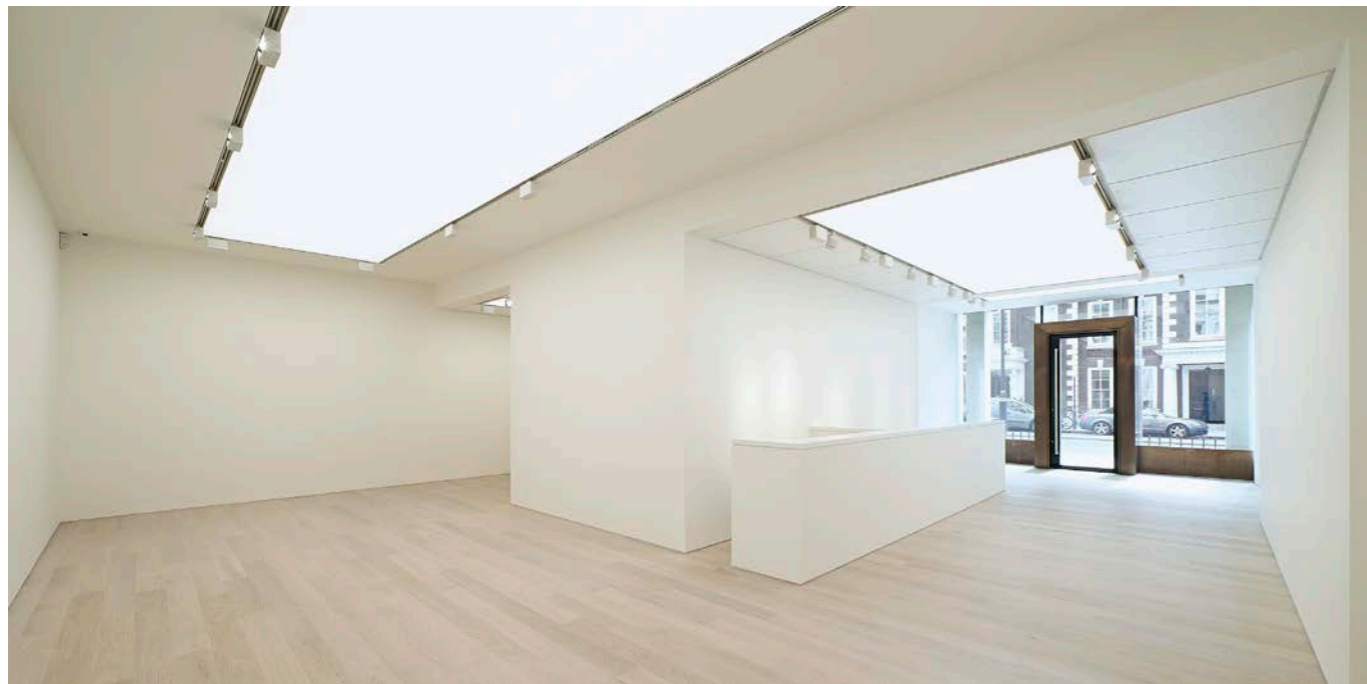
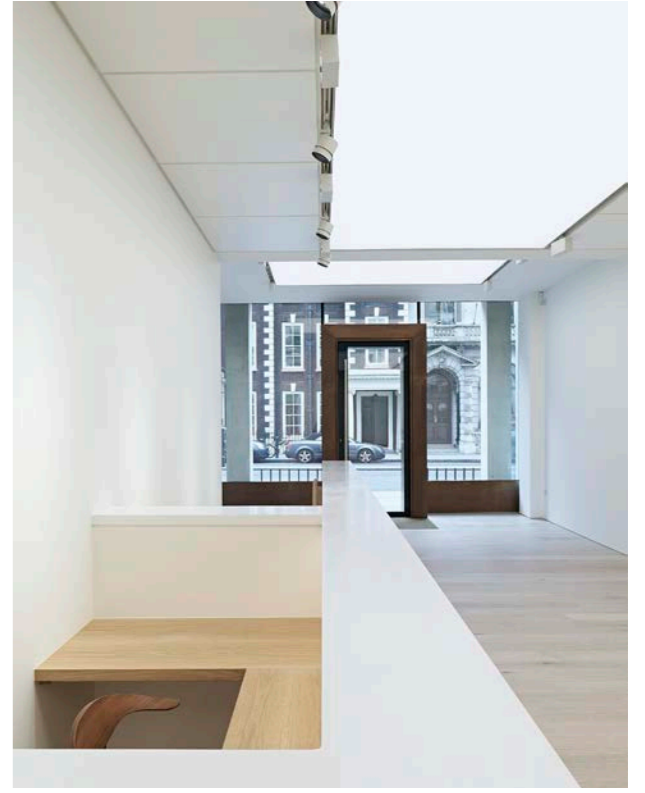
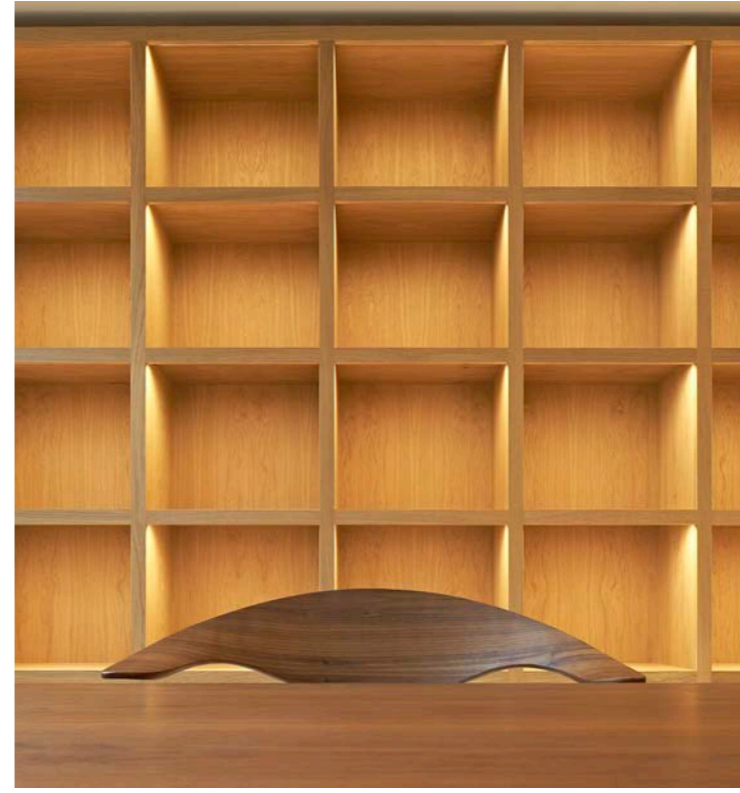
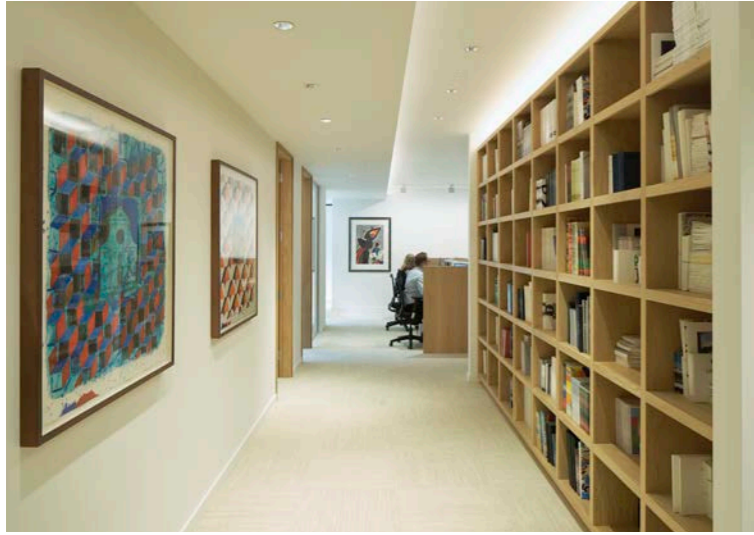
"We needed a high quality gallery and office fit-out with no flexibility on the completion deadline. Westgreen achieved this for us and were at all times helpful and approachable and seemed to desire the same quality of finish as we did. There was a very complicated element to the project, both structurally and administratively, requirements changed on an almost daily basis as demands altered the design, Westgreen dealt with these delays and changes with apparent ease – although I know it was anything but easy! We are thrilled with the result."

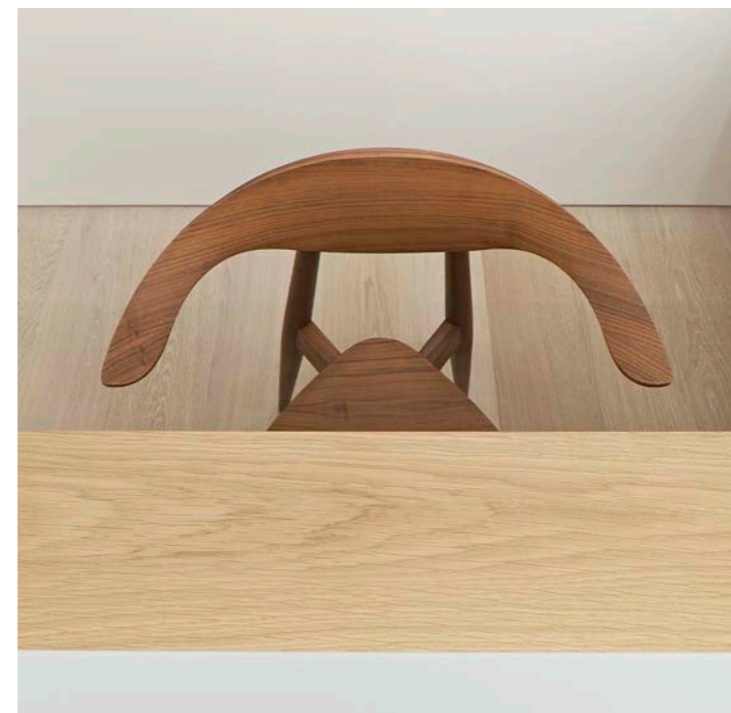
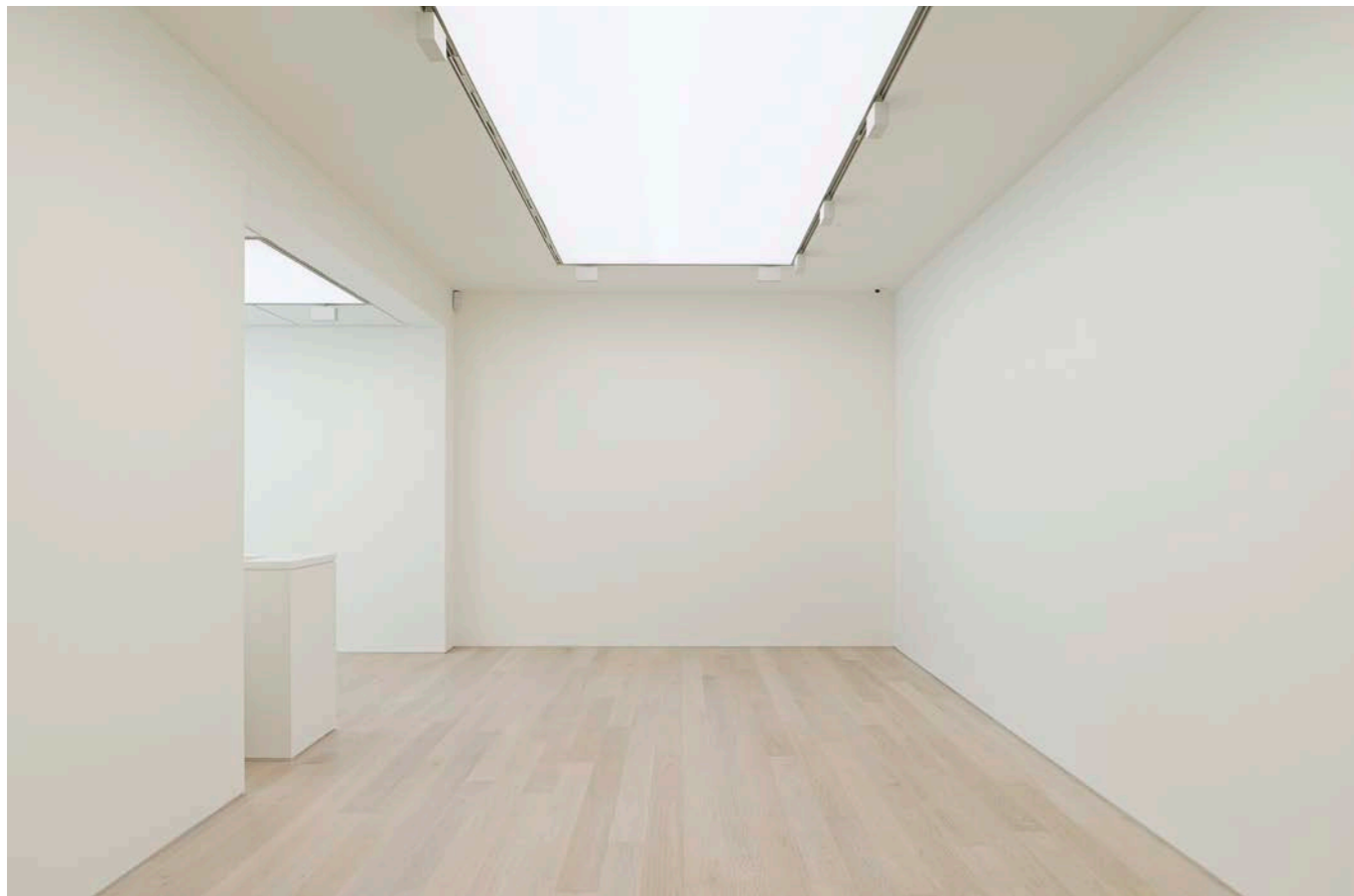
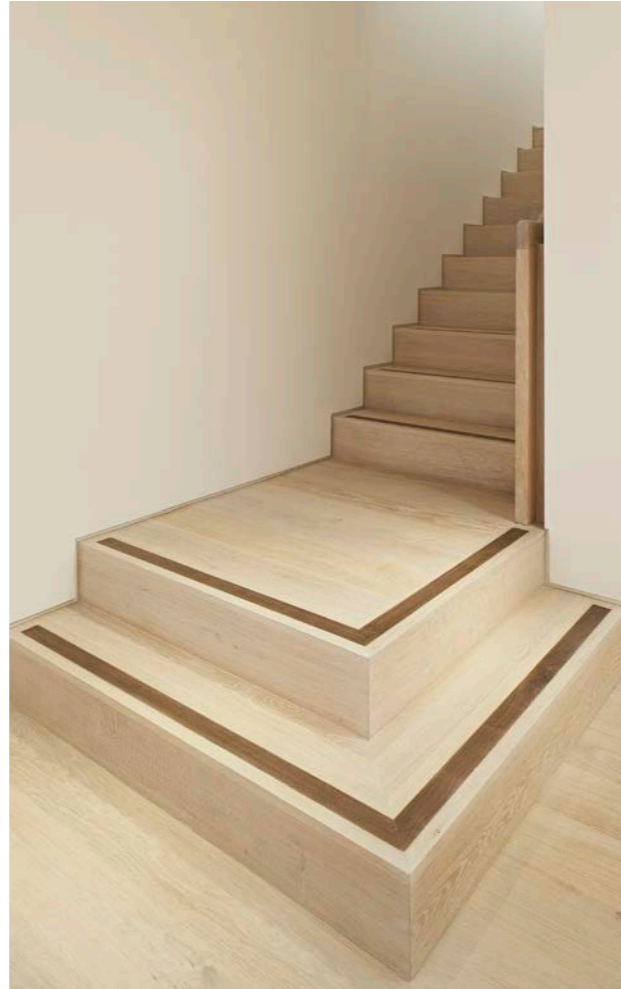
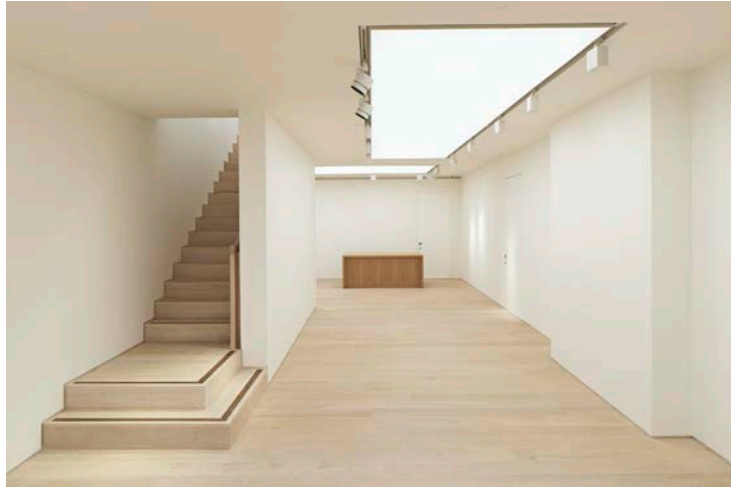
Kathleen Dempsey, Alan Cristea Gallery

"Westgreen brought a high level of care and attention to detail to the project. They managed to work to a demanding program and both ourselves and our client are very happy with the end result."

Stephen Marshall Architects







Galerie Thaddaeus Ropac, Dover Street

Photography: James French & Joseph Asghar

Architect

Selldorf Architects
Cowie Montgomery Architects

Client

Galerie Thaddaeus Ropac

Contract Administrator

Cowie Montgomery Architects

Engineer

Mendick Waring

Lighting Design

Isometrix

Quantity Surveyor

Exigere

Key Features

Value of £2.1m	✓
12,000 sq ft	✓
Westminster Highways	✓
Incorporating serviced apartments	✓
Grade II listed	✓
Refurbishment fit-out	✓

Westgreen completed this refurbishment of Ely House for Galerie Thaddaeus Ropac in April 2017. This is Galerie Thaddaeus Ropac's first space in London, adding to their four gallery spaces in Salzburg and Paris.

This unique Grade-I listed building is situated in Dover Street, a location in Mayfair that has a long history of art and gallery dealerships. Built in the 18th century for the Bishop of Ely, the property is spread across five main floors, with over 16,000 sq ft of elegantly proportioned rooms and a grand feature staircase.

The project was designed by the New York-based Selldorf Architects and Cowie Montgomery Architects. This is Westgreen's seventh gallery space in Mayfair and our second project undertaken with Selldorf Architects.

Westgreen undertook refurbishment of the basement, mezzanine floors and mansard roof. Many new structural walls have been built to hang art, with the addition of fine flooring and bespoke lighting.

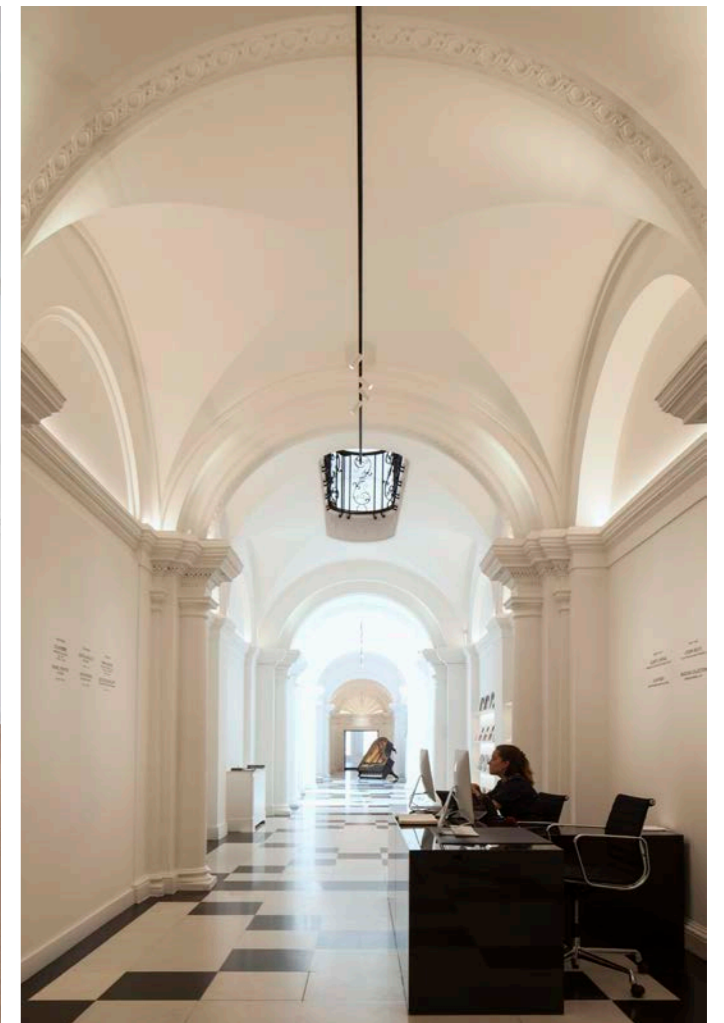
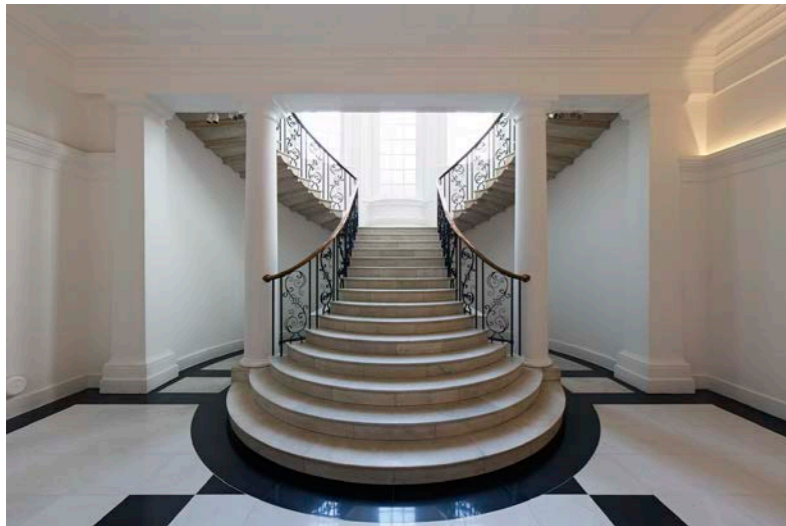
"Fantastic work ethic and ability to cooperate with a design team from four different countries and time zones... This would not have been possible without collaboration beyond the call of duty between Westgreen and the consultant team and client."

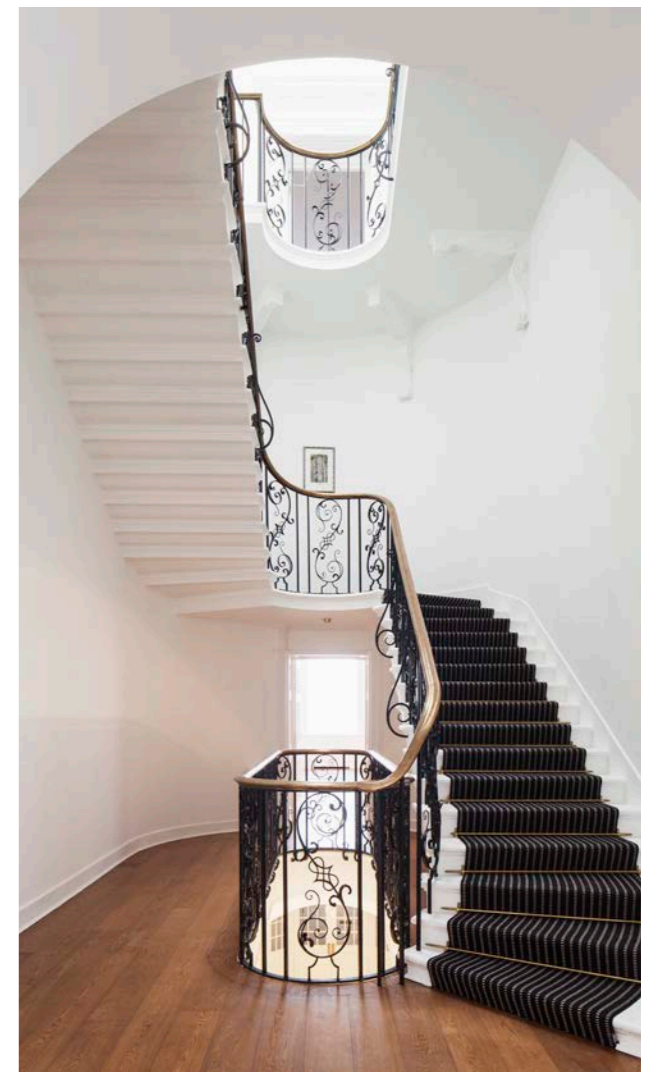
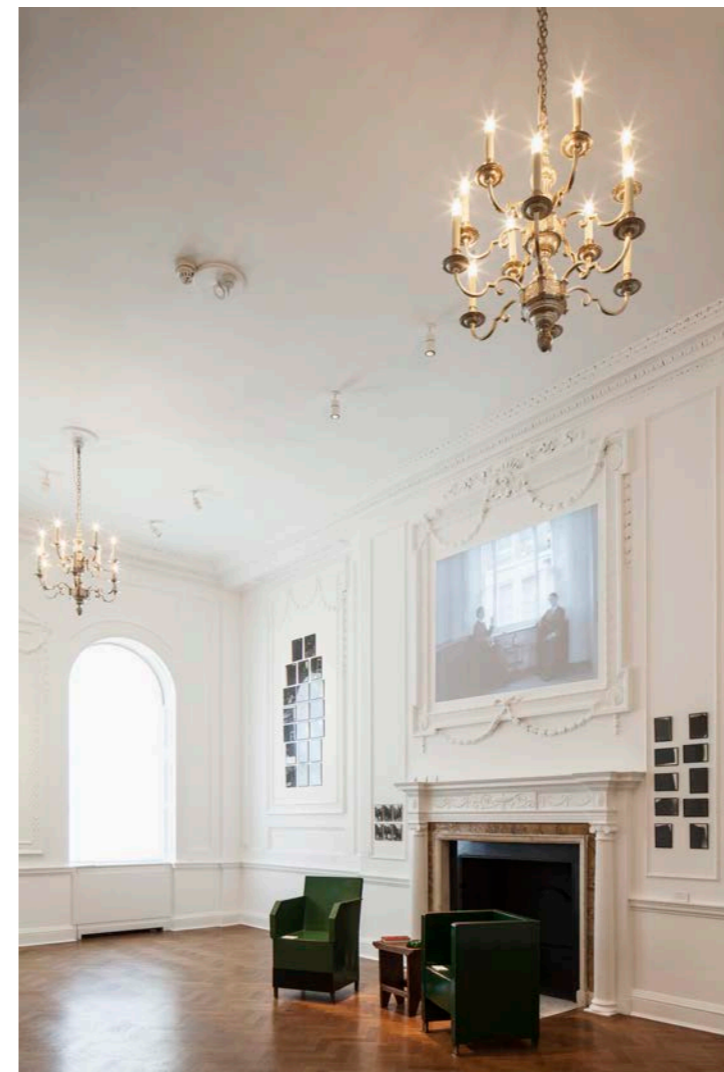
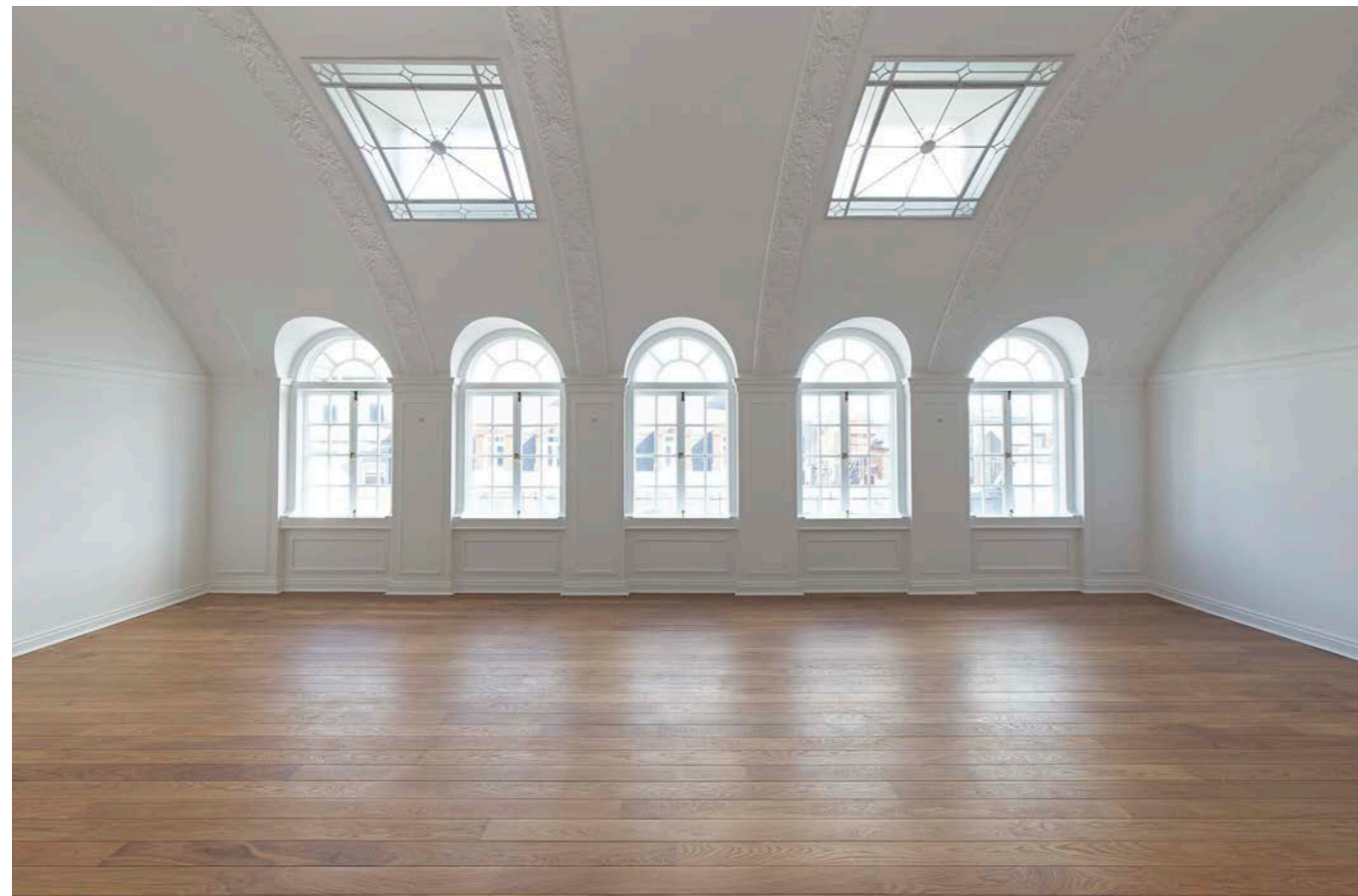
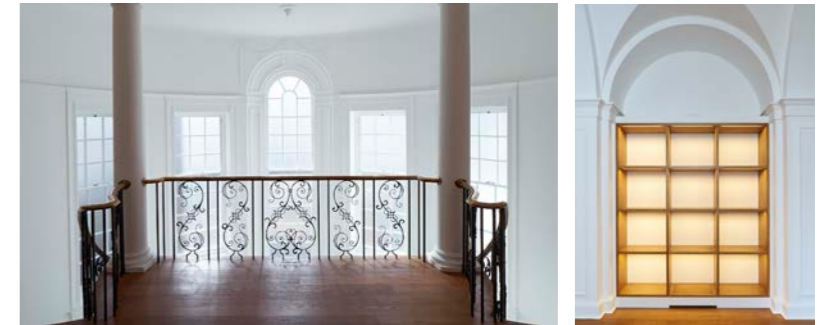
Lucy Montgomery, Cowie Montgomery Architects



"We chose Westgreen to work on the restoration of Ely House due to the reputation they have of being able to deliver high quality work on time and on budget. So far it has been a great experience watching them work and we hope everything continues smoothly."

Polly Robinson Gaer, Executive Director, Galerie Thaddaeus Ropac London





Private Gallery, London SW1Y

Architect

John Pawson

Contract Administrator

Webster Hart

M&E

Mecserve

Quantity Surveyor

Equals Consulting

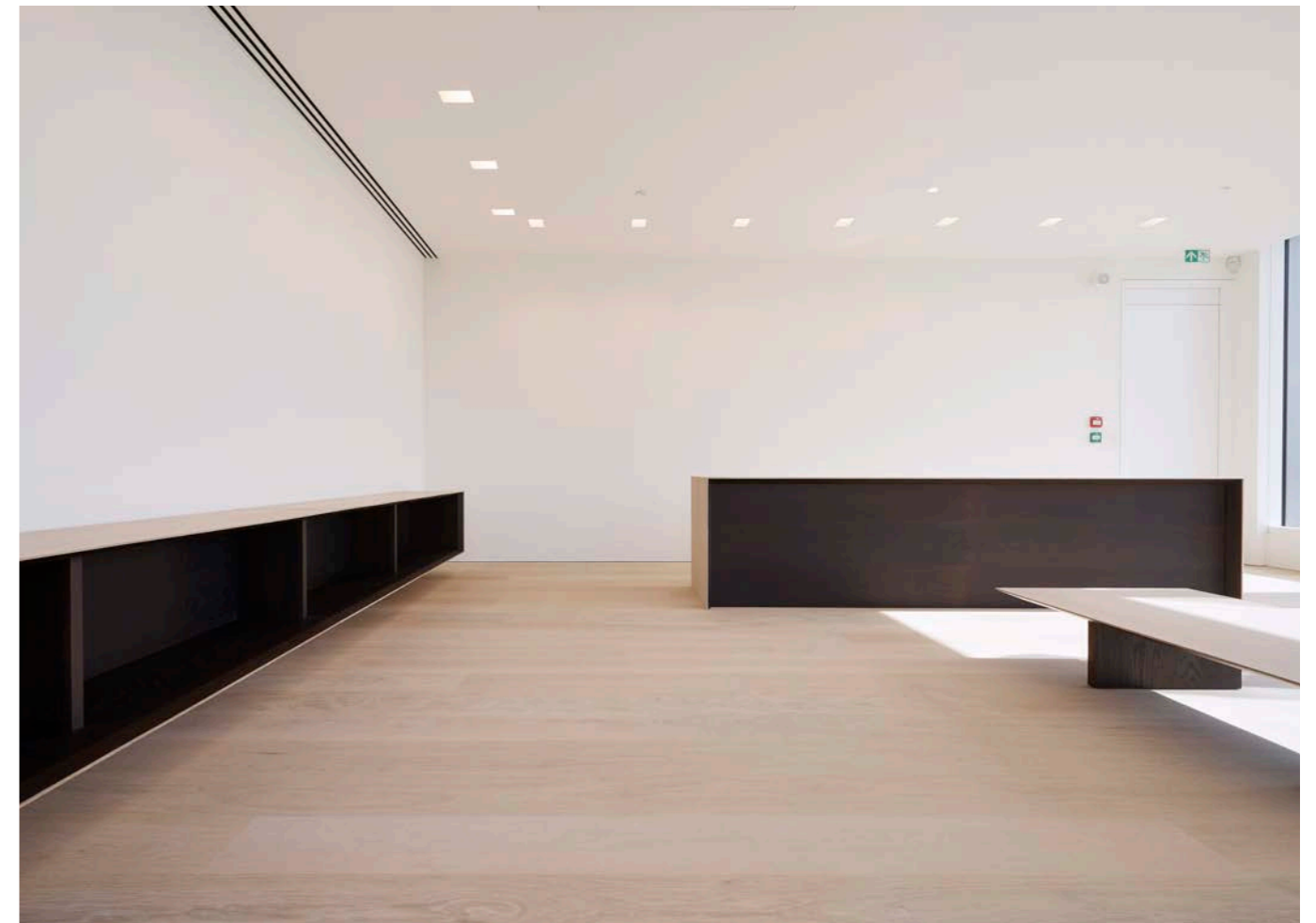
Key Features

Value of £1m	✓
3,000 sq ft	✓
Fit-out	✓
Private gallery	✓
Logistically challenging	✓
Specialist lighting, blinds and joinery	✓

Westgreen were appointed as the Main Contractor to fit-out this new private gallery in St James' Square, Mayfair.

A logistically challenging job, carried out in a 16 week construction period, incorporating a developing design, was completed and opened as required in time for Frieze.

The works incorporated solid Dinesen oak hardwood floors, partitioned walls with full height integral pocket doors, with specialist lighting and blinds controlled via Lutron. Specialist joinery was fitted to non-exhibition areas and the space fully air conditioned utilising linear diffusers.



Chiswick Station House, London

Photography: Simon Collins & Joseph Asghar

Architect

**Westgreen Studio
Assemblage**

Engineer

John Lovell

Key Features

Commercial	✓
Grade II listed	✓
Sympathetic restoration	✓
Exciting contemporary architectural detail	✓

With the support and co-operation of London Borough of Hounslow, the Grade II listed station office was disused and in poor repair. A dynamic design utilised an existing sub-floor void and added a mezzanine and glazed entrance to reorder circulation and open up the buildings spaces.

A blend of sympathetic restoration and exciting contemporary architectural detail transformed the building into a modern desirable office space.

An award-winning graphic design and marketing company now occupy the building on a long lease. The restoration and modern architectural intervention were highly praised by the borough's conservation officer.

Since completion, Chiswick Station House has been home to the award winning design and advertising agency GBH (Gregory Bonner Hale).







Gagosian, Britannia Street

Architect
Caruso St John

Client
Gagosian

Engineer
Price & Myers

M&E
Collaborate & Create (CC-VE)

Key Features

Value of £500k	✓
3,300 sq ft	✓
Demolition	✓
Interior reconfiguration / change of use	✓
New office space	✓
Integration of private gallery space	✓
Bespoke joinery	✓
M&E services	✓
Fast track	✓

The scope of works called for the remodelling of the interior space from its current use as a noted gallery, with the introduction of offices to the ground floor level. This included demolition works of the existing steel staircase, and the infilling of the staircase void.

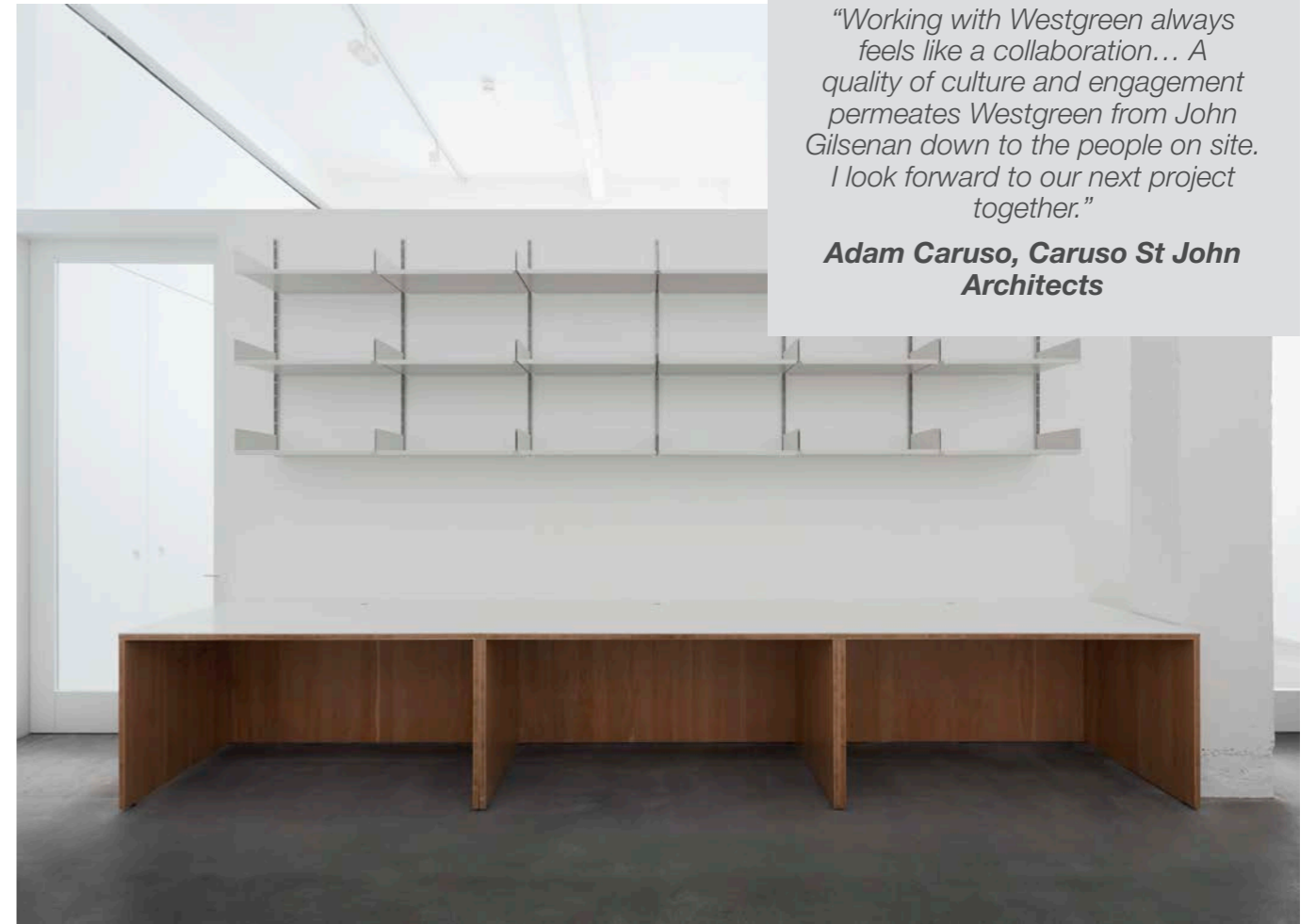
A new private gallery space was formed as part of the reconfiguration of the building across an 8 week fast track programme. M&E, including new security services were introduced with particular attention to lighting alterations. The reception area was relocated to serve the new layout and full height partitioning formed, creating an open office environment allowing the maximum amount of light transfer throughout the office space. New joinery and doors were introduced, and a particular feature are the 3.5m high doors.

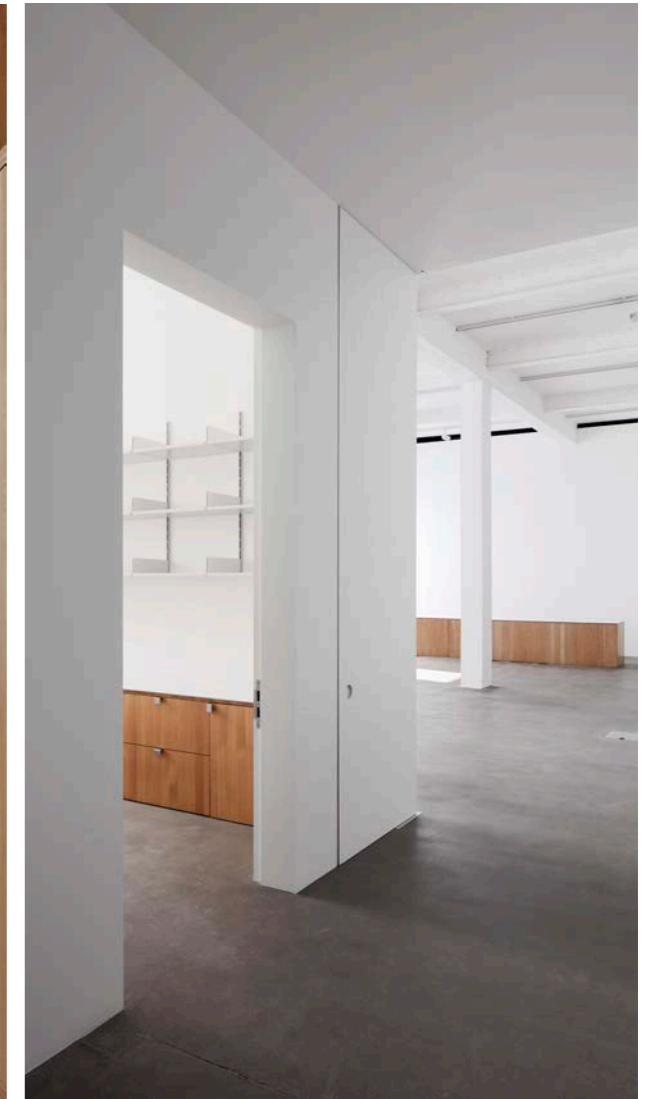
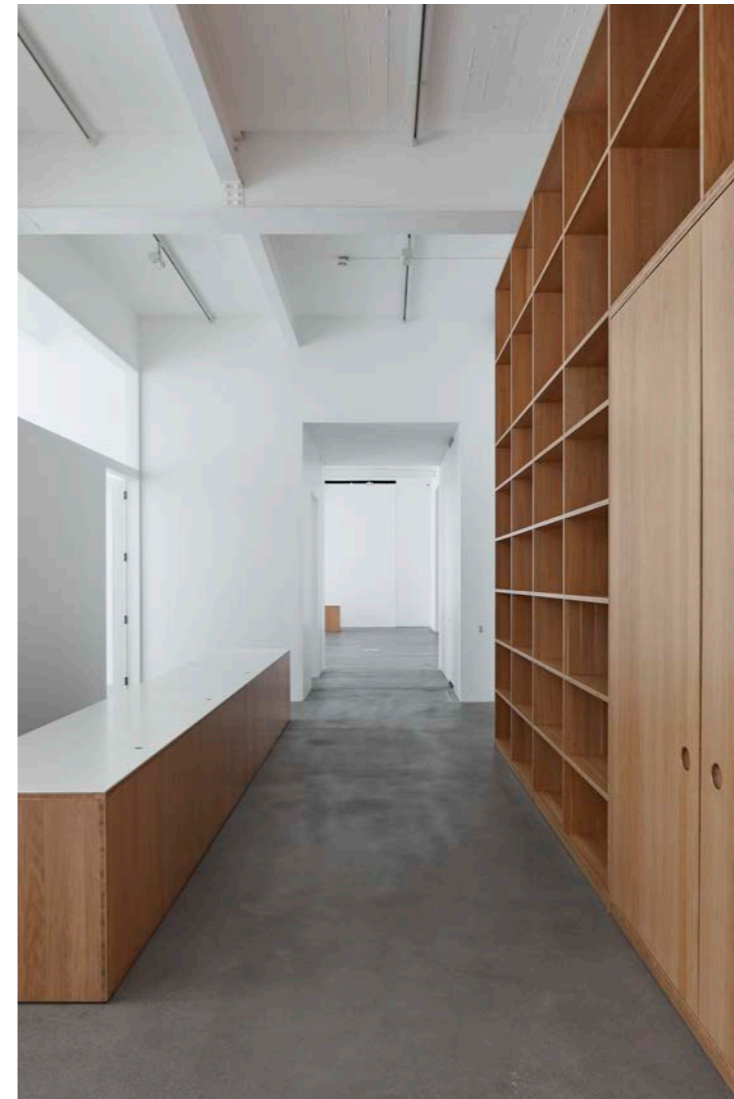
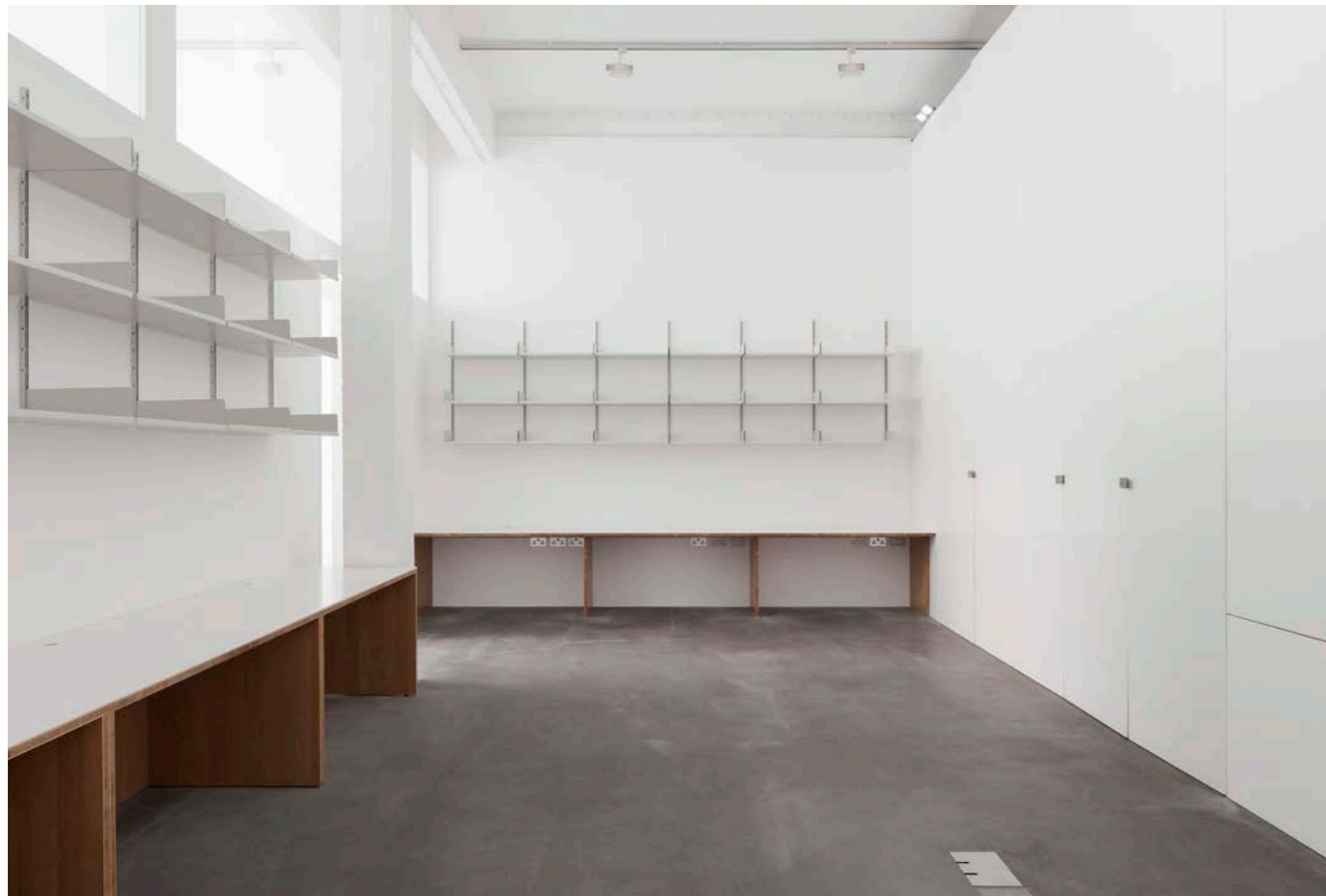
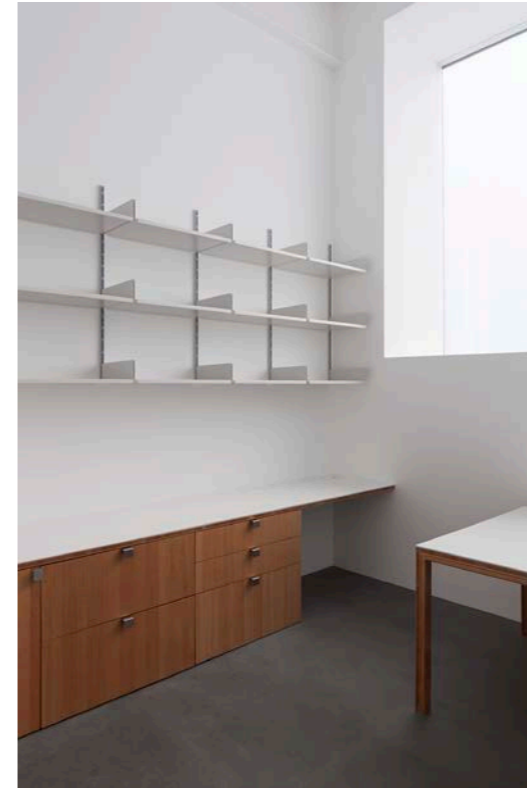
“For a decade now, Gagosian has partnered with Westgreen on exhibitions, new premises, and now our second major refurbishment project. We build on the success (and RIBA award) of Gagosian Grosvenor Hill with the same team – partnering with Westgreen who have realised Caruso St John Architects’ vision for our space at Britannia Street.”

Gary Waterston, Gagosian

“Working with Westgreen always feels like a collaboration... A quality of culture and engagement permeates Westgreen from John Gilsenan down to the people on site. I look forward to our next project together.”

Adam Caruso, Caruso St John Architects





David Chipperfield Architects

Architect
David Chipperfield Architects

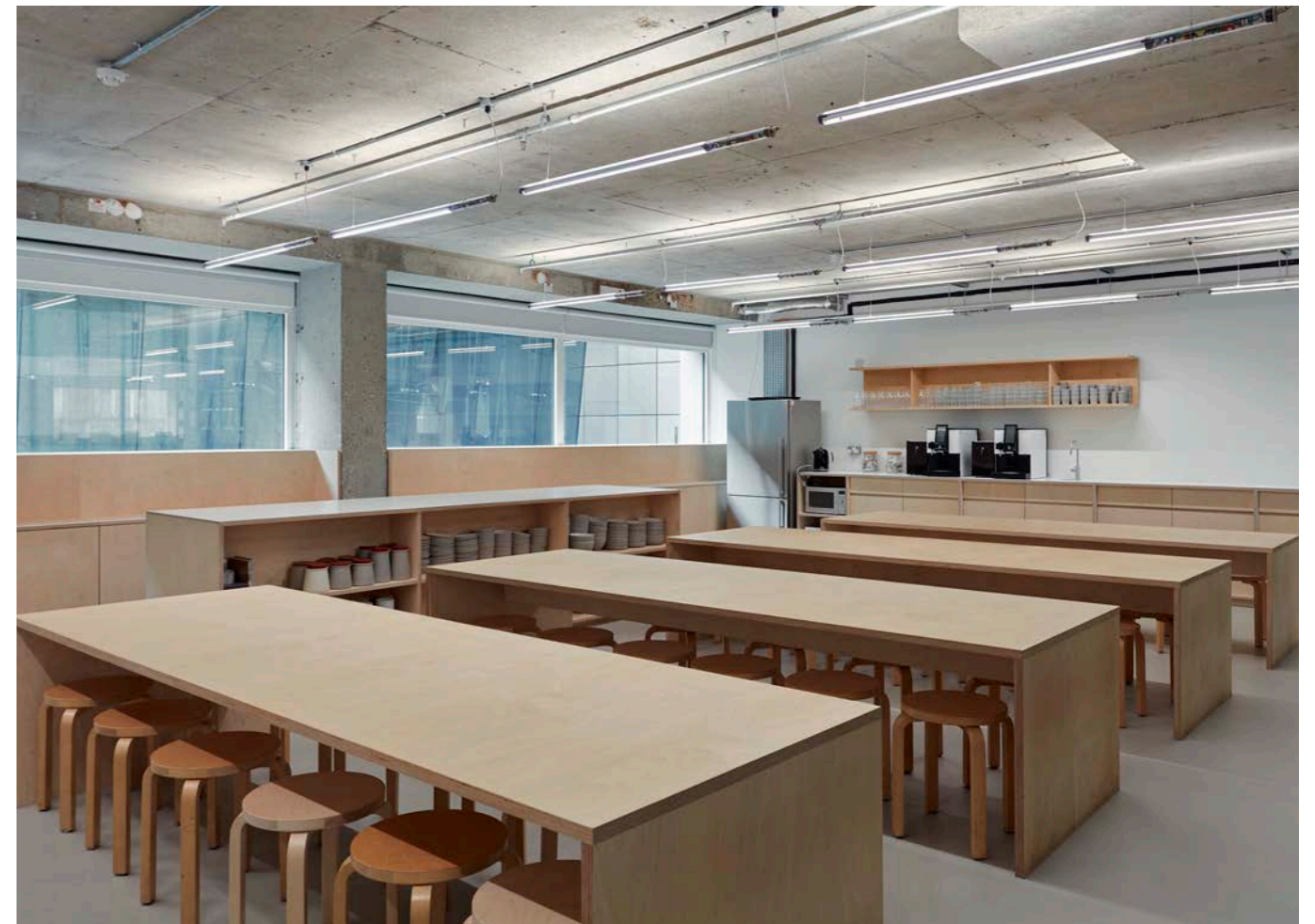
Key Features

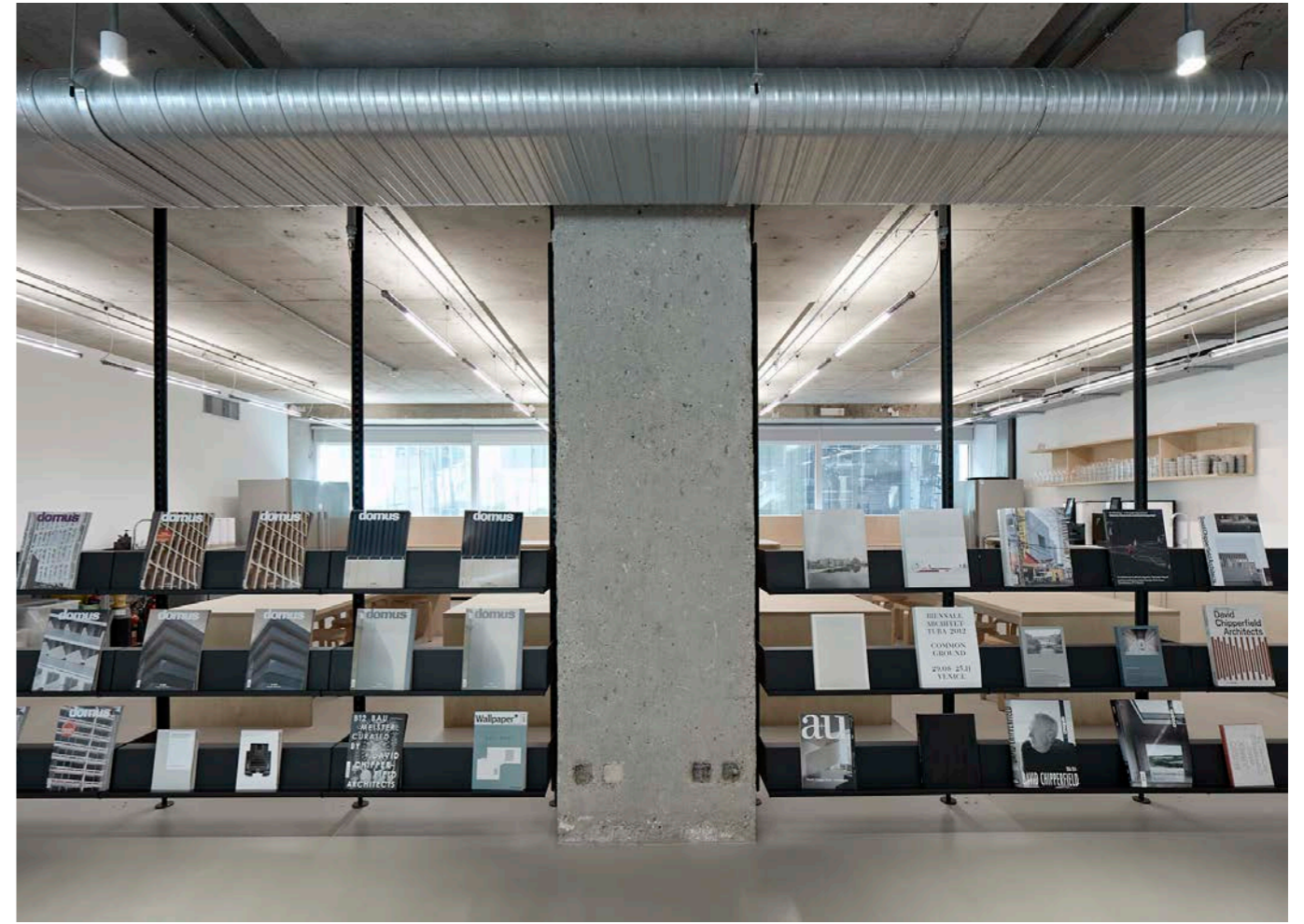
Fast track	✓
Commercial	✓
M&E	✓

This small but nevertheless intricate project was carried out over a period of two weeks to ensure minimal inconvenience to our client.

Our reconfiguration of offices and canteen areas for David Chipperfield Architects was undertaken in the context of evolving coronavirus restrictions. With robust working protocols in place to ensure the safety of all, Westgreen carried out the works across multiple floors.

In order to accommodate the client's new setting out, internal fixtures were demounted and joinery taken off-site to be re-cut and purposed to suit. The canteen and associated plumbing and electrics were decommissioned and a clean installation created for the relocated open-plan environment.





Pace Gallery, Lexington Street W1

Images courtesy Pace London. Photography: Stephen White

Architect
Jamie Fobert Architects

Client
Pace London

Key Features

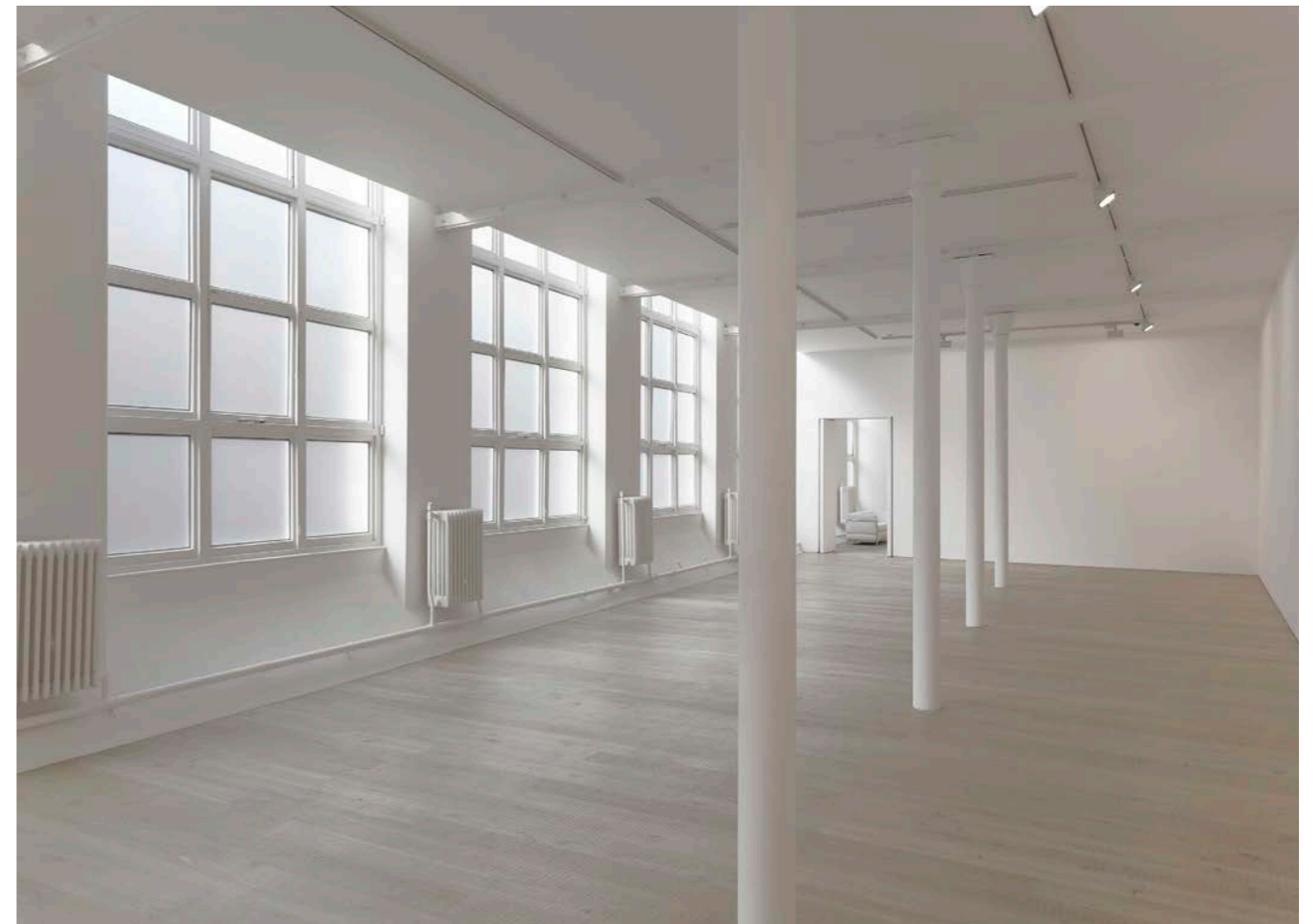
Value of £300k	✓
1,500 sq ft	✓
Refurbishment	✓
World leading gallery office	✓
Private viewing space	✓

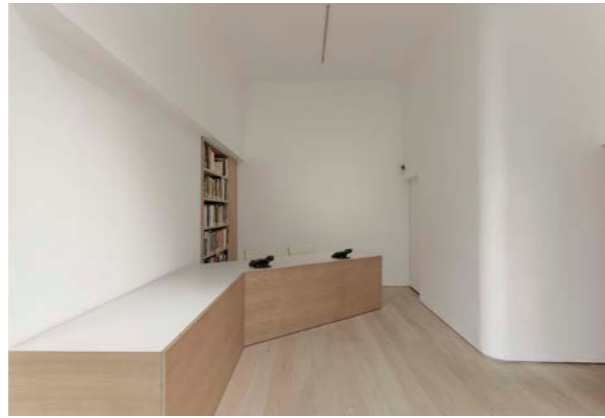
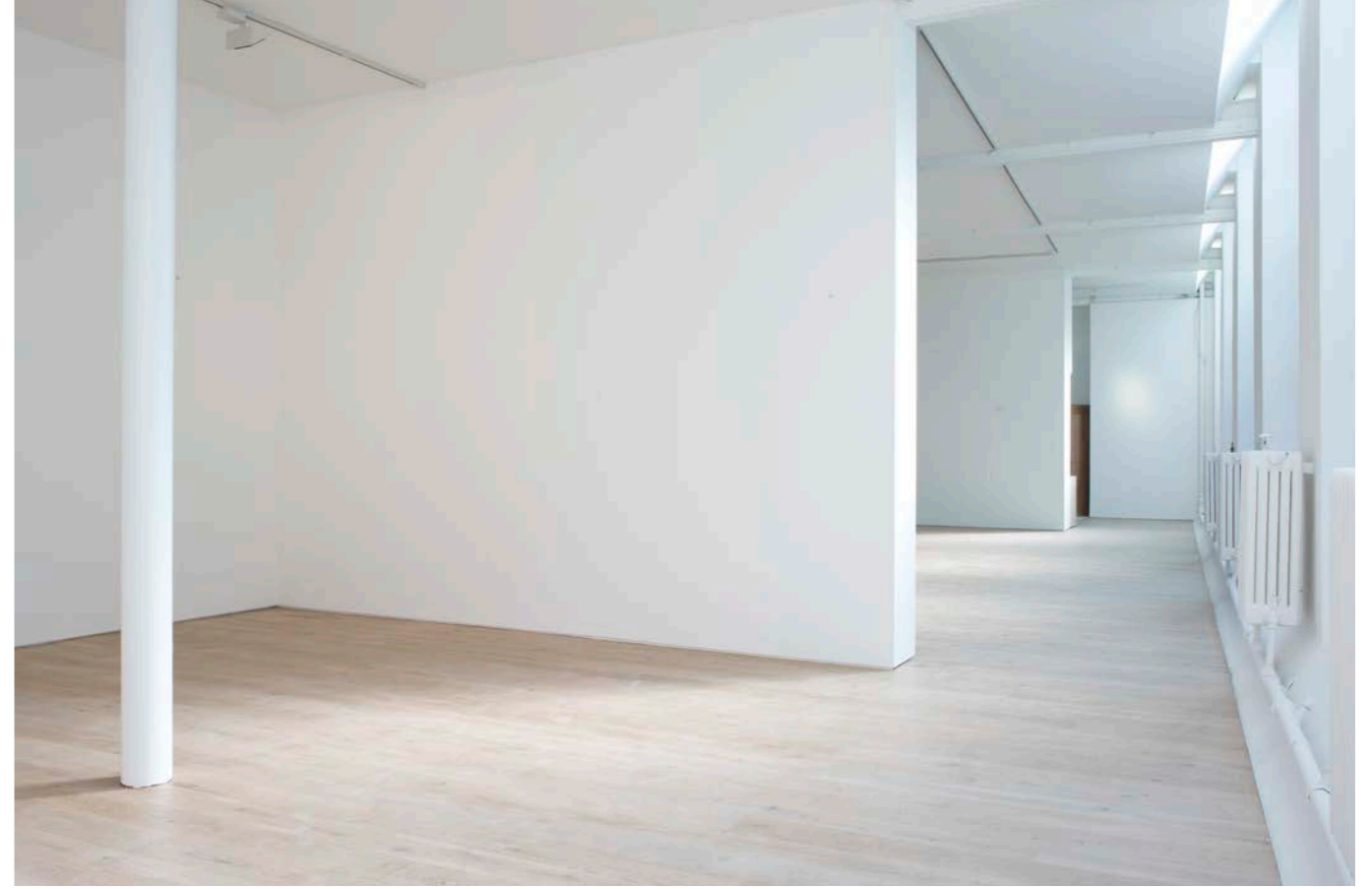
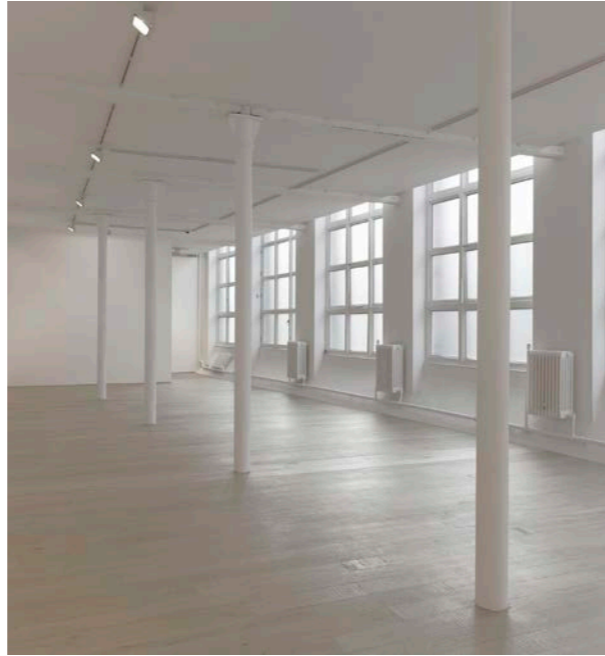
Westgreen were invited to refurbish this world-leading gallery's London office and private viewing space.

Westgreen have provided cost and design advice, working directly with Pace Gallery's New York and London team, alongside the project architects.

"During an extremely short, and often shifting, construction period we have found the quality of the work, and in particular the resolution of issues and refinement of details on site, to be high. We have no hesitation in recommending Westgreen as a contractor."

**Aidan Hodgkinson, Associate,
Jamie Fobert Architects Ltd**





Sandycombe Road, Richmond

Architect / Lead Consultant
Westgreen Studio

Engineer
JA Gorman

M&E
KIPO

Key Features

Network Rail liaison	✓
3500 sq ft	✓
Grade A office space	✓
Constrained site	✓

Providing approximately 3500 sq ft of Grade A office space, this design proposal fits comfortably onto a constrained site.

To the rear of the site a single storey office provides a modern business premises. A courtyard garden, generous roof lights and a planted sedum roof create a bright, open and verdant environment. Westgreen Studio has actively engaged with Kew Residents' Association, Kew Society and local councillors in public consultation.

'The Hideaway' is a soon to be new to the market contemporary architectural office space. Nestled into a secure brownfield site between a busy Sandycombe Road and the railway line to Kew, required constant monitoring, supervision and liaison with Network Rail. This boutique office offers a robust but precise contemporary space with expressed concrete columns, and timber roof structure. High level clerestory glazing provide natural working light throughout the 60m long office building. Integral services are surface mounted to enhance an industrial style while still offering plenty of scope to adapt and suit any potential tenant.

The office celebrates its light industrial past with large open plan working spaces under a single mono-pitch roof. Full of character this small office space would be perfect for any small to medium size business looking for a boutique environment to call home.



Gagosian, Davies Street W1K

Architect
Caruso St John

Client
Gagosian

M&E
Max Fordham

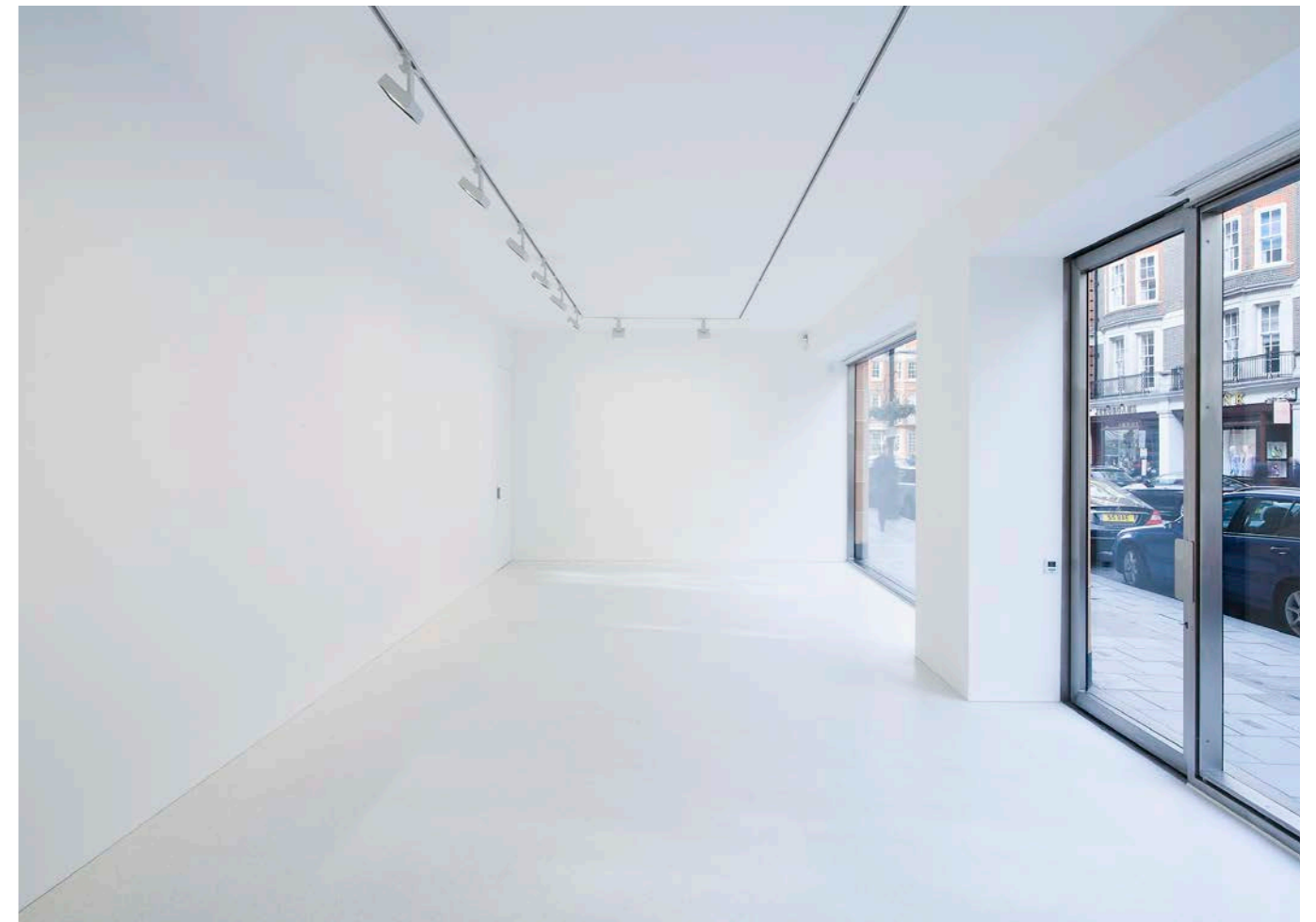
Quantity Surveyor
Castle Davis Ltd

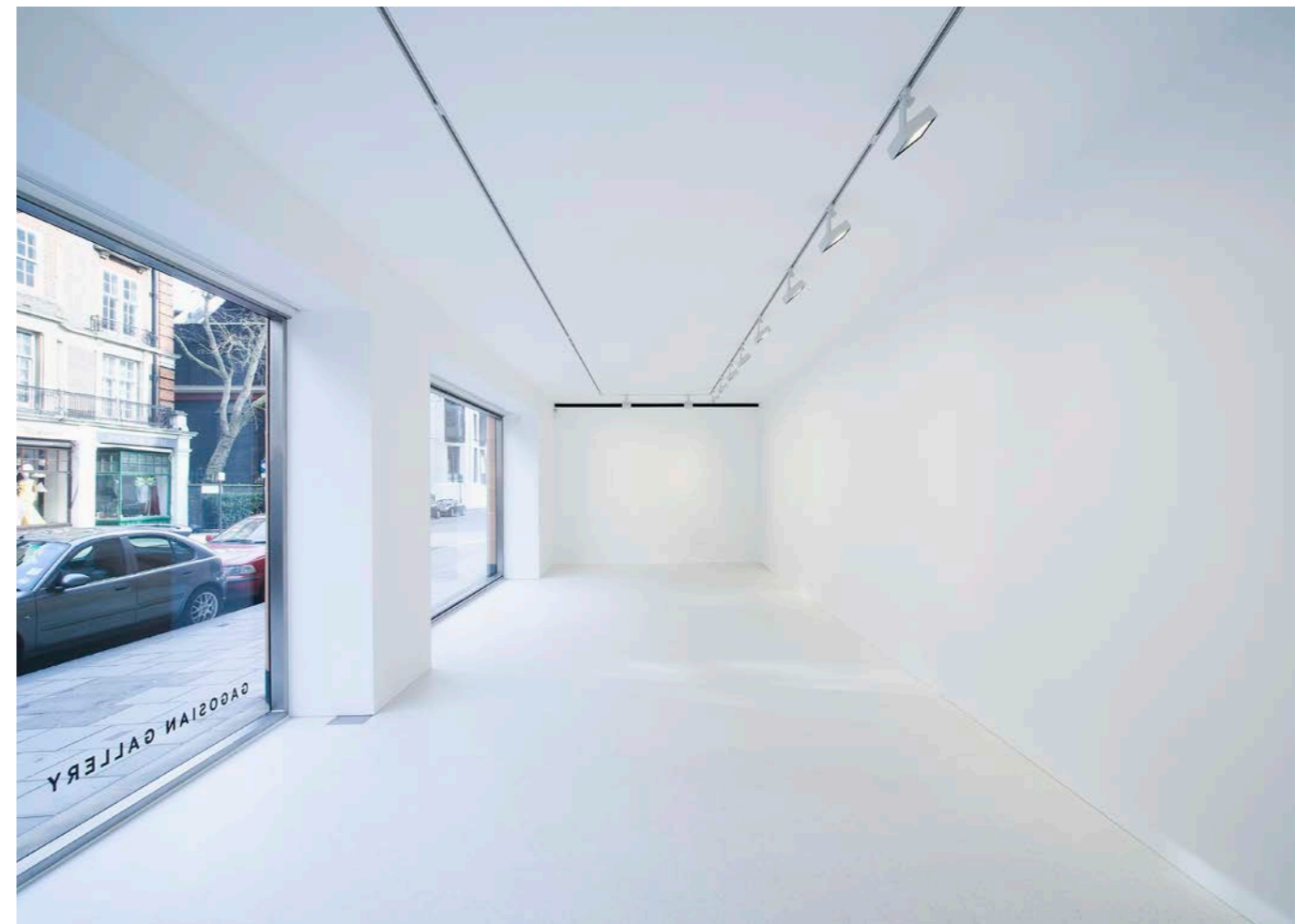
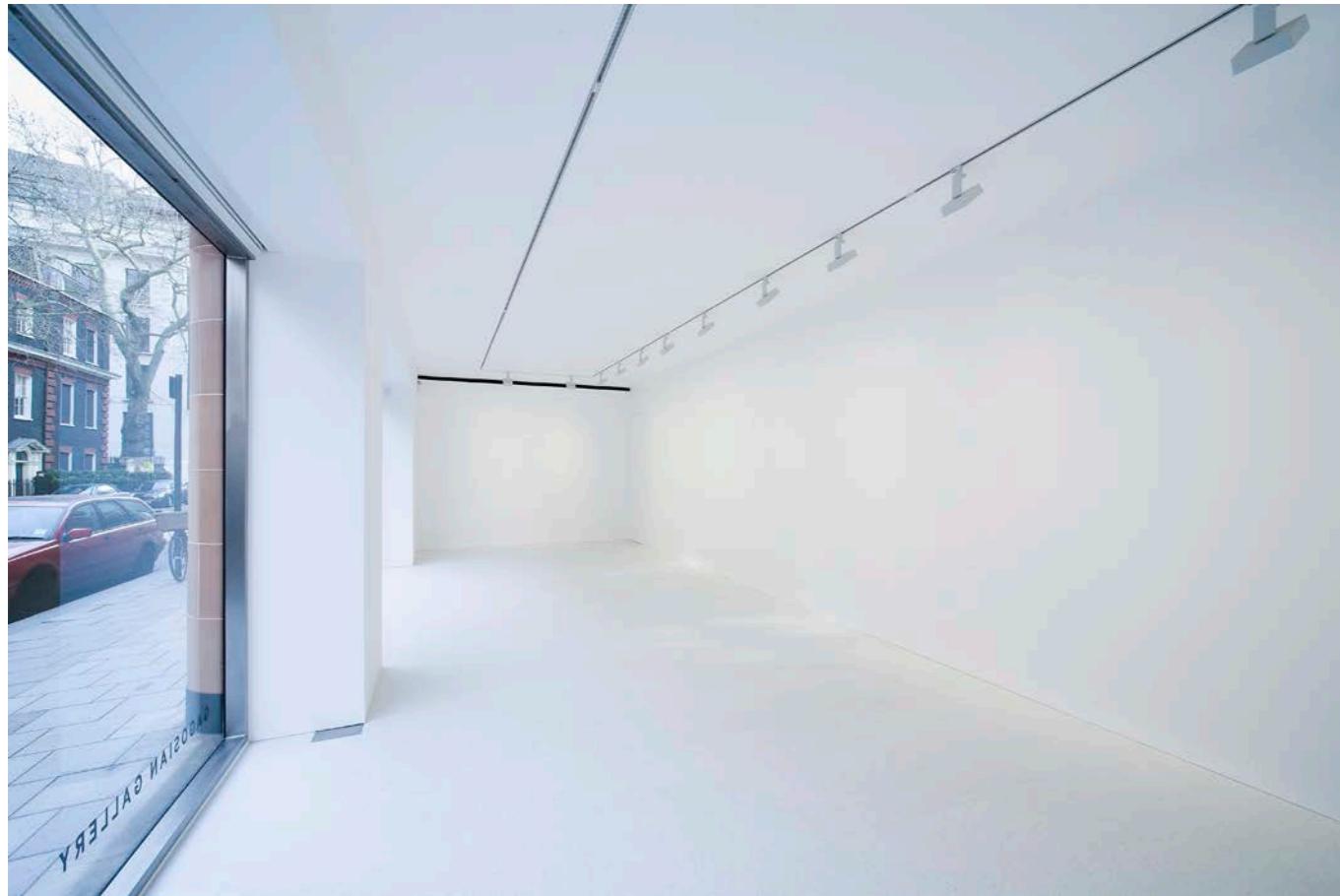
Key Features

Value of £280k	✓
800 sq ft	✓
Refurbishment	✓
Additional floors	✓
New private viewing	✓
Remodelled office space	✓

Gagosian's Mayfair gallery has been refurbished, adding new floors, new private viewing and remodelled office space.

Works included new flooring and M&E installations.





7-11 Britannia Street (1st & 2nd Floor), London WC1

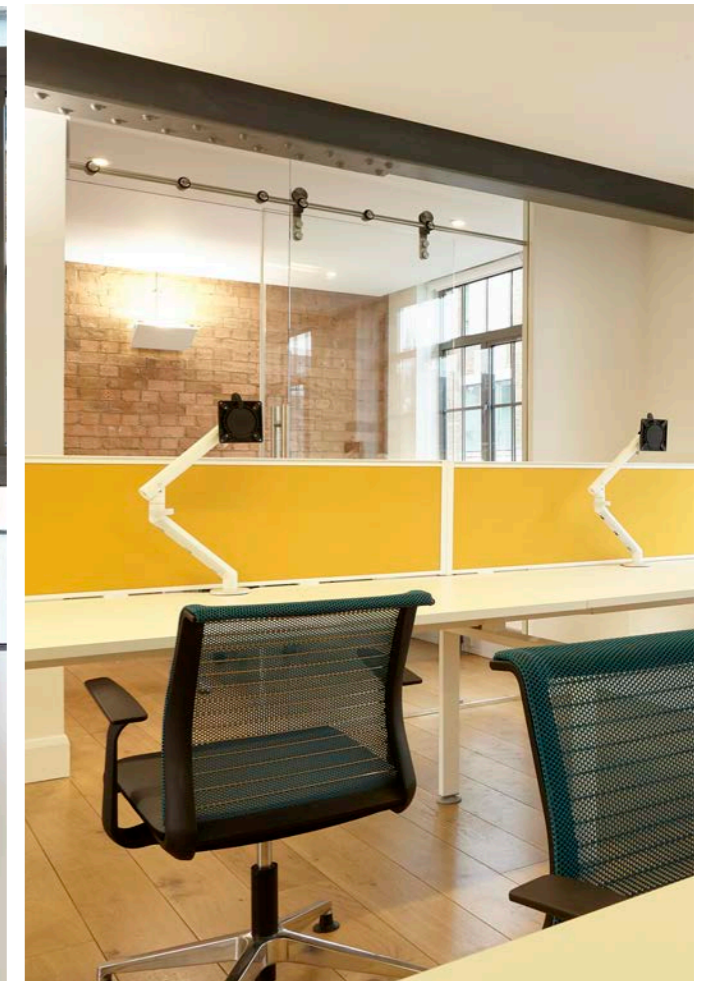
Architect
CCWS Limited
Workspace Solutions

Key Features

Commercial	✓
Suite of offices	✓
Reconfiguration	✓

Working on behalf of Help Musicians, a new suite of offices occupying a newly refurbished floor in Britannia Street, Kings' Cross.

The reconfiguration was more 'open plan', featuring improved lighting, brighter elements and use of partition glazing.



Seatem Moreland Street

Photography: Simon Collins

Architect
Pierre Fowell Associates

Engineer
Marks Healy & Brothwell

M&E
CD Associates

Quantity Surveyor
Baillie Knowles Partnership

Key Features

Commercial	✓
HQ Office	✓
New floor levels	✓
Basement	✓

On the edge of the square mile this building was a former mission hall that was being used by the RIBA for archive storage. Westgreen were employed by the Keith Prowse Group to deliver a turnkey project for their new headquarters.

A new raised roof was constructed and two new floor levels inserted into the building with associated basement strengthening and underpinning. The offices were then fitted out, including the provision of air conditioning and data system, ready for occupation.



Seatem House Co. Donegal

Architect
Pierre Fowell Associates

Engineer
JA Gorman Consulting

M&E
ME Designs

Quantity Surveyor
Baillie Knowles Partnership

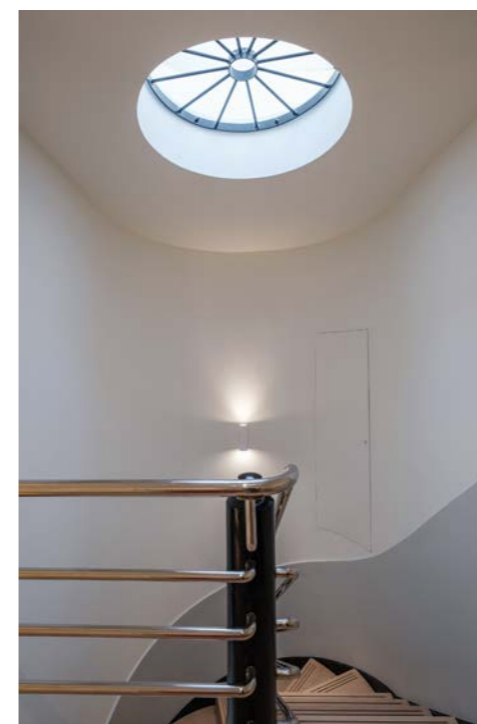
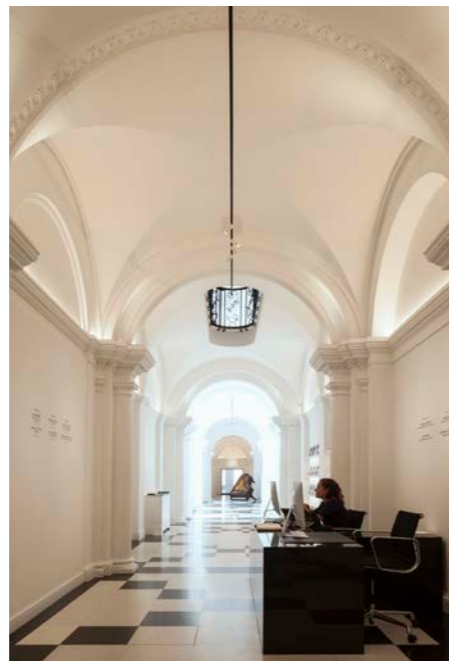
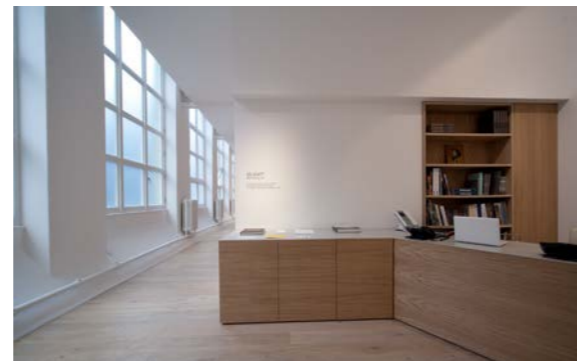
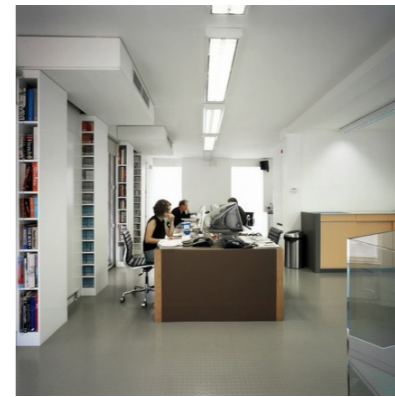
Key Features

New office space	✓
Call centre facilities	✓

Following the success of Seatem Moreland Street, the Seatem Group invited Westgreen to construct a call center in Buncrana Co. Donegal, Ireland. Despite the project being overseas, our experience and versatility enabled us to manage and execute a project to the satisfaction of the client.



COMMERCIAL OVERVIEW



SELECTED PRESS & TESTIMONIALS

Since formation in 1999, Westgreen has developed a reputation for our ability and expertise, often surmounting considerable technical and logistical challenges to meet client requirements. Our work ranges from some of the most exclusive residential addresses to arts, commercial, public sector and mixed use development projects.

WHAT THEY SAY ABOUT US

"Exemplary... I can safely say that if we ever undertook a project of a similar nature we would seek to work with them again."

Client

"I'm proud to have followed this dream with my company and wish to thank Westgreen for their professionalism and strong support in order to achieve the final result."

Giovanni Balliello, Ermenegildo Zegna

"I was very impressed with the level of precision, intelligence and organization with which the team, headed up by John Gilsenan, approached virtually every task."

Annabelle Selldorf, Selldorf Architects LLC

"Their ownership of the project; coordination of several involved parties and detailed execution was first class... and has set a benchmark in the way we shall plan future projects."

Gary D Waterston, Gagosian International LLC

"I think that good contractors are even more rare than good architects, and you are a very good contractor! Gagosian is a project that we can both be very proud of, and I look forward to our next collaboration."

Adam Caruso, Caruso St John Architects

"It had been a pleasure working with Westgreen on Humble Pizza project... Westgreen team has been very professional, friendly and taken pride in their work, which is reflected in the fantastic completed project."

Alexey Kostikov, Child Studio



Our aim is to delight our customers on every project we do. Our team highly value both our portfolio of works and the business partners and friends we have made along the way. We work incredibly hard to keep our customers and their associates happy, always endeavouring to do the right thing and go above and beyond industry norms.

Richard Stockwell, Consultant

CSR Magazine Focused Approach to Health & Safety



El Croquis, featuring The Perimeter, Brownlow Mews



Wallpaper Magazine, featuring Galerie Thaddaeus Ropac, Dover Street



In recent years, Westgreen have been privileged to work on some fascinating projects across various sectors, some of which have resulted in award-winning outcomes. Their reputation for industry excellence coupled with a team that pride themselves on expertise and technical excellence, has afforded the company the chance to expand their portfolio to include some of the most exclusive and sought after properties in London...

**CSR Magazine
Focused Approach to Health & Safety**

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