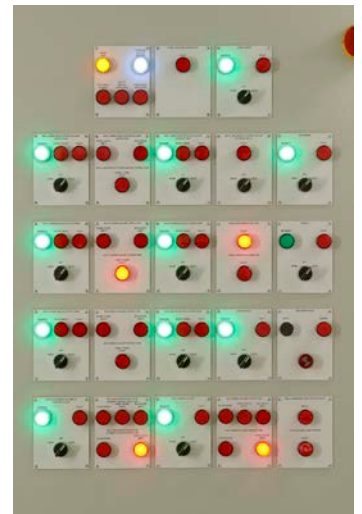
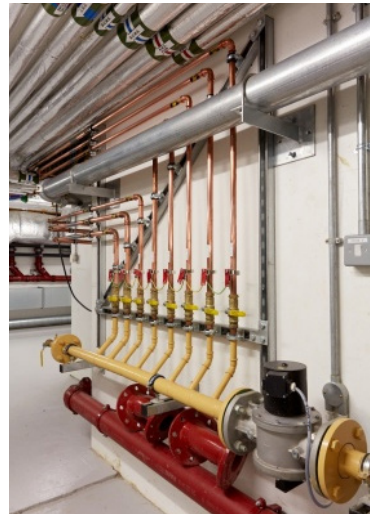


# WESTGREEN

## Mechanical & Electrical Portfolio 2024

Westgreen Construction Limited  
Residential | Retail | Arts  
westgreen.com



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# 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](http://www.westgreen.com).

**John Gilsenan**  
CEO & Founder



*"Westgreen always come to the table with solutions, they are meticulous in their planning and deploy a skilled staff to ensure that things are built with precision... Our studio has enjoyed their genuine commitment to the architectural ambitions underpinning design decisions. We would recommend them without reservation."*

**Stephanie MacDonald OBE,  
6a Architects**

*"Thank you for your professional approach getting this over the line. The quality of the product is excellent."*

**Jim Wickens, Savills**

*"...I was very impressed by your ongoing commitment and attitude ... There will be many other opportunities to discuss in the future and it goes without saying that we are keen to work with you again."*

**James Carter-Brown,  
Knight Frank**

**Proudly celebrating nearly 25  
years in business**

Vardo, Duke of York  
Square, London





# COMPANY OVERVIEW

## 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.

## 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.

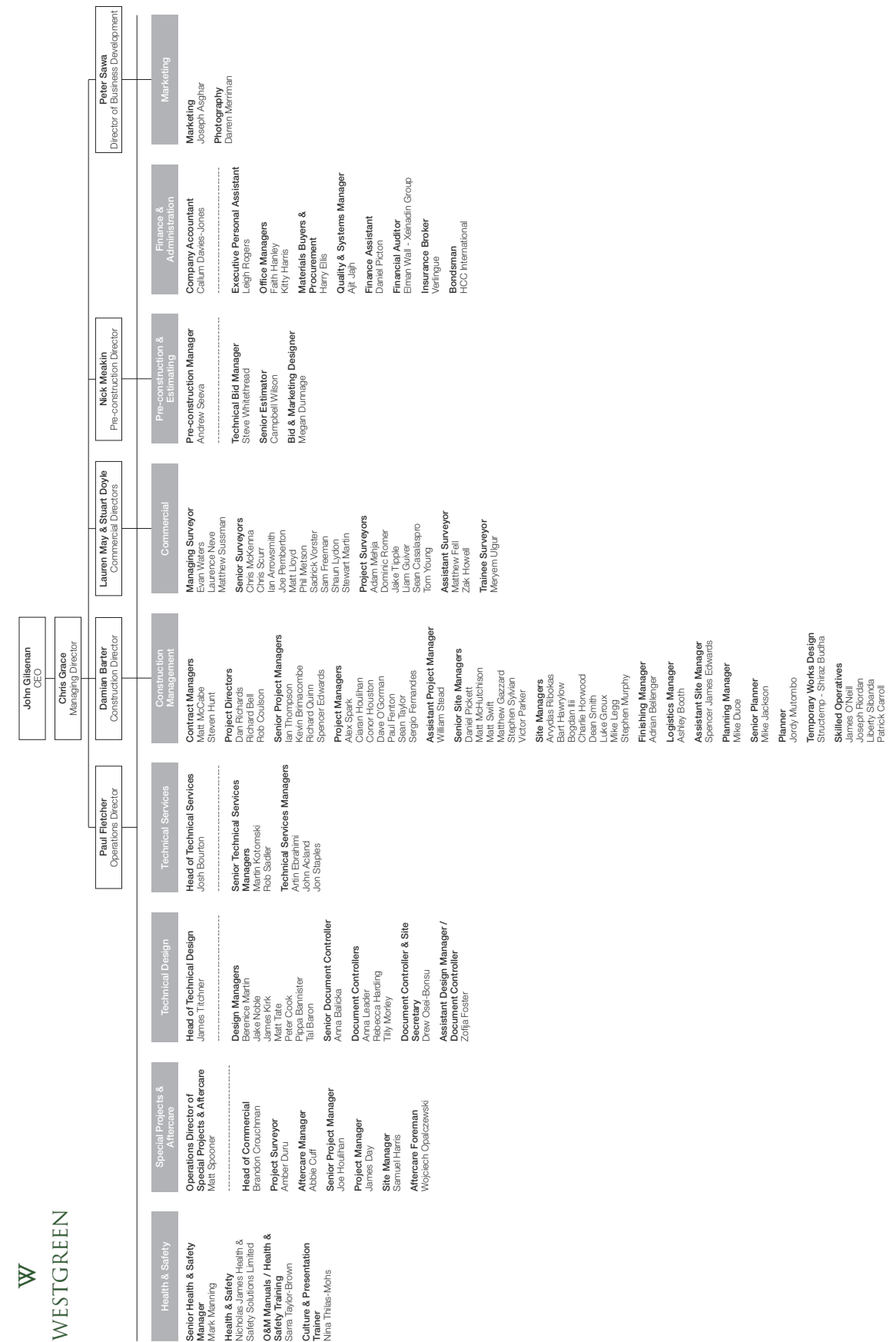
## ART EXHIBITIONS / FABRICATIONS

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.

## 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.

# COMPANY STRUCTURE





# M&E PROJECTS

## The Perimeter, London WC1

Architect  
**6a Architects**

Contract Administrator  
**MLM**

Engineer  
**Price & Myers**

M&E  
**Ritchie + Daffin**

Quantity Surveyor  
**Baillie Knowles**

### Key Features

Value of £3.5m	✓
4,750 sq ft	✓
Existing Victorian warehouse	✓
Suite of galleries and archival space	✓
High quality finishes	✓
Tight site constraints	✓

*"The whole project was seamless and I felt reassured throughout knowing I had Westgreen on my side...Not only did Westgreen's work ethic and technical ability exceed my expectations, the on site team was outstanding...They were always available for me, responsive and communicative at every step of the project which is a huge reassurance when working on such a complex project. I could not recommend Westgreen more highly for any construction project."*

**Alexander Petalas, Client**

Designed by RIBA Stirling Prize nominated Architects 6a, and featured in the December 2017 edition of El Croquis, the project involved Westgreen undertaking the conversion of an existing Victorian warehouse into a suite of galleries and an archival space for a private contemporary art foundation.

The design sought to conserve the character of the three-storey building, whilst upgrading the interiors for the needs of a modern art gallery and archive space, including provision of features necessary to permit future public access.

The mews dig out was undertaken in tight constraints with the first phase descending 1.9m to pile the complete perimeter. The slab was cast and temporary works installed, with underpinning to double basement level while simultaneously working up the structure.

Adding six courses to the parapet raised the ceiling height internally, ensuring the top floor was better suited to receive art. The timber frames of the fenestration were restored and refurbished with thermally performing slim double glazing.

The gallery is refurbished to a high level internally. It provides the client with three galleries, an office with library, a sizeable and versatile archive, staff facilities, storage and plant rooms, bathrooms and kitchen.

A double height mezzanine entrance allows light into the depth of the building. To one side, a further double height area descends to the basement archive and viewing room. Both areas make for practical use of art hoists at ground and first floor level. The art store at basement level is in exposed concrete, with the ceiling, soffit and beams cast to drawing. The floors are polished concrete. All archive storage units and racks are moveable on tracks and rails.

The design introduces a new cantilever-hung stair in pre-cast concrete over four floors. With a cadence both perpendicular and tangential, the treads and risers to each landing are individual, with each landing averaging 2.4 tonnes and crane-hoisted into position.

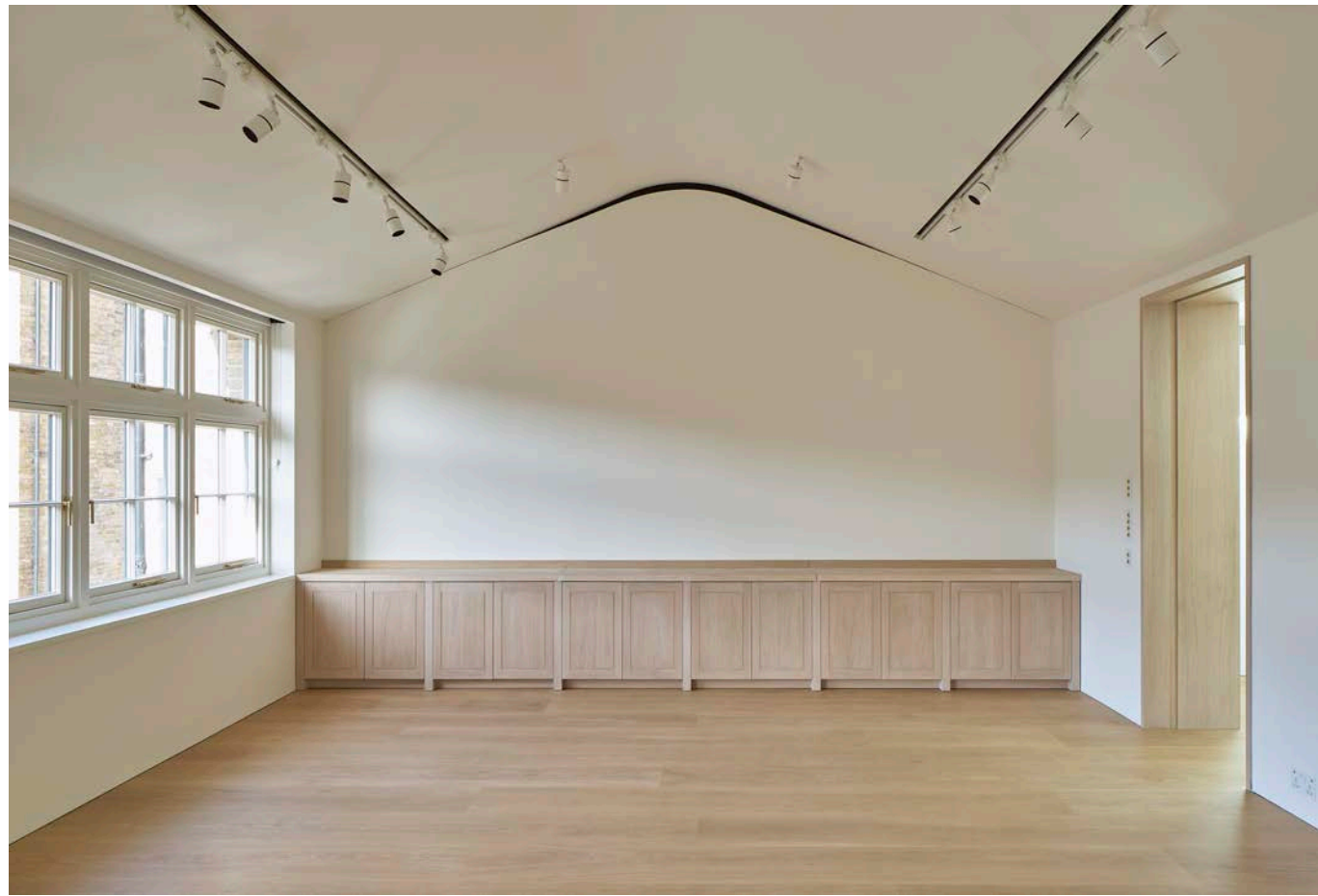
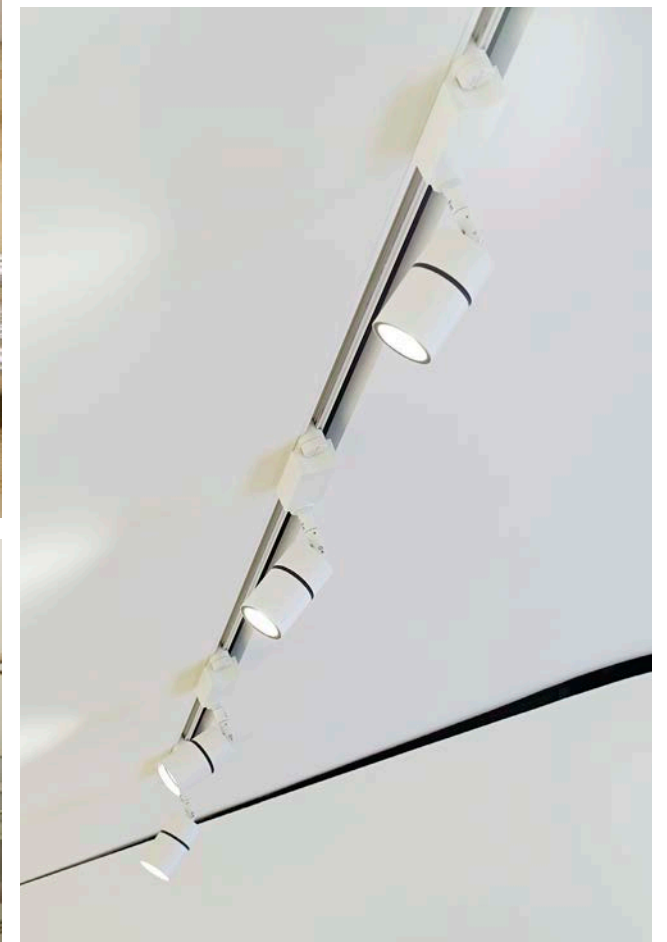
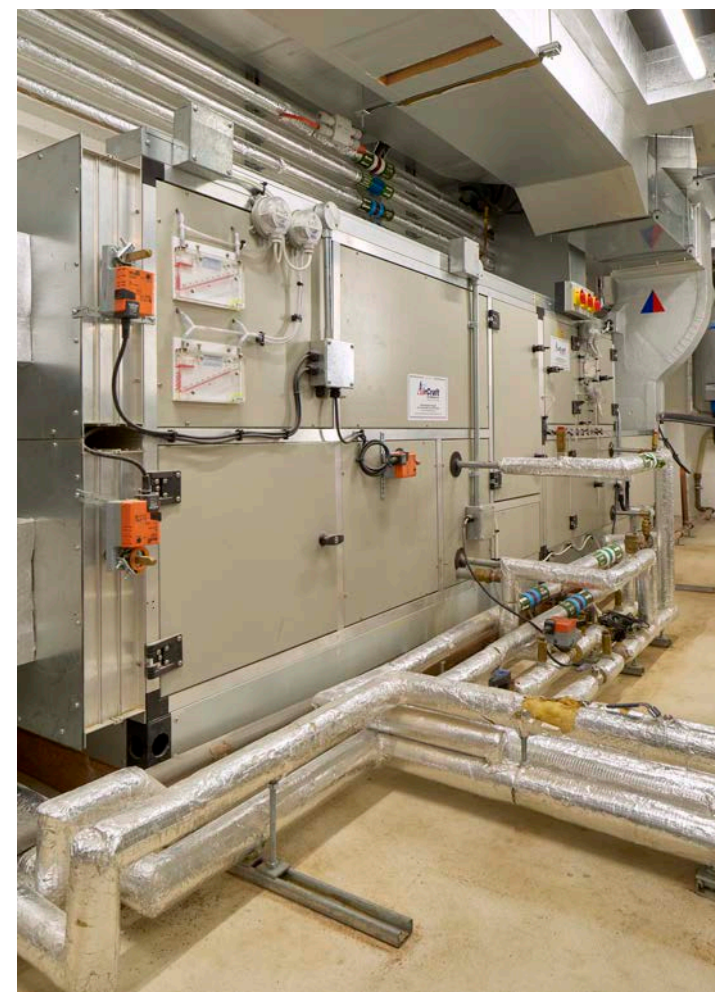
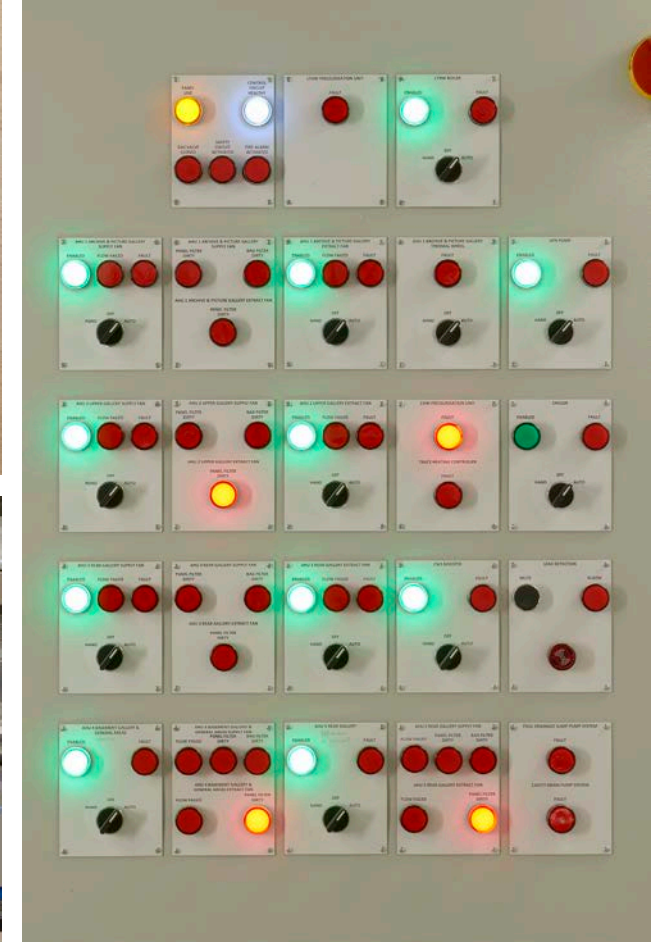
The elegant balustrades are in nickel silver topped with an oak handrail, and were fitted in sections following a 3D survey. The lower basement stairs (which lead to the plant room and climate control units) were cast on site, along with the basement slab. In addition to the stairs, a 2,000kg lift over four floors provides additional accessibility. The lift is oak-lined with a mosaic tiled floor and artist inlay.



*"Westgreen always come to the table with solutions, they are meticulous in their planning and deploy a skilled staff to ensure that things are built with precision...Our studio has enjoyed their genuine commitment to the architectural ambitions underpinning design decisions. We would recommend them without reservation."*

**Stephanie MacDonald OBE, 6a Architects**







## Phillimore Gardens, London

Architect  
**Lees Associates LLP**

Contract Administrator  
**Savills**

Engineer  
**Price & Myers LLP**

Interior Design  
**Lambart & Browne**

M&E  
**Slender Winter Partnership**

### Key Features

Value of £4.3m	✓
6,000 sq ft	✓
Demolition and rebuild	✓
Excavations	✓
Extension	✓
Major refurbishment / period style restoration	✓
M&E	✓
Fine finishes	✓
Cinema	✓
Orangery	✓
Landscaping	✓
Remodelled interior	✓

Backing on to Holland Park, this substantial villa has undergone major refurbishment and been largely demolished then rebuilt using a partial steel frame and incorporating traditional brickwork.

The property's derived appearance has been preserved in a style sympathetic to the locality and enhanced with the period style restoration of the existing brickwork and stucco. Sash windows and fibrous cornicing have been introduced and the chimney breasts replicated, all in keeping with the period style. New mechanical and electrical services have been introduced throughout and include under floor heating and sophisticated control systems.

The remodelled house benefits from added living space, achieved through a reduce level dig and the formation of a two storey extension to the side of the property and a new lower terrace constructed to the rear of the house. This has provided for the introduction of a library, new full roof and dormers, glazed lantern, a cinema and the installation of skylights to increase the level of natural daylight permeating the space. A palette of fine luxurious finishes adorn the interior and bespoke joinery provides an aesthetic accent.

A prominent feature within the property is the central staircase with glass and polished nickel finishes which wraps around a glazed lift core.

The garden area has received extensive landscaping including the formation of an Orangery to the rear of the house.

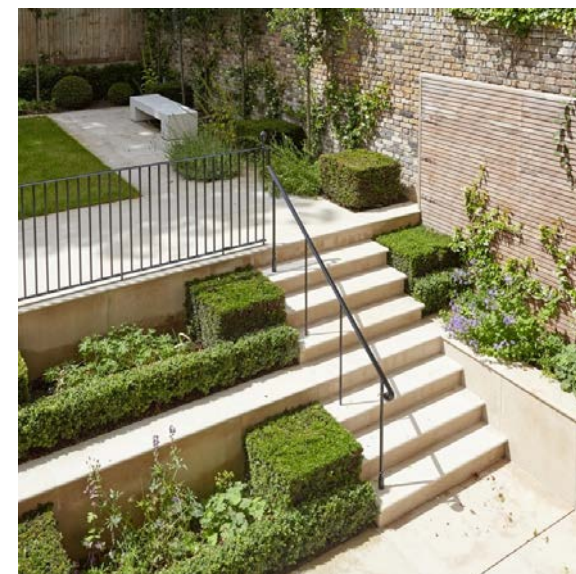
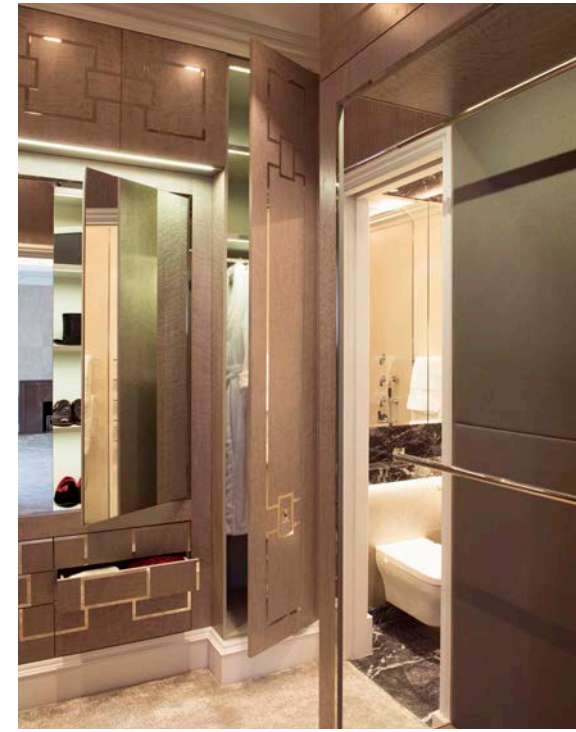
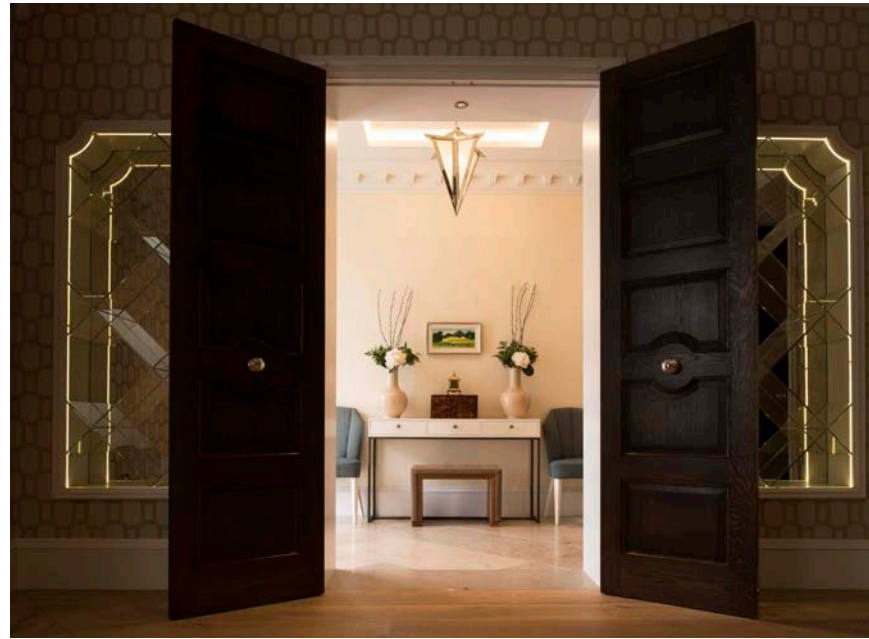
Close collaboration with Savill's on behalf of the client and with the project team through design workshops and meetings, proved highly beneficial in the development, honing, fine tuning and ultimately the realisation of the interior scheme which reflected the client's penchant for the avant garde, resulting in a stunning property to the owners delight.

*"Thank you for your professional approach getting this over the line. The quality of the product is excellent."*

**Jim Wickens, Savills**









## Tregunter Road, London SW10

Photography: Andrew Beasley & Joseph Asghar

Architect

**Studio Indigo**

Engineer

**Green Structural Engineering**

M&E

**Serge Lai**

Quantity Surveyor

**Woodeson Drury**

### Key Features

Value of £6.2m	✓
8,000 sq ft	✓
High quality finishes	✓
Internal remodelling	✓
Residential	✓
Swimming pool	✓
Basement	✓
Spa and sauna	✓
Cinema	✓
Gym	✓
Wine cellar	✓
Cantilevered marble staircase	✓
AV system	✓
Lutron lighting	✓
BMS	✓

An extensive refurbishment and rebuild of a five storey 8,000 sq ft town house located in the Royal Borough of Kensington & Chelsea.

The project involved the forming of a new full basement to the footprint of the property, the major rebuilding of the above ground structure and the comprehensive remodelling of the internal layout and fit-out of the property incorporating a fine palette of finishes.

The ground floor area now offers a generous and beautiful entrance hall with a striking cantilevered staircase of honed Moleanos limestone and polished plaster which serves all floors.

The welcoming interior includes a well appointed drawing room and sumptuous velvet lined dining room. The use of fibrous plaster mouldings, skirting and detailing sympathetic to the period style feature throughout and includes ornate corncicing to Studio Indigo's design.

Upstairs the master bedroom has a discretely incorporated AV system as part of a comprehensive package of services for the property which includes a Lutron lighting system, CCTV and a BMS (building management system).

An en suite master bathroom combines fine marble and polished plaster finishes, with the dressing room beyond showcasing elegant finely crafted joinery.

The kitchen and further living areas leading to the garden, are located on the lower ground floor below which the new basement extends beneath the property and under the garden.

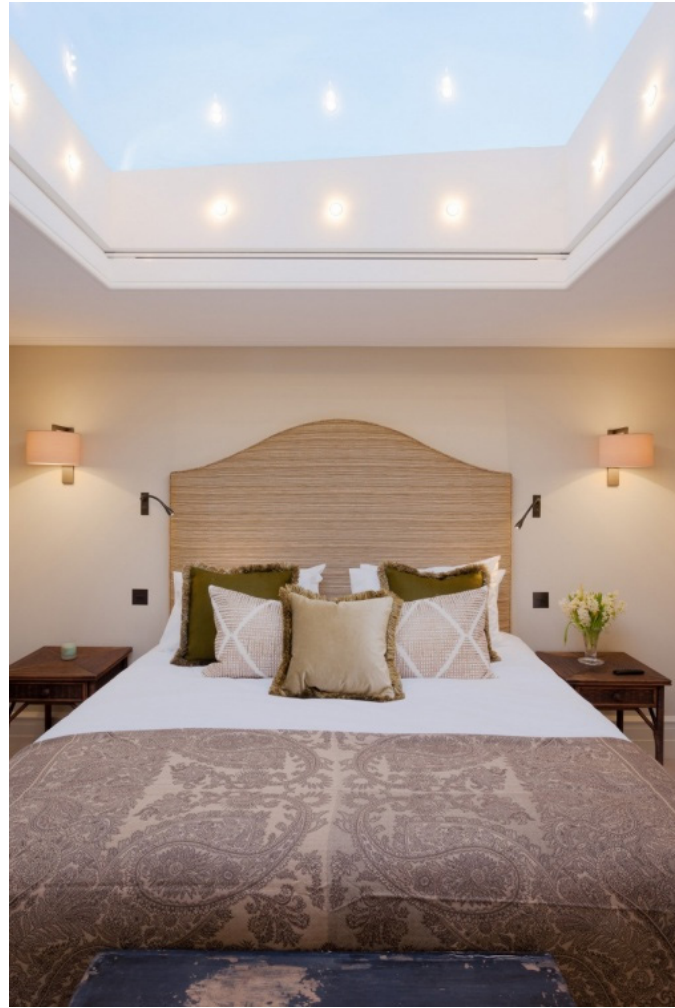
The basement is devoted to recreation and entertainment and this inviting space houses the pool spa, sauna, cinema, gym and a generous wine cellar.

*"Throughout the build, Westgreen were always courteous and hardworking. They kept a very tidy site and their attention to detail was fantastic. The job was finished to the highest of specifications, as required by a very demanding client."*

**Mike Fisher, Studio Indigo**









## Charlotte Road, London EC2A

Architect  
**MPA Architects**

Engineer  
**Eckersley O'Callaghan**

Quantity Surveyor  
**MPA**

Services Consultant  
**EEP**

### Key Features

Value of £3.2m	✓
6,000 sq ft	✓
Prime residential apartments	✓
Demolition and rebuild	✓
Tight site constraints	✓
Occupied premises	✓
Constant neighbour liaison	✓
CLT	✓
Bespoke glazing and cladding	✓
Roof terracing / green roof	✓
High quality finishes	✓
M&E / BMS	✓
Tower crane	✓

Set within the heart of Shoreditch London, this complex project involved the demolition of an existing third floor level of a Victorian property, whilst tenants continued to occupy the floors beneath. The very restricted access on to site via a narrow one way road adjacent to the building proved challenging. Logistics were carefully orchestrated to accommodate deliveries, crane operations and external works.

An interesting factor was the successful integration of highly precise '21 century' elements of the design under CDP, within the vagaries of a typical building of the Victorian era.

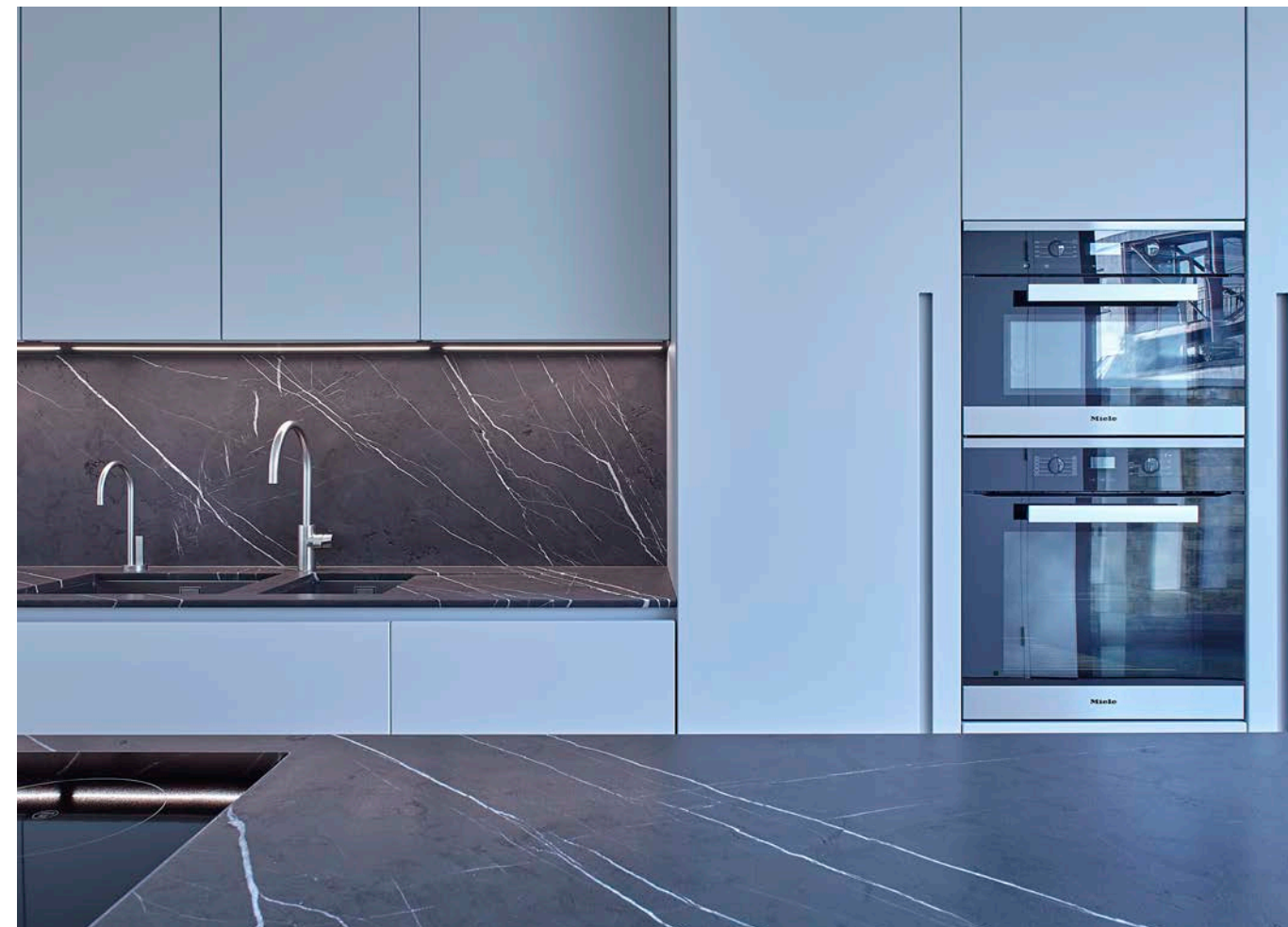
Early communication with stakeholders, tenants and the local authority forged good public relations which were upheld through the lifecycle of the project. The construction of new third and fourth floor levels, created two new studio apartments and two duplex units, with the extensive terracing introduced, affording views across the city.

Bespoke glazing, traditional brick masonry and 3mm thick anodised aluminium sheeting as contemporary bespoke cladding, formed elements of the works to the envelope.

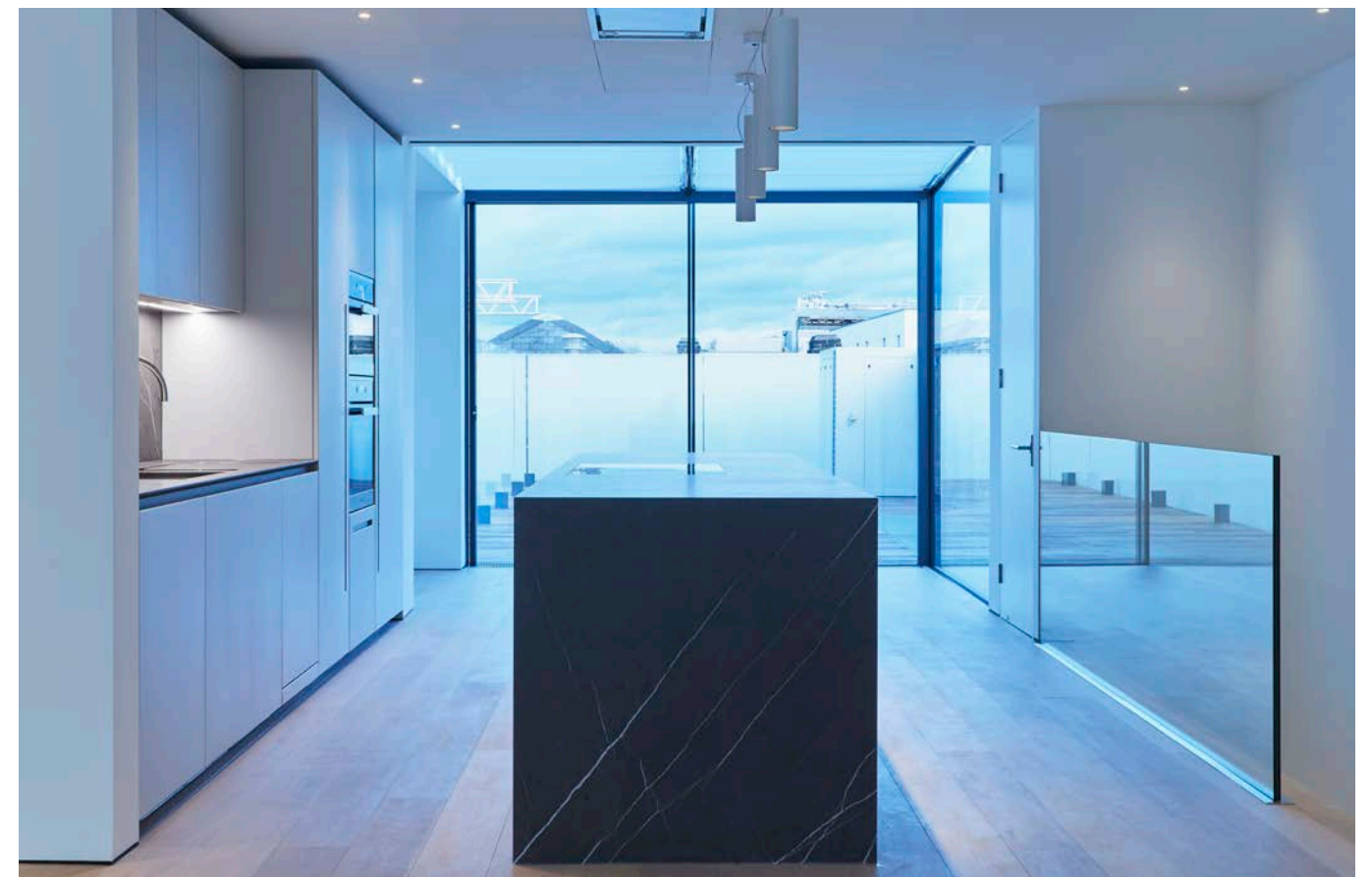
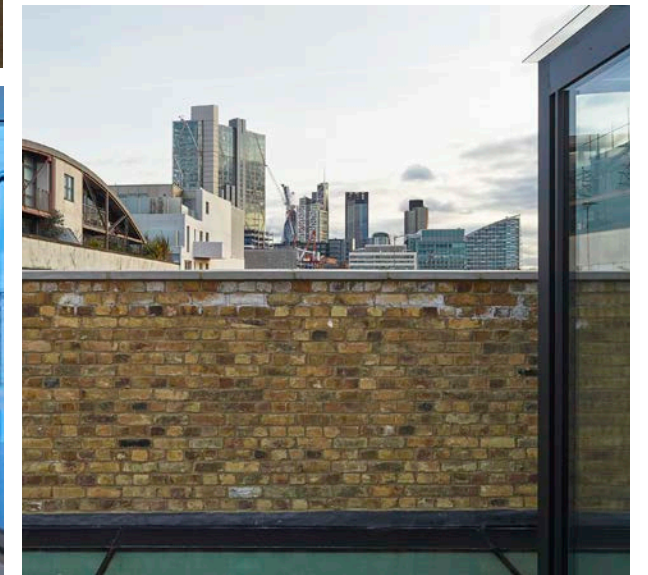
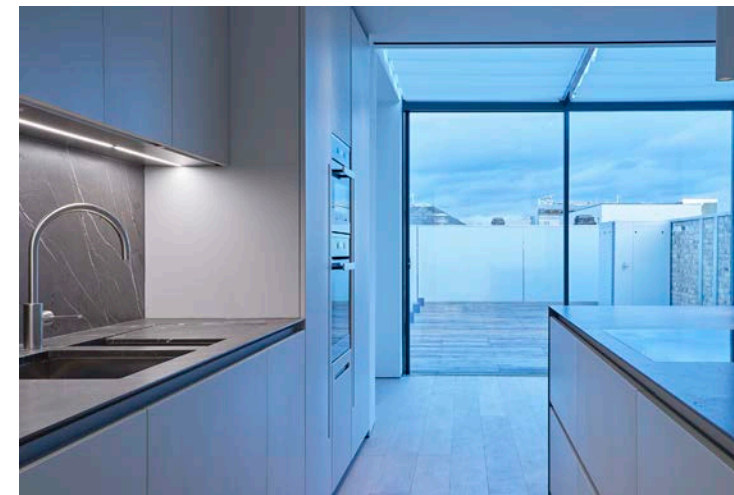
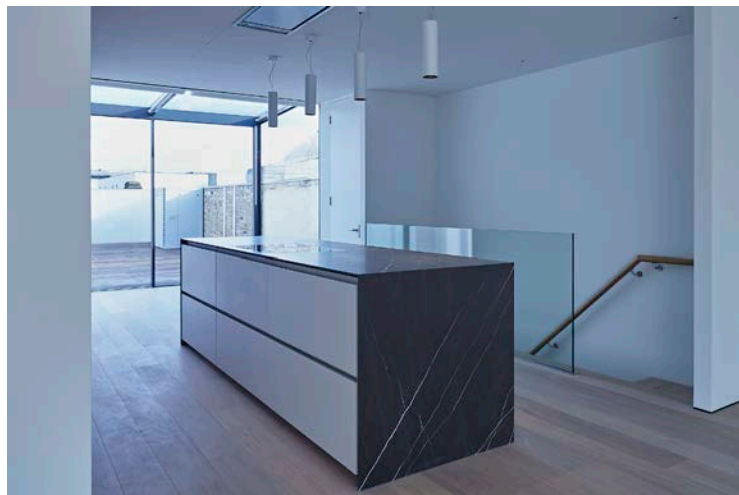
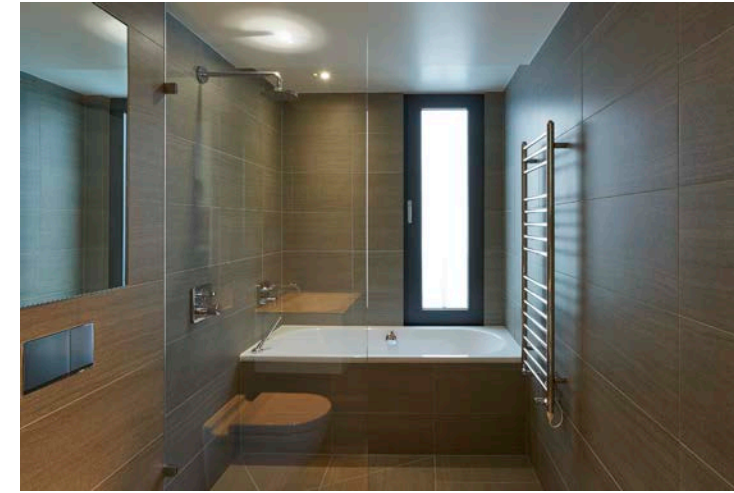
Heavy steel supports to the existing structure facilitated a new CLT (cross laminated timber) construction to be erected utilising a crane, set within the existing courtyard walls, to form the residential extension. The structure is clad in a 3mm skin of anodised aluminium (which at this gauge resists rippling), with structural glass infill. Roof areas have been waterproofed using a Bauder system, with the main area featuring a living Sedum roof. The lift and lift shaft are clad in new anodised aluminium from the ground floor courtyard to the fourth floor level, providing access for the new occupants.

The contemporary styled interior includes under floor heating, air conditioning, new M&E services and BMS.

The high quality palette of interior finishes see a mixture of stone and oak flooring running into a 5mm shadow gap, kitchens and bathrooms by Laura Nicholas, specialist glazing by Compass, anodised aluminium cladding by Skygreen and CLT (cross laminated timber) system by KLH. All apartments have been completed to an extremely high standard and include state of the art A.V and appliances.









## Vardo, Duke of York Square, London

Photography: James Brittain & Joseph Asghar

Architect  
**Nex Architecture**

Client  
**Cadogan Estates**

Engineer  
**AKT II**

M&E  
**E+M Tecnica**

Project Manager  
**Capital & Provincial**

Quantity Surveyor  
**TTPP**

### Key Features

Value of £6.2m	✓
5,800 sq ft	✓
Award winning restaurant	✓
Landmark project	✓
Landscape roof terrace	✓
Grade II listed wall	✓

Westgreen were appointed as the main contractor for the construction of the award-winning Duke of York Restaurant.

This new landmark project for the Duke of York Square in Chelsea was completed in October 2018. The development involved the dismantling of the existing café and piling/excavation to construct a single story basement plus ground floor and open landscape roof terrace.

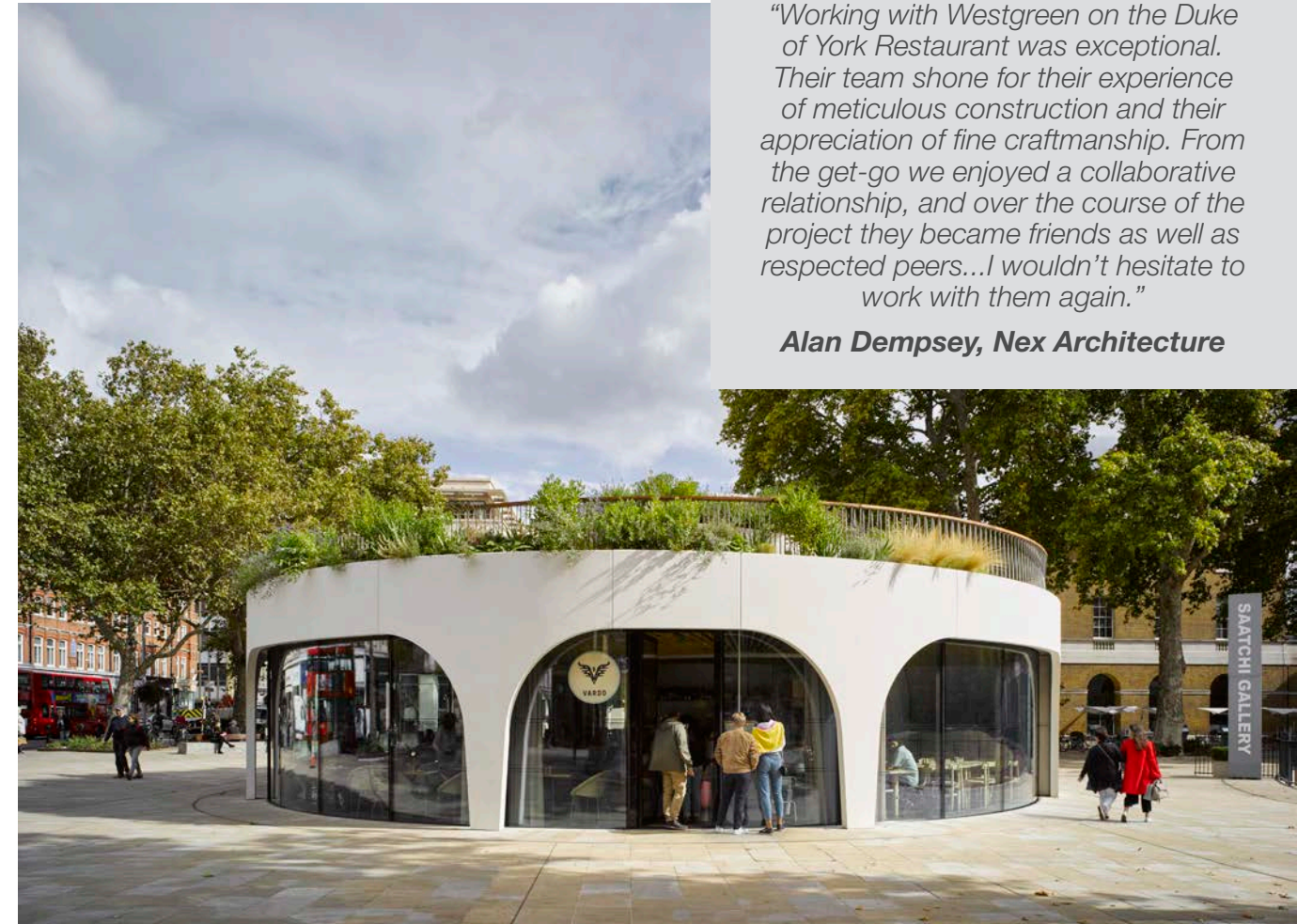
The project tied a contemporary design with the site heritage, represented by the Grade II listed wall of the Duke of York Headquarters. One of the design's main features was the spiral precast concrete façade, incorporating curved glazed screens.

Openings in the walls will form a colonnade for sheltered outdoor seating and the retractable glazing will make it possible to open up the indoor space during the summer. A staircase will wind around the exterior to lead visitors up to the public roof garden.

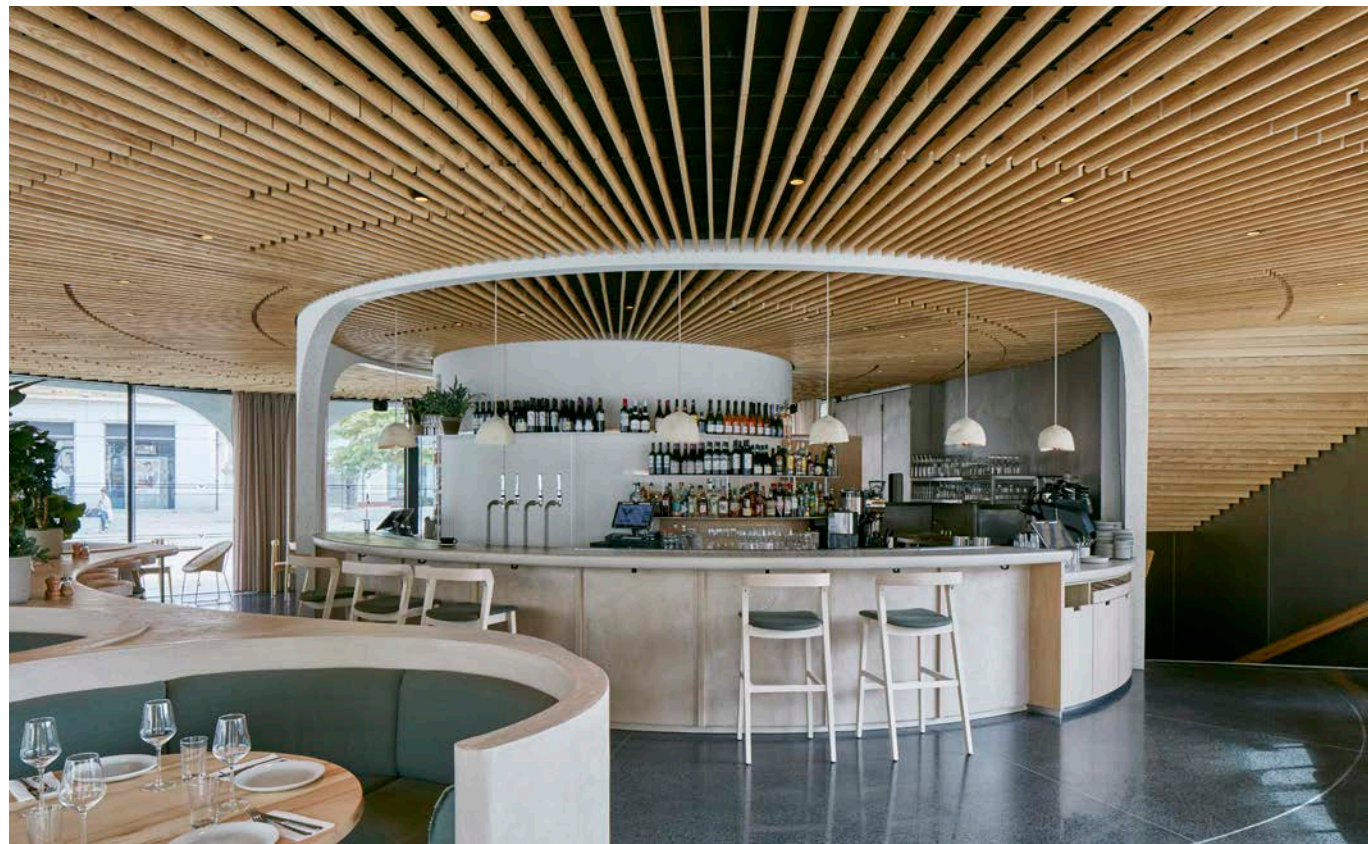
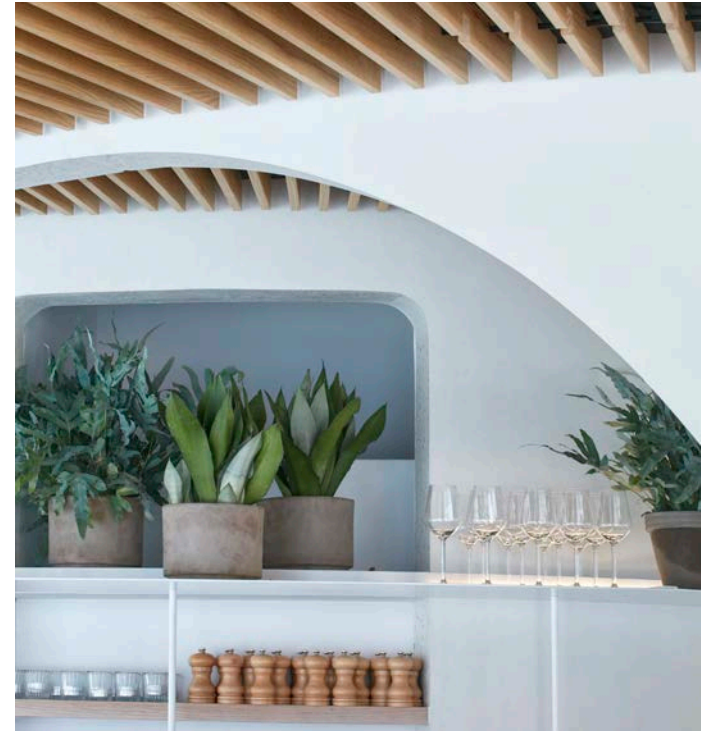
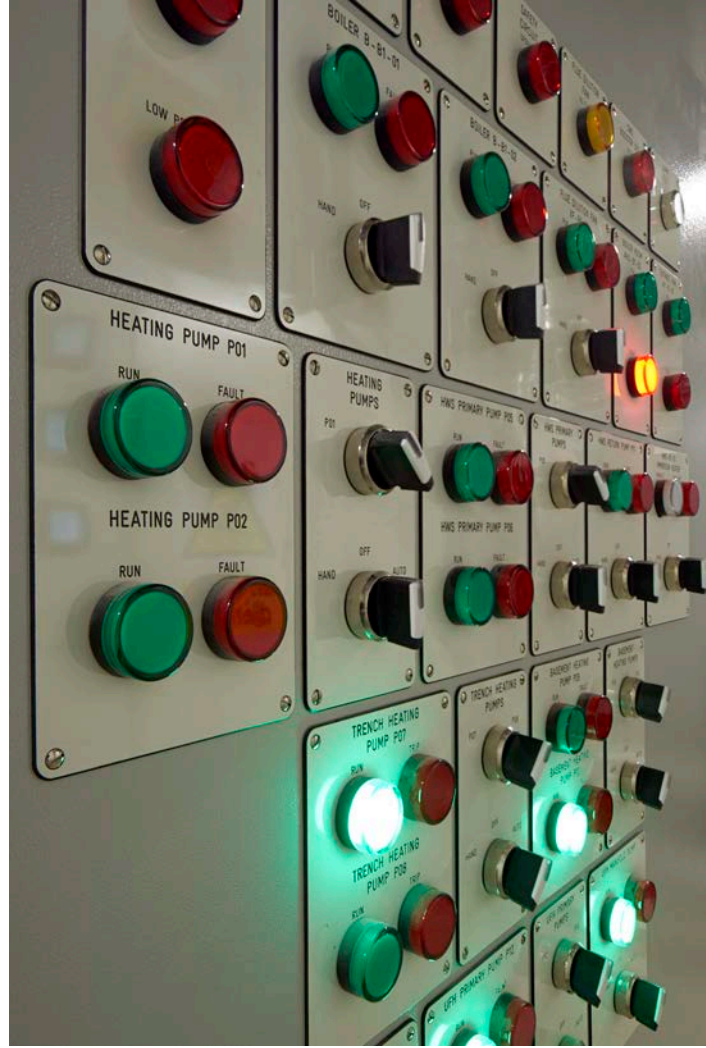
The design (by Nex Architecture) was recently awarded with the New London Architecture Award in Hotels & Hospitality category.

*"Working with Westgreen on the Duke of York Restaurant was exceptional. Their team shone for their experience of meticulous construction and their appreciation of fine craftsmanship. From the get-go we enjoyed a collaborative relationship, and over the course of the project they became friends as well as respected peers...I wouldn't hesitate to work with them again."*

**Alan Dempsey, Nex Architecture**









## Studio Wayne McGregor, London E20

Photography: Dan Preston

Architect  
**We Not I**

Client  
**Studio Wayne McGregor**

Engineer  
**Techniker**

M&E  
**BSG**

Project Manager / Quantity Surveyor  
**Castle Davis**

### Key Features

Value of £4m	✓
15,000 sq ft	✓
Three new dance studios and gym	✓
Fluid and collaborative workspace	✓
State of the art art space	✓
Bespoke timber clad tower	✓

Westgreen were appointed to construct a new experiential environment comprising three large studios and a fluid series of collaborative workspaces for Studio Wayne McGregor.

Located within Here East at Queen Elizabeth Olympic Park, this state-of-the-art space is the home of Company Wayne McGregor, and serve as an inspiring new resource for the arts and the communities of east London.

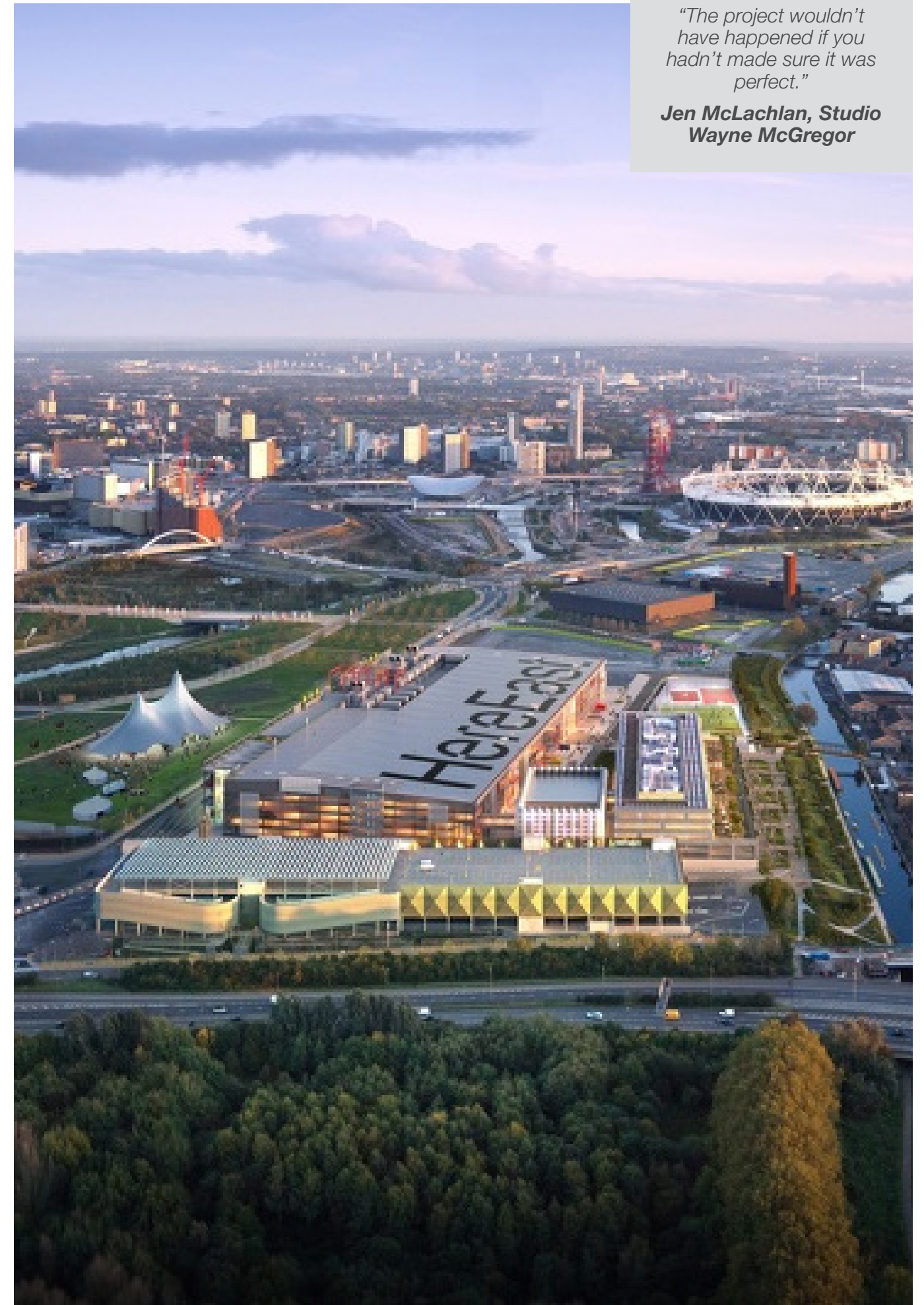
The space includes three new dance studios, a designated gym and a bespoke timber-clad tower, housing meeting rooms and internal terraces and showcasing art features. It also benefits from an external terrace and break out space with panoramic views over the park.

*"Thank you for your enduring commitment and all Westgreen's contributions to Studio Wayne McGregor. Since the outset Ray, Chris, Steve, Rob, Sam and Tom have all been a great pleasure to work with. Dave has been simply outstanding and the outcome is the measure of his unremitting integrity and total dedication. We are very proud of all that you have achieved."*

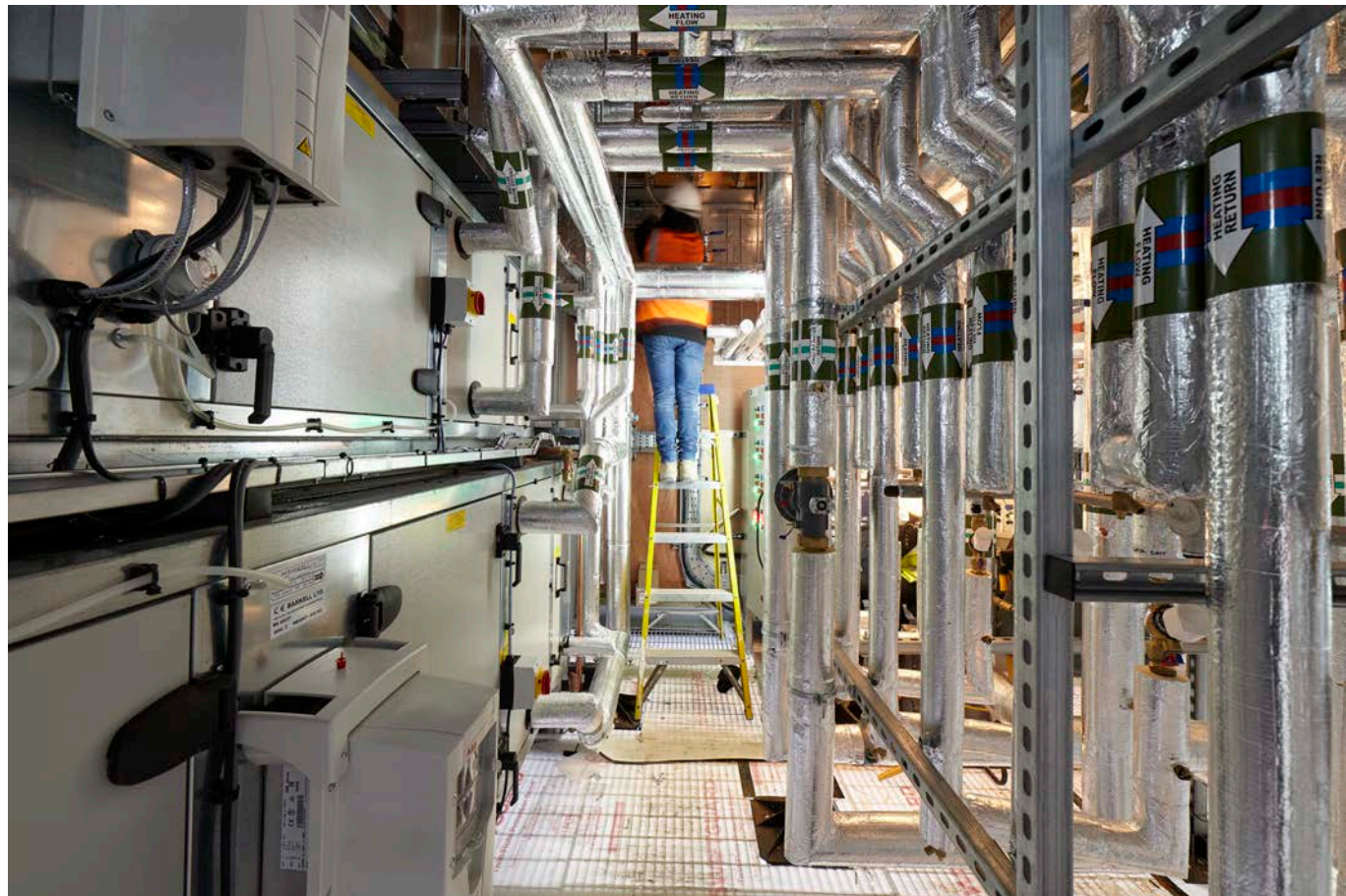
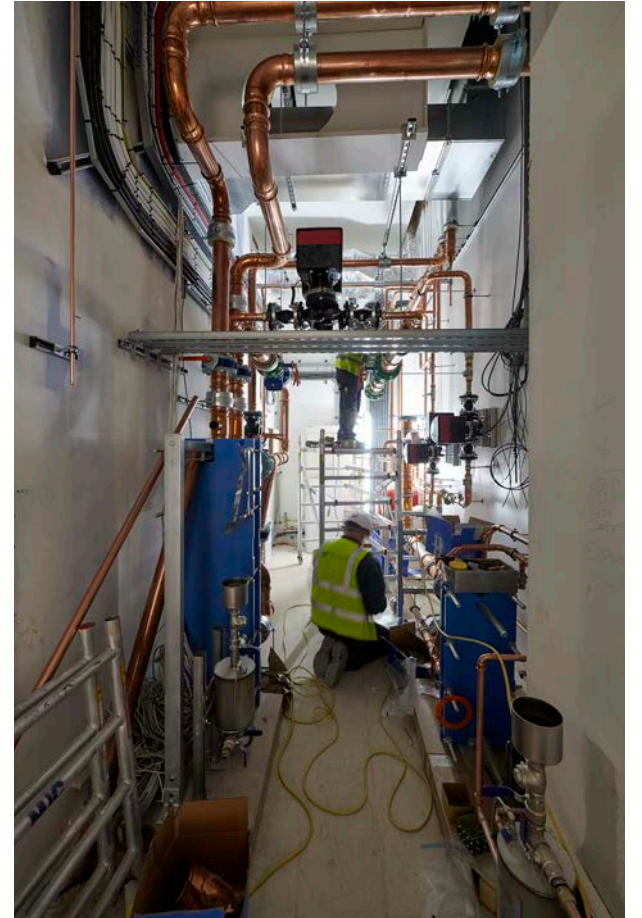
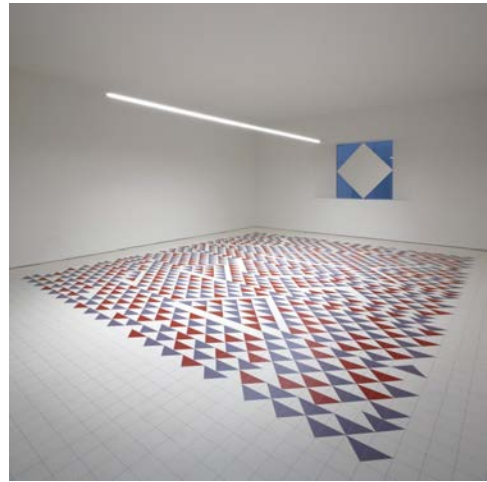
**Mark Treharne, We Not I**

*"The project wouldn't have happened if you hadn't made sure it was perfect."*

**Jen McLachlan, Studio Wayne McGregor**









## 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.

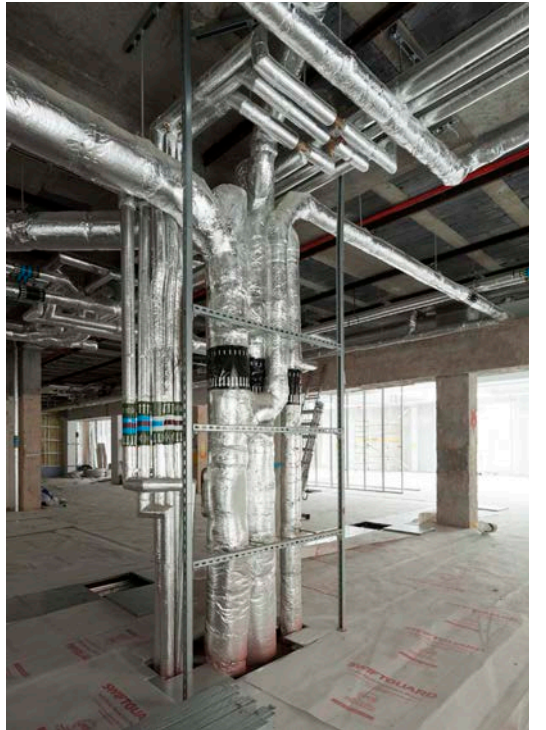


*"I think that good contractors are even more rare than good architects, and you are a very good contractor! Gagosian is a project that we can both be very proud of, and I look forward to our next collaboration."*

**Adam Caruso, Caruso St John**









## Fitzrovia

Photography: Darren Merriman & Joseph Asghar. Shell interior images courtesy of Knight Frank.

Architect  
**James Gorst Architects**

Contract Administrator / Project Manager  
**Banda**

Engineer  
**Shockledge**

Interior Design  
**Laura Hammett**

M&E  
**Mendick Waring**

Quantity Surveyor  
**Jackson Coles**

### Key Features

Value of £8.5m	✓
11,097 sq ft	✓
Refurbishment and extension	✓
Demolition	✓
Basement construction	✓
Grade I listed	✓
Cantilevered staircase	✓
Swimming pool and sauna	✓
Wine cellar	✓
Basement link tunnel	✓

Situated in one of London's finest Georgian squares, this two-part residential project comprises a restoration to the building fabric of a retained Grade I listed house (including full internal refurbishment) alongside the full demolition and rebuild of a connected mews dwelling to the rear.

The scheme adds rear extensions, adding an additional storey and the formation of a new basement. Other features include swimming pool, sauna, wine cellar and cantilevered staircase.

The main house is a historically significant five-storey mid-Georgian, Robert Adam designed townhouse completed in 1798. It features a Palladian Portland stone façade, a unique cantilevered stone staircase, finely carved marble fireplaces and original plasterwork.

Westgreen will undertake specialist restoration to remedy the general neglect, damage, disrepair to the listed main house both inside and out, connecting it to the highly specified new-build elements accessed via the rear mews.

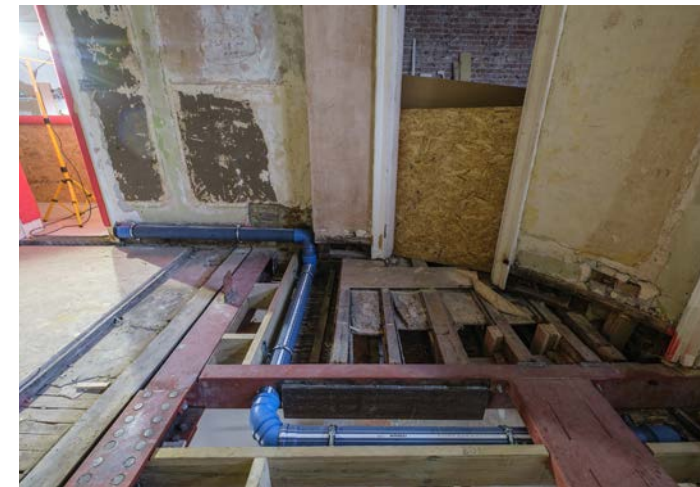
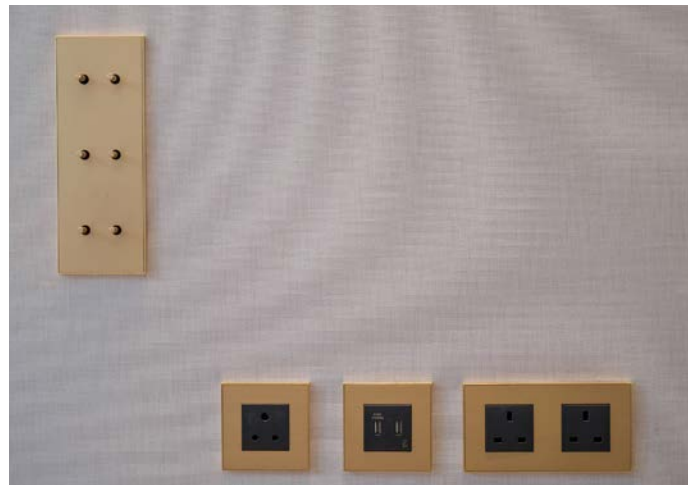


*"We have a very experienced and dedicated team on board to support Westgreen bringing this beautiful but overly neglected house back to life... On behalf of the Client and rest of the team, I wish Westgreen all the very best for this project and assure our utmost cooperation throughout."*

**Basant Mertia, Banda Developments Ltd**

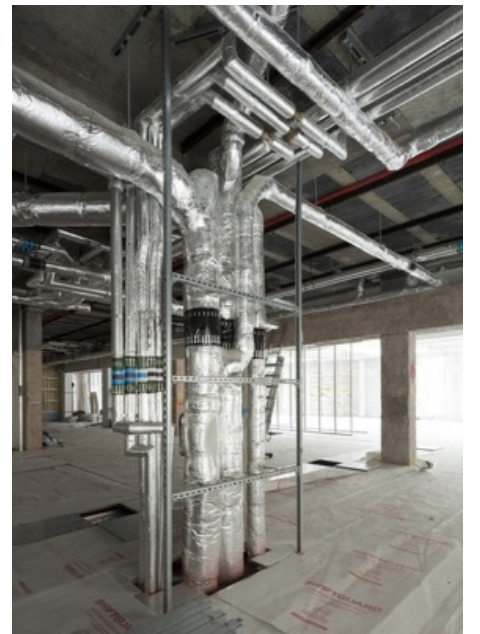
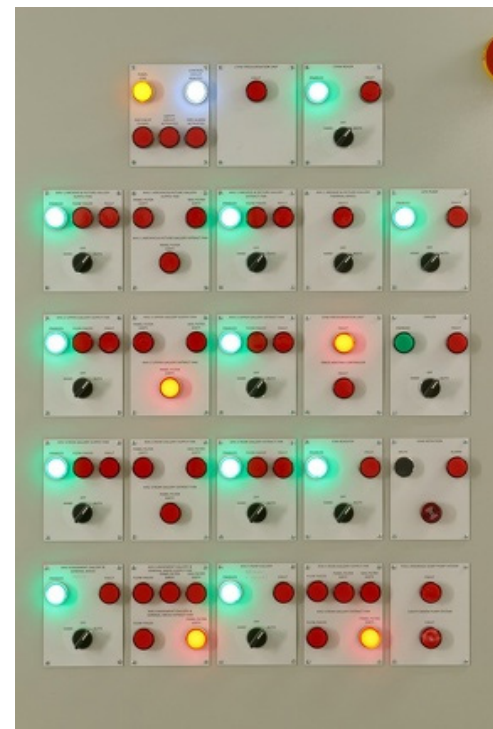
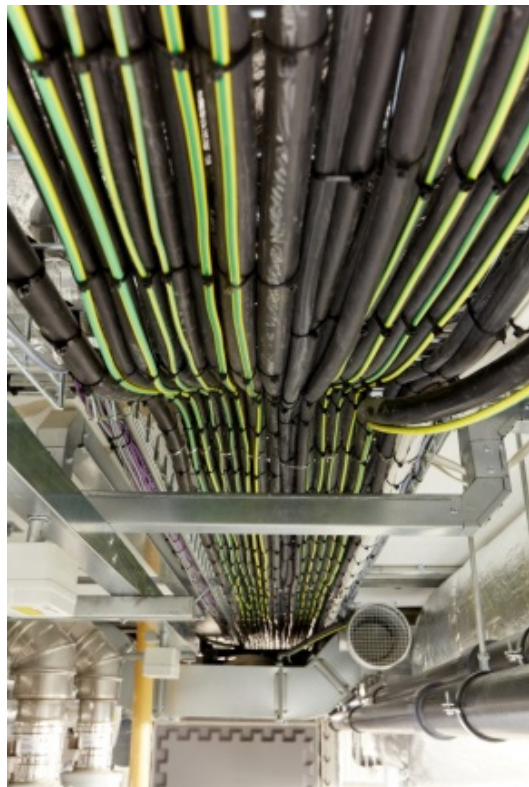








# M&E OVERVIEW





# 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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