

WESTGREEN

Retail & Restaurant Portfolio 2024

Westgreen Construction Limited
Retail | Arts | Residential
westgreen.com

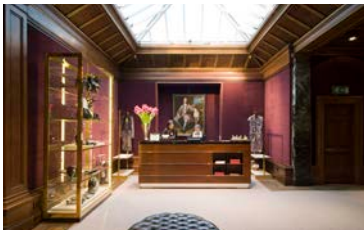


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*The Row, 15 Carlos
Place, London*



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 Gilsean
CEO & Founder



"For me, the best work comes from collaboration with people you learn from, respect and trust. John Gilsean and the team at Westgreen represent these values and quite simply, I cannot imagine doing anything in our home or in the River Cafe without them."

Ruth Rogers, Client

"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

"We were extremely fortunate to find Westgreen, a construction company with very high quality work standards and knowledge as well as a firm with a culture of great attitude... [we] are pleased to highly recommend Westgreen to anyone wanting to build a premier quality project on time and on budget with great guys on the job."

Holly Hunt, CEO, Holly Hunt Inc.

***Proudly celebrating nearly 25
years in business***

COMPANY OVERVIEW

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.

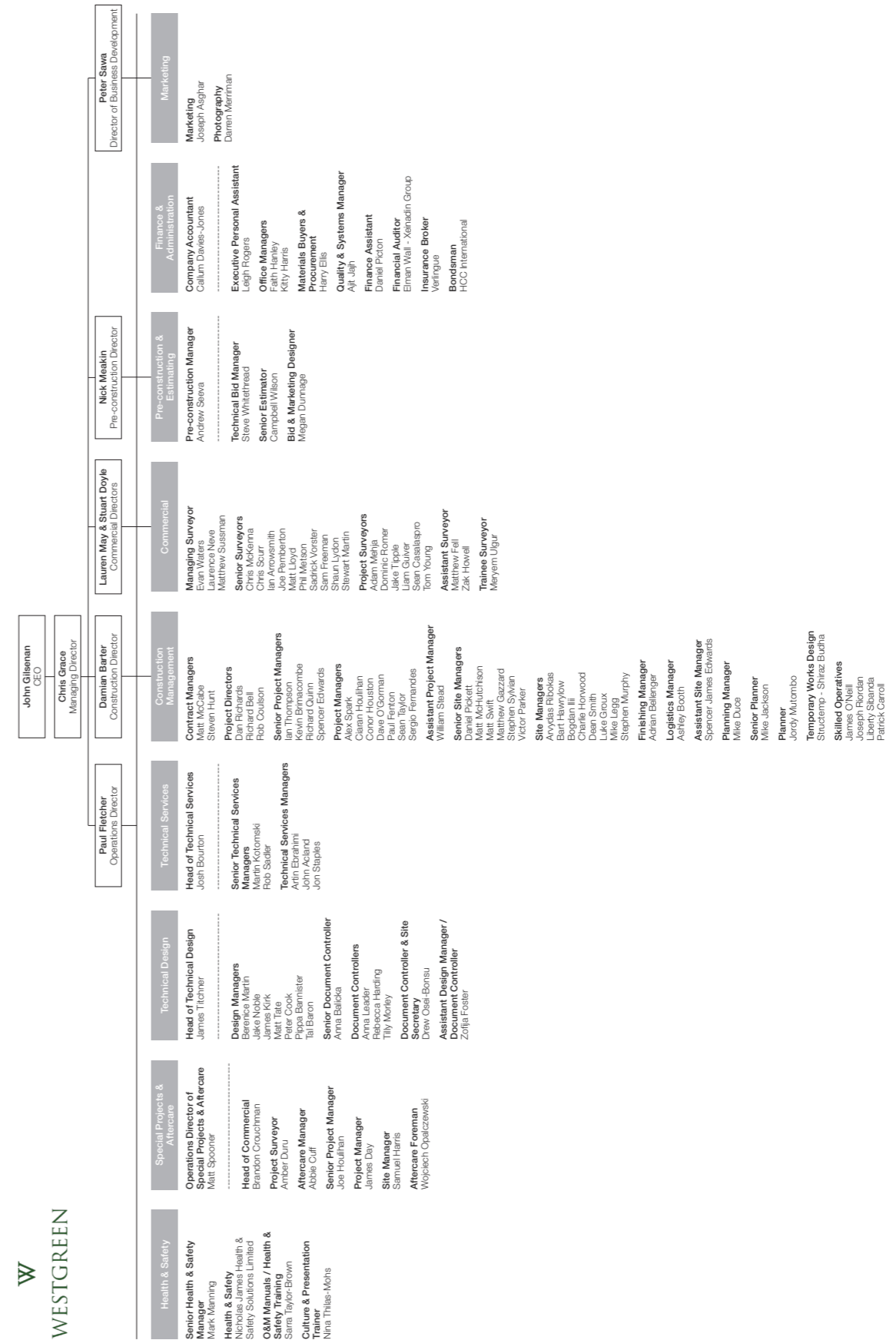
HIGH END / SUPER PRIME RESIDENTIAL

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.

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



RETAIL PROJECTS

The Row, 15 Carlos Place, London

Photos courtesy of The Row

Architect
Seldorf Architects

Artist
James Turrell

Client
The Row

Engineer
MHA Engineers

M&E
DM Partnership

Project Manager
Cowie Montgomery Architects

Quantity Surveyor
Exigere

Key Features

| | |
|-----------------------------|---|
| Value of £3.1m | ✓ |
| 7,500 sq ft | ✓ |
| High-end retail store | ✓ |
| Constructed over two levels | ✓ |
| 13 week programme | ✓ |

The Row has opened their new boutique at 15 Carlos Place, Mayfair. This former bank and art gallery is the brand's first retail space in London, adding to their existing Los Angeles and New York stores.

Working once again with architect Annabelle Selldorf, Westgreen constructed the 7,500 sq ft project to an accelerated 13 week programme, creating two retail shop levels, changing rooms, M&E and back-of-house facilities, installing a lift and adding a new feature stair.

The interior design palette compliments the existing features of the retail space. The flooring is a combination of natural timber, polished concrete and Peperino marble. Large heritage windows and elegant corniced skylights are complemented with laylights for additional effect.

Annabelle Selldorf's bespoke vitrines, fixtures and lighting exhibit the architect's gallery credentials (Westgreen first worked for Selldorf in 2010 on Gagosian Britannia Street's acclaimed exhibition: Picasso, The Mediterranean Years). The museum-quality aesthetic is further defined by the gallery-sourced décor on show via dealers Jacques Lacoste, Partick Seguin, Galerie 54 and Oscar Graf — which are also available for purchase.

The greeting feature of this project is James Turrell's Elliptical Glass 2017, installed just inside the boutique's vestibule and appreciable to visitors and passers-by alike. As with our association with Selldorf, Westgreen have a long standing relationship with James Turrell and were in comfortable territory dealing with the exacting and seamless qualities of this site-specific installation.



"We worked with Westgreen on Galerie Thaddaeus Ropac in 2017 and returned to them for the recent project for The Row in Carlos Place. We were impressed with Westgreen's professionalism, build quality and attention to detail, but above all with their fantastic work ethic and ability to cooperate with a design team from four different countries and time zones... This project had a particularly challenging programme and it was imperative that the store opened on time. 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 LLP





Jessica McCormack, Carlos Place, London W1

Architect
Powell Tuck Associates

Engineer
Elliott Wood Partnership

Interior Design
Christopher Leach

M&E
Serge Lai

Quantity Surveyor
MPA Construction Consultants

Situated opposite the Connaught Hotel, this Grade II listed building which forms part of the Grosvenor Estate has been refurbished and transformed into a fashionable jewellery boutique.

The lavish red brick and Portland stone detailing, mahogany-panelled and stuccoed interiors have been renovated and opulently fitted out in an eclectic mix of antique, ethnic and contemporary design.

The project has been featured in The World of Interiors (October 2013).

Westgreen have collaborated with architects PTA and the wider team on a variety of construction projects in the past.

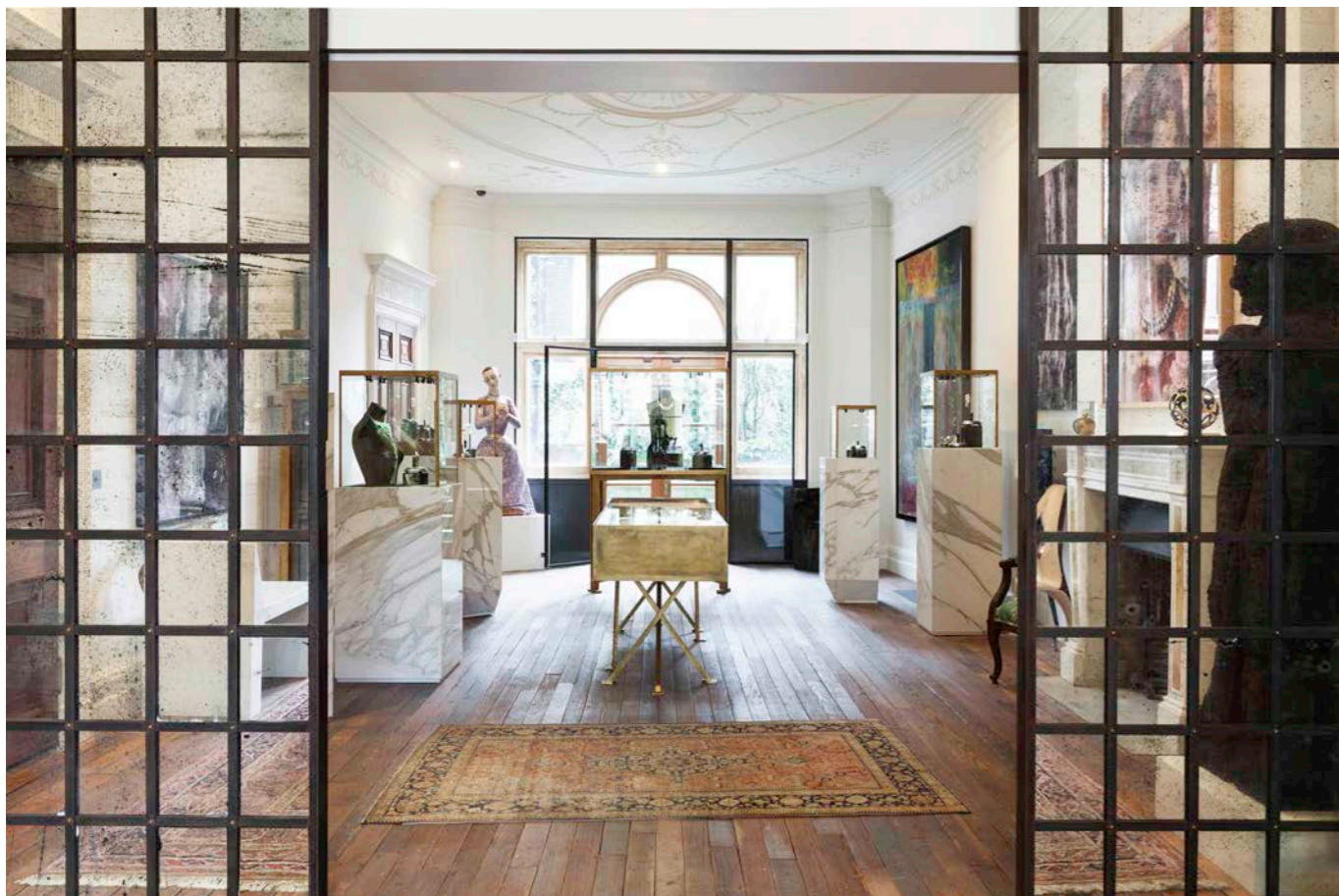
Key Features

| | |
|--------------------------------|---|
| Value of £900k | ✓ |
| 4,000 sq ft | ✓ |
| Grade II listed | ✓ |
| Grosvenor Estate | ✓ |
| Refurbishment | ✓ |
| Fashionable jewellery boutique | ✓ |

"We have worked closely with [Westgreen] on several projects and found them more than able to rise to our expectations. They have within their team people who are proficient, experienced and a pleasure to work with."

Adrian Lees, Powell-Tuck Associates





ETRO, Old Bond Street

Photography: Joseph Asghar

Architect
Househam Henderson Architects

Client
ETRO

Engineer
Springett Associates

M&E
E+M Tecnica LLP

Quantity Surveyor
MPA Construction Consultants

Key Features

| | |
|----------------------------|---|
| Value of £2.5m | ✓ |
| 12,000 sq ft | ✓ |
| Refurbishment fit-out | ✓ |
| Grade I listed | ✓ |
| Retained original features | ✓ |
| Retail gallery boutique | ✓ |

ETRO, 43 Old Bond Street, is the refurbishment of a retail unit designed to the highest specification in London's most exclusive shopping district.

This Grade-I listed project is the London flagship store of the Italian fashion house, and has transformed the property from its previous use as an historically significant art gallery into a vibrant clothing store.

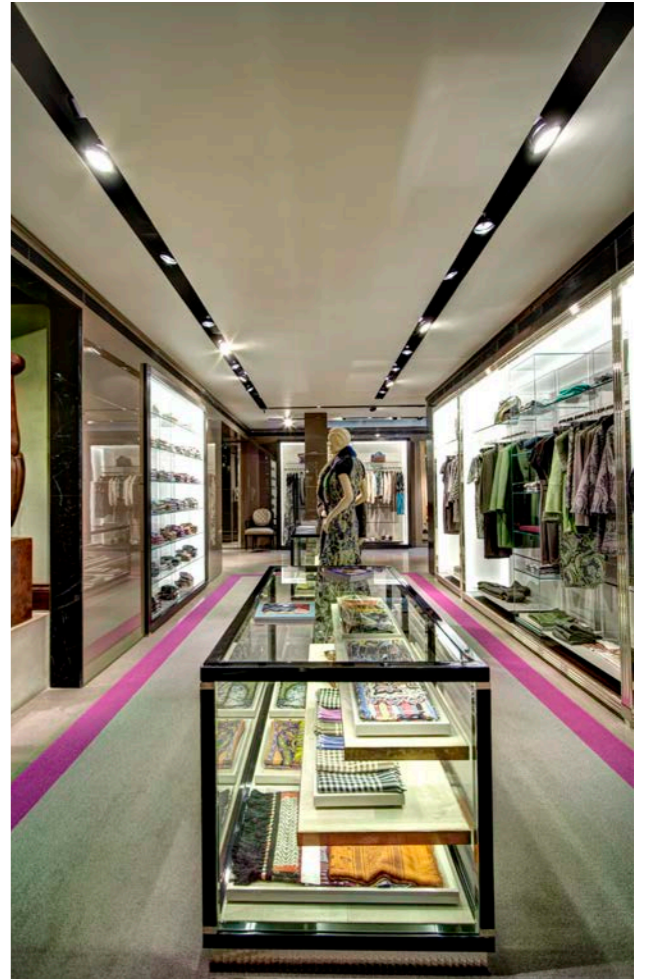
The basement, which was predominately used for storage due to the low ceiling, has been lowered by 600mm to allow significant added retail space covering approximately 350m². The ground and first floors have retained their original features, whilst the general fabric has been restored and rejuvenated.

Formerly the home to Agnews, dealers in Old Master paintings from the premises since 1877, the building's original features have been carefully preserved.

The coffered walnut ceiling still bears the names of Constable, Hogarth, Reynolds and Stubbs. Ornate bronze plate inlays adorn the elegant staircase which leads up to the womenswear collection and private gallery above. Plush velvet wall coverings have been added to an original colour palette of old green and rich maroon. Verdi marble pillars have been repaired and replicated across floors. Marquetry and flooring has been matched to the existing.

The ETRO family have installed pieces from their own private art collection, including paintings and Roman sculptures. The gallery-boutique fit-out therefore preserves the much of the building's original character.





Ermenegildo Zegna, New Bond Street

Architect
Mark Pinney Associates

Client
Ermenegildo Zegna

Engineer
Elliott Wood

Quantity Surveyor
MPA Construction Consultants

Key Features

| | |
|--|---|
| Value of £4.4m | ✓ |
| 10,500 sq ft | ✓ |
| Westminster Highways | ✓ |
| Considerate Constructor's Scheme (CCS) | ✓ |
| Retail boutique | ✓ |
| New build fit-out | ✓ |

The rebuild of Ermenegildo Zegna at 37–38 New Bond Street has restored the splendour of an elegant shopping frontage.

Scheduled over 65 weeks, the project has increased the usable areas, rationalised both front of house and ancillary accommodation in terms of floor heights, whilst also improving the accessibility and environmental performance.

The basement was excavated, piled and tanked. The new façade made from a combination of red brick and Portland stone. New flat and mansard roofs and new windows completed the envelope, ready for full-fit-out.

The brick main piers are from handmade stock, hewn and moulded from clay by craftsmen. Each brick was individually sanded to fit and laid over a 1mm course of lime putty, in alignment with the adjoining jointed brickwork either side. The decorative stone façades were carefully restored off site and returned to present a unified façade inspired in the original layout of the buildings.

Ermenegildo Zegna is our second Bond Street boutique, and our third in Mayfair.

"We would like to thank you and the Westgreen team for all the hard work put in to finalise this project, not to mention the team's additional assistance on site in the last week/weekend. Their assistance was invaluable in helping us open... We asked for commitment. The Westgreen team gave us dedication."

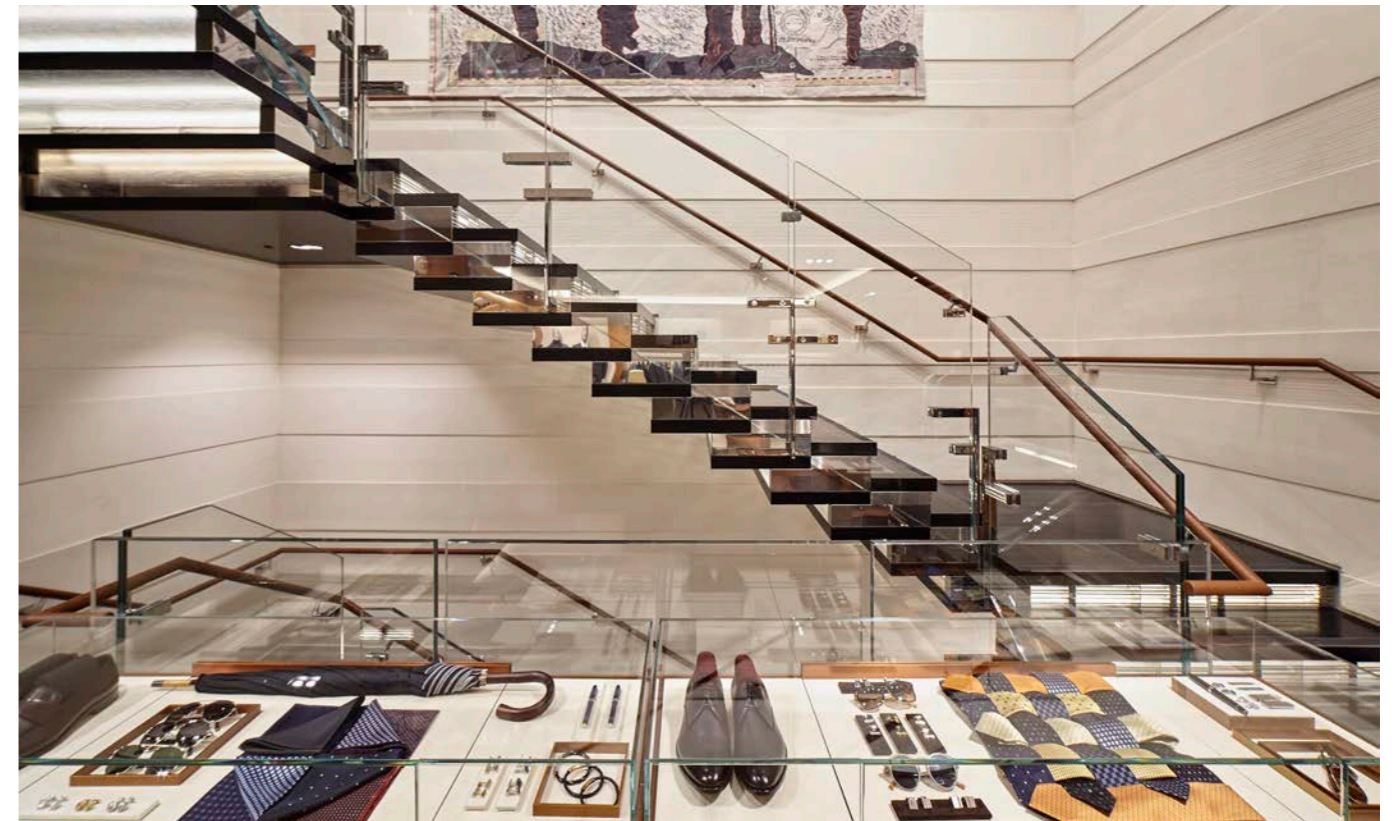
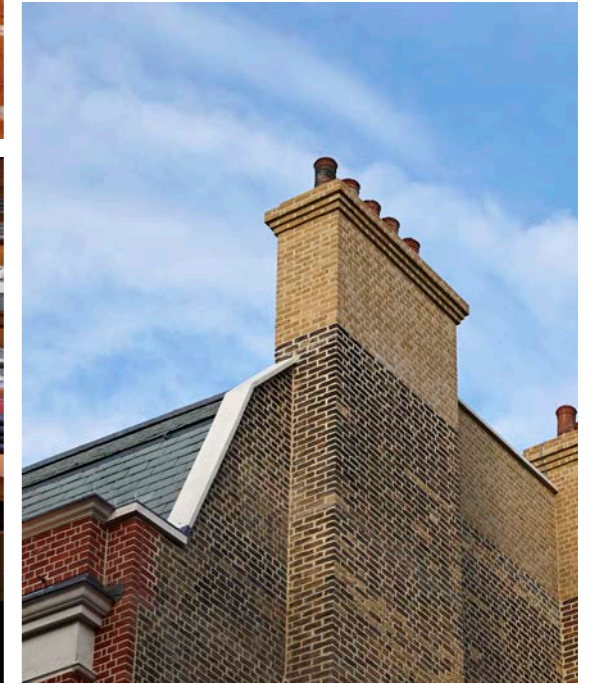
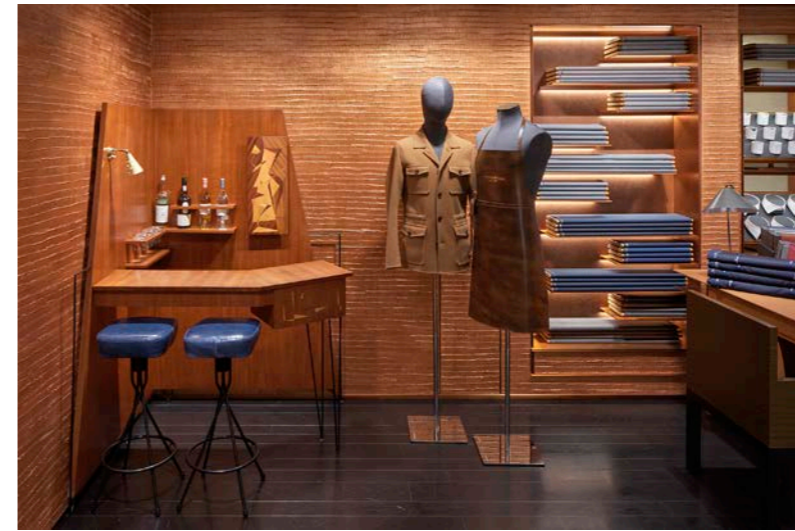
Alexia Sladden, MPA Architects

"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







Sophie Hulme, Burlington Arcade

Architect
Maich Swift Architects

Client
Sophie Hulme

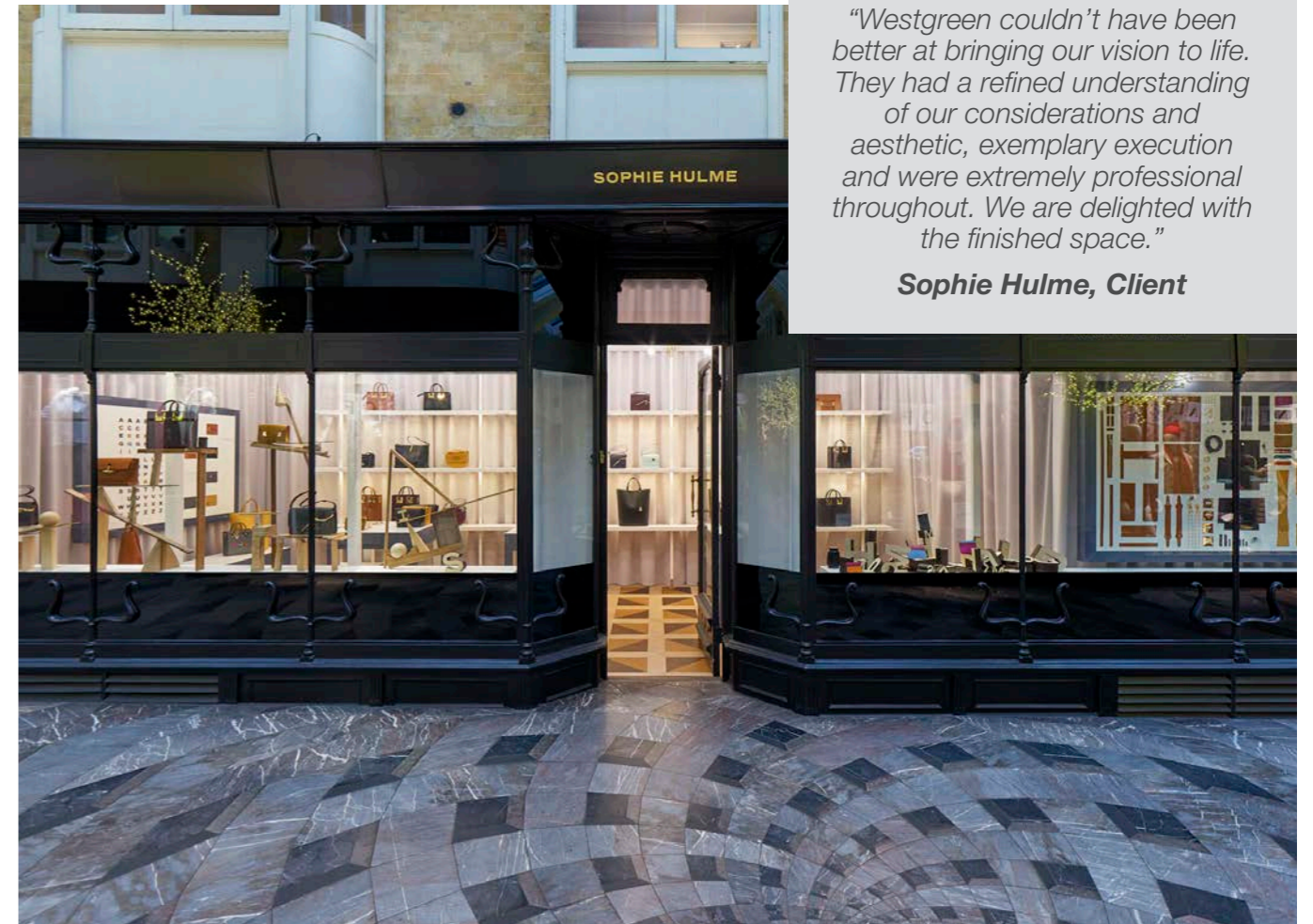
Key Features

| | |
|---------------------------|---|
| Value of £75k | ✓ |
| 400 sq ft | ✓ |
| Seasonal boutique | ✓ |
| Contemporary retail store | ✓ |
| Three week programme | ✓ |

This seasonal boutique in Mayfair's Burlington Arcade is a former jewellers, transformed into a contemporary retail store.

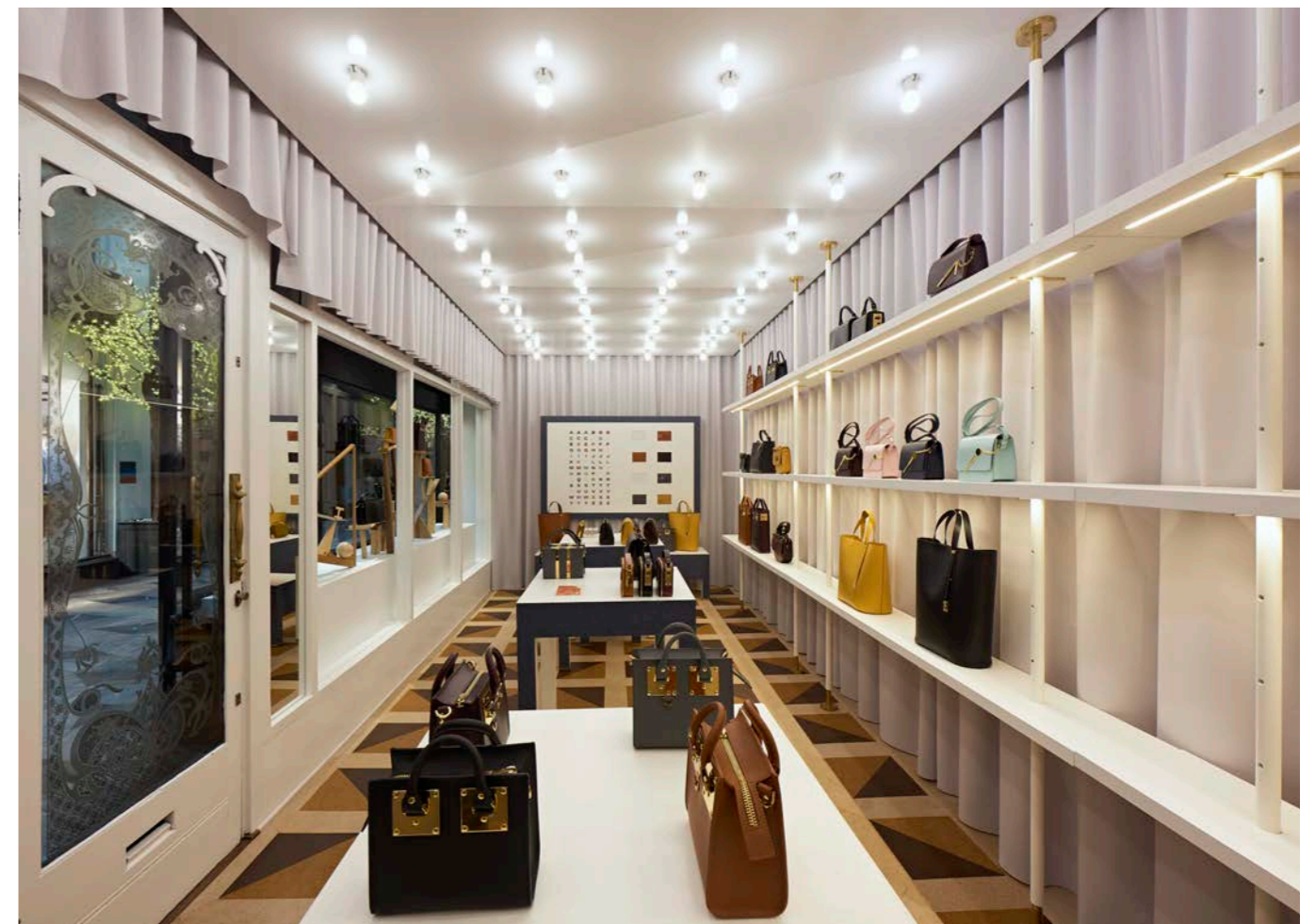
During the three-week project, the interior was first stripped back. The bare floor is plyed out and overlaid with a geometric design in three shades of oil stained cork. A new suspended ceiling echoes the floor diagonals with a gloss and emulsion finish, inlaid with 48 new lights and forming the curtain pelmet as part of the shadow detail.

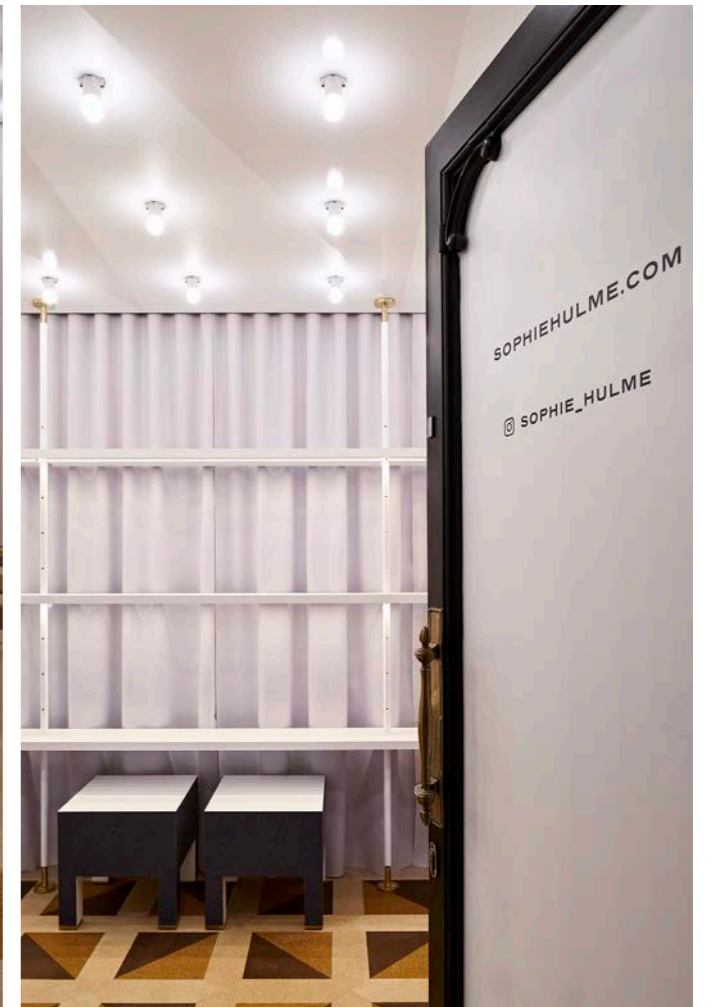
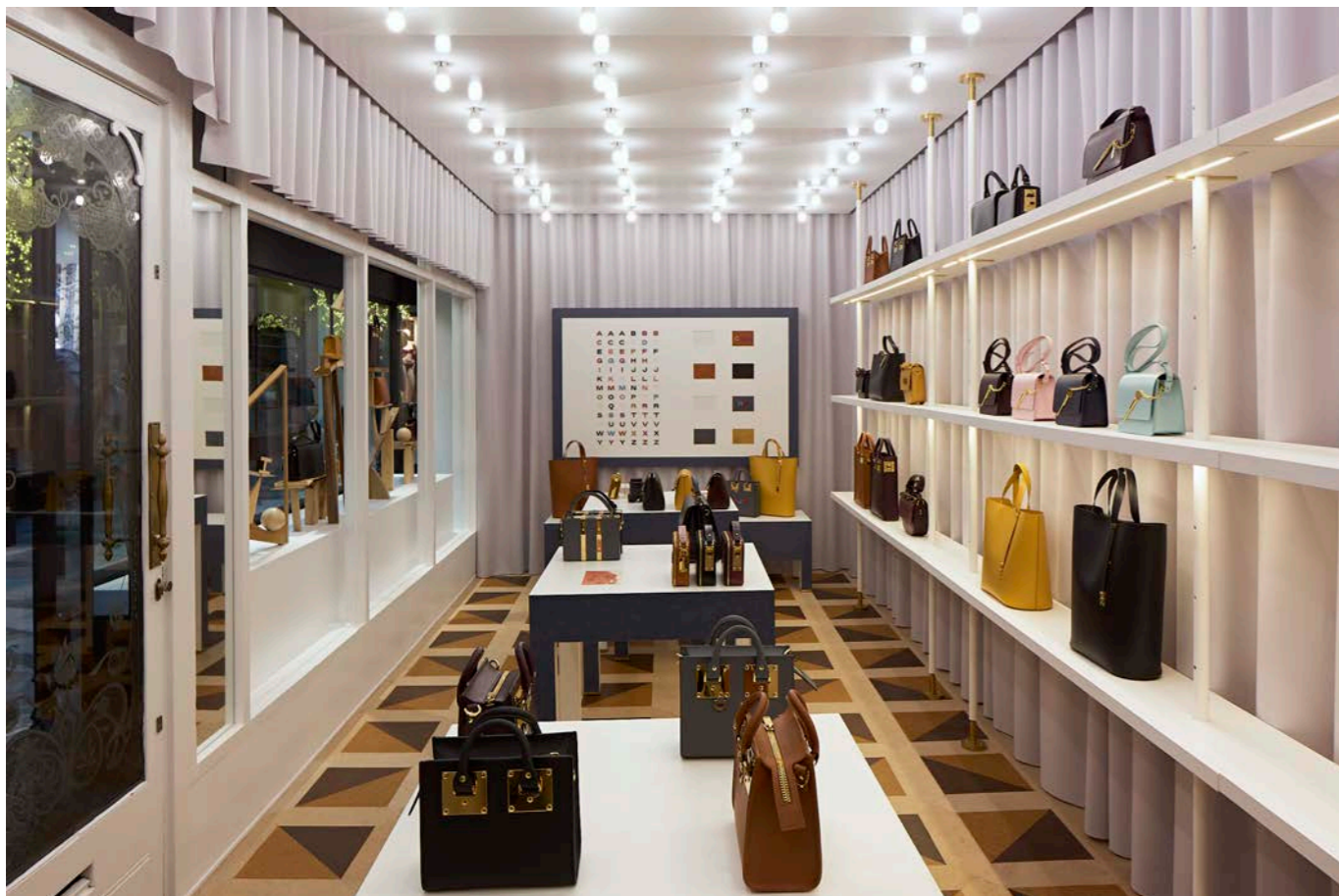
The walls hold new casement displays and new tables and plinths are constructed from recycled white shirt and denim fabric over a timber base, with laminate finish.



"Westgreen couldn't have been better at bringing our vision to life. They had a refined understanding of our considerations and aesthetic, exemplary execution and were extremely professional throughout. We are delighted with the finished space."

Sophie Hulme, Client





Holly Hunt, Mayfair, London W1

Photography: Joseph Asghar

Architect
WHEELERKÄNIK

Client
Holly Hunt

Engineer
Jenkins & Potter

M&E
E+M Tecnica LLP

Quantity Surveyor
JLL

Key Features

| | |
|--------------------|---|
| Value of £1.1m | ✓ |
| 3,500 sq ft | ✓ |
| Fast track fit-out | ✓ |

Westgreen have undertaken this 3,500 sq ft retail fit-out in the heart of Mayfair. The fast-track fifteen week contract period has resulted in a new flagship London showroom for Holly Hunt, a leading specialist in luxury home furnishings showcasing custom-made products including furniture, lighting rugs, textiles and leathers.

The project was our first collaboration with award-winning designers WHEELERKÄNIK, who are also based in Kew, Project Managers and Quantity Surveyor JLL, and one of many with M&E consultants E+M Tecnica.

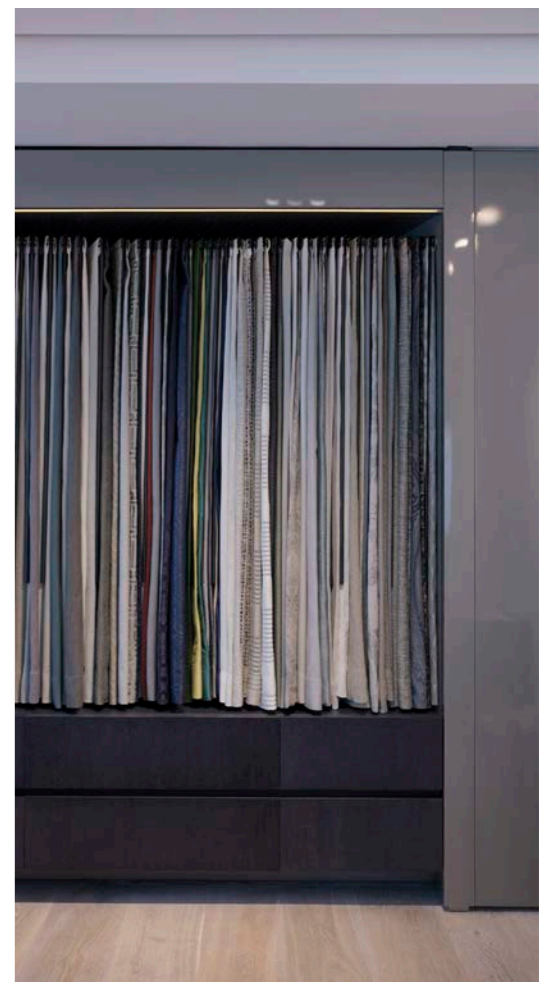
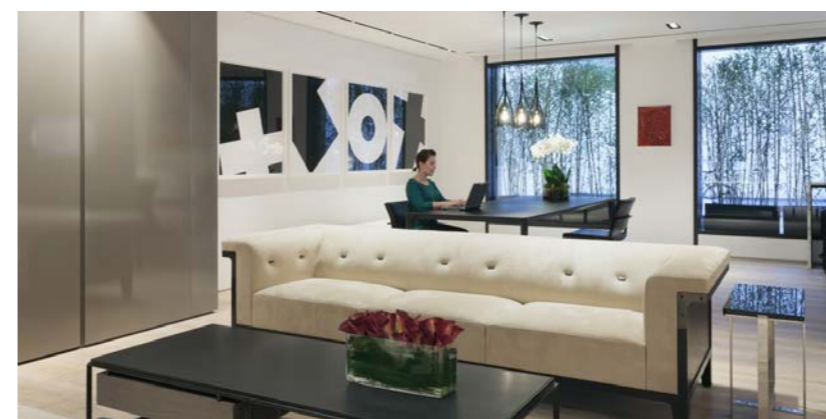
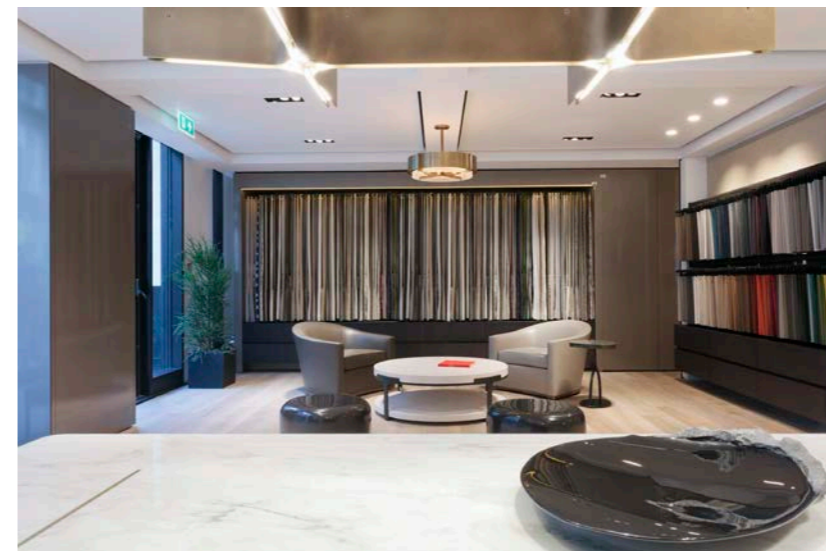
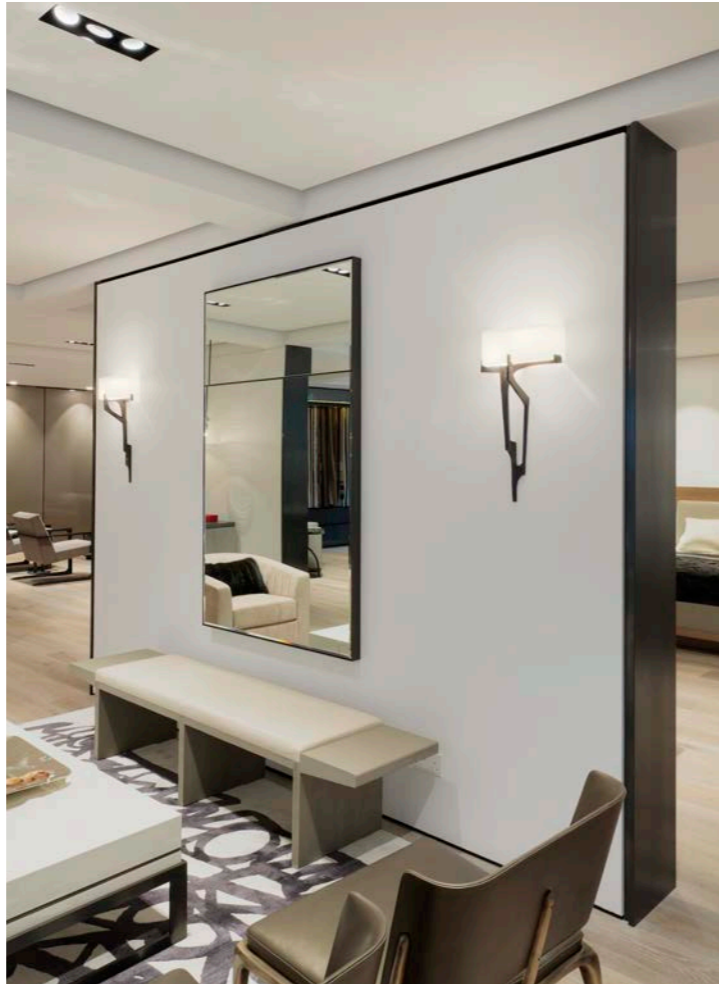
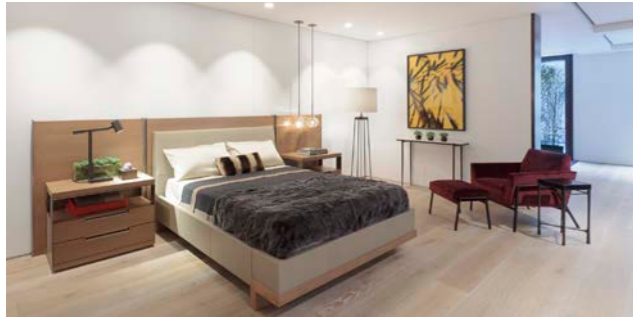
"We were extremely fortunate to find Westgreen, a construction company with very high quality work standards and knowledge as well as a firm with a culture of great attitude... [we] are pleased to highly recommend Westgreen to anyone wanting to build a premier quality project on time and on budget with great guys on the job."

Holly Hunt, CEO, Holly Hunt Inc.



"The service provided to us and our client was excellent and we would not hesitate in recommending Westgreen to other clients, and undertaking projects together in the future."

Gary Wheeler, WHEELERKÄNIK



RESTAURANT PROJECTS

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.

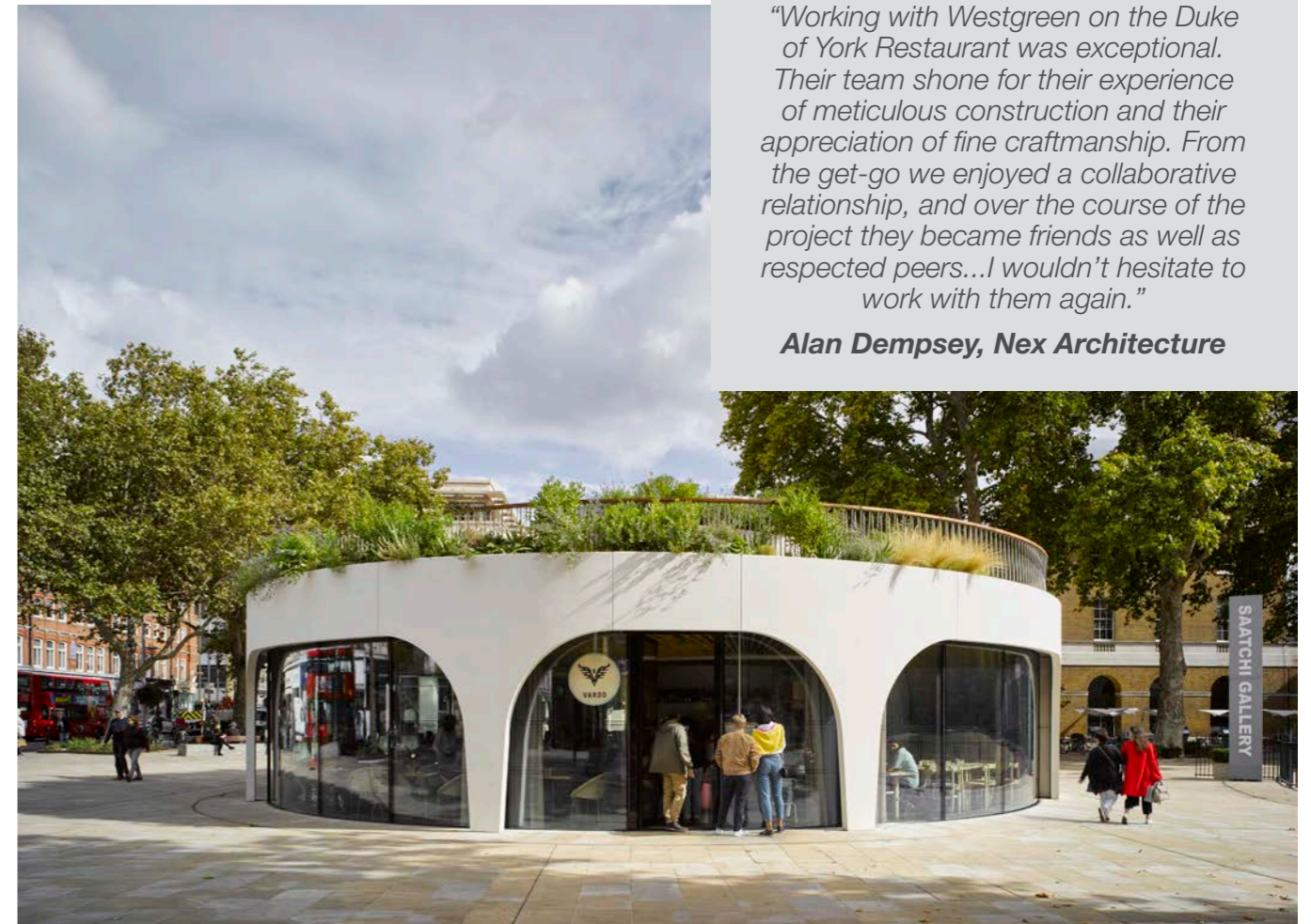
The project tied a contemporary design with the site heritage, represented by the Grade II listed wall of the Duke of York Headquarters. One of the design's main features was the spiral precast concrete façade, incorporating curved glazed screens.

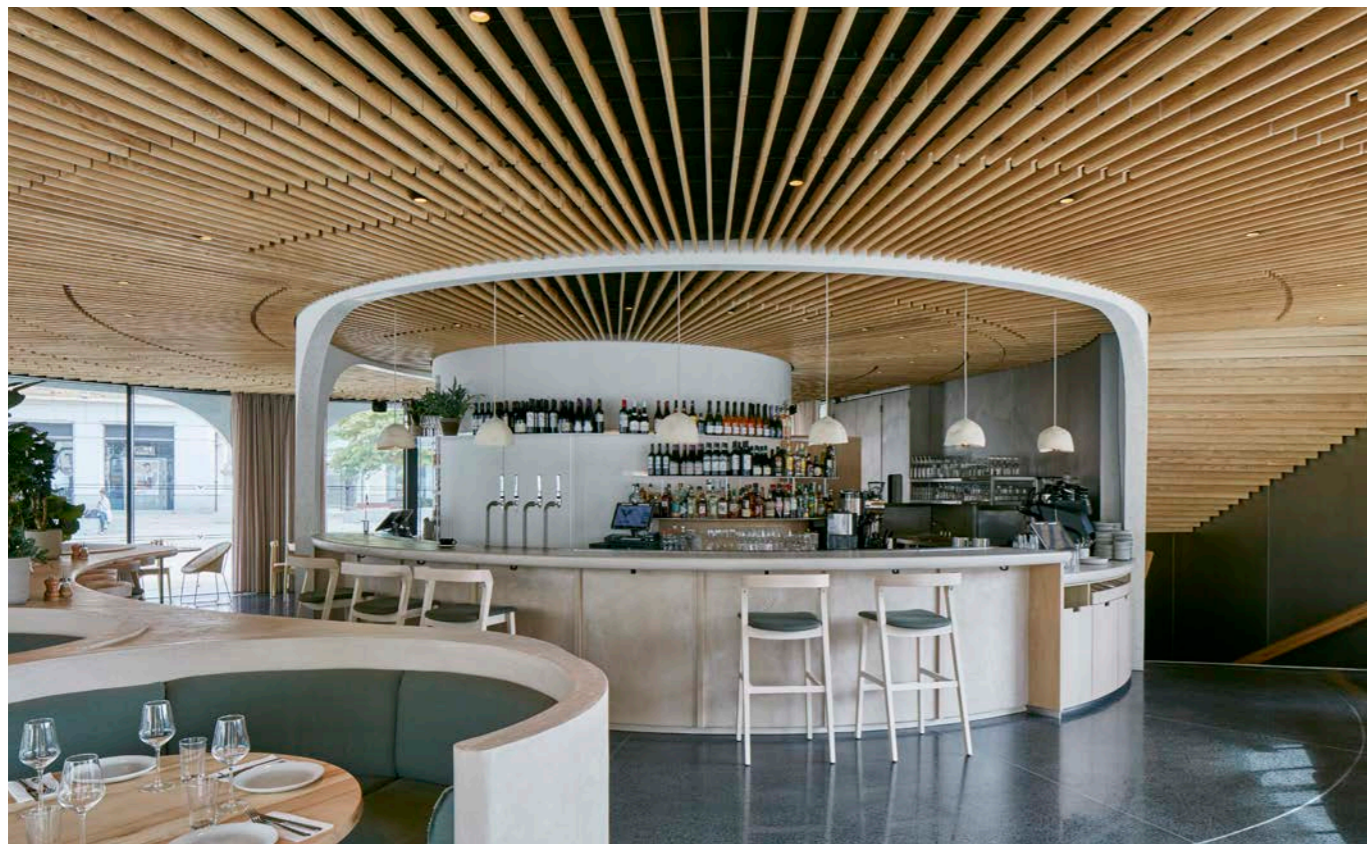
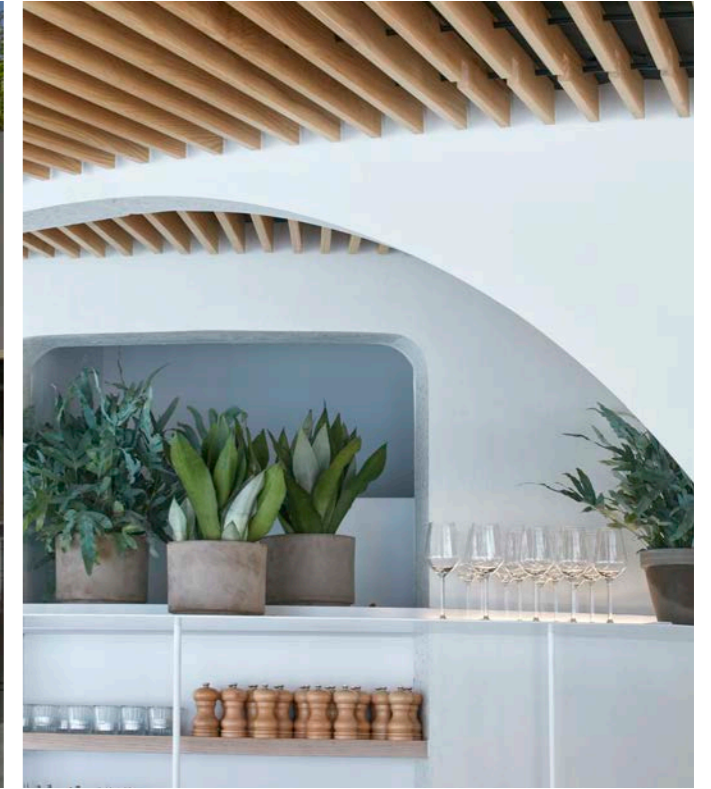
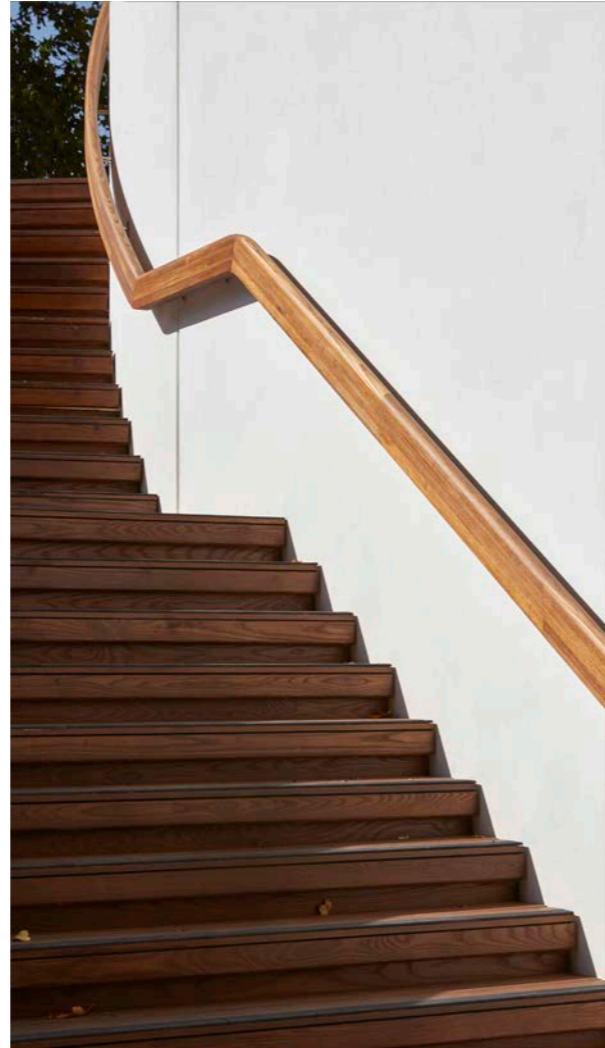
Openings in the walls form a colonnade for sheltered outdoor seating and the retractable glazing make it possible to open up the indoor space during the summer. A staircase winds around the exterior to lead visitors up to the public roof garden.

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





The River Café, London W6

Photography: Simon Collins, Matteo Piazza & Joseph Asghar

Architect
Stuart Forbes Associates
Lord Richard Rogers
Westgreen Studio

Client
The River Cafe

Contract Administrator / Project Manager
Lavingtons

Engineer
Elliott Wood Partnership

Lighting Design / M&E
E+M Technica

Quantity Surveyor
MPA Construction Consultants

Key Features

| | |
|--------------------------------|---|
| Value of £2.7m | ✓ |
| 5,000 sq ft | ✓ |
| Prime retail | ✓ |
| Multi award winning restaurant | ✓ |

Working with owners Lady Rose Gray, Lady Ruth Rogers, Lord Richard Rogers and the appointed project team, the scheme sought to revitalise and enlarge this internationally renowned and multiple award-winning restaurant.

Within an ambitious timeframe an extended dining space, open-plan kitchen, private dining space, staff facilities and customer washrooms were provided. The existing interior was given a new lease of life and the new facilities seamlessly integrated to retain the ambience of the River Café dining experience.

“There was an immediate grasp of the essentials of the brief, particularly in the selection of key sub contractors and specialists...we would recommend this contractor to any client seeking to undertake a high quality new build or refurbishment project.”

Mike Porter, MPA Construction Consultants

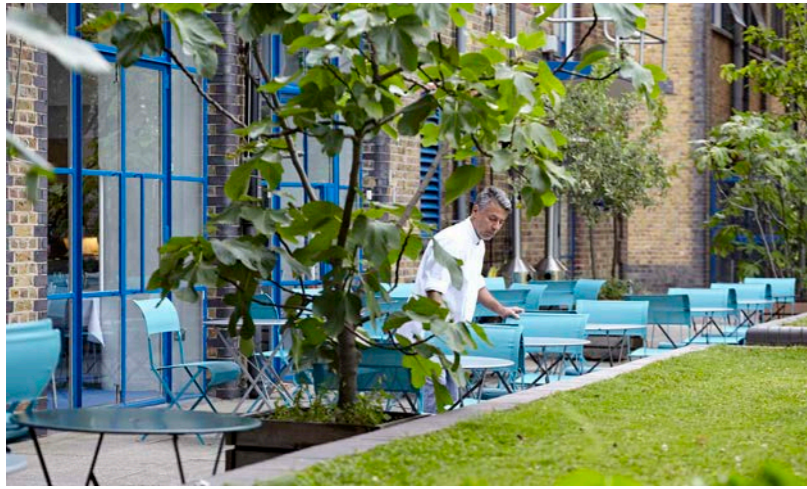
“For me, the best work comes from collaboration with people you learn from, respect and trust. John Gilson and the team at Westgreen represent these values and quite simply, I cannot imagine doing anything in our home or in the River Cafe without them.”

Ruth Rogers, Client

“Westgreen drove the programme, responding to the various challenges with proactive solutions by sourcing key skills and resources within tight time frames. The sophistication of this approach to the project crucially enabled the restaurant to open ahead of time.”

Ossie Gray, The River Cafe





The River Café's Pastry Kitchen, London W6

Client
The River Café

Architect
Stuart Forbes Associates

Key Features

| | |
|----------------|---|
| Value of £250k | ✓ |
| 500 sq ft | ✓ |
| Prime retail | ✓ |
| Fit-out | ✓ |
| Fast track | ✓ |

Fit-out of the redundant space across the Thames Wharf courtyard to make way for a designated pastry kitchen for the River Café and their clientele.

With a programme of six weeks the scope was made up of new joinery units for storage, a mix of Corian and stainless steel worktops to cater for demand in use, new walls, floor, doors and catering equipment installed against a burn orange splash back to add some River Café flair to a small space.



"For me, the best work comes from collaboration with people you learn from, respect and trust. John Gilson and the team at Westgreen represent these values and quite simply, I cannot imagine doing anything in our home or in the River Cafe without them."

Ruth Rogers, Client





Humble Pizza, King's Road

Photos courtesy of Child Studio (© Alexey Kostikov & Chieh Huang)

Architect

Child Studio

Client

Humble Pizza Limited

Contracts Administrator

Capital & Provincial

M&E

E+M Tecnica

Quantity Surveyor

Capital & Provincial

Key Features

| | |
|-----------------------|---|
| Value of £375k | ✓ |
| 393 sq ft | ✓ |
| Tight site logistics | ✓ |
| Prolific CDP elements | ✓ |
| Fast track | ✓ |
| Restaurant | ✓ |

Following the success of Duke of York Restaurant, Westgreen were selected to negotiate the strip out of 342 King's Road, to make room for the new Humble Pizza. Works consisted of; the redecoration of the existing shop front, hand-painted signage, as well as new mosaic tiling to be used across the entrance area floor with 'Humble' lettering.

Interior finishes include:

- Velvet stalls
- Banquette seating
- Solid timber edge table tops
- Neon signage
- Wall lights, wall panelling and coat hooks

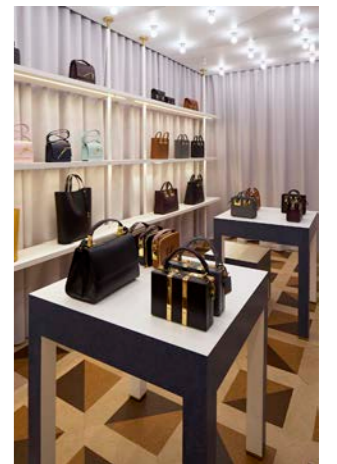
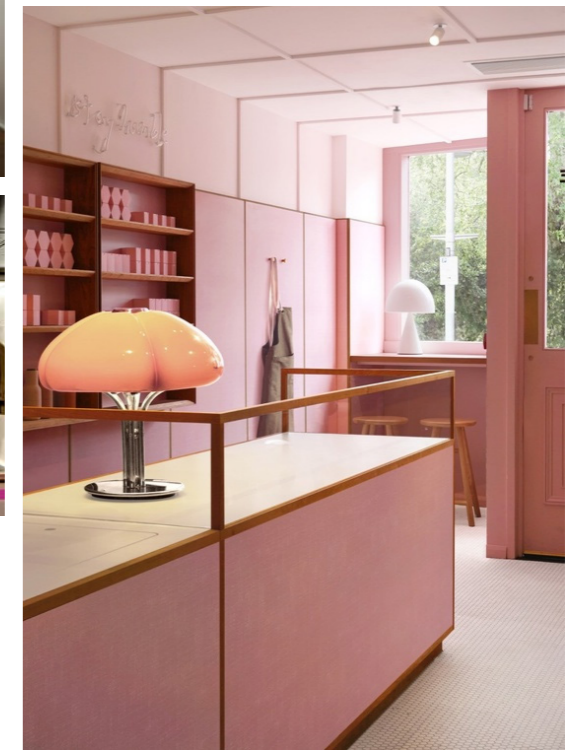


"It had been a pleasure working with Westgreen on Humble Pizza project in Chelsea. From the beginning of the project to its completion, Westgreen team has been very professional, friendly and taken pride in their work, which is reflected in the fantastic completed project."

Alexey Kostikov, Child Studio



RETAIL & RESTAURANTS 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**

WESTGREEN CONSTRUCTION

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