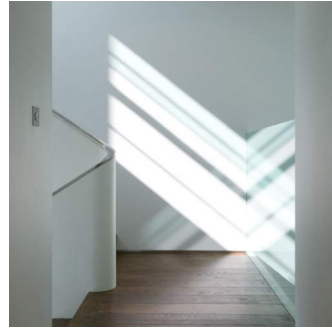




WESTGREEN

Single-Dwelling & Country Homes
Westgreen Team Experience

Westgreen Construction Limited
Residential | Retail | Arts
westgreen.com



Note: some of the projects featured in this presentation relate to our management team's experience prior to joining Westgreen, the extent of which has been shown as much as possible whilst maintaining NDA's.

Westgreen apply sensitivity in the sharing of information in order for privacy and client confidentiality to be upheld. Under this proviso, we are happy to share the enclosed information purely on a confidential basis.

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Lower Roundhurst
Farm, Surrey



INTRODUCTION

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

Westgreen has undertaken a number of rural private residential projects and our growing management team bring with them the substantial and hands-on experience of delivering some of the country's finest private estate projects, along with many diverse London and international projects for some of the world's most discerning clients... and all within the most sensitive of locations.

We are proud of our significant achievements across many sectors, which is rooted in and acknowledged from delivering single prime residential homes for private clients. We continue to evolve our processes and procedures in response to the changing climate, employing the brightest talent whose experience and drive match our own business ethos, 'to always do the right thing', and deliver in a professional and collaborative manner. We uphold these principles through every aspect of the pre-construction and construction journey which is reflected in the testimonials and repeat business received from our clients and their appointed professionals.

Our work ranges from some of the most exclusive residential addresses to arts, commercial, public sector and mixed use developments projects.

You are invited to view our portfolio which 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



"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

"From my direct experience with Westgreen and from the reports of others, I would describe their business attitude as highly professional, efficient, safe and courteous... I look forward to the finest standard of finish, many such examples of which they already showcase with their impressive portfolio."

A. Ramy Goldstein, 98 Eaton Square

"We employed Westgreen to renovate our property on the Grosvenor Estate to a high specification to be used as our residence. Westgreen did the job well. We found them to be professional in their approach and client orientated. They follow an orderly corporate process which integrates well with their on site management and communicate effectively with consultants, external contractors and the Estate. We recommend them highly and would employ them again."

Client, Belgravia

Proudly celebrating nearly 25 years in business

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.

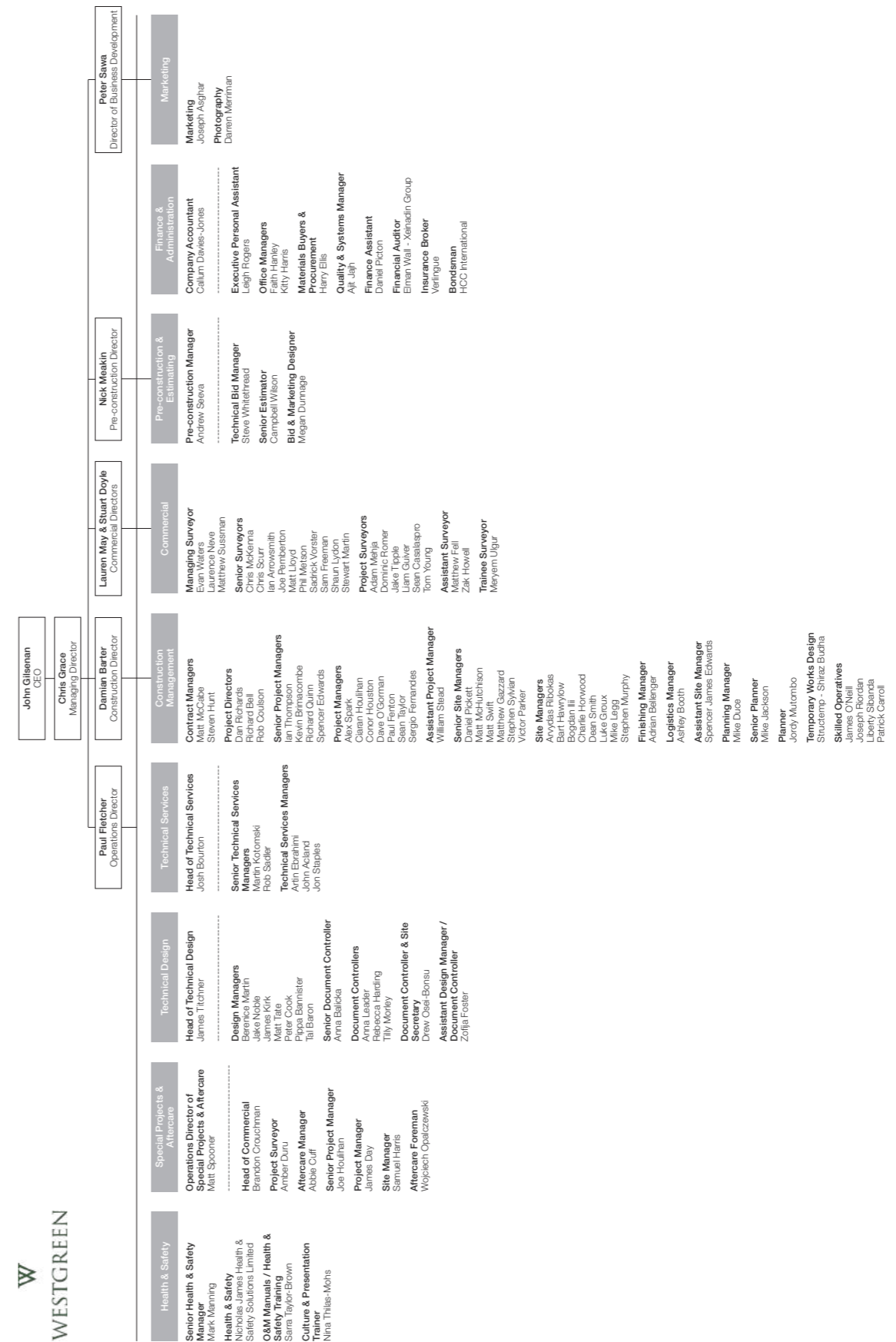
ART EXHIBITIONS / FABRICATIONS

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



KEY PERSONNEL EXPERIENCE



DAMIAN BARTER

Construction Director

Qualifications: BSc (Hons) Project Management for Construction, HND in Building Engineering & Management



“The majority of my professional career has been spent in the high end residential sector and I have had the pleasure of having worked on some truly outstanding projects. As Construction Director, I will be working with the site team in overseeing all aspects of the fit-out process, working closely with the client team and specialists to ensure the project is to programme, meets various design criteria, is completed on budget and within scope.”



BACKGROUND

Damian's career spans some 22 years to date. His experience within the construction industry is extensive, having fulfilled key managerial posts as Construction Manager, Senior Project Manager and Project Director for companies such as Cheevers Poole, Seacon and Elmer Construction. His work has encompassed complex high end residential refurbishment projects including; listed building works, structural cut and carve, new build hotels and bespoke homes. Super prime residential projects have been undertaken in Belgravia, Chelsea, Wentworth and also overseas in New Zealand with project values to £24m. Interestingly, his experience on the Wentworth Estate residential project where he was Project Director for the duration of the scheme, is similar in nature to the proposed works for your project.

Damian's project involvement is inclusive from the tender and pre-construction phase through to project completion. He is excellent at nurturing and developing affective relationships with the client team, consultants and key sub-contractors whilst overseeing all aspects of project delivery. His positive nature is infectious and engenders a strong team spirit amongst his fellow members of the project team.

KEY EXPERIENCE

Wentworth Estate

25,000 sq ft property on the Wentworth Estate for a private client, we completed a £15m upgrade of the property between 2015 to late 2017. The internal finish to the residence was completed to a very high quality with high polished laquers to all joinery and polished marble with in-laid metalwork throughout the finished surfaces.

Belgrave Square

Following the successful completion of a project at Wentworth, a new challenge and direction was calling in the form of a 25,000 sq ft project in Belgrave Square. I led the challenge of converting a Grade I listed property into a 14-bedroom exclusive property for a private client. The project included; façade retention and partial demolition to the Mews building, top-down basement formation, back propping throughout the main property to allow internal structural alterations. Finished to a very high standard with heritage works to listed fibrous elements in principal areas, gold ironmongery, specialist decorations throughout, circular glass lift to name a few key design elements.

Wilton Crescent

A Grade II listed, six storey townhouse very high standard of finish. The project included; façade repairs, structural floor replacement and levelling, roof terraces to main roof, first floor, ground floor and lower ground floor, lower ground floor extension with structural underpinning.

Manresa Road

A discerning owner required a very specific finish with Marmarino finishes throughout the property as well as Italian Joinery requiring close working relationships and bimonthly factory visits to ensure the project was delivered on time and ready for client occupation. Various meeting with the ultimate client took place in Italy where she resides.

Private Residence, Chelsea

Five storey townhouse.

Eaton Square

A lateral conversion to a second floor apartment located within Eaton Square, Belgravia for a private client.

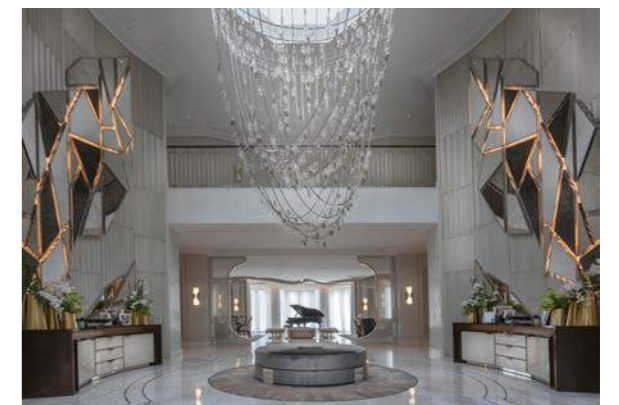
Kawarau Bungy Centre

Refurbishment of the Kawarau Bungy Centre and installation of a new Zipride.

The Hilton Lakeside Apartments

Remarkables Park Town Centre, Building 8 & 11

The development of two key buildings within a new shopping centre at Remarkables Park Town Centre. These building were valued at \$22m.





ROB COULSON

Project Director

Qualifications: Ba (Hons, ICIOB, SMSTS, First Aid, Mental Health First Aider, SMSO



“I thoroughly enjoy being immersed in the project management of projects and the interaction with both client and site teams towards a common objective. As Project Director I will be working in close liaison with our Construction Director, to oversee and lead the project team in implementing the project programme across the various disciplines”.



BACKGROUND

Rob is a highly focused and talented Project Director with many years of experience in the management and delivery of high end residential and commercial projects, both within central London and the home counties. The range of projects he has managed includes new build prime country estate residences in excess of 2,500 sqm and associated landscaping across a 15 acre estate.

Redevelopment and refurbishment schemes have been undertaken to substantial residential and commercial properties including those of listed status, that have also encompassed the latest eco-friendly technologies. Extensive structural alterations, substantial basement reconfiguration and extension, leisure facilities and full interior refurbishments using fine finishes are represented in Rob’s impressive career portfolio. Rob is a pro-active problem solver, client focussed and particularly strong in the development and implementation of strategic and well considered project plans. Highly safety conscious, he actively participates in the monitoring of safety, environmental and quality performance. A few examples of the projects managed by Rob are included here for reference.

KEY EXPERIENCE

Penbury Grove, Penn

New build 1,900m2 four storey private residence with a basement, eight en-suite bedrooms, swimming pool, cinema and golf swing room. The works also comprised of; landscaping to the formal gardens, new driveway, ancillary buildings and the provision for a new grass tennis court, including a new pavilion and its surrounding landscaping.

Park Place, Englefield Green

This project was a new build 2,700m2 three storey private residence. The works included; a concrete and steel frame superstructure, clipsham stone and harthan park stone for the facade detailing and sheet and bored piled split double basement. The new residence provided a swimming pool, bowling alley, cinema room, wine cellar and curing room, all sitting across a 15 acre estate.

Upper Belgrave Street, London

A 1,370m2 Grade II listed property that underwent a redevelopment and refurbishment of offices into a new six storey private residence. Extensive structural alterations took place, including lowering of the existing basement. All finishes throughout the property were to a very high quality.

Hoddington

This project was a refurbishment and extension of a Grade II* listed Queen Ann house, totalling 2,600m2. Works comprised of; lowering and extending the existing basement, landscaping across the 300 acre estate, upgrading the existing overhead HV services to an underground supply and the installation of ground source heating.



RICHARD BELL

Project Director

Qualifications: ACIOB, IOSH



“In my over-arching role as Project Director, I am accustomed to providing the safe and effective management for specific projects. The efficient utilisation of resources is fundamental to my role in the management and coordination of labour, productivity, quality control and safety, specific to this project and forms the core of my duties. I will be in close touch with our Project Director and the wider project and client teams, towards realising successful project delivery.”



BACKGROUND

Pro-active, highly motivated and with more than 35 years of experience within the construction industry, Richard holds the position of Project Director within Westgreen.

He has extensive commercial and strategic knowledge from a wide and varied portfolio of work across the heritage, high end residential, commercial, healthcare and education sectors.

Major high end residential projects have been conducted at locations such as Kensington Palace Gardens and Palace Green, with restoration and refurbishment schemes undertaken to a six storey Grade I listed Georgian town house, Grade I and II properties at Cambridge Terrace and the restoration and refurbishment of St. John’s Lodge, Regents Park, with project values to £37m.

A relationship builder, his good inter-personnel skills foster’s excellent relationships across the breadth of a project. Richard has been engaged to board level and his considerable talents are now harnessed to his role as Projects Director and as part of the Westgreen team. We have included a few examples of Richard’s work for reference.

KEY EXPERIENCE

Kensington Palace Gardens

Extensive refurbishment and alterations to the prestigious Grade II listed building to incorporate internal / external pool and sliding screen, hammam, gym facilities and a state of the art cinema.

Palace Green

Demolition of the existing building and construction of a new five storey house, incorporating two basement levels. A logistically challenging project due to extensive secant piling and proximity to the adjoining neighbours / embassy.

Grafton Street

Refurbishment and restoration of a part Grade I listed, six storey Georgian house, following fire and severe water damage. The project involved the restoration of architectural features and incorporation of advanced audio-visual technology.

St John’s Lodge

The refurbishment of a Grade II listed property including; the restoration of numerous historic features and the reconfiguration of the basement, to create and enlarged pool and spa area.

Cambridge Terrace

Major refurbishment of a Grade I and II listed property, to creature four high-end private residences.

SINGLE DWELLING & COUNTRY HOMES PROJECT SELECTION

Hush Willows

Architect

Ascot Design

Interior Design

Martin Kemp Design

Key Features

High end residential	✓
New build residence	✓
Generous landscaped plot	✓
Wentworth Estate	✓
Classical features	✓
Stone detailing	✓
Home cinema, swimming pool and spa	✓

Situated within a generous landscaped plot on the Wentworth Estate, Hush Willows is a new-build family residence by architects, Ascot Design.

Located close to Wentworth Golf Club, and bounded by mature trees and established planting, the property will occupy approximately the same area as that which it replaces - in total amounting to a two-and-a-half storey detached dwelling with one-and-a-half storey side wings, plus a detached garage.

Constructed in the classical style, the intent is that Hush Willows should be congruous and in harmony with the character of its location. The exterior is of a high-quality traditional design, with classical features and stone detailing, such as a triangular pediment, pilasters and a porticoed entrance.

With sumptuous interiors by Martin Kemp Design, the new dwelling will feature ten bedrooms, a home cinema, pool and spa areas, as well as a wine store and generous accommodation for artwork and a car collection.

Construction will, naturally, incorporate modern day technology and sustainable construction methodologies.

The project is due for completion in late 2024.





Lower Roundhurst Farm, Surrey

Photography: Simon Collins

Architect
Susan Minter Design

Engineer
Elliott Wood Partnership

M&E
Will Potter Partnership

Quantity Surveyor
Stockdale

Key Features

Value of £2.6m	✓
7,000 sq ft	✓
Country farmhouse	✓
Part demolition	✓
Excavation	✓
Basement	✓
Full height fenestration	✓
Handmade brickwork	✓
Stonework	✓
Galleried library	✓
Wine cellar	✓
M&E	✓

A large country farmhouse set in a beautiful location, the project featured the demolition and reconstruction of the rear portion of the property, with adaptations and new additions throughout, constructed to match the style and language of the existing property.

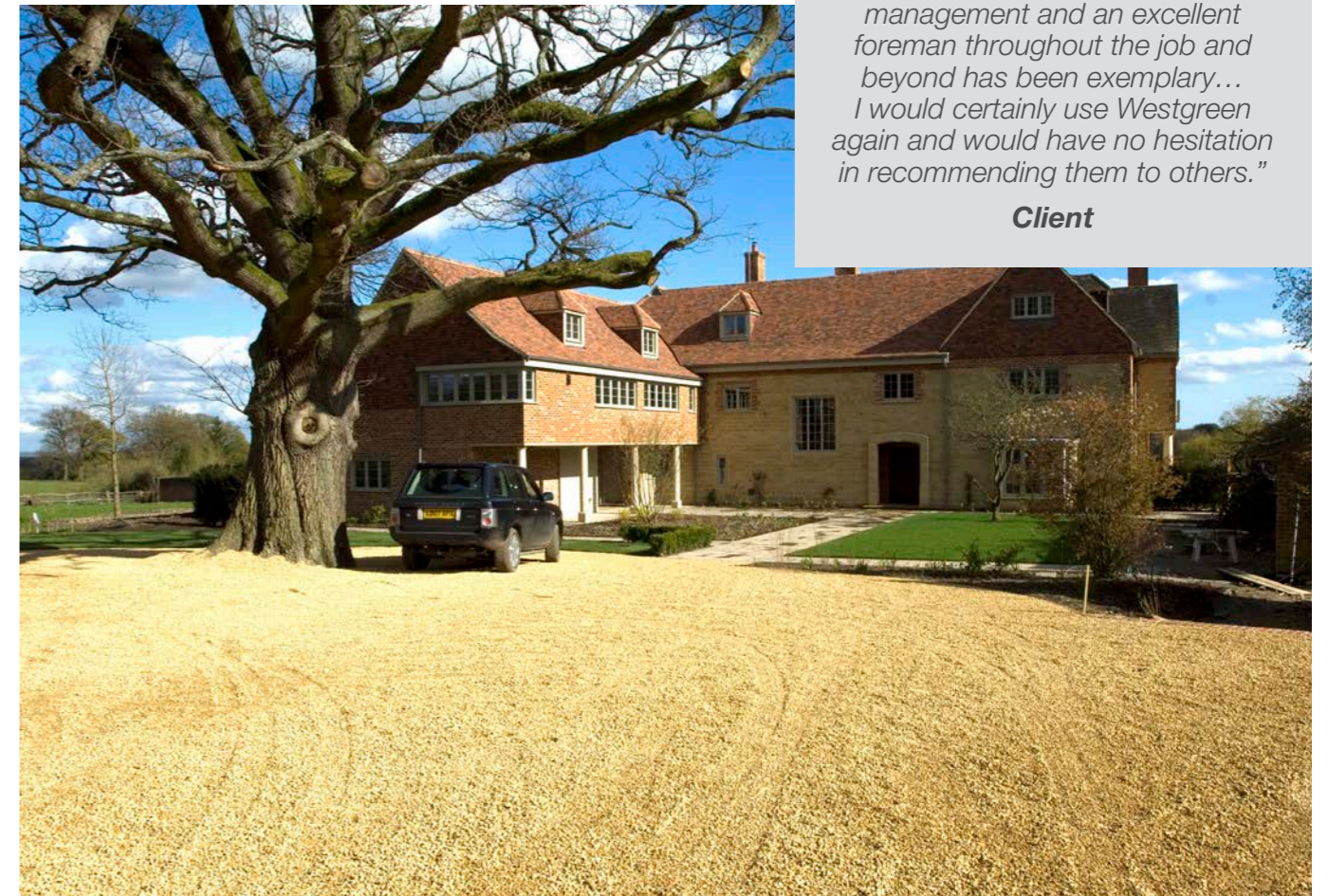
The oldest part of the farmhouse retains its original features and new elements have been carefully integrated with the old, to provide substantial enhancements to the exterior and interior.

Extensive temporary works retained the back and sides to the rear of the property whilst a substantial steel frame was introduced from ground to roof level to accept new full height fenestration, which floods the space with natural daylight. Within the reconstruction, new brickwork and stone were carefully matched to merge seamlessly with original finishes. Bricks are handmade imperial clamps and the stone used derives from the local source which provided the stone for the original farmhouse. Meticulous setting out was required to marry the old with new stone quoins. Three different sizes of stone have been used to the exterior, to align with the handmade brick clamp modules, the main entrance and windows are similarly dressed in stone.

The interior aesthetic reflects a country modern design approach, giving each room an individual character and charm. Fumed oak timbers to the staircase and main reception area were dry fitted, templated then removed, for the fuming process to be undertaken before being reinstated. The existing chimneys remain and these were reamed and relined. Working to fine tolerances, 3mm shadow gap details are evident between stone feature walls and finished floors, similarly to the library and double height lounge. Substantial oak boards lend a timeless quality and warmth to large floor areas, particularly to the extensive sweep of the new first floor galleried library.

A new incoming electrical main and mechanical and electrical services have been installed. The new basement includes a substantial wine cellar and storage, whilst two Klargester units provide a recycling facility. Guest and master bedrooms have been formed to provide a total of seven bedrooms with en-suite facilities.

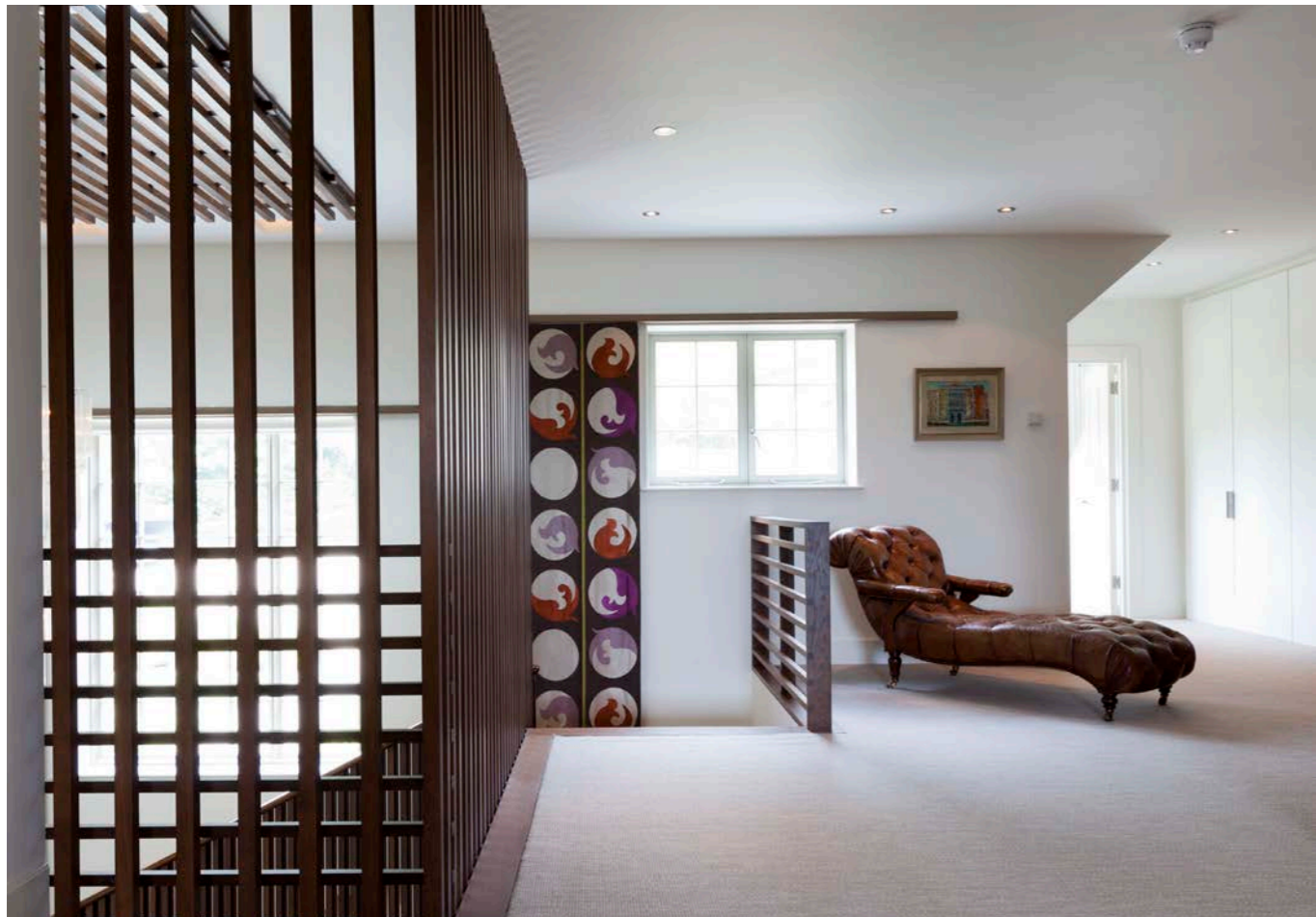
Part of the overall scheme included the formation of a new driveway adjacent to the main entrance to the farmhouse. A stream, fed by the precipitation falling onto nearby hills, flowed through this location to a feeder lake which maintained levels to a further two lakes upon the estate. Groundworks were undertaken, an existing ancient tree protected, the stream damned and diverted and the flow to the feeder lake resumed. Following the diversion of the stream, the driveway was created to the front of the farmhouse as depicted in the photograph opposite and the area landscaped.



“The supervision by senior management and an excellent foreman throughout the job and beyond has been exemplary... I would certainly use Westgreen again and would have no hesitation in recommending them to others.”

Client





Oak Tree House, Weybridge

Photography: Savills

Architect

Lees Associates

Electrical

Darke and Taylor

Engineer

Clancy Consultancy

Mechanical

CH Lindsey

Key Features

15,360 sq ft	✓
High end residential	✓
Private Estate	✓
Extensive basement	✓

St. Georges Hill is a large private residential estate of some 964 acres, set within the patchwork of the beautiful Surrey countryside, offering exclusivity, security and proximity to London and set amongst vistas of fine lawns and pine trees,

Oak Tree House occupies a prominent position and is arranged over five floors totalling 15,360 sq ft. This includes an extensive basement for parking and leisure facilities.

The original contractor for Oak Tree House had got into difficulties and Westgreen were approached as a 'safe pair of hands' and respected bespoke construction company, to take over the project, which at that point had ground to a halt, and fulfil a substantive programme of works.

We were honoured to do so and resurrected the creation of Oak Tree House through much needed impetus, drive and determination from the Westgreen team.

The end result was the fine palatial residence that is Oak Tree House which serves as testament to Westgreen's 'can do approach' and 'smile and solve' mentality that in this instance literally did save the day, enabling the client to proceed with the sale of this outstanding property.





Ewhurst Park, Hampshire

Architect
Robert Adam Architects

Client Representative
Savills

Engineer
Price & Myers LLP

Interior Design
Seldom Scene International Interior Designers

Services Engineer
Slender Winter Partnership

Key Features

Value of £18.3m	✓
18,000 sq ft	✓
Demolitions	✓
Excavations	✓
New basement formation	✓
New build	✓
M&E	✓
Fine finishes	✓
Cantilevered stone staircase	✓
AV / Cinema	✓
Swimming pool - internal and external	✓
Landscaping	✓

A new country house at the heart of a 900 acre country estate replaced the original unlisted dwelling. The new structure reflects both the style and character of the original building, blending the use of Flemish bond brickwork and stone detailing to the main facades. Flint panels have been incorporated within the curved walls to the sunken garden feature to the rear of the property, capturing nearby detailing found within the private chapel located within the grounds

Constructed over three floors including the basement, the property provides a blend of tranquil relaxation in the Hampshire countryside but also offers the family the enjoyment of leisure facilities within the secluded internal pool area, gymnasium, sauna steam room and cinema.

The centre of the house is dominated by the feature stone staircase, which separates in two directions from a central arched core, this leading to a suspended stone gallery wrapping around the central core at first floor level providing access to the main family suites.

Interior joinery features were undertaken in collaboration with American master craftsmen - Woodmeister Joinery with elements manufactured in the USA and installed by specialist UK trades persons.

The project won the 'Best Craftsman' brick award in 2013, the judges commenting that the house was 'a fantastically beautiful build' that was 'wonderfully executed'





Hyde Park Gate, London

Photography: Darren Merriman & Joseph Asghar

Architect

Gabriel Chipperfield

AV

Mosaic

Engineer

Baxter Glaysher Consulting

M&E

E+M Tecnica

Quantity Surveyor

Moulton Taggart

Structural Engineer

BG Consulting

Key Features

Value of £3.5m	✓
High-end residential	✓
Fit-out	✓
Basement dig	✓
Facade retention	✓
Fine finishes	✓
Feature staircase	✓
Extension	✓
Unique courtyard space	✓

Situated amongst the many embassies and blue plaque residences in Knightsbridge, Hyde Park Gate is a high-end refurbishment consisting of a basement dig with underpinning, façade restoration, extension and courtyard, new lift, feature staircase, underfloor heating, comfort cooling throughout and six floors of luxurious finishes. The palette of fine finishes include fluted Carrara marble walls, handmade mosaic floor tiles, terrazzo, parquet flooring, hand tufted wool and silk carpet, decorative plasterwork and new sash windows.

Ground Floor - Patterned Stone & Wood

The entrance lobby features a bespoke mix of Italian travertines abutting curved walls and curved oak skirting across the ground floor hallways.

Fine joinery is exemplified by an elegant oiled oak staircase, formed in sections with tight barrel returns and rising through five floors.

A new lift has been tailored to fit into the existing lift shaft with the interior finished in hand-sewn leather panelling throughout.

Bold geometric tiling to the entrance hall flows through into the twin reception rooms, finding resonance in the flooring and decorative lattice ceiling.

Imposing 3.2m sliding oak doors trimmed in bronze and with fluted Rivuletta glass act to partition the front reception area from the rear living space. A larger rear reception boasts a double-height space from which the first floor glazed balustrade offers views through to the courtyard garden beyond.

Parquet flooring in European engineered oak intentionally mirrors the geometric theme of the entrance hall tiling, providing continuity of the design aesthetic.

Lower Ground Floor - Colour & Light

The lower ground floor kitchen and dining room features the bold use of marble with generous slabs of Green Ming, Giallo Siena and Arancio di Selva in bold counterpoint to each with the marble palette again referenced in the in-situ terrazzo floor, which incorporates elements of the kitchen unit material finish.

To one side of the dining area, a work by the acclaimed American artist James Turrell, part of his 'Constellation' series, quietly cycles through its colours over the course of the day, programmed with latitude and longitude positioning data so as to be site-specific in its behaviour.

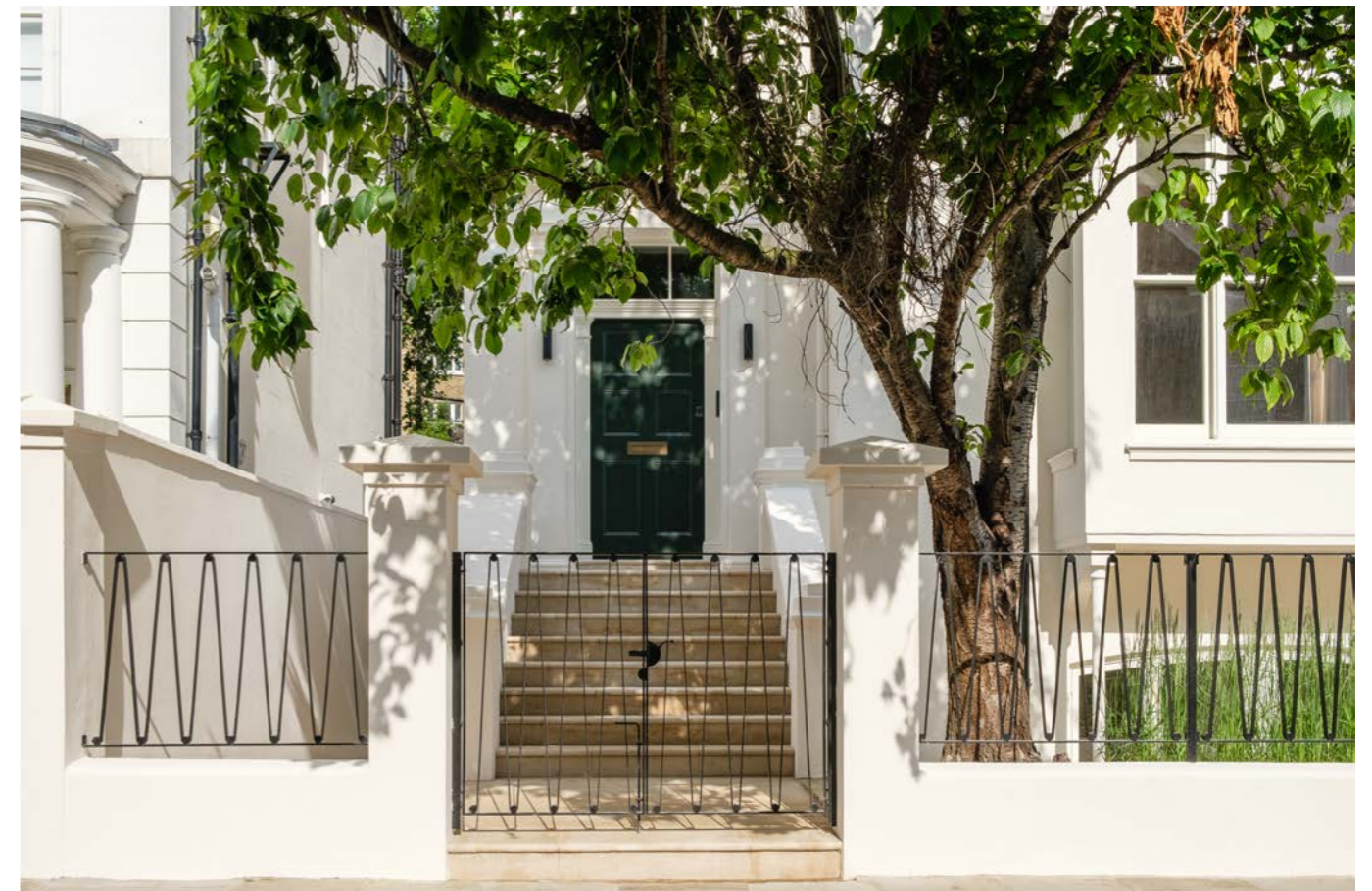
Upper Floors - Shapely Stone & Subtle Tones

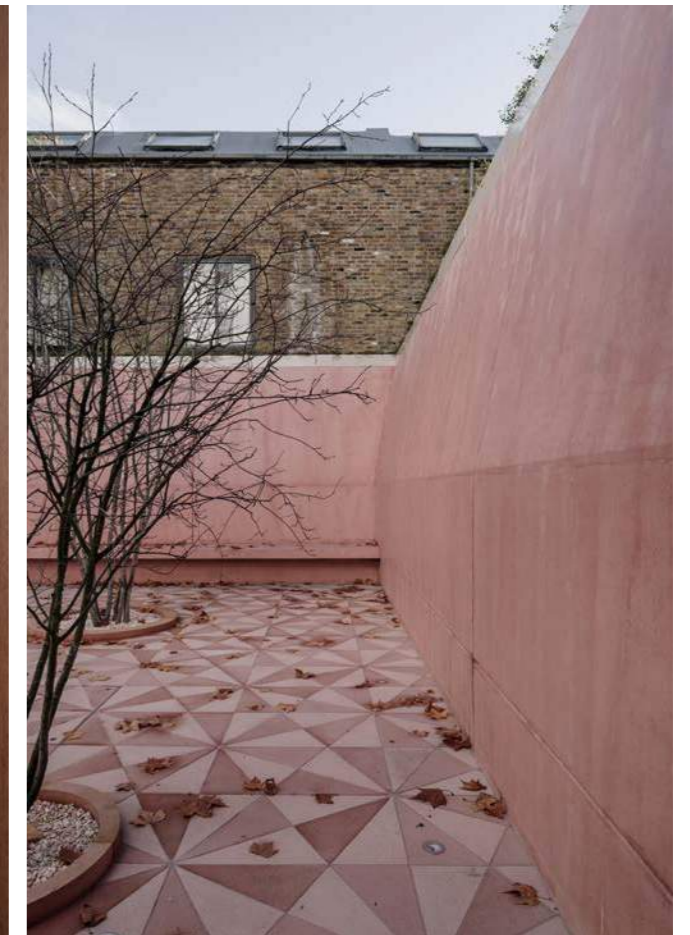
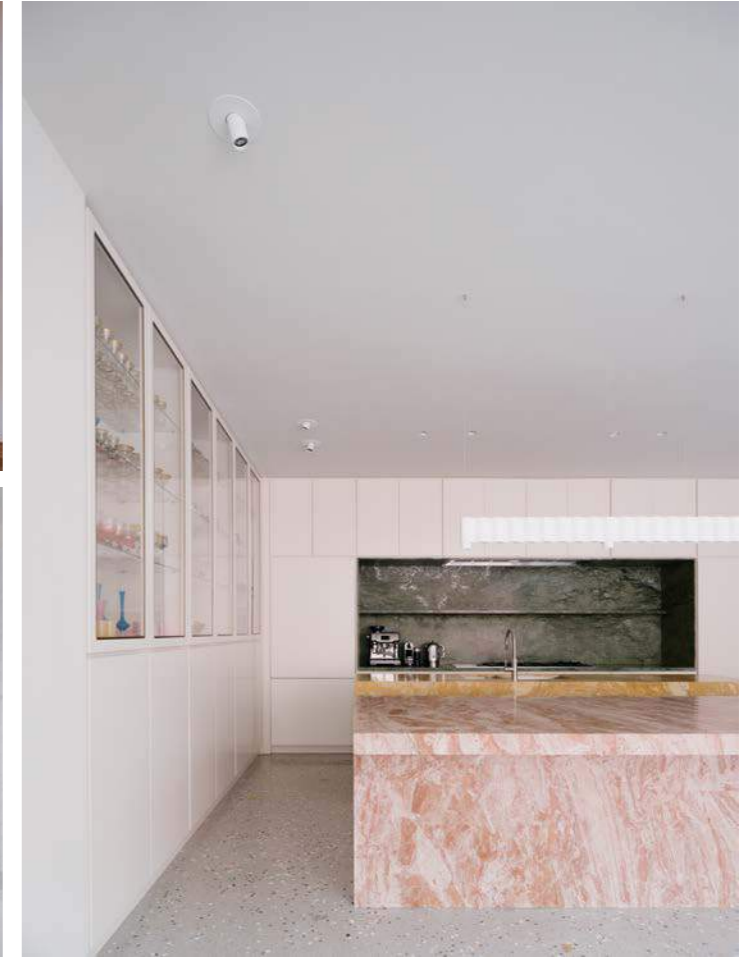
The upper floors feature raffia reeded Italian oak joinery, with subtle variations applied to each bedroom. Hand tufted carpets, fabric-covered walls and oak panelling combine to create a restful environment.

For the en-suite bathrooms, sculpted yet precision-cut travertine is set against complementing curved oak joinery. By contrast, the master bathroom is completely adorned with fluted Carrara marble from floor to ceiling, set with elegant solid brass fittings and thin-profile brass doors with reeded Rivuletta glass.

The Courtyard - A Tranquil & Private Retreat

The geometric theme which flows subtly through the use of varying materials within the design palette for the property is again used to great effect in the design of the fine stone paving to the 11m x 11m landscaped lower ground floor level courtyard garden. Bounded by a 3.4m high splayed apron of in-vogue cast pink concrete with integral seating and with focal planting, this distinct area provides a generous yet private and tranquil haven.





Stock House, Tring Albury, Hertfordshire

Architect
Adam Architecture

Engineer
Mason Navaro Pledge

Quantity Surveyor
Andrew Smith Associates

Services Engineer
Slender Winter Partnership

Key Features

Value of £14.5m	✓
18,000 sq ft	✓
Refurbishment and rebuild	✓
Private residence	✓
External lime rendering and insitu run cornicing	✓
Swimming pool	✓
Tennis courts	✓
Extensive landscaping	✓
M&E	✓

The refurbishment of an existing Grade II listed 18,000 sq ft country residence nestling at the heart of a 182 acre estate, that had been used as a hotel and entertainment facility for many years before being sympathetically restored to its former glory as a single family dwelling.

New extensions were built to form a new entrance, garage and stabling facilities for this family whose roots are firmly based in horse racing and training. Further features include extensive hard and soft landscaping, garden pavilions, tennis court and an external swimming pool. Extensive roadways have been constructed to improve the setting surrounding the property and provide a separation from the adjacent private golf course maintained within the property grounds.

The extensive use of lime plaster rendering and in situ run external feature cornicing was undertaken using traditional methods and materials by specialist tradesmen. This proved challenging during the winter months, but the finished surfaces and aged appearance met with positive feedback from the conservation officer and client alike. A comprehensive palette of works was undertaken including; high quality internal and external finishes, full M&E, renewable energy sources, internal strengthening, fine finishes and restoration of many period features.



Alderley Court, Berkhamsted

Photography: Simon Collins

Architect
Powell Tuck Associates

Engineer
Fluid Structures

Landscape Architect
Dan Pearson Studio

M&E
E+M Tecnica

Quantity Surveyor
Stockdale

Key Features

Value of £1.2m	✓
3,500 sq ft	✓
Residential	✓
Logistically challenging site	✓
Suite of CDP elements	✓
Precise coordination	✓
Landscaping	✓
Extensive glazing	✓

The existing 1930's styled bungalow was demolished to make way for a new architecturally designed house and studio for a noted inventor.

Set within the historic market town of Berkhamsted to the western edge of Hertfordshire (reportedly voted one of the best places to live in the U.K 2019), Alderley Court posed particular challenges in terms of the steep topography of the site, tight confines of a suburban setting and proximity of adjoining properties. These were accommodated through carefully orchestrated and detailed logistical management during the construction and fit-out operations.

The client was actively involved in the design development for the house and worked closely with Westgreen and Powell Tuck Associates to establish the design. This proactive collaborative approach reinforced client confidence in Westgreen as a highly experienced and very capable 'safe pair of hands' with whom to entrust with this project. We are pleased to include the thoughts of our client in the form of their testimonial.

The CDP process formed a major element of the project, with the development and realisation of a suite of CDP packages covering construction and technical services. The accuracy and precision of the base build provided the platform to achieving a superb finish to the project as a whole.

The material palette of reclaimed brick, timber, S.I.P (structural insulated panels), polished concrete and plaster has been combined successfully with large glazed openings in the walls and roof, flooding the space with natural daylight and creating a spacious modern home and studio. Landscaping of the site was performed by Dan Pearson Studio.

The success of this venture has led to collaboration on numerous projects with those organisations featured opposite.

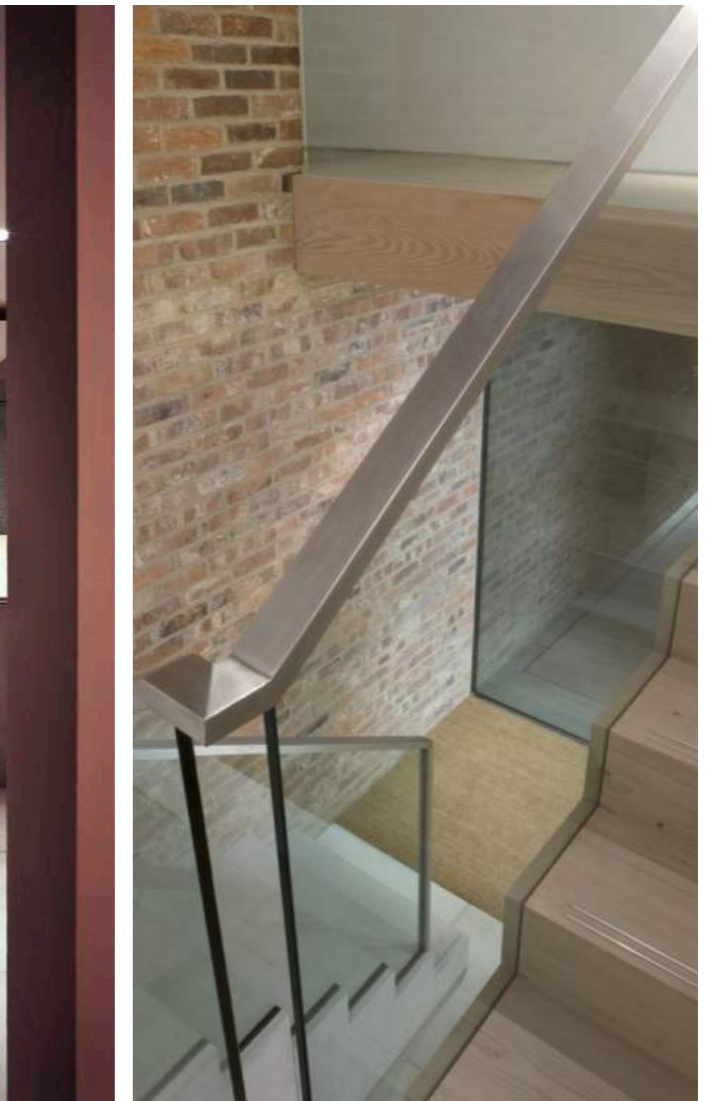
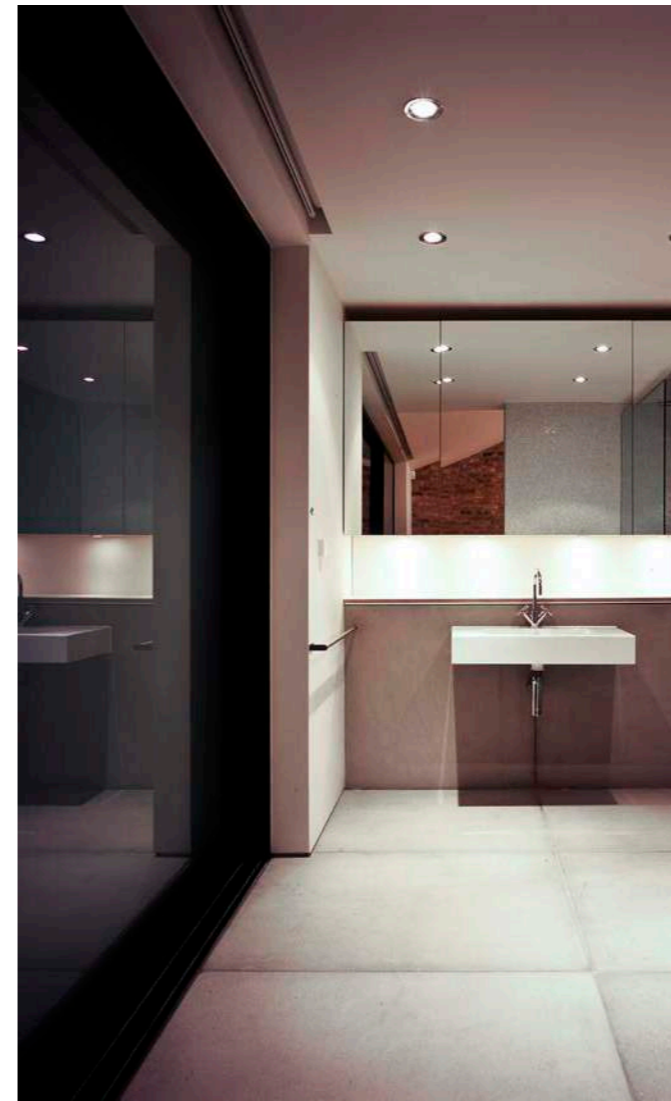
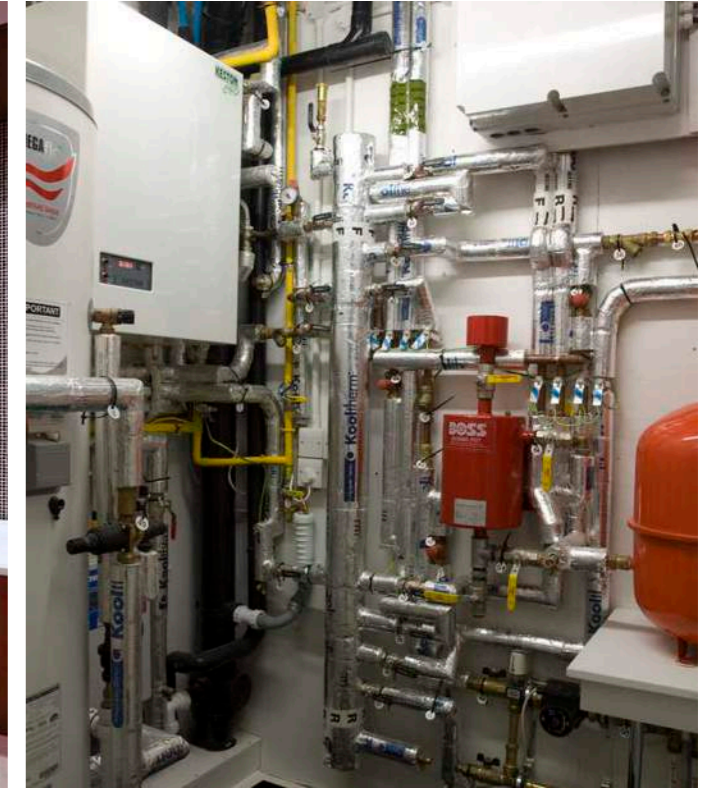
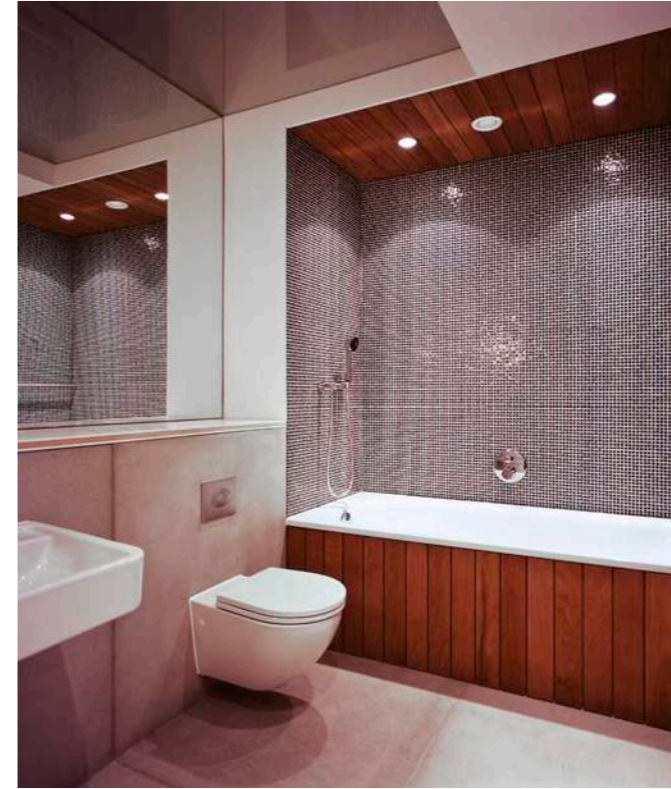
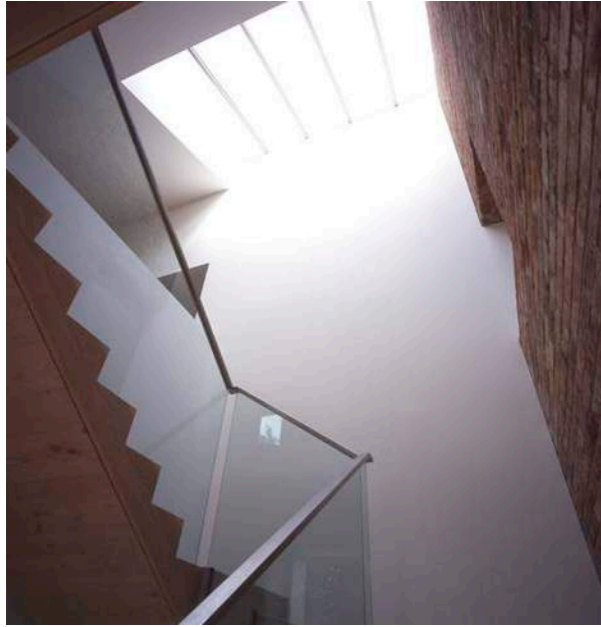
"This is a house that's all about perfectionism but not pretension; quality not quantity... It's a quiet triumph."

Joanna Booth, Grand Designs Magazine (2008)

"After handing over the brief, I disappeared for a year... six months later I am still being amazed by the exciting design and the beautiful work."

Client





Wormsley Estate, Stokenchurch, Buckinghamshire

Architect
Johnston Cave Associates

Engineer
David Osborne Associates

Interior Design
David Mlinaric Interiors

Quantity Surveyor
Michael Edwards Associates

Key Features

Value of £16m	✓
32,000 sq ft	✓
Refurbishment and rebuild	✓
Subterranean tunnel	✓
Castle construction	✓
Major refurbishment / period style restoration	✓
M&E	✓
Fine finishes	✓
Cinema	✓
Orangery	✓
Landscaping and lake works	✓
Remodelled interior	✓

This Grade II listed Tudor property situated in a 2,700 acre private estate, originally featured an 18th century Georgian style facade constructed of brick and flint. This has been completely refurbished to bring the property into the 20th Century.

In parallel, the client commissioned the construction of a new build reinforced concrete frame in the form of a castle, clad in flint with Portland stone ramparts, providing a unique home for a collection of priceless and historic books.

The driveway to the property was cut deep into the local chalk hillside creating a hidden entrance. Both the soffit and walls were clad with huge boulders to deliver visitors to the property via a subterranean tunnel to the front of the residence.

With a combined floor area of 32,000 sq ft the fine interiors include wide oak board flooring, delicate marble and stone finishes, traditional lime materials, full M&E, AV and security system throughout. The joinery to the castle library was manufactured and installed by superior craftsmen to contain the collection of books for the Getty Family and the internal environment controlled both in terms of temperature and humidity. To protect the collection, the sensitive use of gases for fire suppression has been used to manage the risk of damage to the books in the event of an incident involving fire.



Abbey Road, London NW8

Architect
Alan Higgs Architects

Engineer
Milk Architecture & Design

Quantity Surveyor
Dudley Smith Partnership

Key Features

Value of £3.4m	✓
8,000 sq ft	✓
Demolition	✓
Extensive piling	✓
Logistically challenging	✓
Contemporary new build home	✓
Living roof	✓
Fine finishes	✓
Cinema	✓
Floating conversation pit	✓
Swimming pool	✓
Fitness suite	✓
M&E	✓

The original 19th century traditional brick built house occupying the plot was demolished to make way for a four level, six bedroom contemporary designed home.

The demolition process revealed several surprises, among which, a number of micro piles and ties of pre-cast R.C planks were found linked to the adjoining properties. The experience and technical acumen contained within the Westgreen team allowed these anomalies to be 'designed out' in-house, approved and accommodated during the build process.

Logistically challenging, a narrow single track road was the only means of serving the transfer of very large volumes of spoil from site and for receiving deliveries. A stringent management strategy for vehicle movements was adopted which successfully maintained continuity of service to the site with minimal disruption. Early communication with neighbours was established and this proved invaluable in maintaining good neighbourhood relations, and the generation of concise and regular newsletters kept residents informed and updated on project progress.

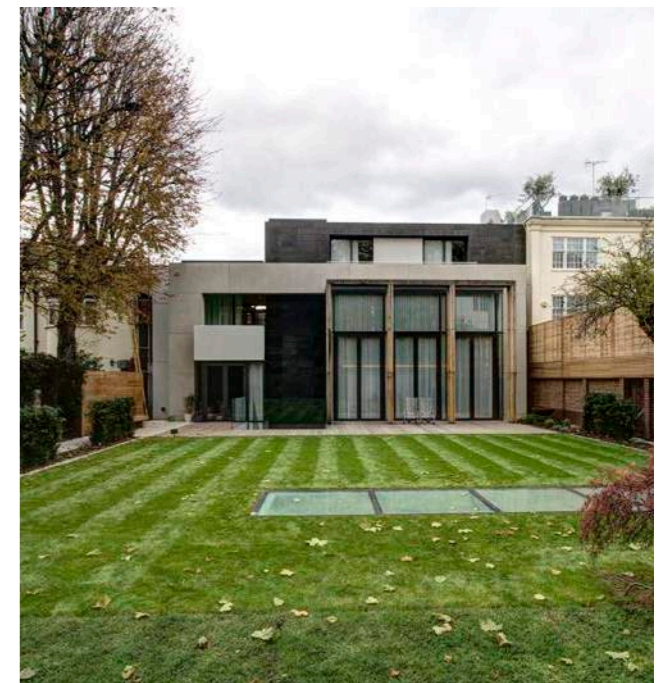
Extensive temporary works included shoring of neighbouring properties with thrust blocks and the temporary works design positioned temporary steelwork to avoid clashes with the permanent works. The substructure required extensive piling works with some 180 CFA piles being driven to a depth of 12 meters. With temporary steel supports in place, a reduced level dig was executed and satellite piles installed to accommodate the structure nearer to the adjacent properties. A large cruciform spine beam was incorporated during the formation of the basement slab to prevent buoyancy.

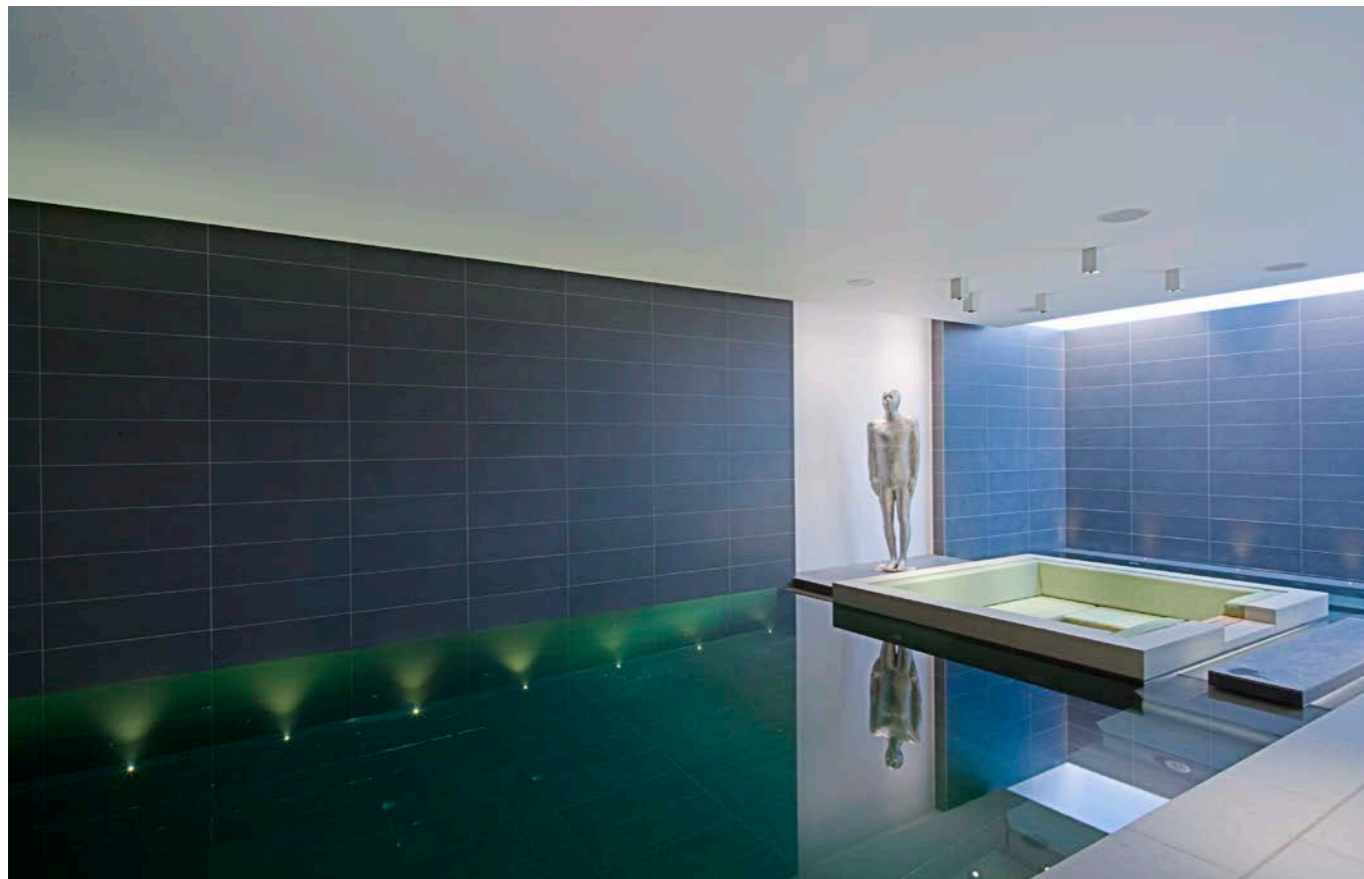
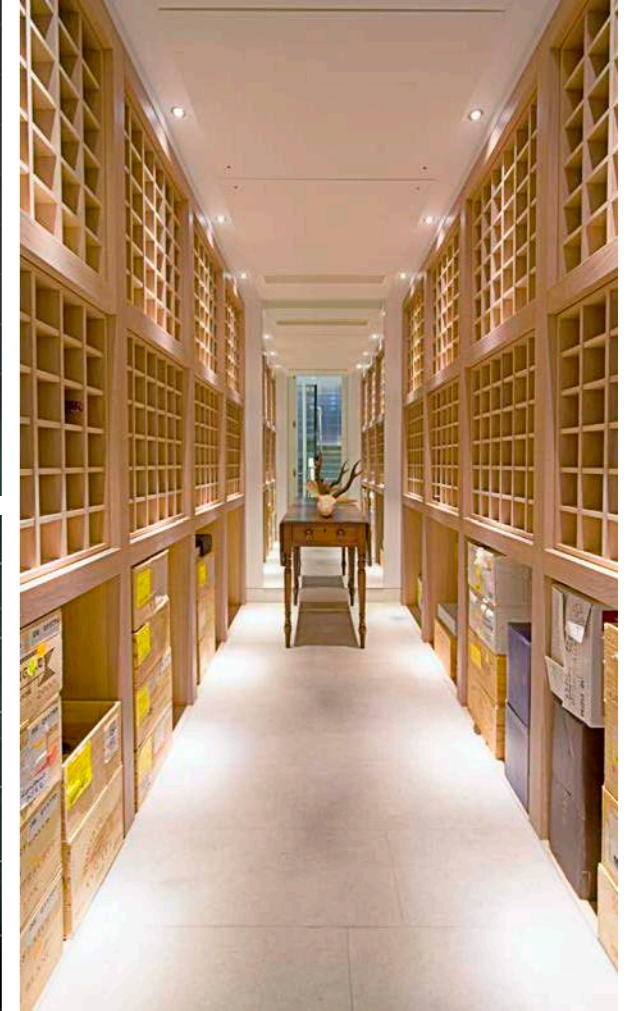
The superstructure is formed of a lean skeletal steel frame with pre-cast RC planks, concrete block walls and timber frame roofs. Lighting and service runs were integrated within the RC planks at the manufacturing stage. The roofs have been planted with Sedum and other green technologies incorporated to help reduce service emissions and the environmental impact.

Front and rear elevations are faced with Basalt stone, complimented by double height glazing which wraps the remaining areas and balconies. A pre-cast portal frame dominates the rear elevation, spanning the entire width of the property, softened by the presence of a green oak brise soleil (sun breaker) frame incorporating awnings.

Not forgetting the health and wellbeing of the occupants, the basement area houses a wealth of facilities for exercise and relaxation with a 20m swimming pool, gymnasium and spa, steam room, sauna and a 'floating' conversation pit.

The interior features a double height open plan living area that leads you into the music room, library space and cinema. Both natural and reconstituted stone have been used to great effect, in union with timber to floors and bespoke joinery, to provide an aesthetically pleasing interior that successfully marries clean lines and sharp detailing with subtle nuances, creating a contemporary and exciting interior and fine family home.





Glympton Park, Woodstock, Oxfordshire

Architect
Johnston Cave Associated

Client Representative
Waddeson Drury Partnership

Engineer
John Laing Construction

Interior Design
Alberto Pinto

Landscaping
Francois Goffinet / Jonathan Ford

Key Features

Value of £28m	✓
26,000 sq ft	✓
Grade II listed	✓
Country residence	✓
2000 acre estate	✓
Swimming pool	✓
Cinema	✓
Helicopter pad	✓
Extensive landscaping	✓
Lake dredging	✓
Boat house	✓
Bridge reconstruction	✓
Thatched cottage construction	✓
Road formation	✓
Gate lodge refurbishments	✓

This project comprised of dismantling a Grade II listed country residence dominating a 2000 acre estate at Glympton Park, the former residence of Alan Bond, famed as the first non-American to win the coveted America's Cup sailing trophy.

The property and estate were then sold to a Saudi Arabian Prince, who at the time was the Ambassador to Washington. A huge rejuvenation of the property and estate was embarked upon with the introduction of a new basement beneath the existing property, extending out under the hillside towards the existing lake. This extensive work increased the floor plate from 12,000 sq ft to 26,000 sq ft, providing a subterranean swimming pool, leisure and family areas, guest, family and media suites, helicopter pad, boat lodge and extensive hard and soft landscaping.

The house and estate entertained and provided a retreat to some of the world's elite political figures including US presidents George W Bush, Jimmy Carter, RSAs President Mandela and Prime Minister Margaret Thatcher. Beyond works to the main house, satellite projects including security lodges, helicopter pad, garden cottages, entrance lodges, landscaping to the lake and infrastructure works were undertaken in close proximity to the River Glyme. This involved close liaison with Natural England, Defra and other environmental bodies to ensure work was undertaken with respect for the environment for the landscape and wildlife.

Lavish interiors, chandeliers, cornicing, specialist plaster finishings, tier 1 and 2 joinery, marble and stone finishes, state of the art audiovisual, mechanical, electrical, internal and external lighting systems and extensive security systems throughout embodied the essence of the residence and its quality.



Private Villa, Holland Park W14

Photography: Simon Collins & Joseph Asghar

Architect
Westgreen Studio

Architectural Planning
Pierre Fowell Partnership

Engineer
Elliott Wood Partnership

M&E
Scott Wilson

Pool Consultant
Michael Braid

Quantity Surveyor
KCA Consulting LTD
MPA (Construction Consultants) Ltd

Key Features

Value of £9.2m	✓
13,500 sq ft	✓
High end residential	✓
Grade II listed	✓
Demolitions	✓
Extensive excavations	✓
Facade renovation	✓
Basement extension	✓
Fine finishes / rich detailing	✓
Orangery	✓
Arboreal protection	✓
Tessellated mosaics	✓
Pool, sauna and gym	✓
Entertainment area	✓
M&E	✓

Holland Park comprises two avenues of elegant double-fronted villas and forms part of the Holland Park Conservation Area.

Built by Francis and William Radford between 1859- 1879, the Radfords' scheme forms one of the grandest and most consistent High Victorian developments in London, with every villa being listed for its historical and architectural interest. This project is our second lavish refurbishment of a Grade II Holland Park villa for this private client.

Given the building's importance, both singly and in relation to the area's general composition, Westgreen engaged with RBKC on the detailed requirements of planning and conservation. Work commenced with the demolition and stripping of non-original internal finishes, including a lower ground floor extension.

With arboreal protection in place, an ambitious 375m³ excavation of the rear garden was undertaken. Various areas were created for pools, sauna, gym, changing facilities and entertainment area, in a material palette of polished plaster, limestone and large format ceramic tile. Though accessible through the main house, a landscaped sweeping limestone staircase and sunken garden were added. The use of natural light has been maximised and channelled via landscaped sculptural skylights.

Plant and equipment was rated against measured background levels and attenuated with acoustic enclosures and anti-vibration mounts.

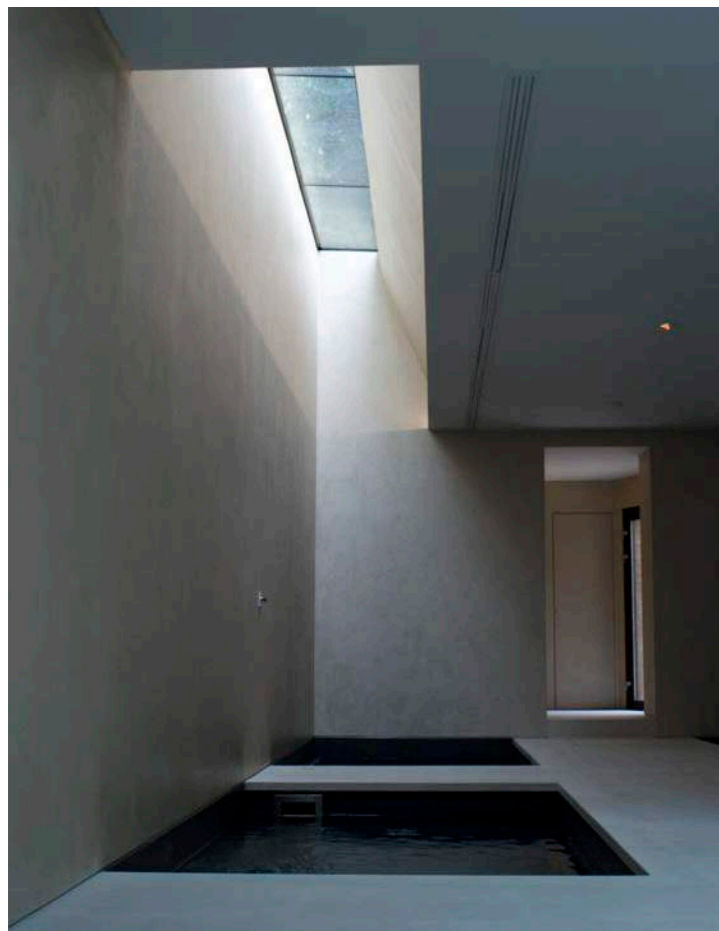
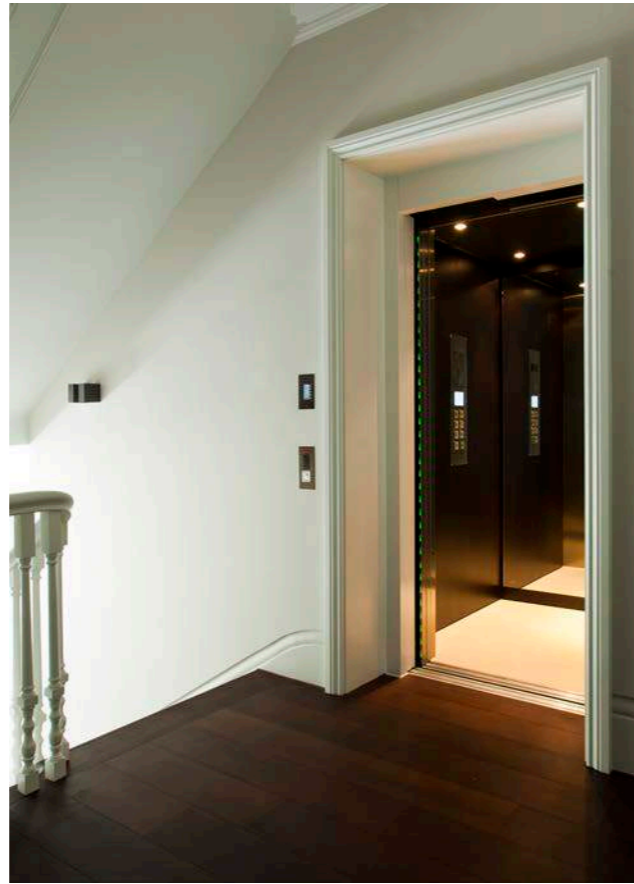
The main facade has been rejuvenated, in keeping with the local vernacular and fenestrations reinstated. All new brickwork was in reclaimed London stock. Leading masonry contractor Szerelmey undertook restoration and reinstatement of rich detailing of various plinths, cornices and decorative roses. Bottle balustrading was cast from a neighbouring property in order to faithfully re-produce authentic copies of the original. The villa was then repainted in an earth-based palette with white projected details.

A new slate roof and mansard windows maintain the prevailing roof pattern. Particular attention was paid to the windows — new timber casements were manufactured with shallow-vacuum double-glazed panels, a discrete Ventrola draft-proofing system was installed to achieve desired thermal performance.

The front forecourt was painstakingly tiled with individual tessellated mosaics and cast iron railings renovated.

Inside, the main staircase was protected throughout the works. Fibrous plaster detailing was repaired by creating 'squeeze' casts of existing areas in order to produce faithful reproductions. An orangery was added at first floor level. The client's exacting requirements and the architect's design flair has resulted in an exciting and luxurious interior contained within the restored and conserved envelope.





Alderbrook Residence, Surrey

Architect
PRS Architects

Landscape Architects
Colvin & Moggeridge

Key Features

Value of £13m+	✓
43,000 sq ft	✓
400 acre estate	✓
Glulam beam and truss formation	✓
Extensive landscaping	✓
New build	✓
Swimming pool	✓
Curtain walling	✓
Concrete frame	✓
Energy centre	✓
Infrastructure	✓

This exceptional, modern new build country house has an approximate floor plate of 43,000 sq ft designed to modern standards and materials, with the task of achieving sustainable homes code 6.

Sitting within a 400 acre estate and featuring a bold and modern design, a positive outcome was the marrying of state of the art technology with very high end specifications.

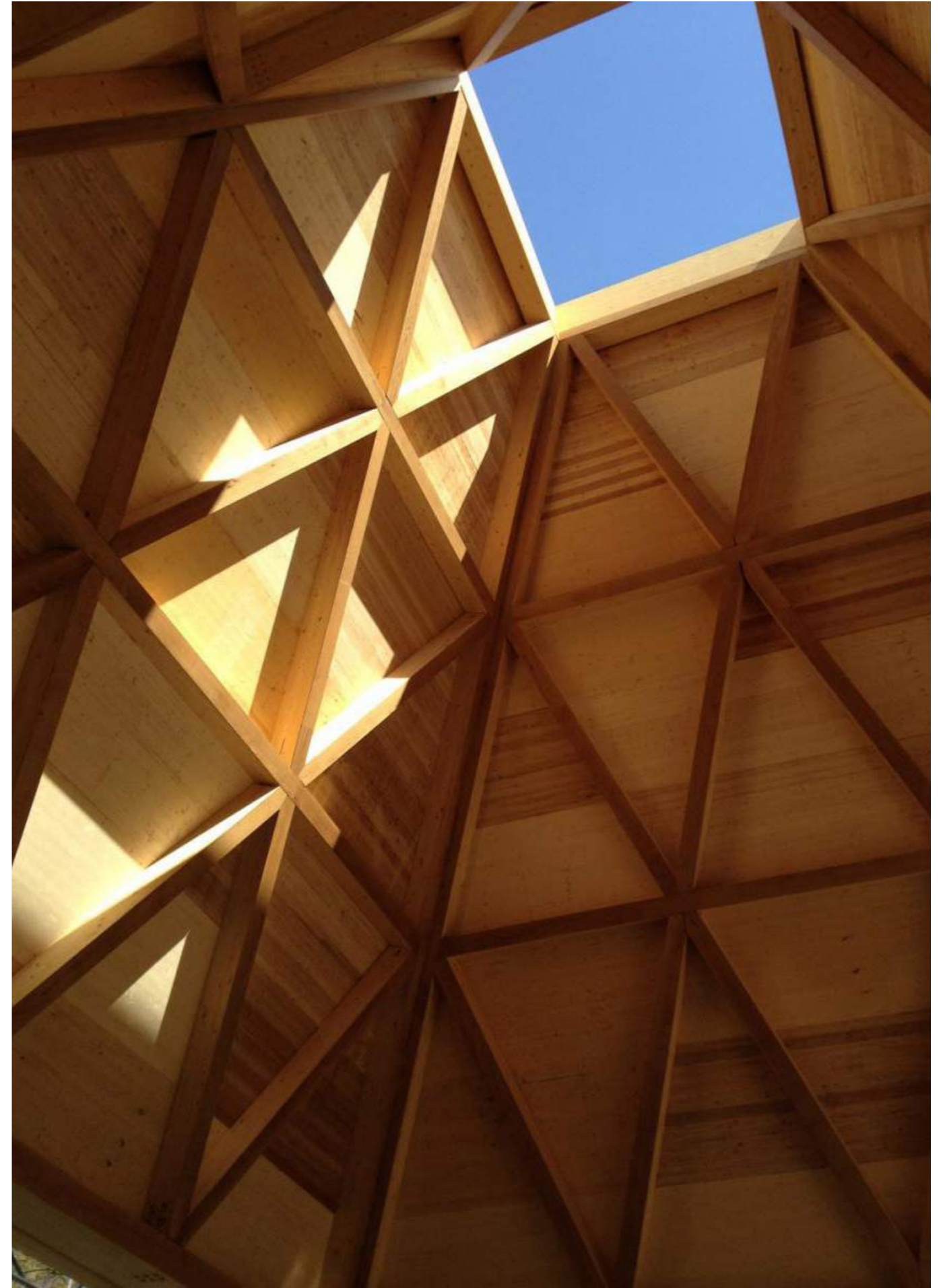
The formation of two imposing towers at roof level were used to assist with moderating the internal environment on the closely monitored environmentally controlled spaces.

Beneath the building and externally below landscaped areas, a labyrinth of ducts and solar collectors within the towers naturally temper the internal spaces.

The use of locally sourced brick cladding to the interior, and the huge external window structures at 69mm thickness and in places 8m high and 12m wide provide a panoramic feast of the natural landscape of the valley below.

The window openings consisting of four 8m x 3m screens, each weighing three tonnes, with the central pair sliding, are a first and amongst the largest known sliding windows in the world.





Selwood Terrace, London SW6

Photography: Simon Collins

Architect
Trevor Lahiff Architects

Engineer
Elliott Wood Partnership

Interior Design
Scott Salvator

M&E
Vector Design

Quantity Surveyor
CDMA

Key Features

Value of £7.7m	✓
7,500 sq ft	✓
Single prime residence	✓
Demolition and strip out	✓
Groundworks / piling	✓
Basement	✓
Structural alterations	✓
Full interior fit-out	✓
Fine finishes	✓
Soft and hard landscaping	✓
M&E	✓
A.V	✓

Westgreen were originally appointed to the project at Selwood Terrace, to undertake a relatively small package of enabling works. During this time, our relationship with the client's team flourished to the extent that we subsequently negotiated the shell and core package for Phases 1 and 2. The overall scope of works grew substantially to combine Numbers 20 and 21 Selwood Terrace to form a single prime residence.

The project evolved to encompass a burgeoning brief and a vastly increased scope of works. Our strategy focused on the stringent monitoring, recording and control of differences and variations generated from the wholesale changes to the original brief, through effective implementation of 'variation and change management'.

21 Selwood Terrace underwent full demolition whilst Number 20 required close liaison with the Conservation Officer and Architect, to meet certain criteria for the strip out and general alterations to this property.

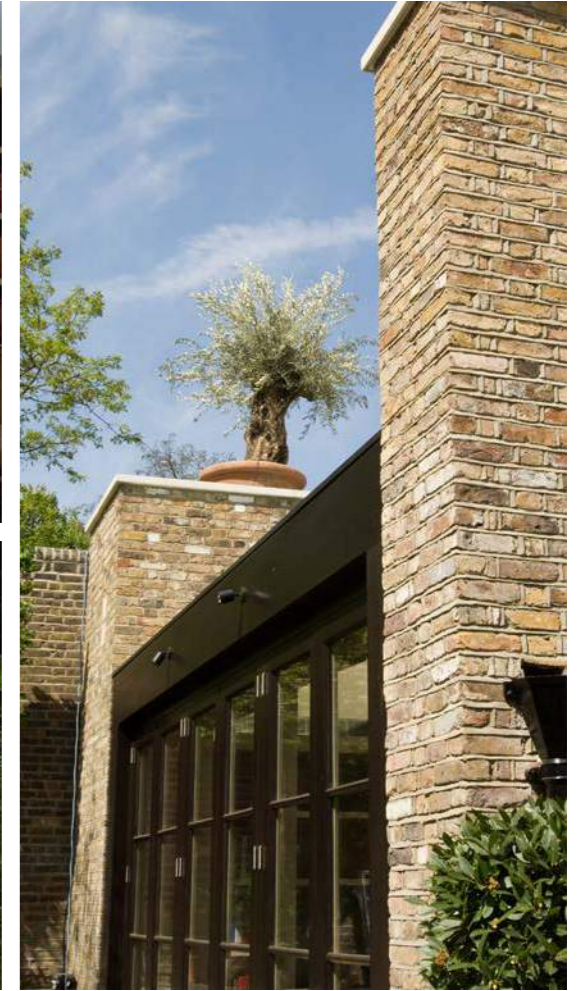
The process of underpinning and the installation of Ishebeck Titan piling beneath and adjacent to Number 20 Selwood Terrace, saw the creation of a new basement. The reconstruction of 21 Selwood Terrace substructure and superstructure shell and core works including brickwork, were undertaken for the major reconstruction of 21 Selwood Terrace.

An evolving process of development of the overall scope of works saw the project design team include building services and bespoke joinery within the Phase 1 works. The project took the form of a gradual acceleration of engagement for the various four phases of works, through negotiation and subsequent appointment.

American interior Designer – Scott Salvatori's interior design, excelled in laying out a rich palette of exquisite finishes to be incorporated into the scheme. A striking new staircase features with leather cladding to handrails. The bar area is reflected from the antique mirrored ceiling with light reverberating off blood red walls to the bar area. An array of specialist finishes include polished plaster, hand painted floor and wall finishes and exquisite silk wall linings. Hinoki timber, with its inherent resistance to humidity and with natural water repellancy, has been introduced to the bathroom area.

Westgreen's remit included extensive groundworks, basement construction and full building services including A.V and specialist lighting. An extensive range of works to the exterior saw the creation of a new garden studio space, soft and hard landscaping to include the formation of a pond, feature masonry, an external Jacuzzi and feature lighting scheme. The interior fit-out encompassed bespoke staircases, plasterwork, glazing, bespoke joinery, specialist hand finished décor works, antique hardwood floors, fireplaces, leatherwork and soft furnishings.





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.

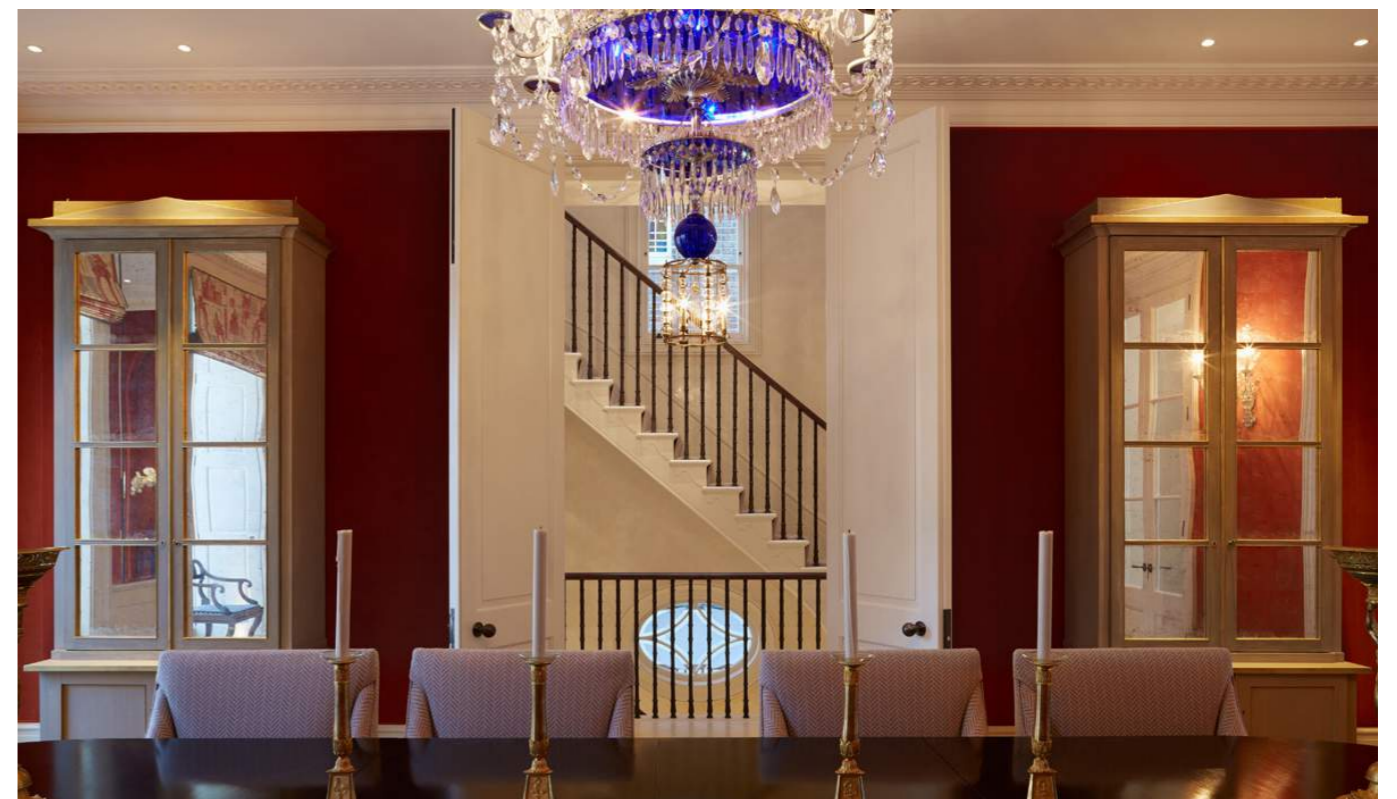
The kitchen and further living areas leading to the garden, are located on the lower ground floor below which the new basement extends beneath the property and under the garden.

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







Knightsbridge Residence, London SW3

Architect
Smallwood Architects

Engineer
TZG Partnership

Interior Design
Taylor Howes

M&E
Sidney Cabbage and Current Electrical

Quantity Surveyor
Qubed

Key Features

Value of £7.3m	✓
8,000 sq ft	✓
Listed status	✓
Residential	✓
Demolition	✓
Basement	✓
Facade retention	✓
Cantilevered feature staircase	✓
Internal reconfiguration and fit-out	✓
High quality finishes	✓
Swimming pool	✓
Cinema	✓
Sauna and gym	✓

A substantial six storey Victorian town house of Grade II listed status, this high end property forms part of an elegant crescent set within the Thurloe Estate and the Smith's Charity Conservation area of Knightsbridge.

The objective was to realise the transformation of the existing space into a desirable single family dwelling, through the remodelling of the floor plate and complete interior fit out, whilst upholding the inherent character and fabric of the current building.

Substantial reconfiguration of the property involved demolitions and extensive temporary works to retain the existing structure and front façade with the emphasis on the careful co-ordination of the complex temporary works design with the permanent works. Deep composite drive underpinning was executed to enable the formation of a new deeper basement level for the proposed pool structure.

Aesthetically, the architectural design resolves a spatially challenging site, providing elegant living spaces on every floor level with sumptuously finished rooms to the interior linked by panelled passageways and distinct fine joinery by Davies Shaw Ltd.

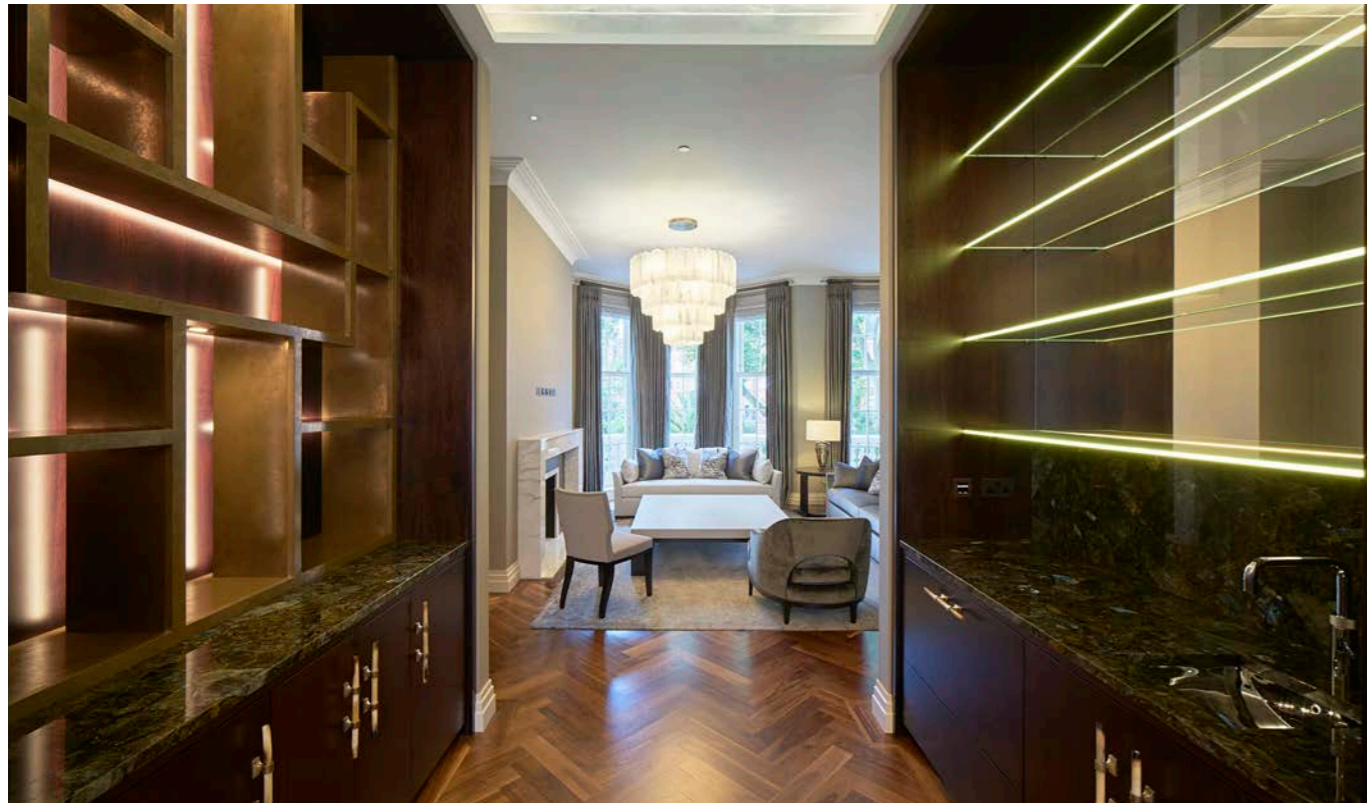
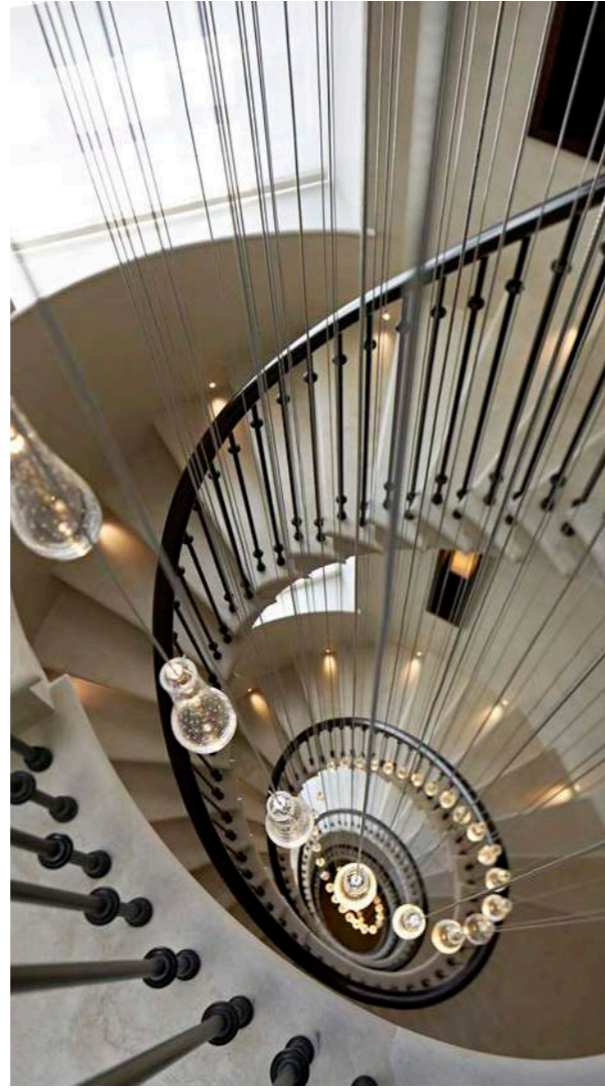
A high quality palette of finishes include hand painted silk wallpapers, polished plaster and silver leaf to coffered ceilings. Stone and marble feature extensively throughout and fine mirror gloss finish bespoke doors reflect visual elements of the interior.

The lower ground floor level accommodates office and study spaces for the family. Beneath, the newly formed basement houses a swimming pool, sauna, steam room, gymnasium and wine store with the adjacent passageway leading to a cinema room and plant room facilities beyond.

Amongst many fine interior elements, the key architectural statement has to be the feature staircase: seven continuous cantilevered flights of Crème D'Aube Tunisian marble, supplied and laid by Stoneworks UK, totalling 125 steps.

It is worthy of note that close collaboration between the client, the client's team, Westgreen and our contractors, forged through regular meetings and workshops, particularly towards the latter part of the project, was a key factor in achieving outstanding results in the realisation of this superb family home.





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.

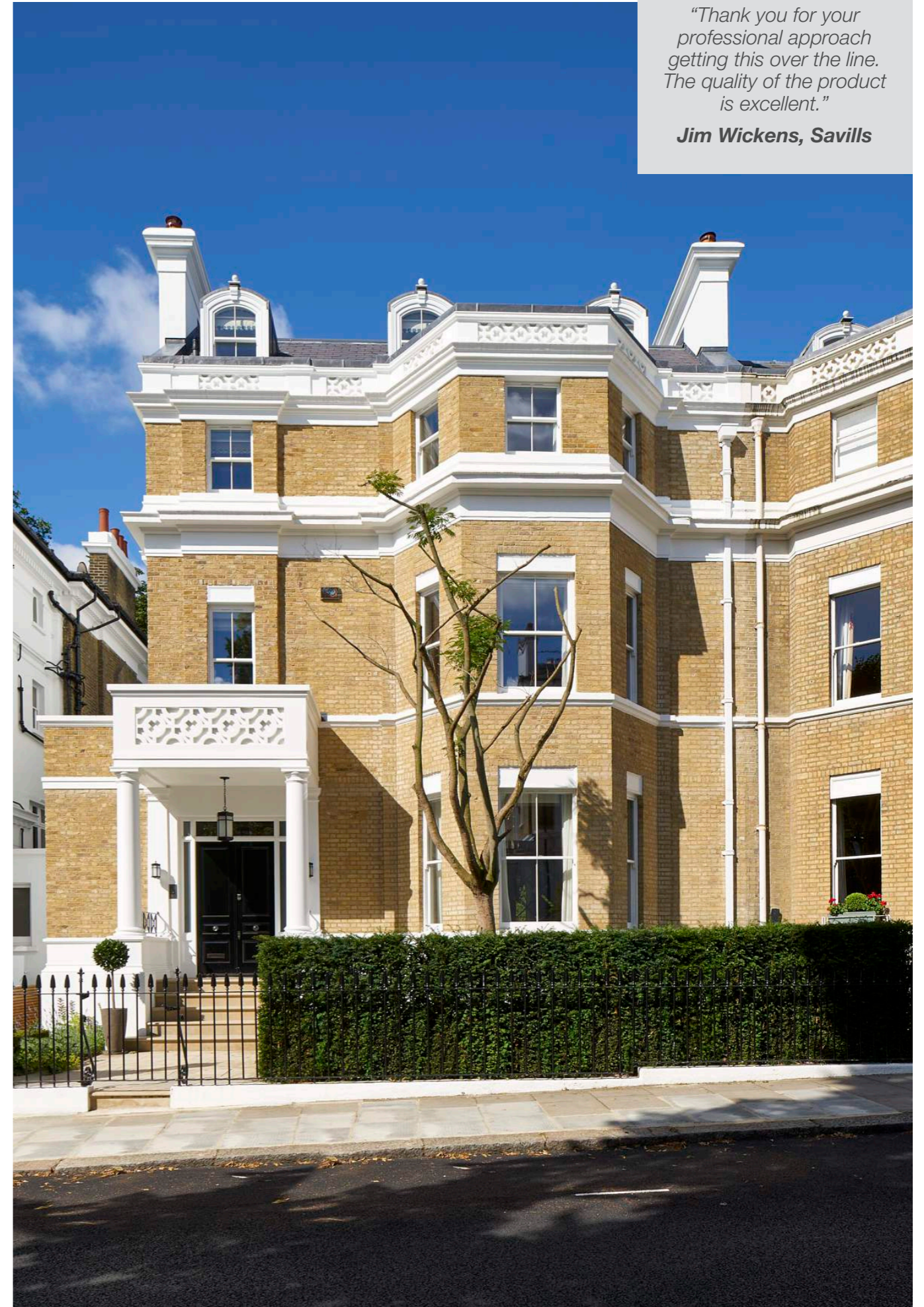
A prominent feature within the property is the central staircase with glass and polished nickel finishes which wraps around a glazed lift core.

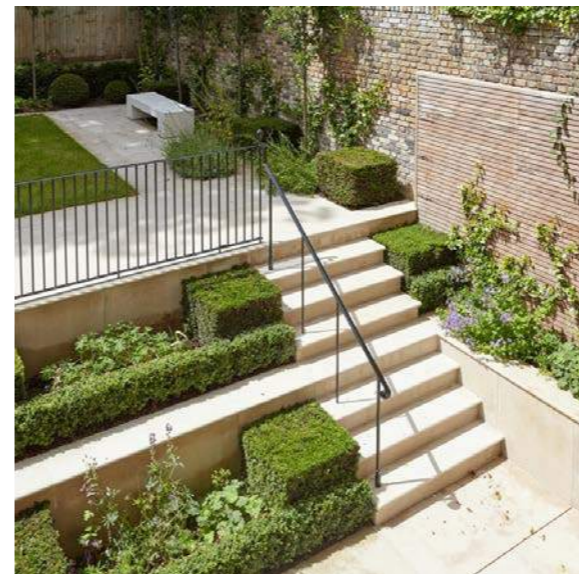
The garden area has received extensive landscaping including the formation of an Orangery to the rear of the house.

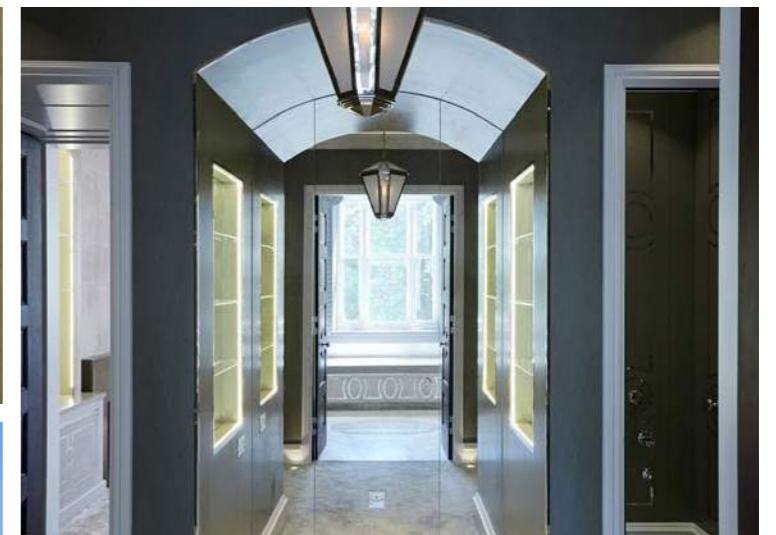
Close collaboration with Savill's on behalf of the client and with the project team through design workshops and meetings, proved highly beneficial in the development, honing, fine tuning and ultimately the realisation of the interior scheme which reflected the client's penchant for the avant garde,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







The Little Boltons, London SW10

Photography: Simon Collins

Architect
Powell Tuck Associates

Engineer
Fluid Structures

M&E
Serge Lai

Quantity Surveyor
Stockdale

Key Features

Value of £5.2m	✓
10,000 sq ft	✓
Facade retention	✓
Two storey basement extension	✓
High quality finishes	✓
Tight site constraints	✓

"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

This significant semi-detached residence in the heart of Chelsea required us to carry out a façade retention scheme with new waterproof two-storey basement extending from the front garden, under the existing building and through to the entire rear garden.

The works were carried out in an exclusive residential area with front access only, and to the full extent of the site. Adjacent properties were subject to constant monitoring to ensure our activities took place without adverse consequence.

Westgreen worked closely with the engineer to redesign a more suitable strategy for the basement construction, moving away from contiguous piling and a 'top-down' construction sequence. This involved a combination of Giken sheet piling and Ischebeck Titan (Pali Radice) grouted piles.

Our pioneering use of patented and conventional sheet piling techniques resulted in a two-storey excavation below the existing house extending to the perimeter of the site.

The substructure formation included waterproof concrete and an internal cavity drainage system. There was a packaged pumping unit and complex drainage works, connecting to the existing sewer. The works were published in engineering journals and praised for their innovation.

Additional to the structural formation, new blockwork and brickwork and new slate roof, the new doors, windows and cornicing were installed to match existing. Contemporary bespoke doors and windows were incorporated as feature items where specified.

A conventional plumbing installation was carried out throughout, linked to a two-storey plant room located opposite the lightwells, beneath the new driveway. A comprehensive comfort cooling system was installed to allow all rooms to be individually set. Underfloor heating and trench heaters were also installed.

The electrical system, including Lutron componentry, creates programmable lighting zones and levels. The system is also linked to AV and security systems and configurable from any point in the house.

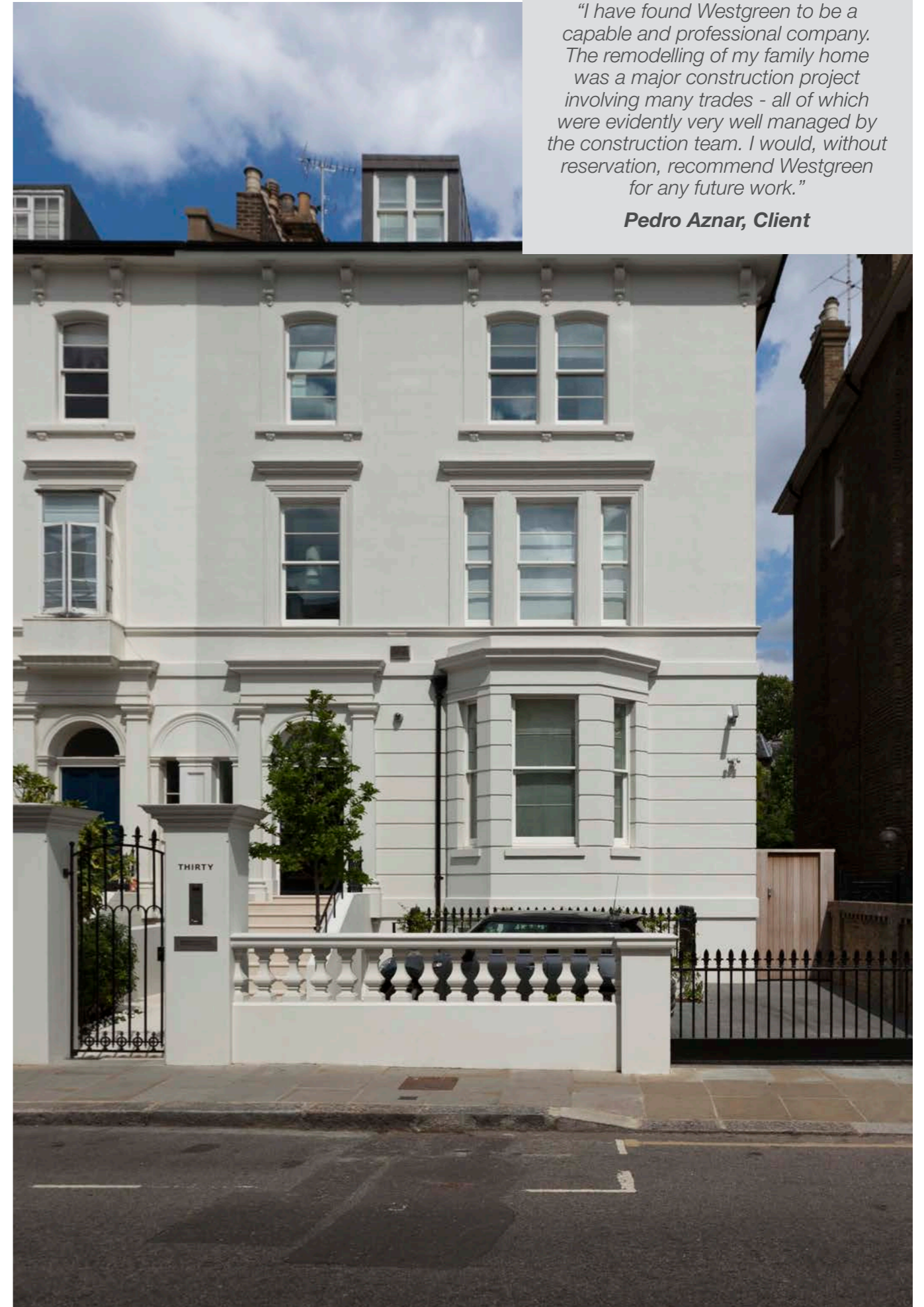
Glazing was also extensively used to create bespoke staircases and room partitioning. New fireplaces were installed on the upper ground floor and first floors which involved new flue linings and fans. Bespoke fireplace design was overseen.

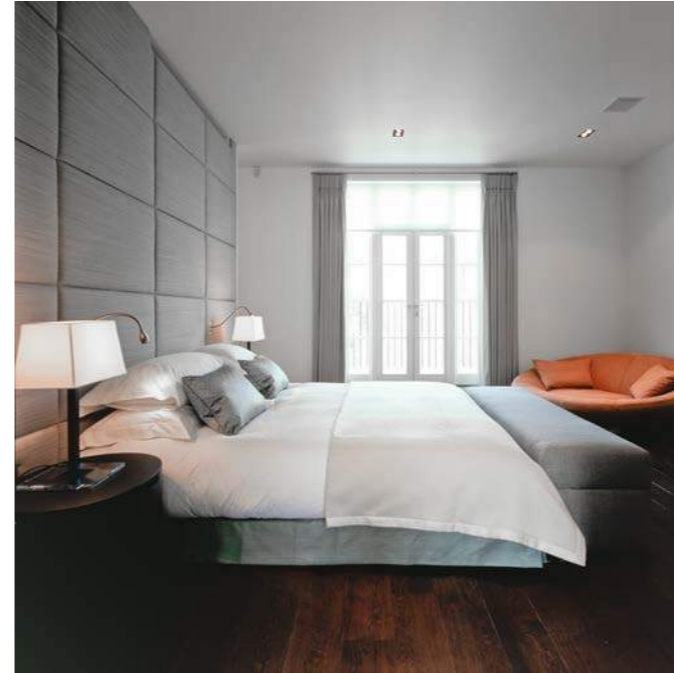
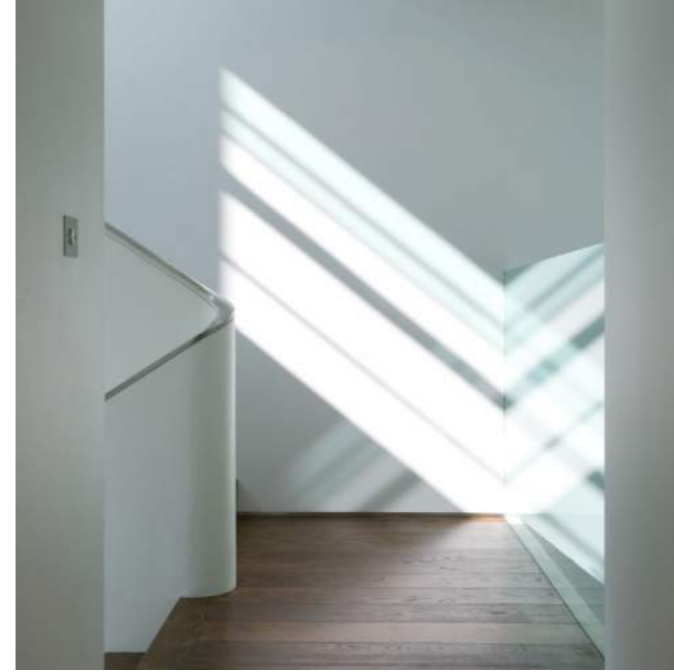
Three companies were employed to produce a range of bespoke furniture to all six floors ranging from bathroom units to master bedroom dressing rooms, with finishes ranging from painted mdf to solid walnut.

The property finished to high-end specifications throughout including domus mosaic tiling, portland stone, pietra serena stone and fibrous plaster cornicing to match the original features.

"I have found Westgreen to be a capable and professional company. The remodelling of my family home was a major construction project involving many trades - all of which were evidently very well managed by the construction team. I would, without reservation, recommend Westgreen for any future work."

Pedro Aznar, Client





Belgravia

Photography: Dirk Lindner

Architect
Eric Parry Architects

Engineer
Michael Hadi Associates Limited

M&E
Ralph T King & Associates

Quantity Surveyor
Corrigan Street

Key Features

Value of £4.7m	✓
5,500 sq ft	✓
Super prime residential	✓
Grosvenor Estate	✓
Collaborative workshops	✓
Temporary works	✓
Bespoke glazed extension	✓
Fit-out	✓
M&E	✓
Plant room	✓
Refurbishment	✓
Westminster Highways	✓

"From the outset we were met by an enthusiastic and proactive team, whose expertise in high end residential work was invaluable to achieving the final result. Westgreen kept their focus on delivering high quality finishes and collaborating with the client, the architect and the wider team to deliver them."

Sofia Ferreira, Eric Parry Architects

This property occupies a prime residential location within exclusive Eaton Square, Belgravia and forms part of the Grosvenor Estate. The project brief was for the refurbishment and fit-out of this private residence.

A rich palette of high quality finishes and several bespoke elements feature within the property, created by renowned designers and with finishes installed by leading artisans. Collaborative workshops honed and resolved design elements and benchmark samples of the various finishes were approved. Of note is how gifted artisans and designers often work harmoniously when brought together, especially when buoyed by a vibrant scheme that draws upon their talents. This project was no exception with the skills of Morsetto, William Garvey and Elite Metalcraft amongst others, combining successfully to produce excellent results.

A comprehensive M&E fit-out including new main services, Lutron lighting system and under floor heating throughout have been integrated into the scheme, served by a new plant room set beneath the front pavement to the property.

Detailed temporary works were required and needling adopted for the formation of openings for the lower ground entrance area and the undercarriage to the existing pavement was strengthened.

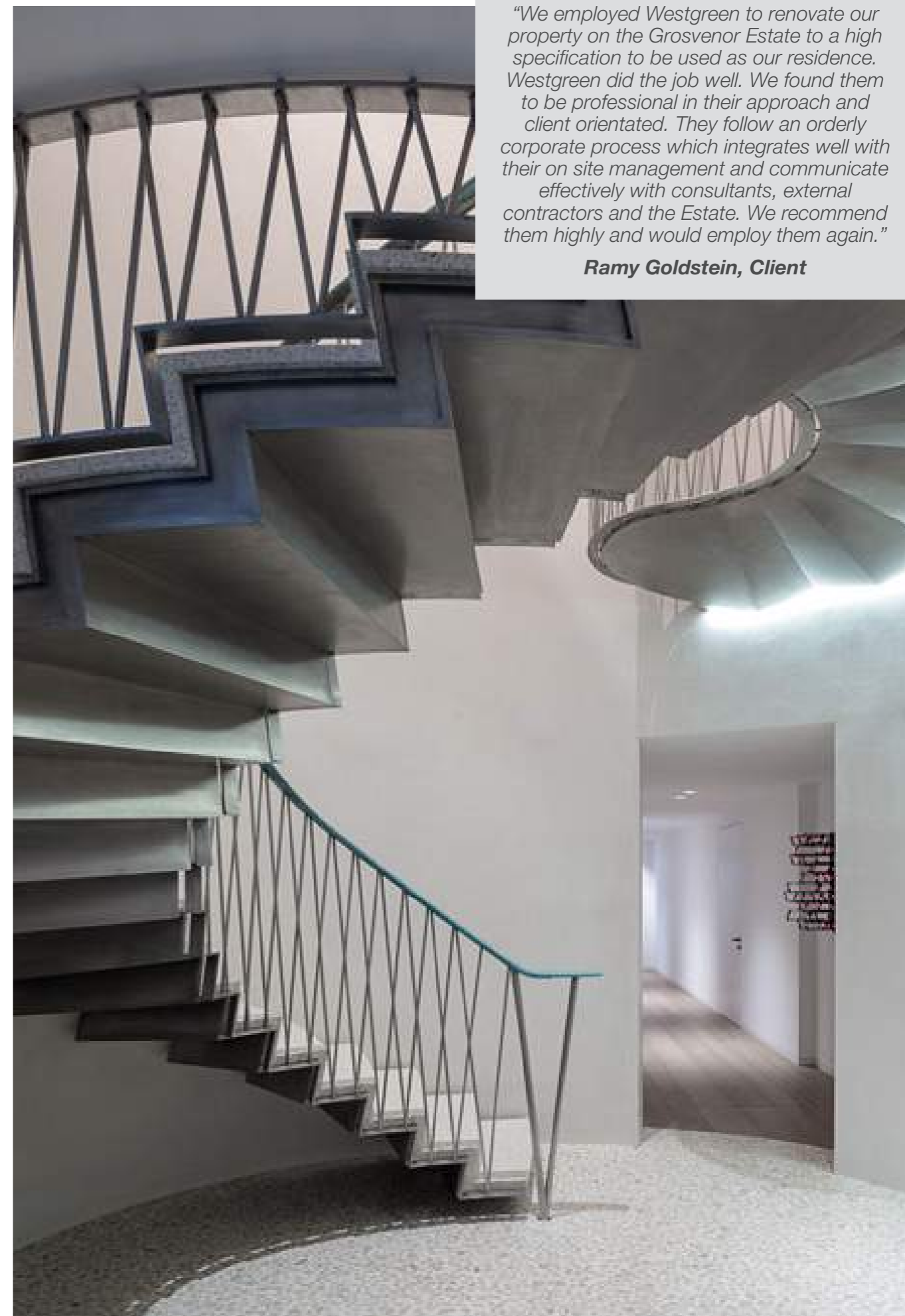
Spanning the rear of the property is a bespoke glazed extension with roof lights above a six metre long internal lay light that was hoisted into position from Eaton Square. Renowned Italian contractor Morsetto provided and installed stonework to the bathroom and terrazzo to the lower ground floor level.

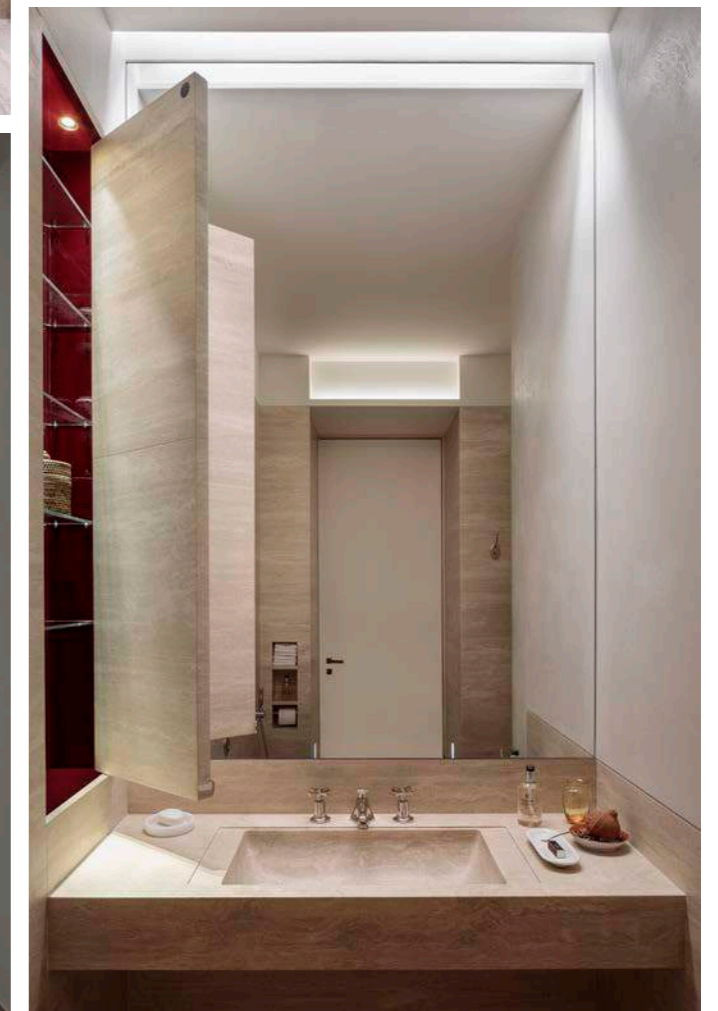
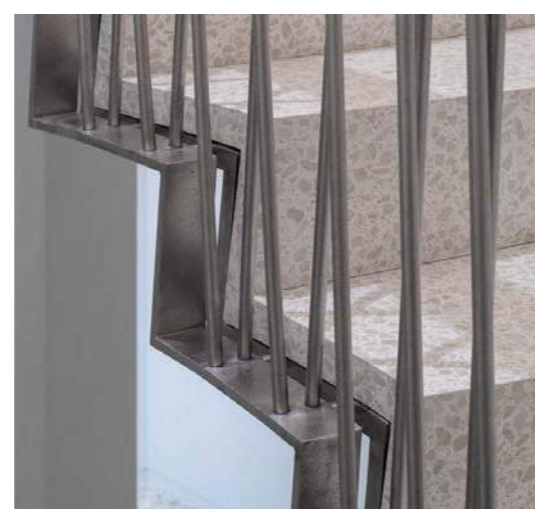
A strong visual element of the interior which sits 'centre stage', is the imposing elliptical staircase and balustrade designed by Eric Parry and clad in custom cut stone, again by Morsetto. The elliptical swirl of the staircase is mirrored by the striking art installation set above the stairwell, created by the revered German lighting designer - Ingo Maurer which appears to hover over the space.

Amongst the array of finishes, horse hair panelling lines the Morning Room walls and flows through into the adjoining corridors. Fine bespoke joinery and cabinetry is by William Garvey – Furniture Designers and Makers and final decorations throughout were completed by the French artisans Meriguet.

"We employed Westgreen to renovate our property on the Grosvenor Estate to a high specification to be used as our residence. Westgreen did the job well. We found them to be professional in their approach and client orientated. They follow an orderly corporate process which integrates well with their on site management and communicate effectively with consultants, external contractors and the Estate. We recommend them highly and would employ them again."

Ramy Goldstein, Client





Lower Sloane Street, London SW1W

Architect
Mark Pinney Associates

Engineer
Symmetrys Ltd

M&E
Mecserve

Quantity Surveyor
MPA (Construction Consultants) Ltd

Key Features

Value of £1.3m	✓
4,500 sq ft	✓
Queen Anne style residence	✓
High end residential	✓
Cadogan Estate	✓
Three flats into a single residence	✓
Strip out and refurbishment	✓
Excavations	✓
Basement extension	✓
Fine finishes	✓
M&E	✓
BMS	✓

The project consisted of the strip out and refurbishment of this substantial Queen Anne style residence, located in the Royal Borough of Kensington and Chelsea and set within the Cadogan Estate. Originally arranged as three separate flats, the interior has been reconfigured to form a single elegant home. The redevelopment of this property features a basement level extension with walk-on glass roof to the patio at ground floor level.

Working within tight parameters formed the logistical strategy for the holding of bulk materials off-site for 'just in time' deliveries. This proved particularly useful in the phased delivery of a large consignment of Indian stone, a prominent finish within the property.

The concept for the transformation of the interior focused on combining restorative works to elements such as the façade, windows, existing period features, plaster detailing and stonework, with a comprehensive refurbishment of the interior space in tandem with the integration of a full suite of modern amenities.

A temporary roof provided protection against the elements whilst roofing works were in progress. Structural alterations required temporary works to be set in place to support the rear of the house whilst the new rear extension was being formed and new steelwork installed to the full width of the property.

Dormers have been dressed in copper, flaunching to chimneys restored, corbelled brickwork repaired, stonework and windows restored and the mansard roof retiled. New brickwork has been carefully matched to the existing masonry.

Stone is a prominent feature within the house with 14 pallets of selected stone from India used to adorn bathrooms, form new fireplaces and floor areas. Distressed oak flooring has been laid and the original staircase and balustrading restored, the rosewood handrail contrasting with the light tone of the staircase.

Specialist works to stabilise and strengthen areas of existing lathe and plaster ceilings enabled the restoration of ornate mouldings. Sash windows have been repaired, weights renewed and balanced. Cornice has been faithfully restored by Locker & Riley and chandeliers now illuminate the interior in juxtaposition to a range of modern amenities including a BMS. The interior has been reinstated to its former glory.





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.

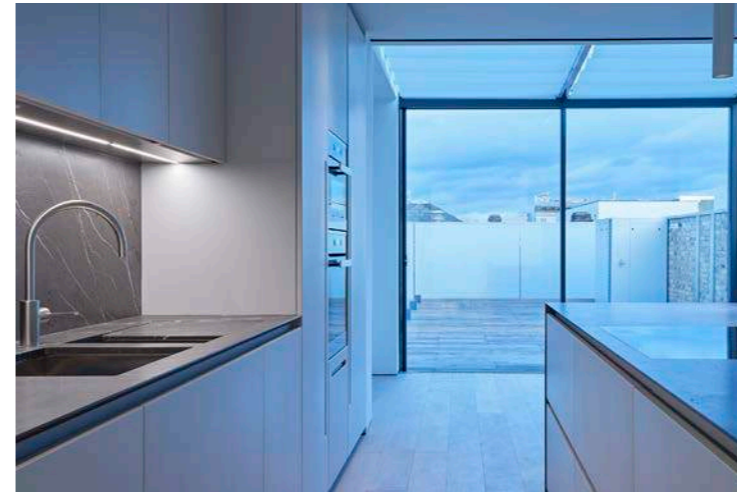
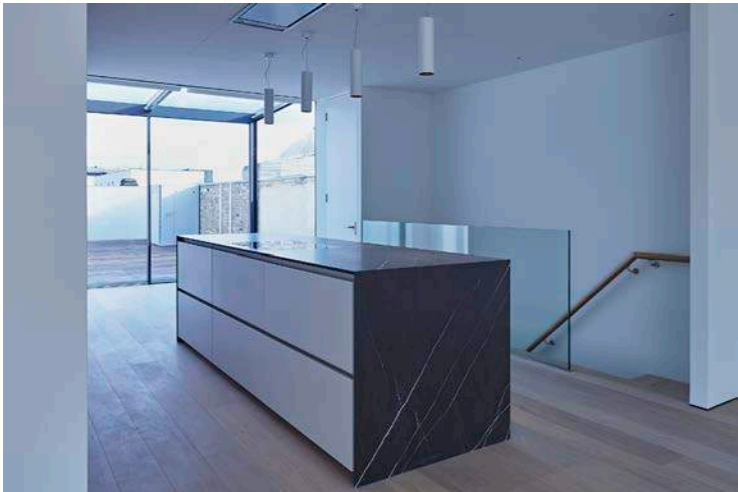
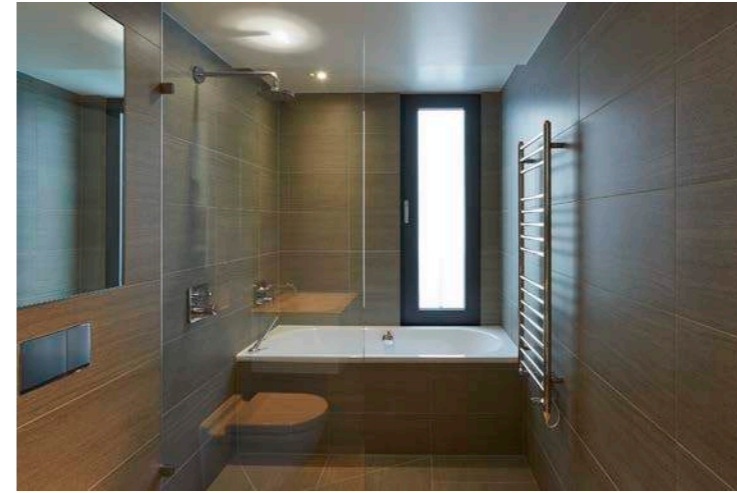
Bespoke glazing, traditional brick masonry and 3mm thick anodised aluminium sheeting as contemporary bespoke cladding, formed elements of the works to the envelope.

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.





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.

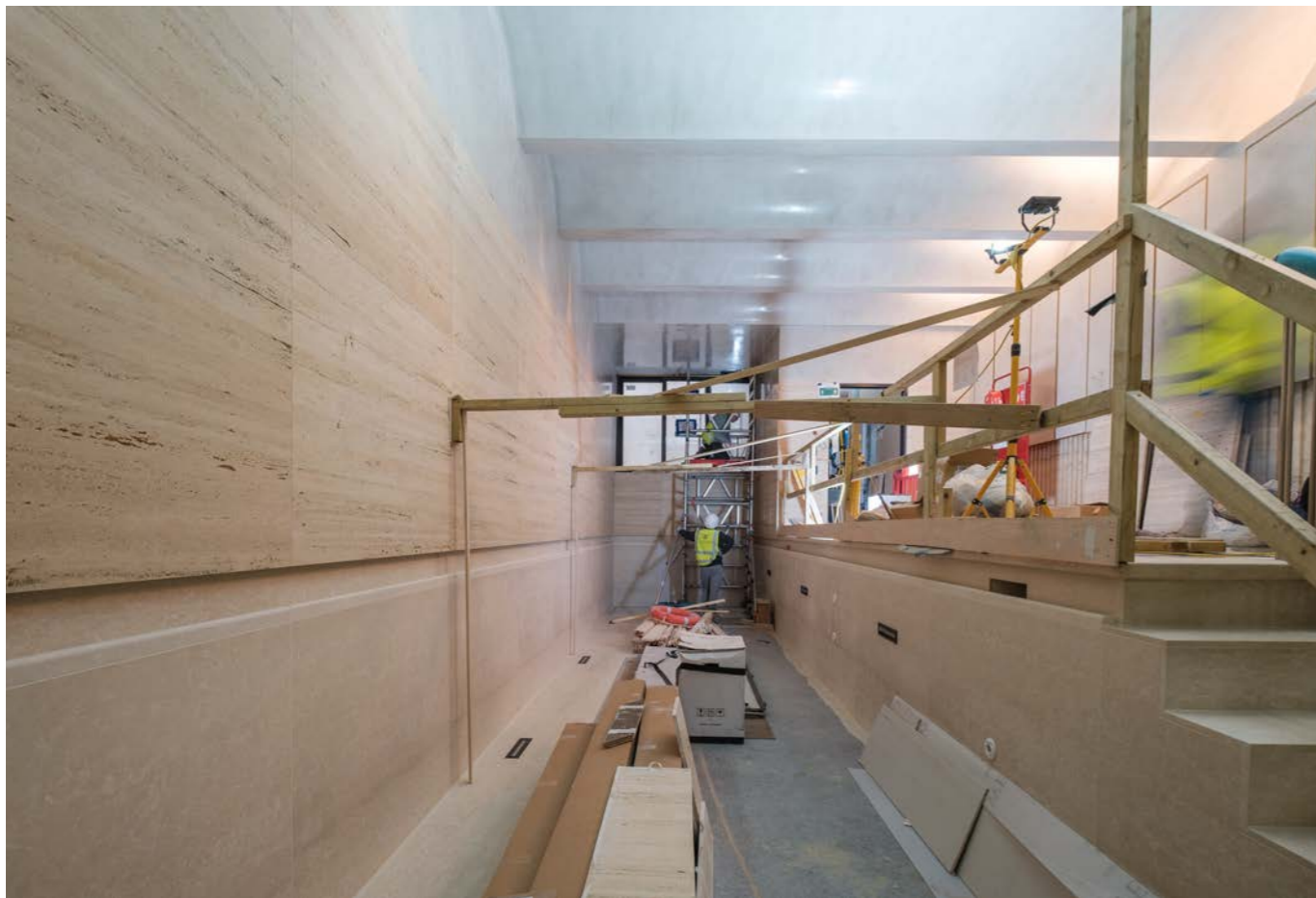


"We have a very experienced and dedicated team on board to support Westgreen bringing this beautiful but overly neglected house back to life... On behalf of the Client and rest of the team, I wish Westgreen all the very best for this project and assure our utmost cooperation throughout."

Basant Mertia, Banda Developments Ltd







Belgravia

Photography: Darren Merriman. CGI's courtesy SGA.

Acoustic Consultant

Auricl

Architect

Stanhope Gate Architecture

Engineer

Meade Structures

Interior Design

Jean-Louis Denoit

Kitchen Design

Berkeley Projects (UK)

Lighting Design

Xavio Design

M&E

Slender Winter Partnership

Project Manager

Paragon

Quantity Surveyor

Paragon

Key Features

Value of £17m	✓
19,375 sq ft	✓
High-end residential	✓
Extensive refurbishment	✓
Belgravia Conservation Area	✓
Grade I listed	✓
Restoration	✓

Westgreen's latest prime residential project is the extensive refurbishment of a Georgian townhouse located within the Belgravia Conservation Area.

The scheme proposes a sympathetic refurbishment of this five-storey 1,800msq residence and connected three-storey mews house, with the further addition of a period-style conservatory.

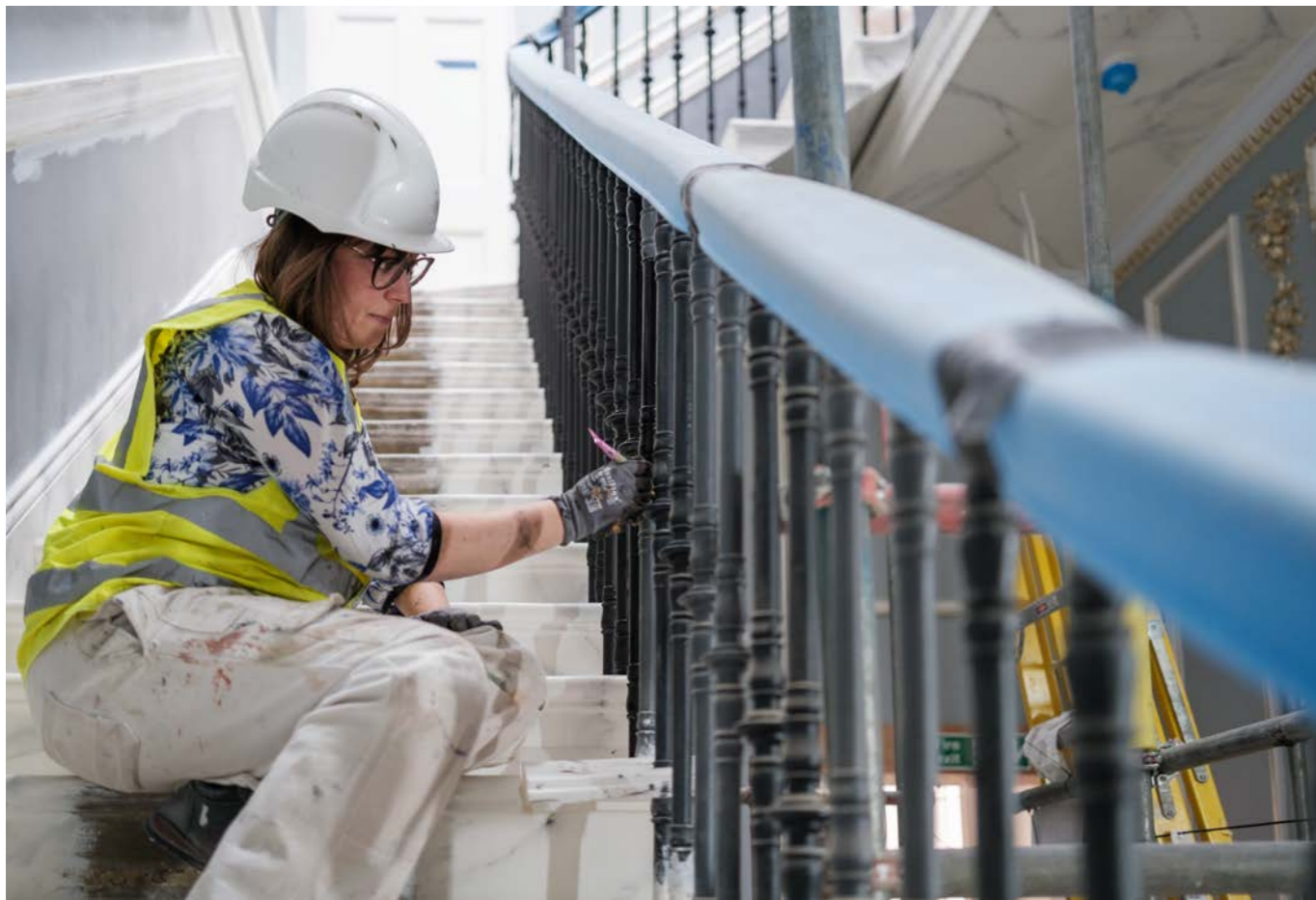
Being as the property is one of the finest examples of classical architecture in Belgravia, the project places significant emphasis on restoration. Design elements and accretions from the 1980s are to be removed; original features are to be sensitively restored, within a design that is as accessible and adaptable as possible within the constraints of a Grade I listing.

All original joists, windows, shutters, mouldings, balustrades and other historical elements are to be protected and overhauled. Any necessary replacements will be artisan-made to match existing. Historically accurate fire surrounds are proposed, to replace any that are non-original.

The lift shaft and pool are later and more significant interventions, which will be retained and overhauled, with minimal incursion into the surrounding building fabric.

The exterior will remain the same in appearance, with remedial work to cast iron rainwater goods, external stucco and Flemish bonding that will see the façade rejuvenated to a standard in keeping with the significance of the building.





Westminster

Photography: Darren Merriman

Architect
Formation Architects

Client
Henigman

Cost Consultant & Quantity Surveyor
D.R. Nolans & Co Limited

Interior Design
Martin Kemp Design

M&E
Edward Pearce LLP

Principal Designer
Goddard Consulting LLP

Project Manager
Grafton Bespoke

Structural Consultant
Price & Myers LLP

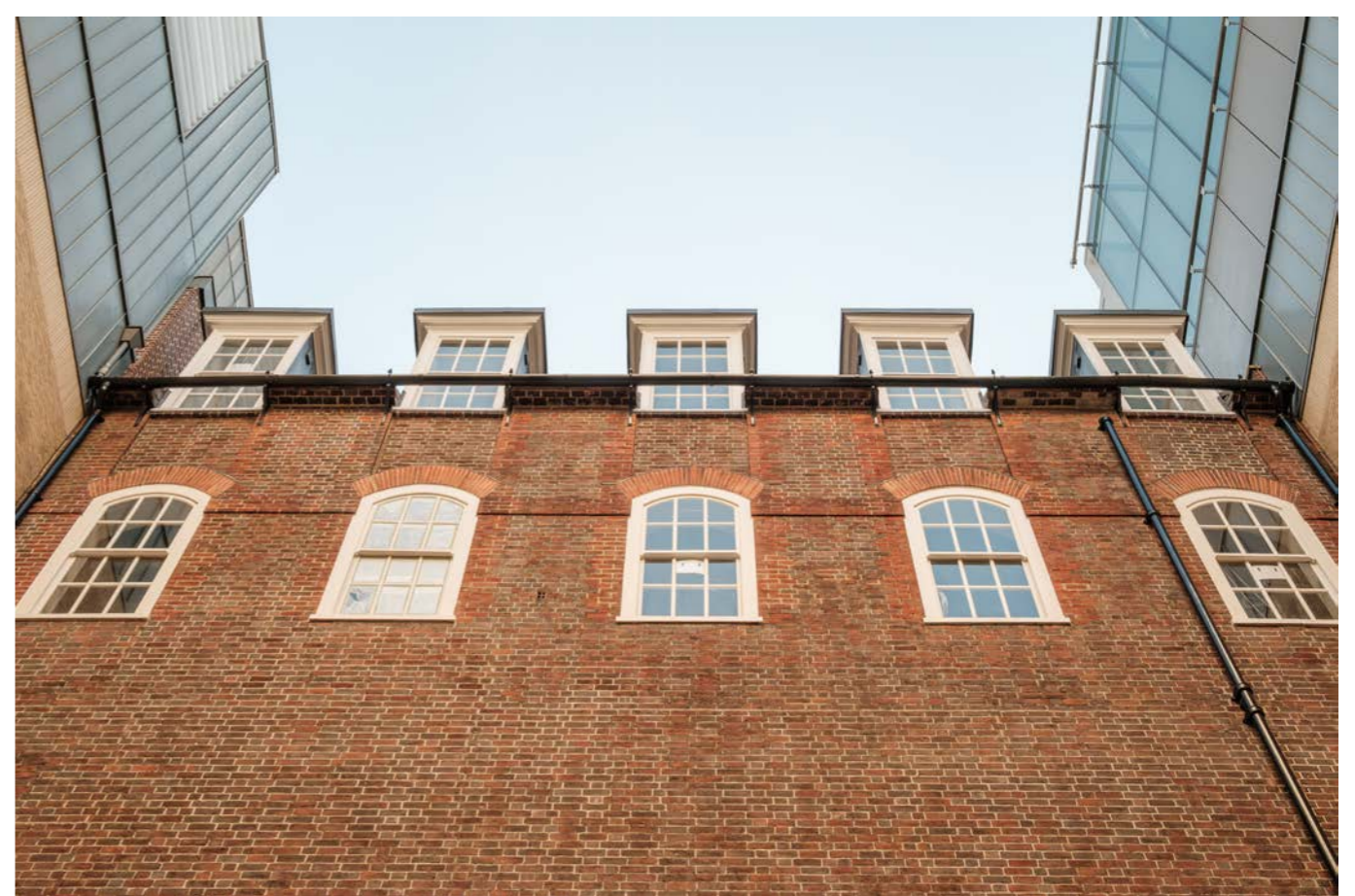
Key Features

Value of £3m 'Grey Box', 'Refurbishment' £20m	✓
St James's Conservation Area	✓
High end residential	✓
Grade II* listed refurbishment	✓
Luxurious furnishings	✓
Five upper and two subterranean levels	✓
Swimming and vitality pool	✓
Sauna, steam and massage room	✓
Climate controlled wine room	✓
Sub-basement car port	✓
Mezzanine cinema room	✓
Courtyard garden	✓
Feature staircase	✓

This grand and historically significant property in the St James's Conservation Area was originally built between 1674-76 but was almost wholly rebuilt and re-modelled to the designs of Edwin Lutyens in 1911. The Grade II -listed neo-Georgian structure has been vacant for a number of years. Restoration from office use to a single grand residence will return the building to the purpose for which it was conceived.

The intention is to reinstate much of the Lutyens work under the expert eye of interior designer Martin Kemp. With hand-carved panels, a private cinema, pool, spa and orangery, the property will combine its unique heritage with one-of-a-kind luxury living.





OTHER COUNTRY PROJECTS

Waddesdon Manor - Wedding Cake

Wedding Cake 3D Rendering © Atelier Joana Vasconcelos. Photography: Darren Merriman

Artist
Joana Vasconcelos

Client
Waddesden Manor

Key Features

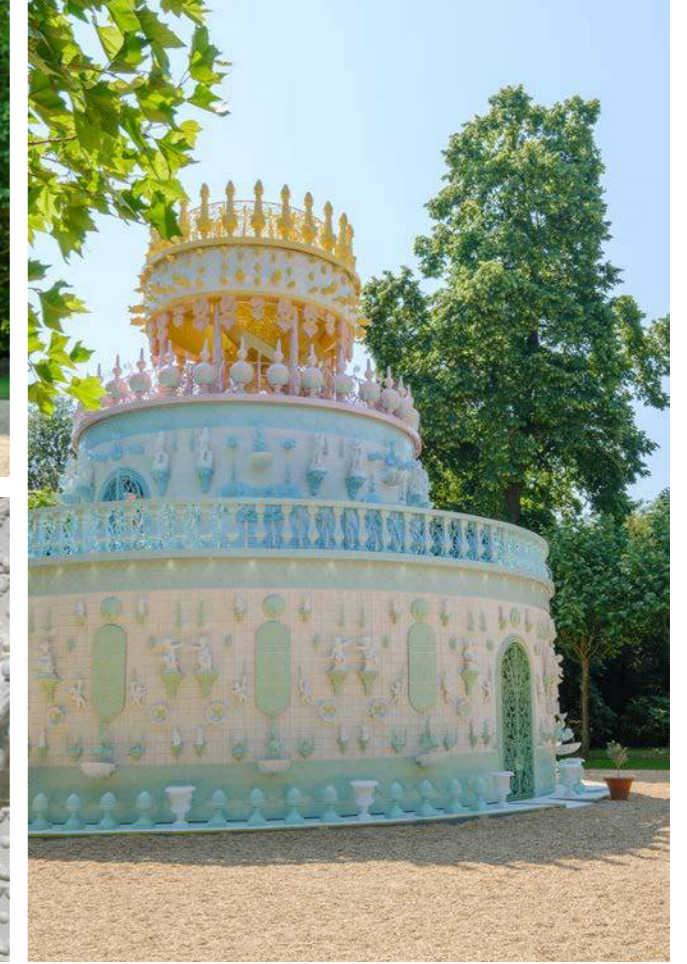
Design 12m high ornamental work	✓
Traditional tiered wedding cake	✓
Hand-painted glazed ceramic tiles	✓
Helicoidal staircase	✓

Part sculpture, part garden folly, the artisanship that is to be found in the handmade ceramics of her home city of Lisbon are flamboyantly on display in the latest site-specific public work by Portuguese artist Joana Vasconcelos.

Prominently sited on the site within a glade formed by ancient trees on the Waddesden Manor estate, this 12m high ornamental work takes the form of a traditional tiered wedding cake. The three levels feature hand-painted glazed ceramic tiles to all faces and access is via a helicoidal staircase. Key light, wall wash and fibre optics complete the work.

Westgreen have enjoyed a longstanding creative association with Atelier Joana Vasconcelos. Together with VerdeOeste, our sister company in Portugal, we have been on hand to provide construction expertise throughout the process, with fabrication taking place in Lisbon and assembly by our Special Projects team in the UK.





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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London WC1H 9BQ

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