

WESTGREEN

Structural Works Portfolio 2024

Westgreen Construction Limited
Residential | Retail | Arts
westgreen.com



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Fitxrovia



INTRODUCTION

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

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

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

John Gilsenan
CEO & Founder



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

Stephanie MacDonald OBE, 6a Architects

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

James Carter-Brown, Knight Frank

"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

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.

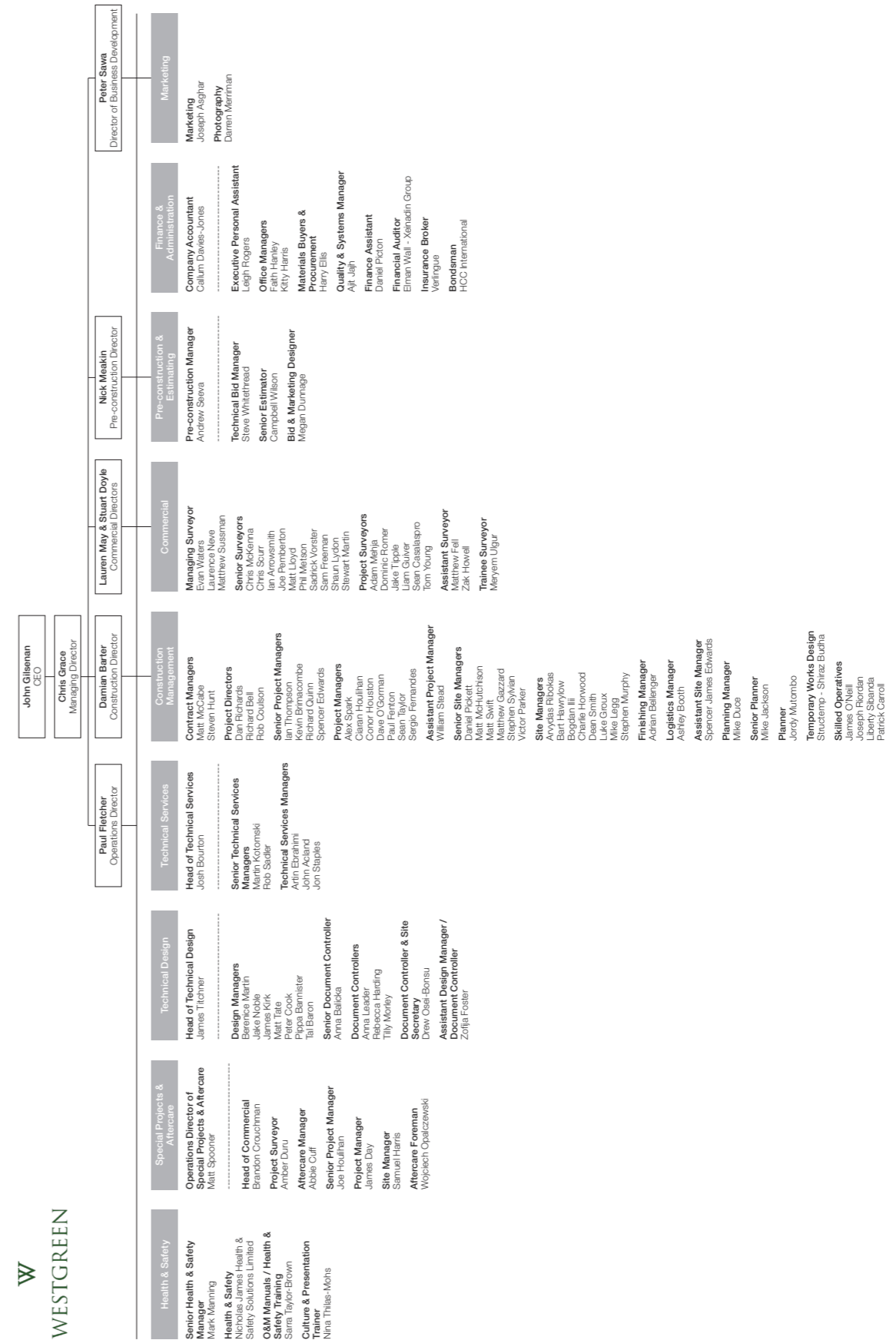
ART EXHIBITIONS / FABRICATIONS

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

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.

COMPANY STRUCTURE



STRUCTURAL WORKS EXPERIENCE

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





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.

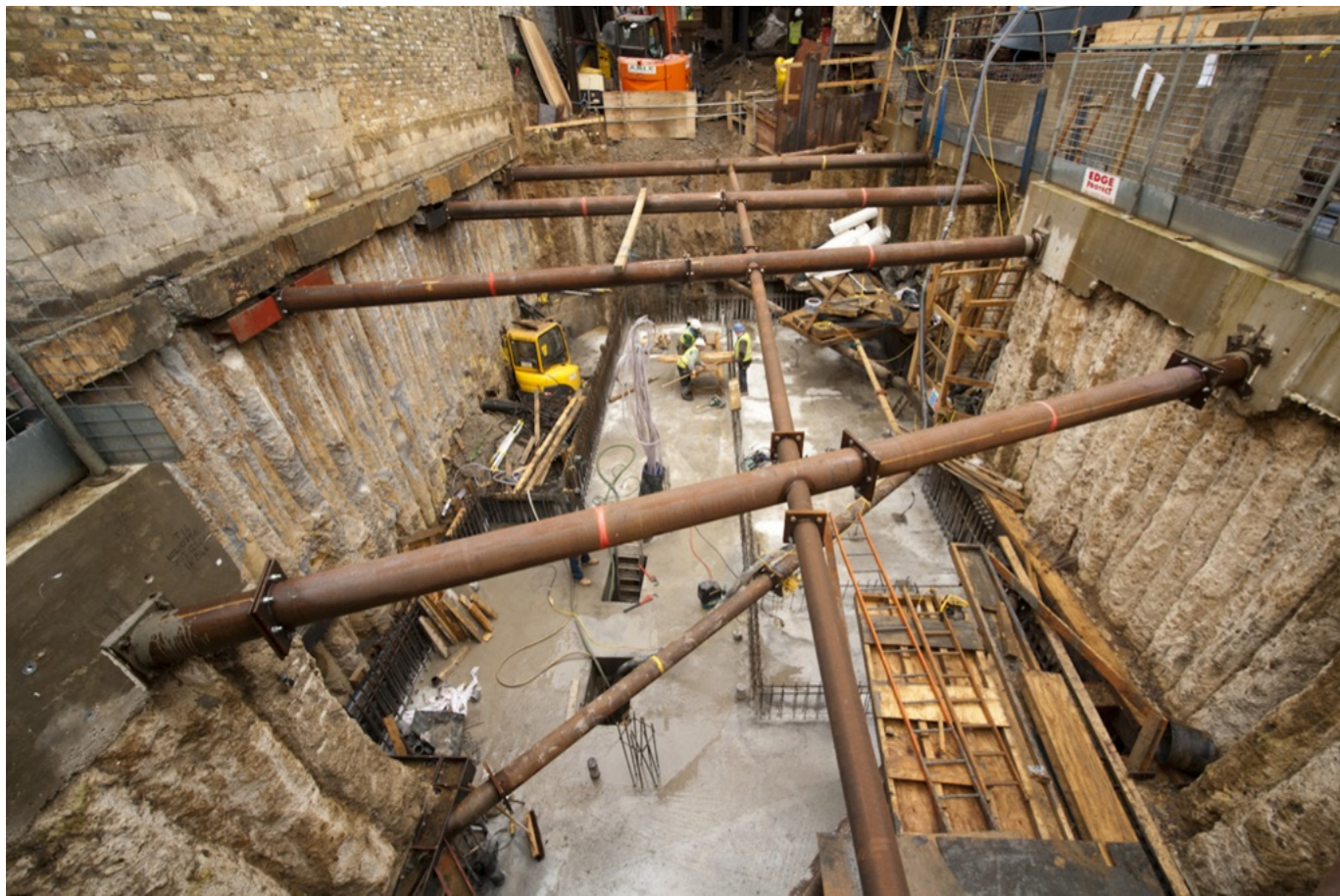
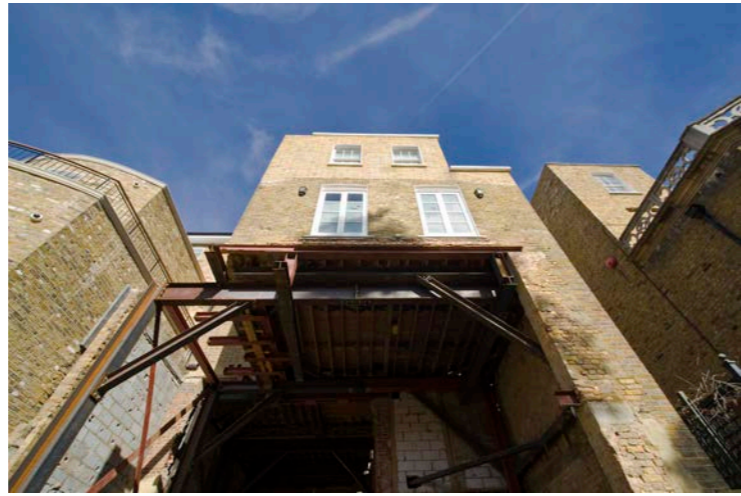
The kitchen and further living areas leading to the garden, are located on the lower ground floor below which the new basement extends beneath the property and under the garden.

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





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.

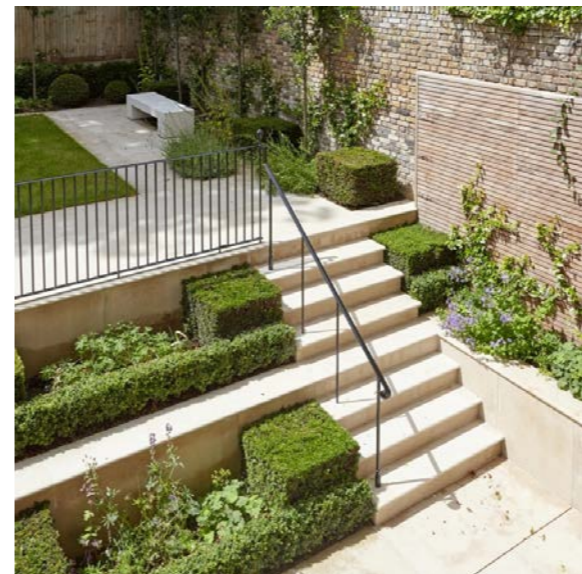
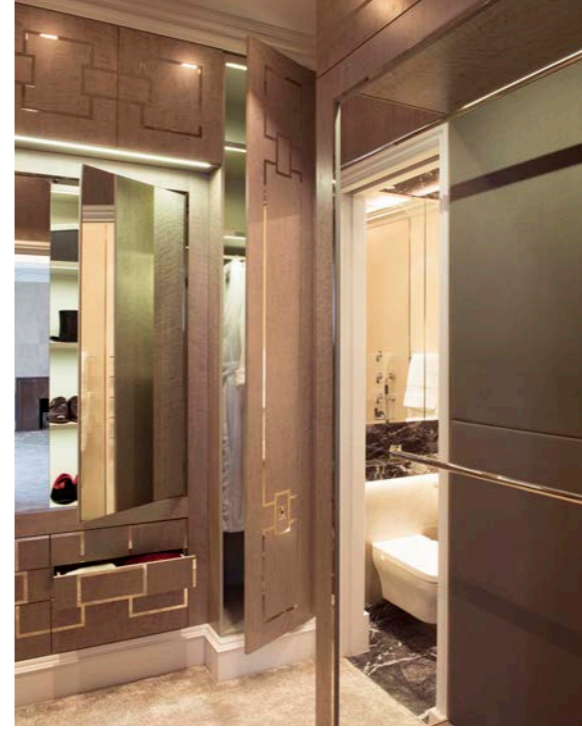
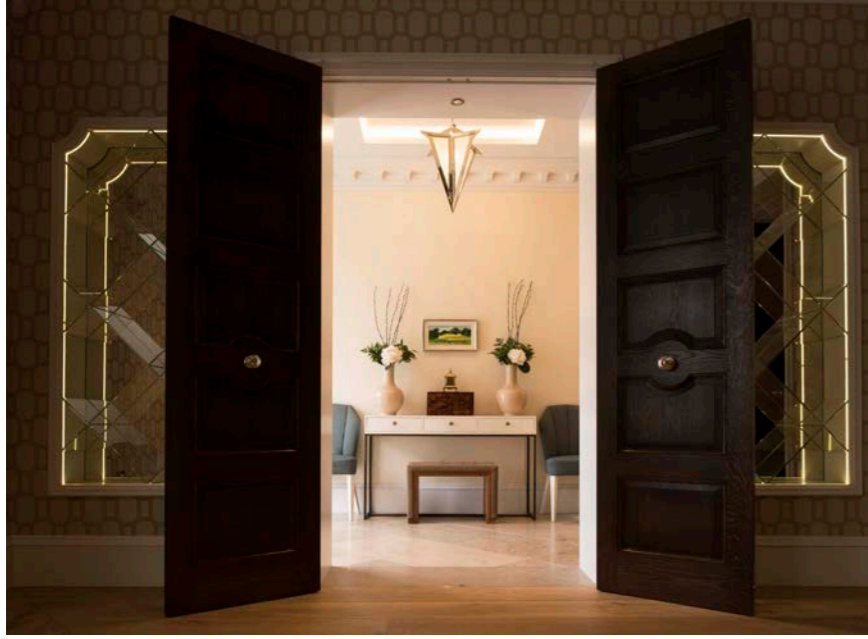
The garden area has received extensive landscaping including the formation of an Orangery to the rear of the house.

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 | ✓ |

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.

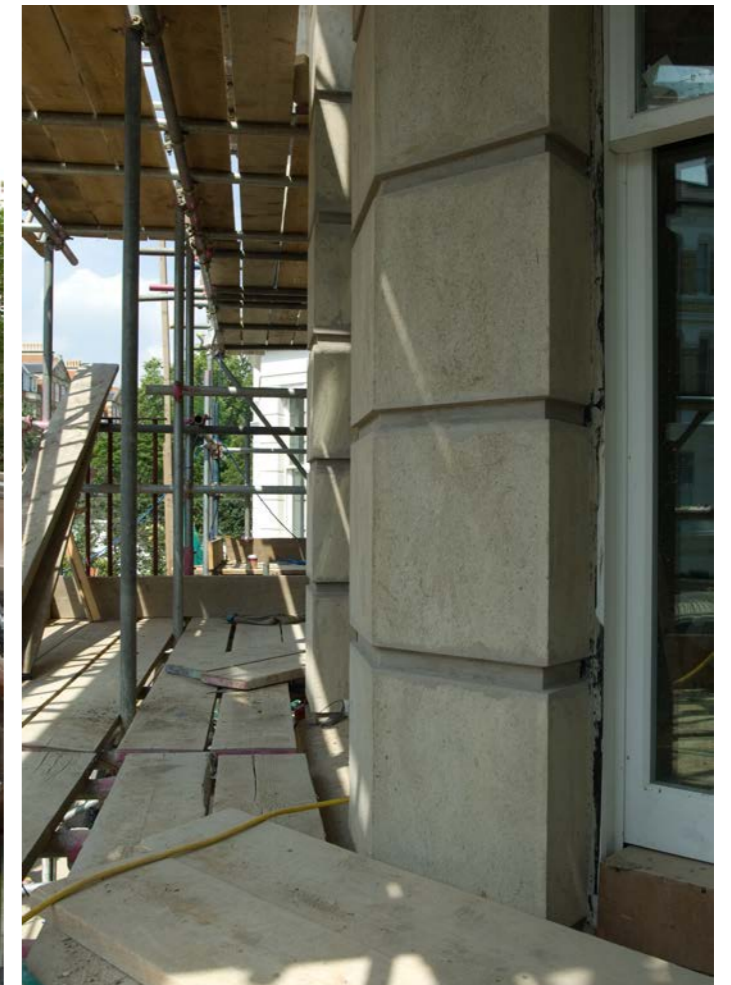
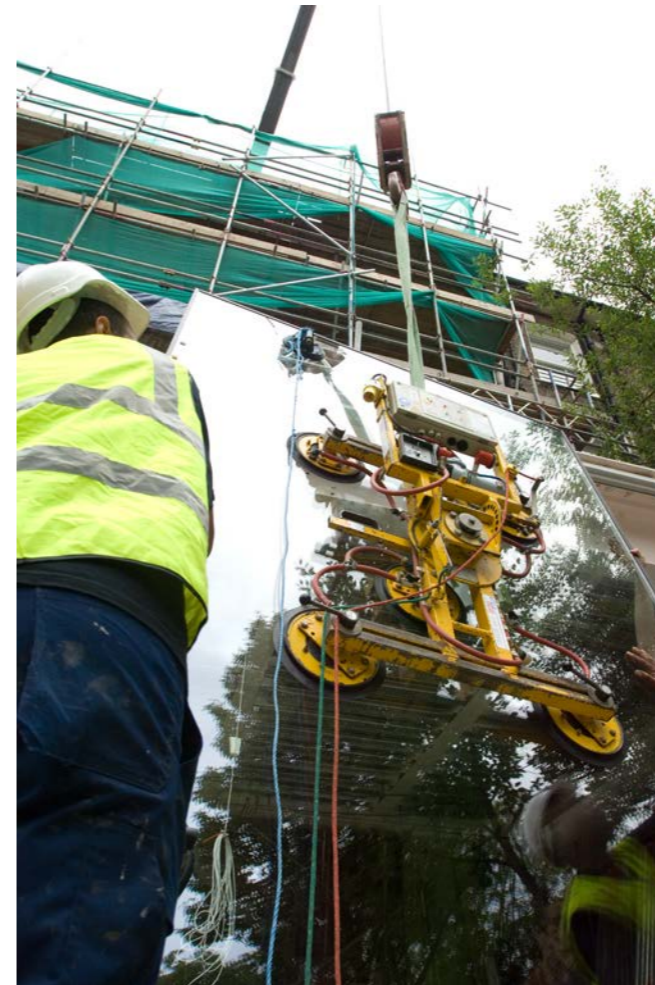
"I have found Westgreen to be a capable and professional company. The remodelling of my family home was a major construction project involving many trades - all of which were evidently very well managed by the construction team. I would, without reservation, recommend Westgreen for any future work."

Pedro Aznar, Client



"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



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.

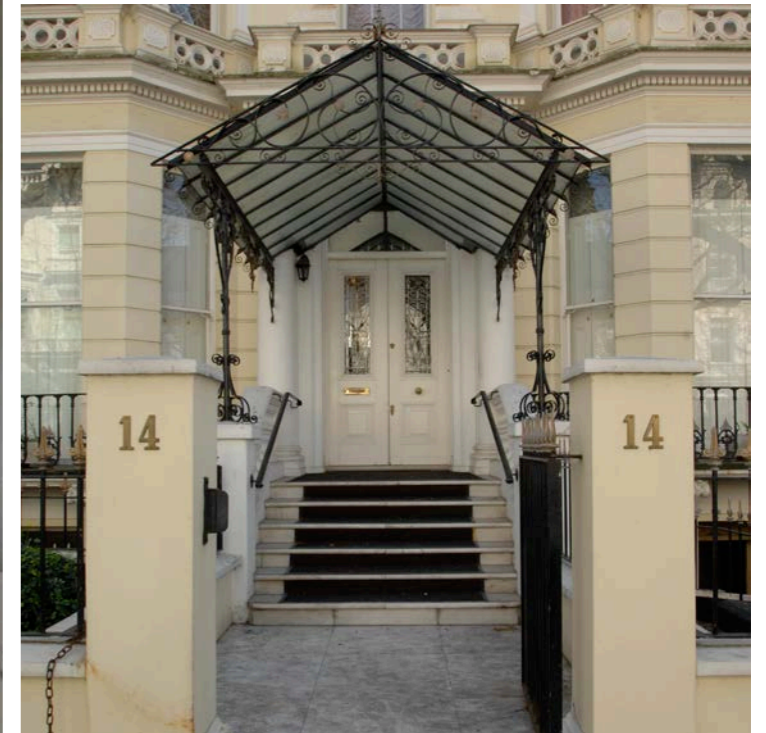
The main facade has been rejuvenated, in keeping with the local vernacular and fenestrations reinstated. All new brickwork was in reclaimed London stock. Leading masonry contractor Szerelmey undertook restoration and reinstatement of rich detailing of various plinths, cornices and decorative roses. Bottle 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.





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.

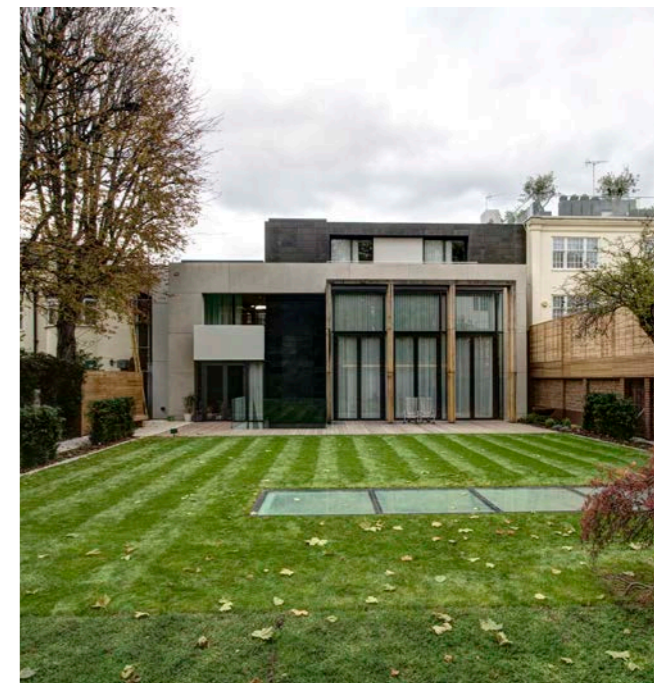
Extensive temporary works included shoring of neighbouring properties with thrust blocks and the temporary works design positioned temporary steelwork to avoid clashes with the permanent works. The substructure required extensive piling works with some 180 CFA piles being driven to a depth of 12 meters. 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.

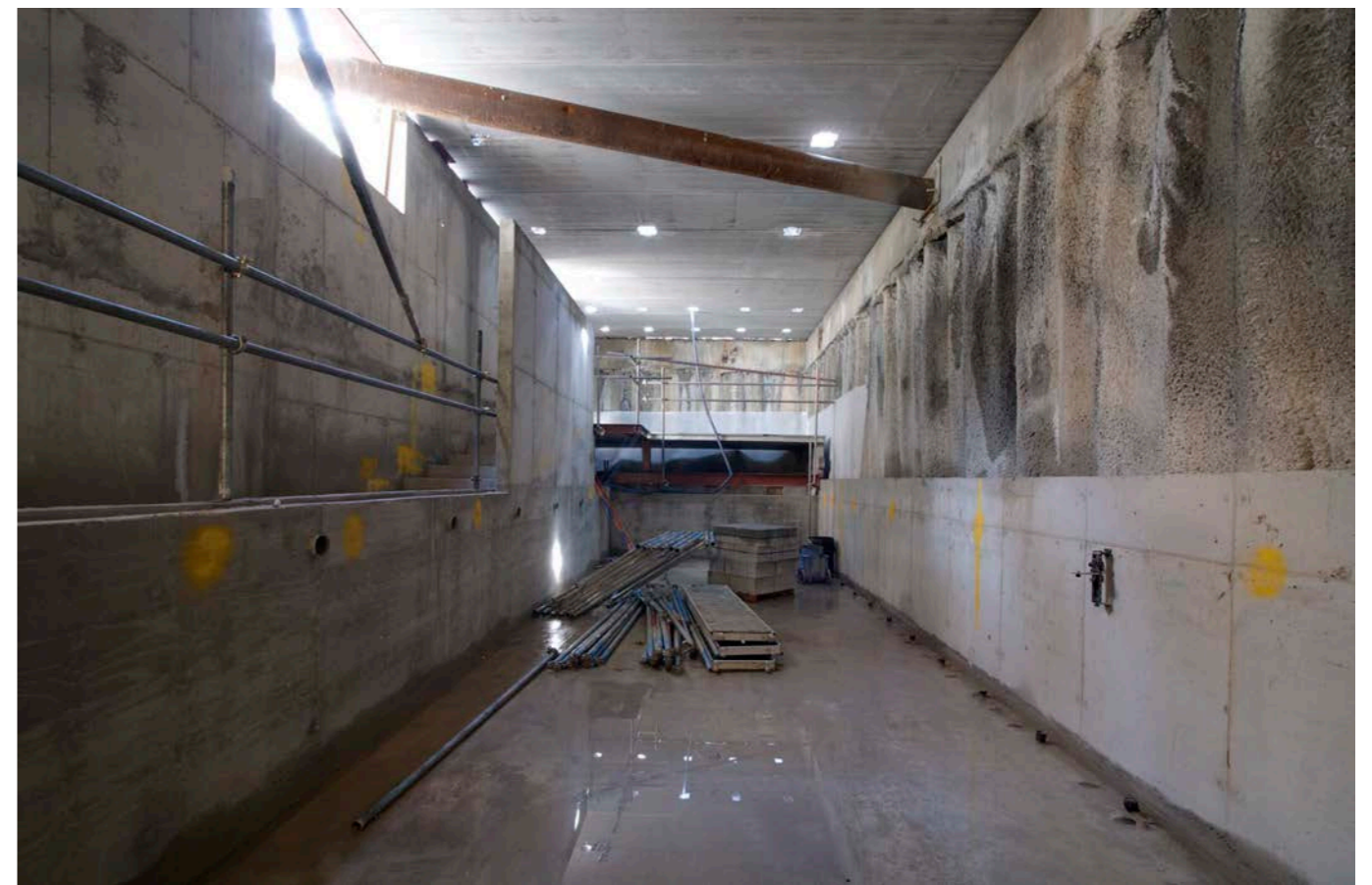
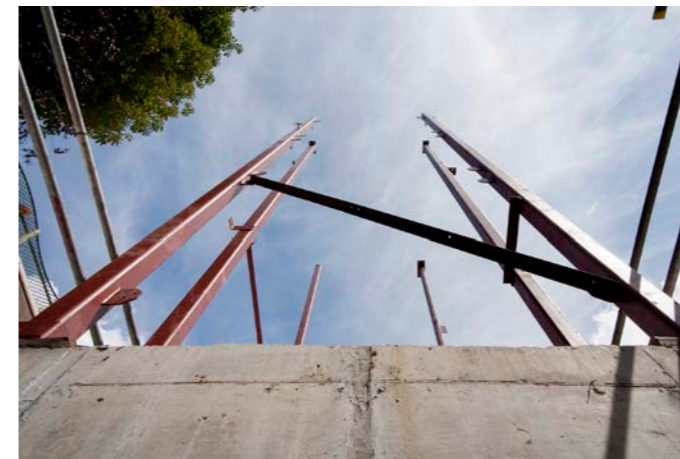
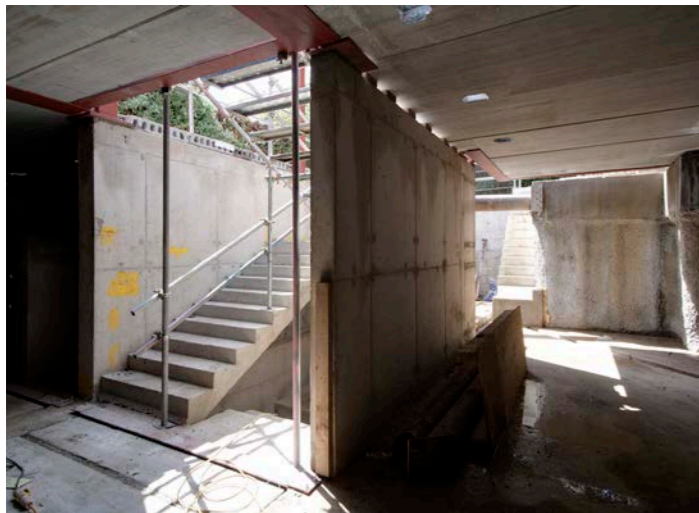
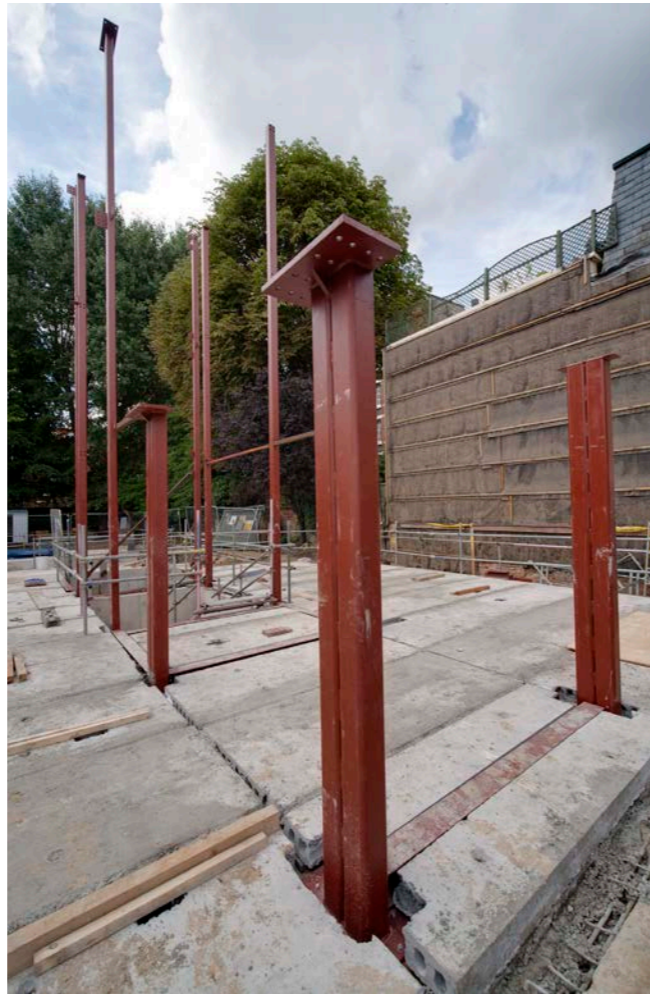
The superstructure is formed of a lean skeletal steel frame with pre-cast RC planks, concrete block walls and timber frame roofs. Lighting and service runs were integrated within the RC planks at the manufacturing stage. The roofs have been planted with Sedum and other green technologies incorporated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





The Perimeter, London WC1

Architect
6a Architects

Contract Administrator
MLM

Engineer
Price & Myers

M&E
Ritchie + Daffin

Quantity Surveyor
Baillie Knowles

Key Features

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

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

Alexander Petalas, Client

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

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

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

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

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

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

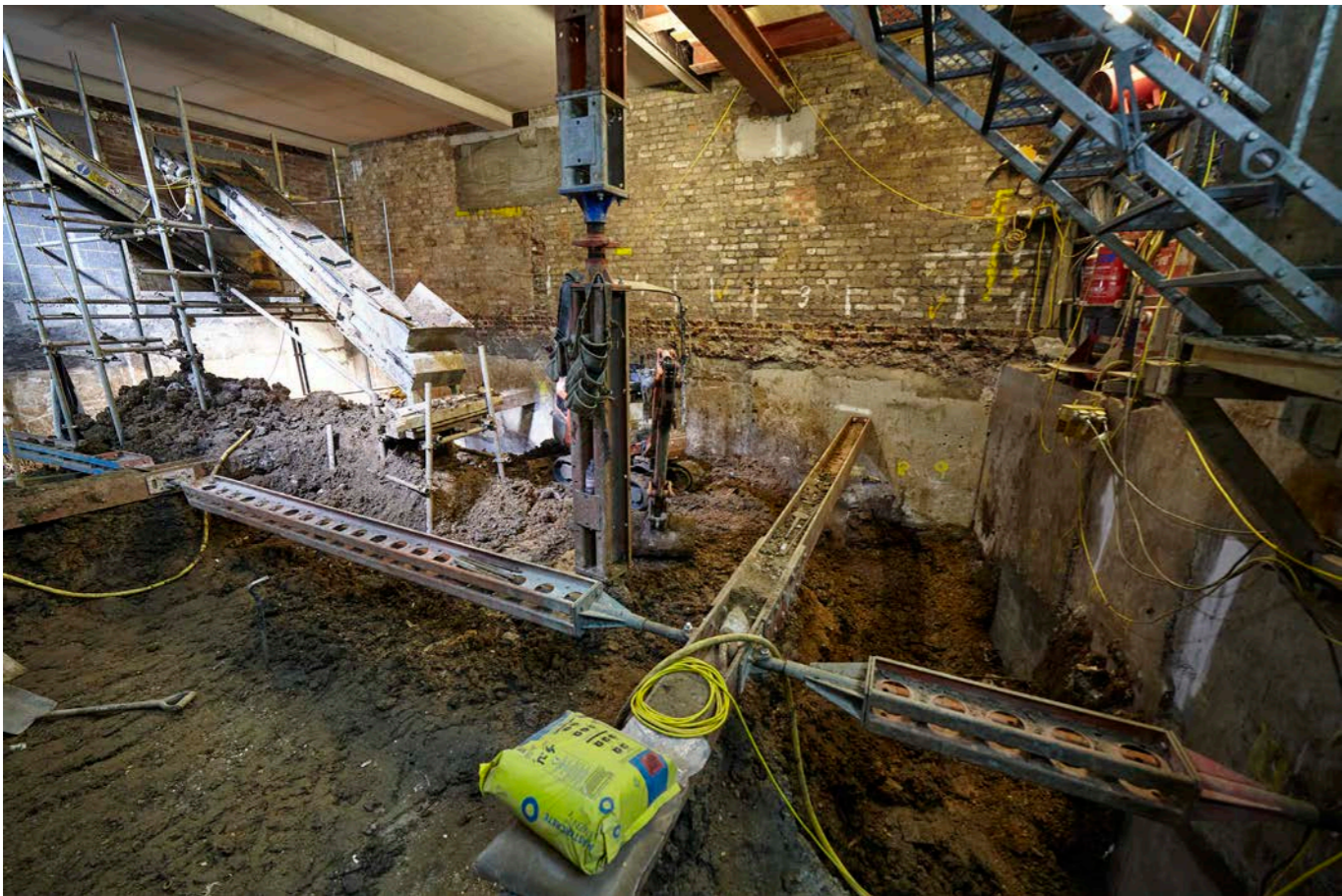
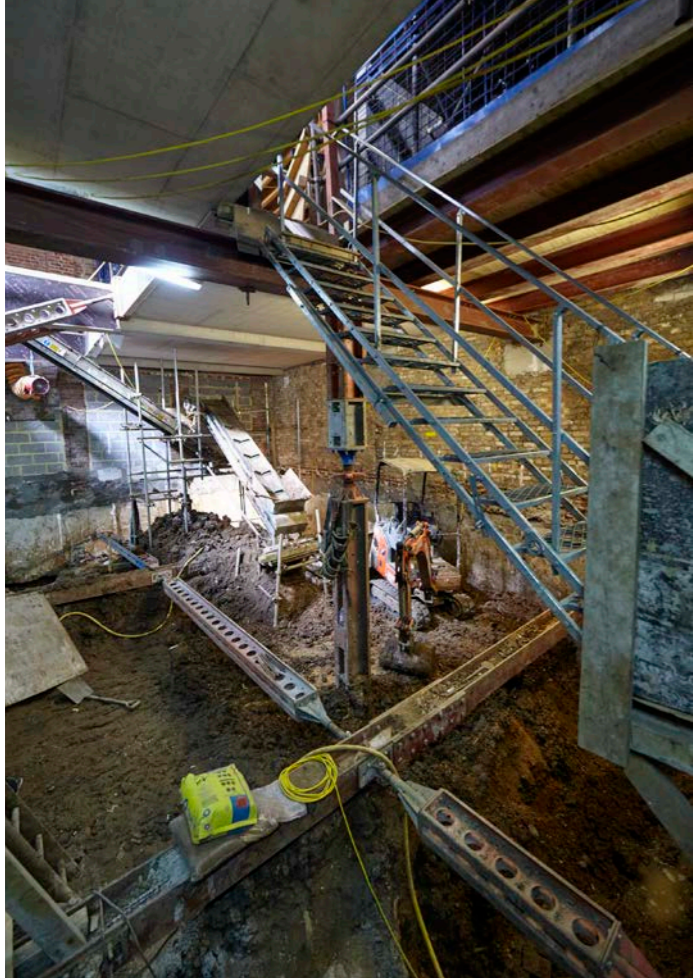
The design introduces a new cantilever-hung stair in pre-cast concrete over four floors. With a cadence both perpendicular and tangential, the treads and risers to each landing are individual, with each landing averaging 2.4 tonnes and crane-hoisted into position.

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



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

Stephanie MacDonald OBE, 6a Architects



Studio Wayne McGregor, London E20

Photography: Dan Preston

Architect
We Not I

Client
Studio Wayne McGregor

Engineer
Techniker

M&E
BSG

Project Manager / Quantity Surveyor
Castle Davis

Key Features

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

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

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

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

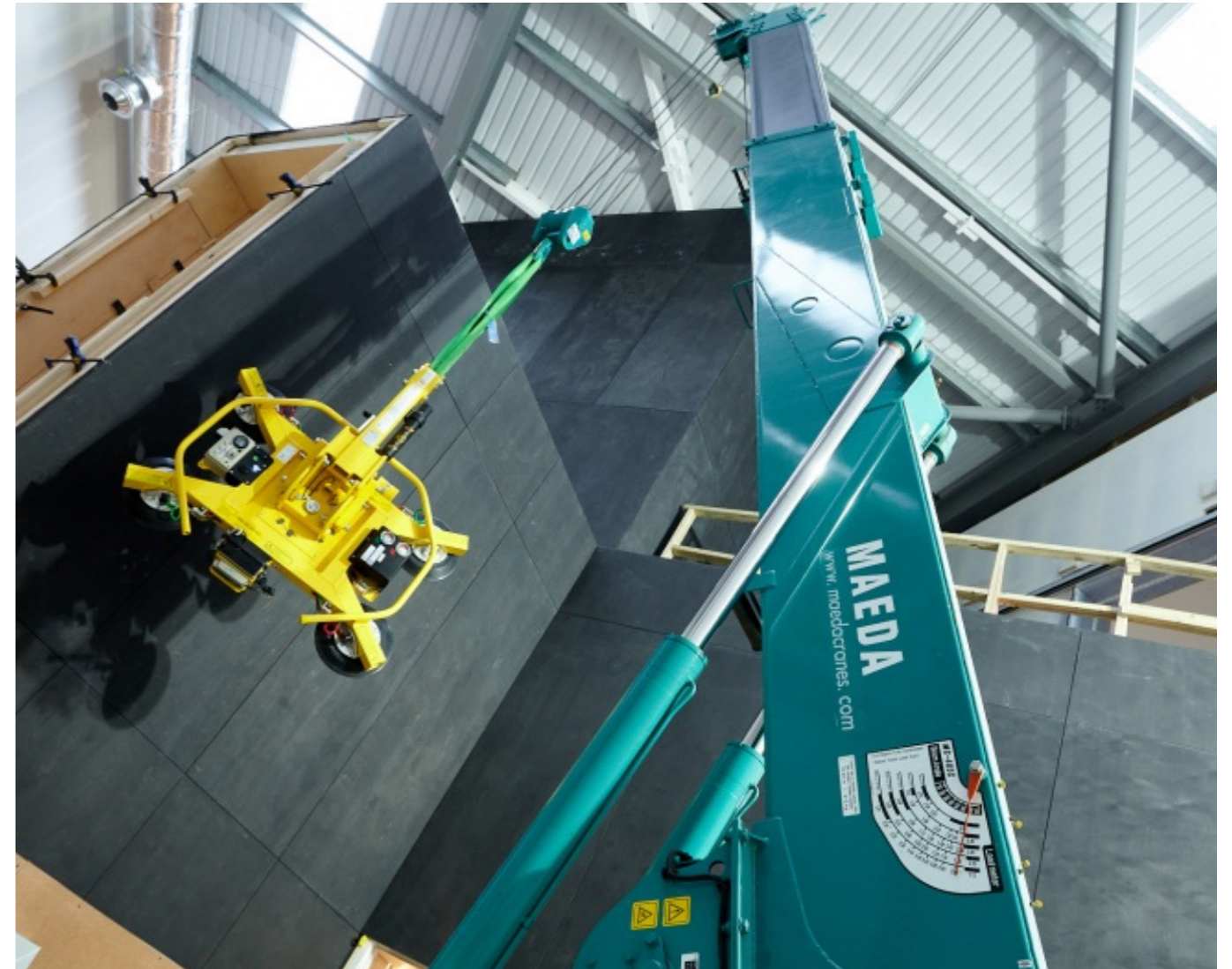
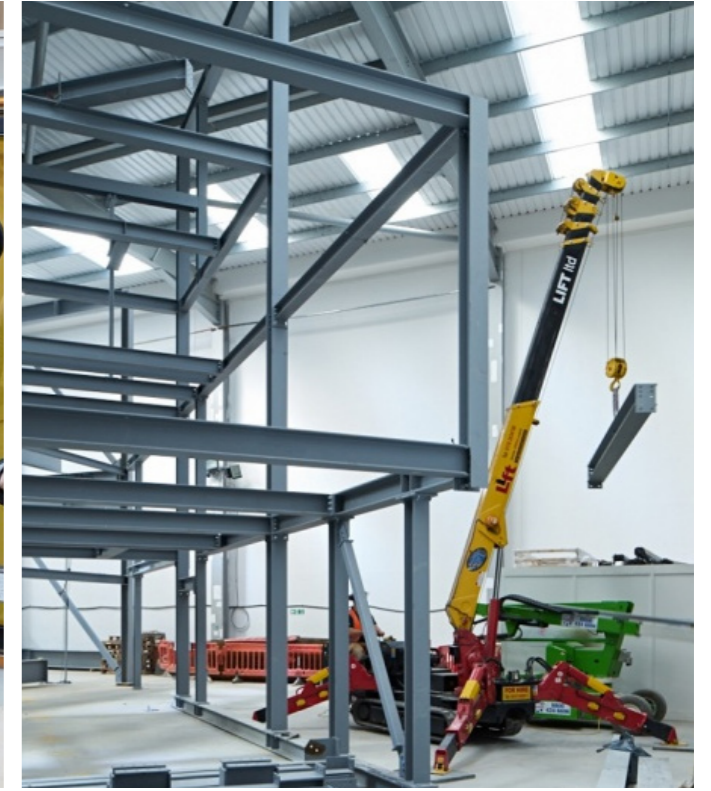
"Thank you for your enduring commitment and all Westgreen's contributions to Studio Wayne McGregor. Since the outset Ray, Chris, Steve, Rob, Sam and Tom have all been a great pleasure to work with. Dave has been simply outstanding and the outcome is the measure of his unremitting integrity and total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

Mark Treharne, We Not I

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

Jen McLachlan, Studio Wayne McGregor





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.

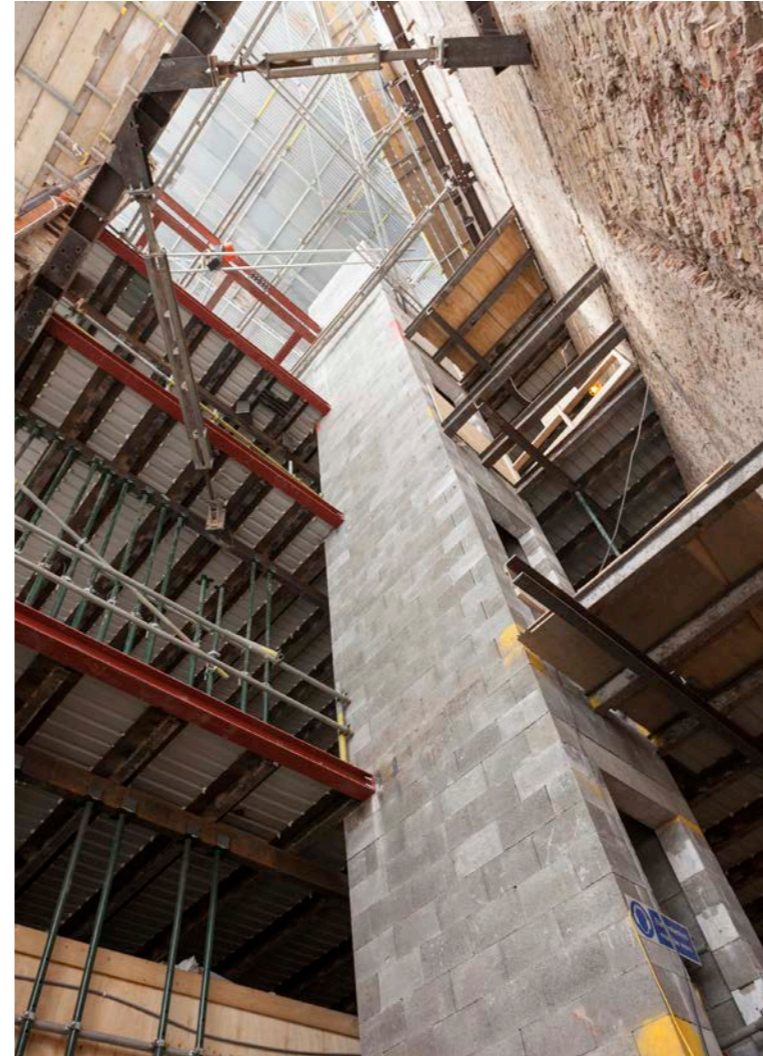
A high quality palette of finishes include hand painted silk wallpapers, polished plaster and silver leaf to coffered ceilings. Stone and marble feature extensively throughout and fine mirror gloss finish bespoke doors reflect visual elements of the interior.

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.





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.

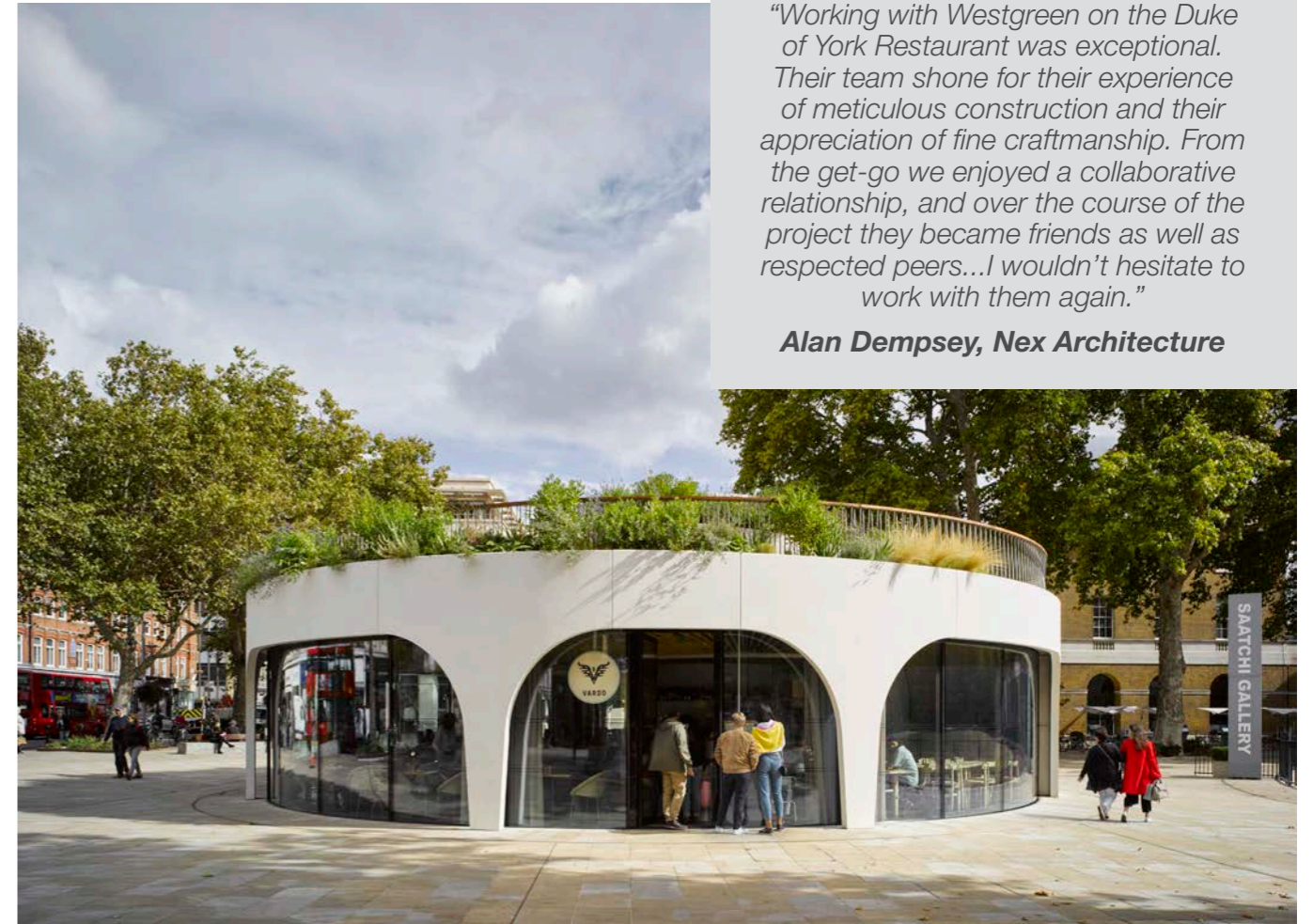
The project tied a contemporary design with the site heritage, represented by the Grade II listed wall of the Duke of York Headquarters. One of the design's main features was the spiral precast concrete façade, incorporating curved glazed screens.

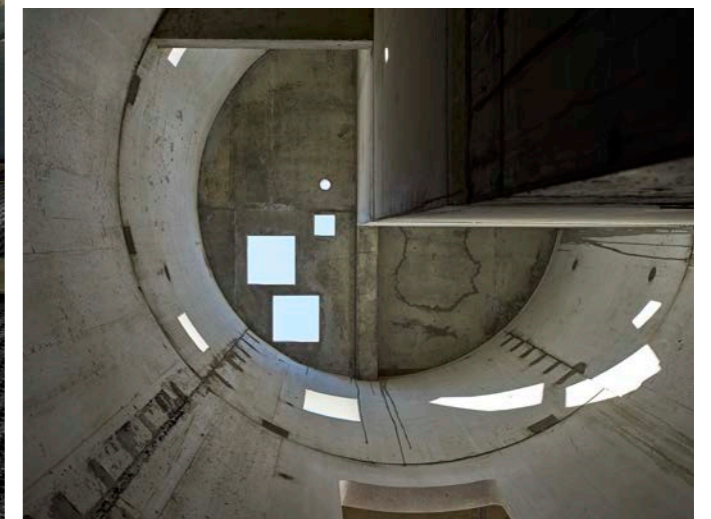
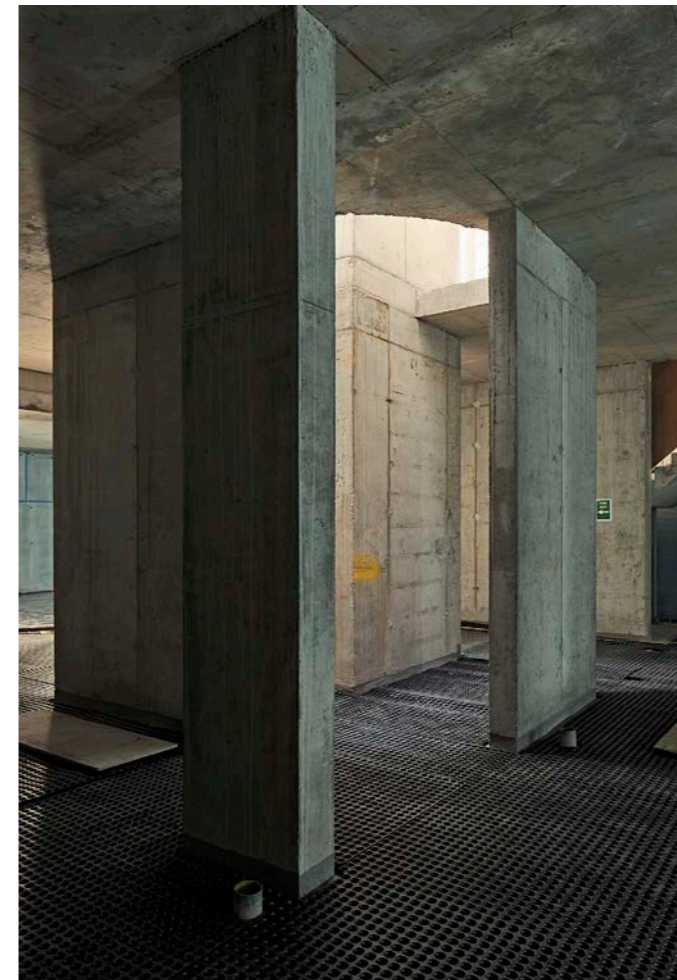
Openings in the walls form a colonnade for sheltered outdoor seating and the retractable glazing make it possible to open up the indoor space during the summer. A staircase winds around the exterior to lead visitors up to the public roof garden.

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





2 Sheen Road, Richmond Upon Thames

Photography: Darren Merriman

Architect
GPAD London Ltd

Client
Boulbee Brooks Real Estate

Contract Administrator
Propitas Ltd

Engineer
GDC Partnership Ltd

M&E
Mendick Waring Ltd

Quantity Surveyor
Hother Associates

Key Features

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

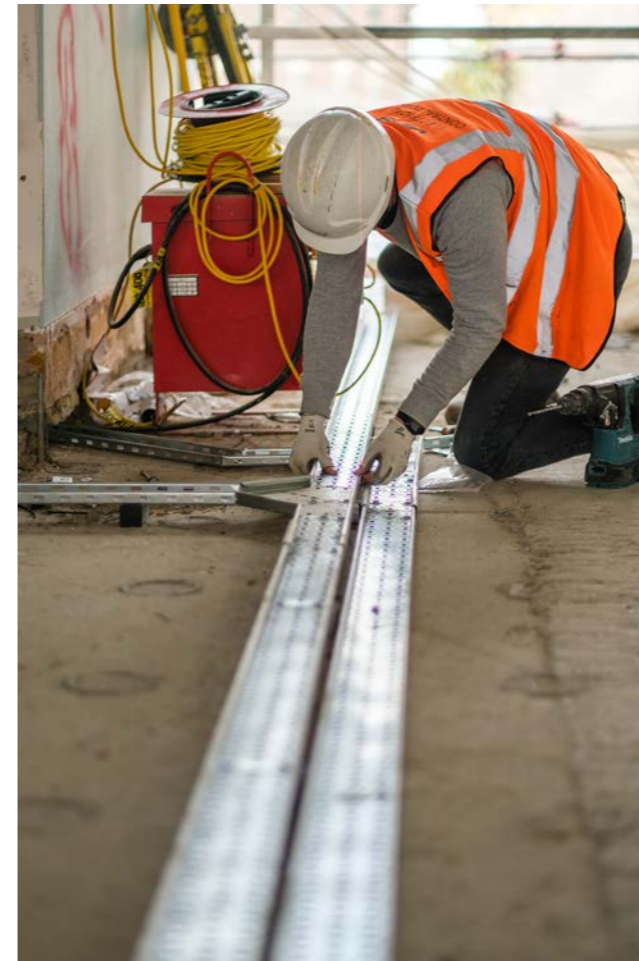
The project rejuvenated a commercial building located at a bustling retail intersection in Richmond-upon-Thames. Westgreen undertook a comprehensive package of works to deliver a scheme attuned to the modern commercial environment, and more in rhythm within the context of a conservation area.

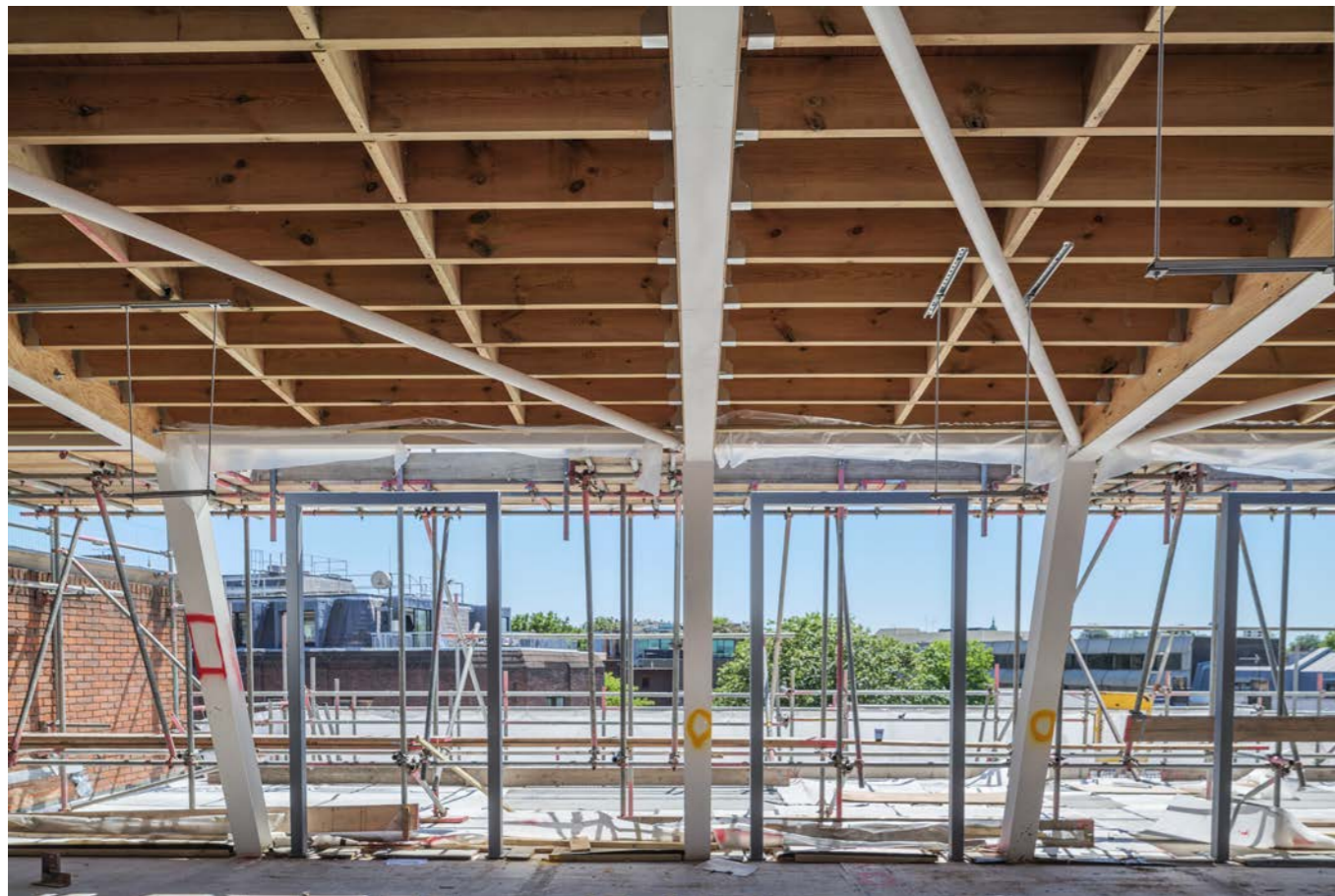
Externally, façades were stripped and reconstructed with new facing brickwork, curtain walling and embossed detailing. The existing mansard roof was replaced with a new remodelled and enlarged version and a new fourth floor terrace with green roof planting added to complete the exterior.

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

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







4-6 Queen's Gate & 22-23 Queen's Gate Mews

Architect
Westgreen Studio

M&E
Environmental Engineering Partnership

Quantity Surveyor
MPA Construction Consultants

Structural Engineer
Jenkins & Potter

Key Features

| | |
|----------------------------------|---|
| Value of £19m | ✓ |
| 30,000 sq ft | ✓ |
| 18 apartments | ✓ |
| 2 mews houses | ✓ |
| Grade II listed | ✓ |
| Facade retention | ✓ |
| Major structural reconfiguration | ✓ |
| Basement | ✓ |
| Restoration and refurbishment | ✓ |
| High end finishes | ✓ |

The project consisted of the conversion of the Grade II listed John Howard Hotel into eighteen luxury apartments and two luxury three bedroom mews houses totalling 30,000sq. ft. The development was formed within the existing seven storey property fronting Queen's Gate, across a new basement level.

A temporary works scheme was developed to accommodate extensive structural alterations and a significant CDP process realised through design workshops and close coordination with other design contractors including our in-house architectural studio. Of note was a particular increase to the extent of works, introduced by the client at an advanced stage of the project. Whilst this extended the programme delivery profile and increased the project value considerably, every step was ratified, controlled effectively and expedited successfully.

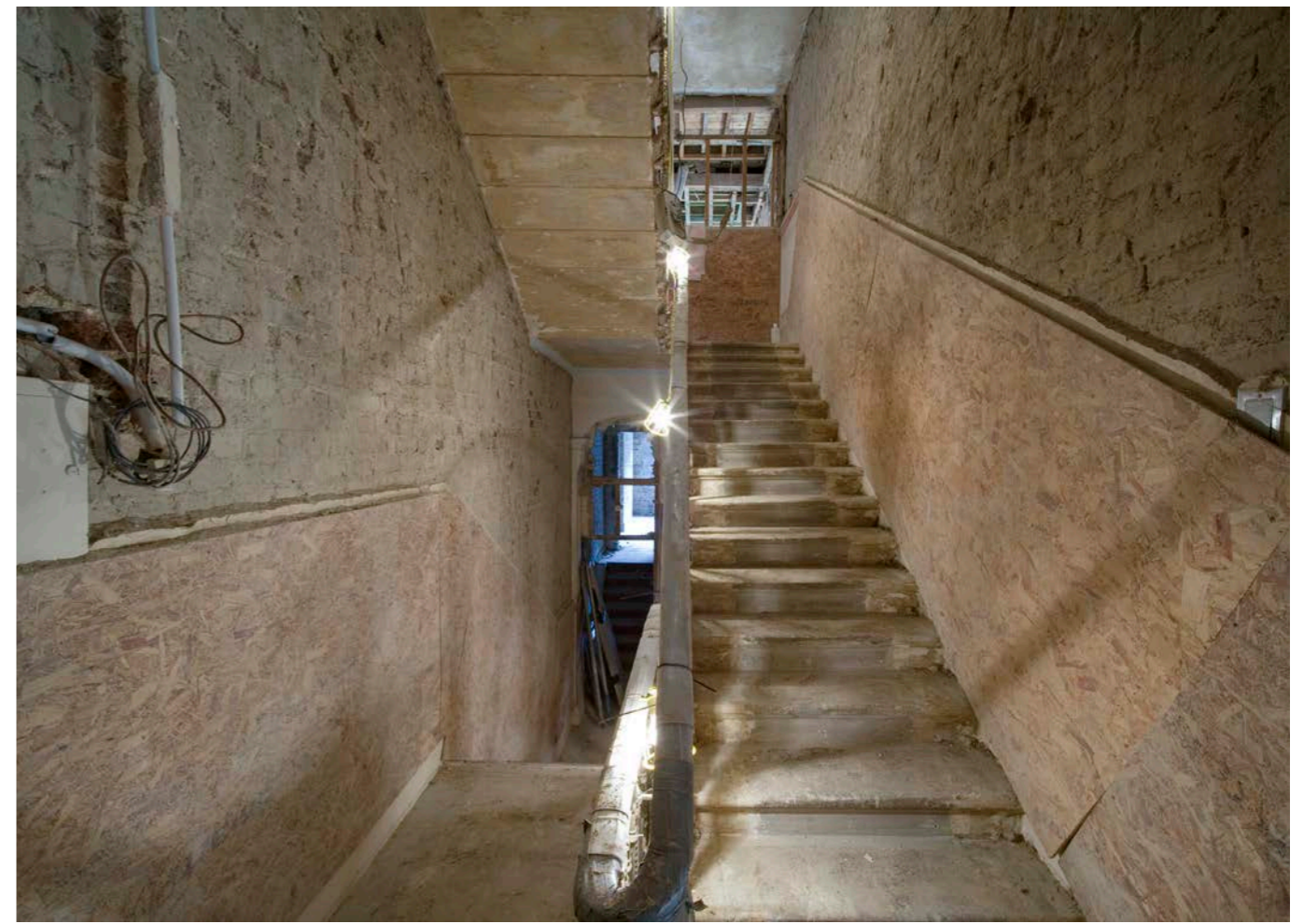
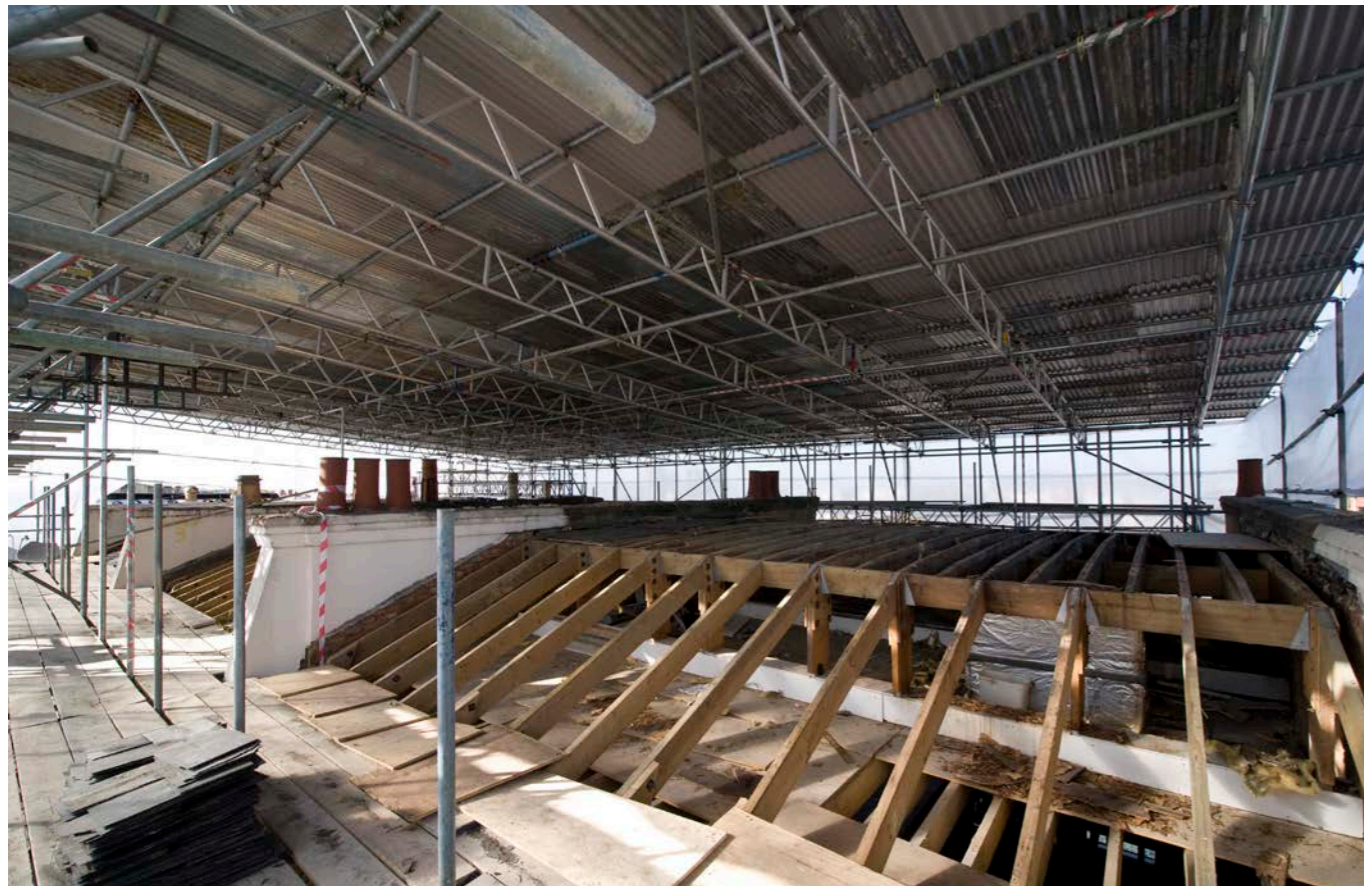
The scope of works included high volume construction in the formation of two basement extensions, major structural reconfiguration, and the full strip out of the property. The existing envelope was retained and the roof-scape completely remodelled to incorporate roof terracing and areas of planting. The fit-out of common areas was undertaken, sympathetic to the heritage of the existing building, whilst that to the residences, embraced a more contemporary high end palette of finishes.

Logistically challenging, vehicle movements were carefully orchestrated entering and departing Queen's Gate Mews and the site successfully serviced from Queens Gate without the use of a tower crane, with vertical distribution accommodated via a gantry (which also included arboricultural protection) and hoist arrangement.

Following structural reconfiguration, the project focused upon combining restoration works (façade, windows, fibrous plaster and stonework), with the complete refurbishment of the interior, integrating the traditional architecture with the contemporary styling and modern appliances, set against a palette of high quality finishes.

Major refurbishment works to the stone staircase were addressed by C&D Restorations, new stone fireplace surrounds introduced and hardwood floors supplied and installed by FPS. The crispness of finish and attention to detail are exemplified by the book matched marble panelling from Janatti, bespoke cabinetry by Poliform and with detailed contemporary kitchens by Lauren Nicholas.





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.

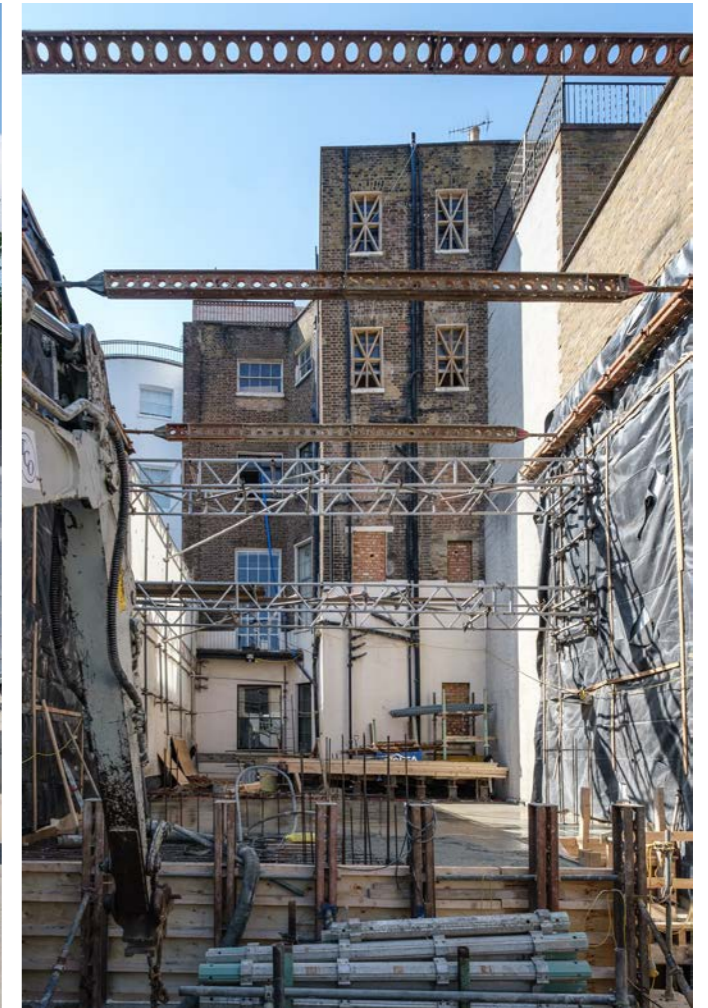
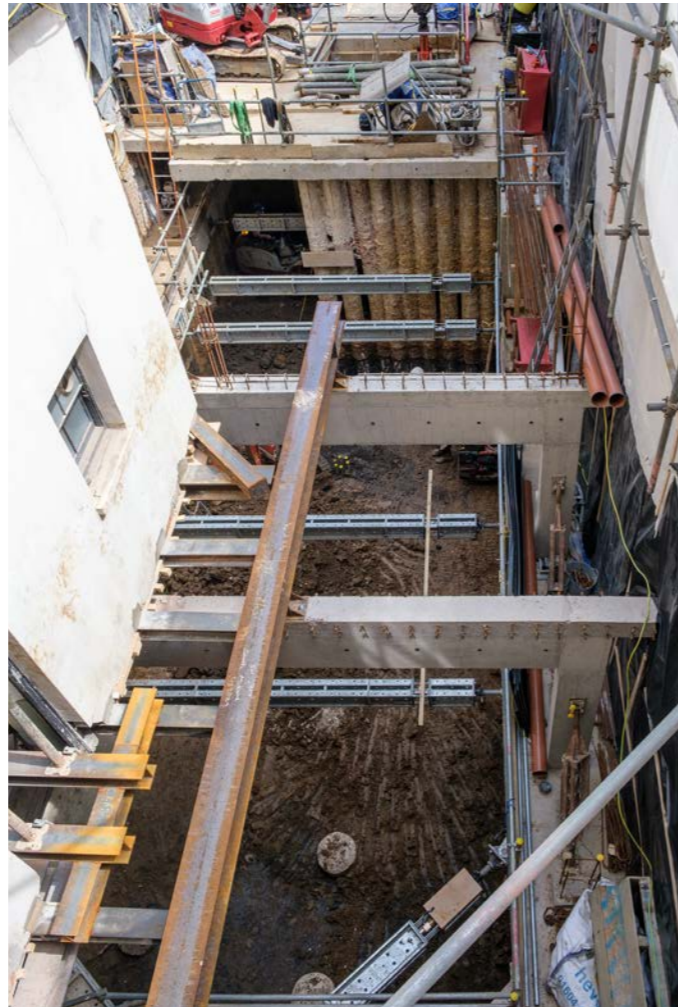


"We have a very experienced and dedicated team on board to support Westgreen bringing this beautiful but overly neglected house back to life... On behalf of the Client and rest of the team, I wish Westgreen all the very best for this project and assure our utmost cooperation throughout."

Basant Mertia, Banda Developments Ltd







14 Pembridge Place, London

Photography: Simon Collins

Architect
Powell Tuck Associates

Engineer
Elliott Wood Partnership

M&E
E+M Technica

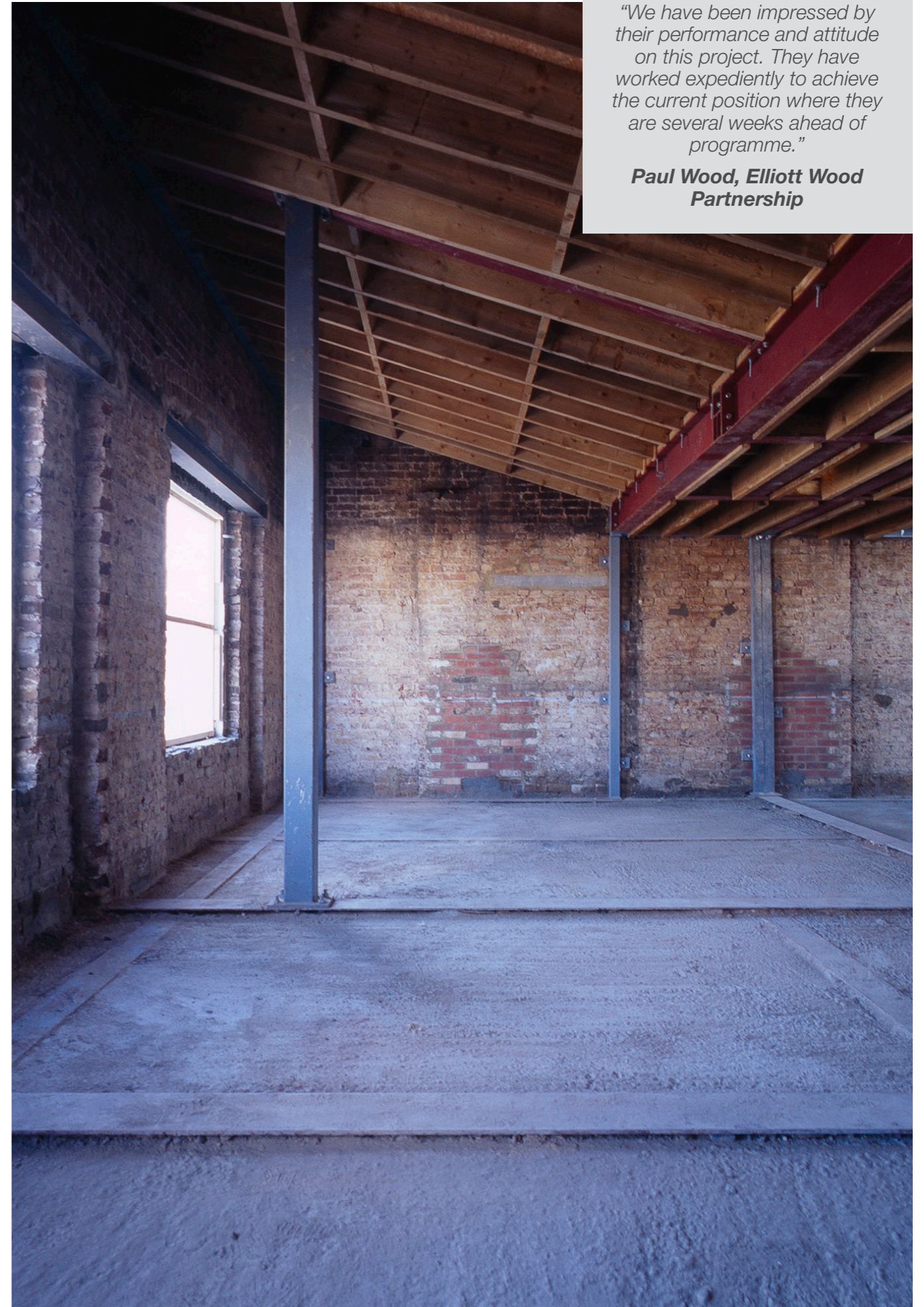
Quantity Surveyor
Stockdale

Key Features

| | |
|--|---|
| Retained façade | ✓ |
| Temporary works | ✓ |
| New basement | ✓ |
| New steel and concrete composite frame | ✓ |

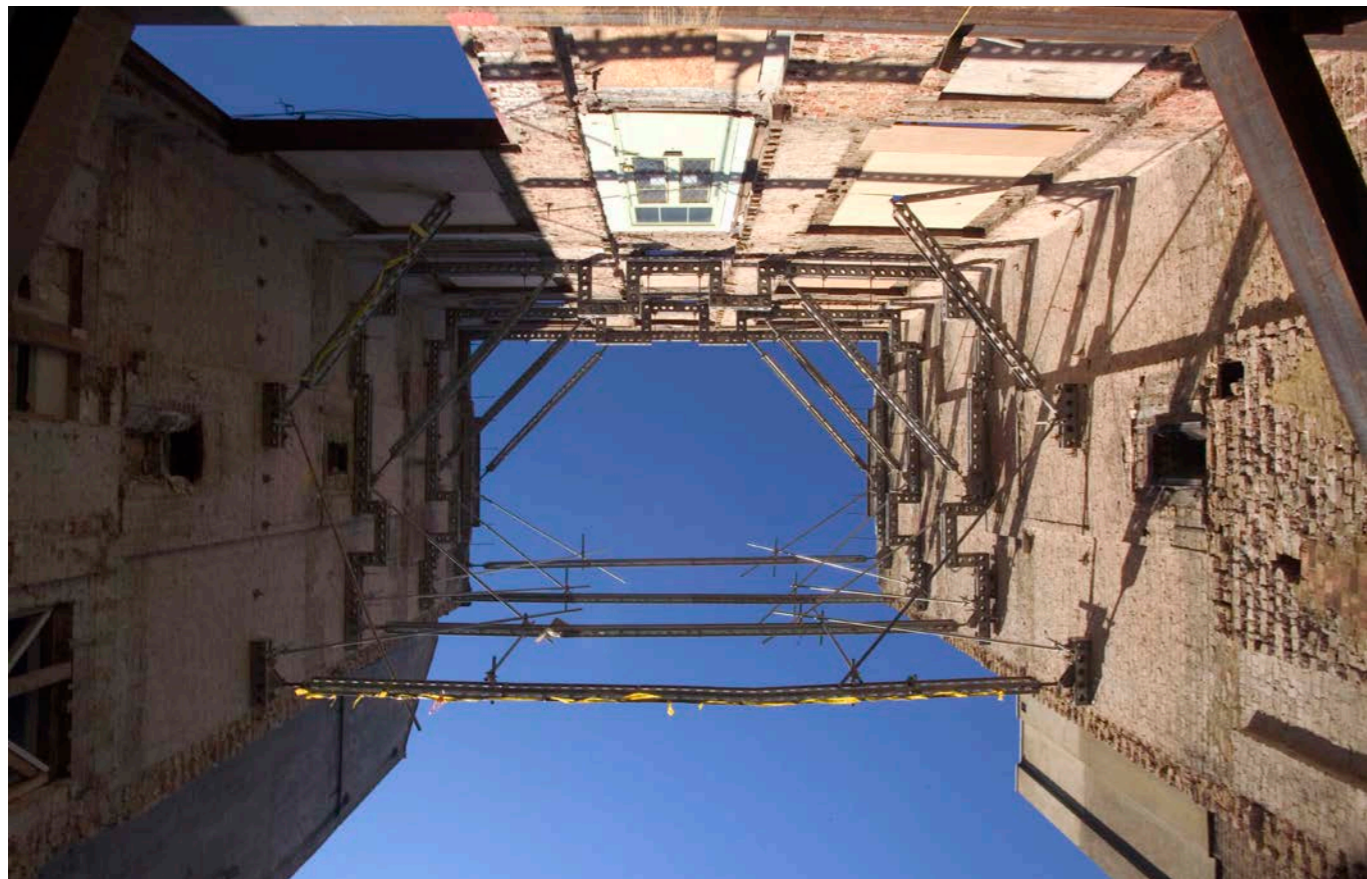
This project required the complete removal of the detached house interior and rear wall, with the full façade and side walls retained.

An innovative temporary works solution was conceived and multiple tanking systems used to create a new, robust basement to incorporate a swimming pool. A new steel and concrete composite frame was then inserted into the shell of the house and a new roof structure, including an intricate lead-clad study, was constructed ahead of programme.



"We have been impressed by their performance and attitude on this project. They have worked expediently to achieve the current position where they are several weeks ahead of programme."

Paul Wood, Elliott Wood Partnership



Cavendish Avenue

Photography: Darren Merriman

Architect
Rodic Davidson Architects

Engineer
Croft Structural Engineers

Contract Administrator
Andrew Goddard Associates

Quantity Surveyor
Moulton Taggart

Key Features

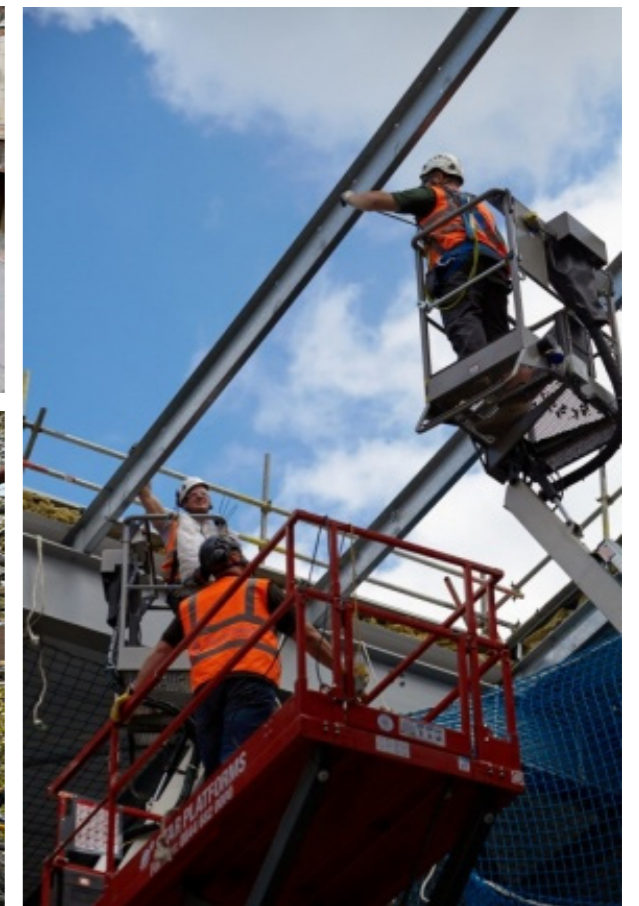
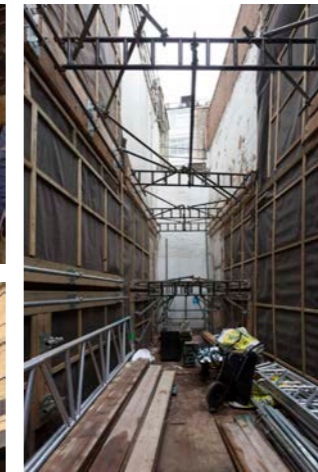
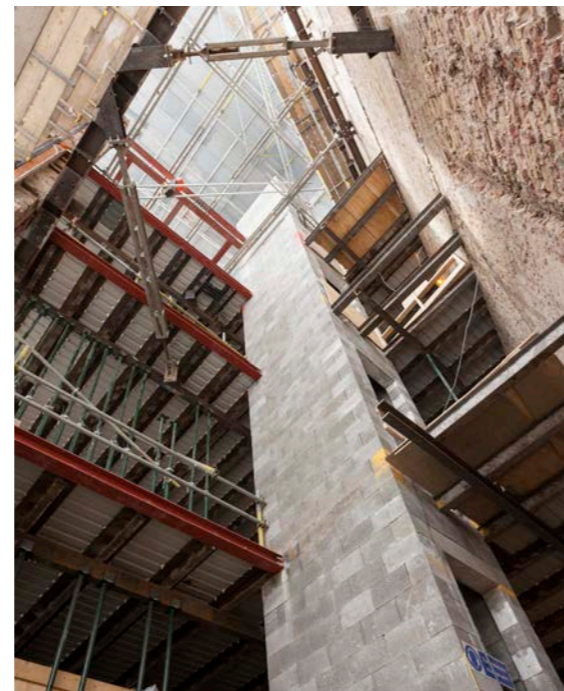
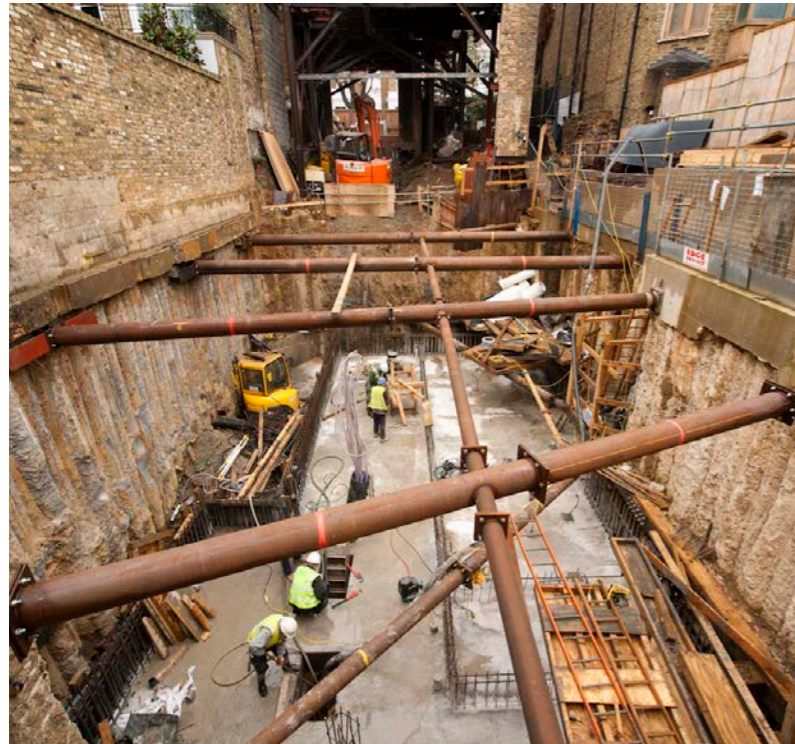
| | |
|------------------------|---|
| Remedial stabilisation | ✓ |
| Movement monitoring | ✓ |
| Structural blockwork | ✓ |
| Structural steel | ✓ |

This project in St John's Wood has Westgreen performing a remedial stabilisation to a fragile structure. Working from the perimeter in, our scope of work encompasses a full methodology with movement monitoring - following the satisfactory introduction of which, a removal of existing temporary propping and installation of various scaffolding, structural blockwork, and dry packed infills has been carried out.

The scheme has required the installation of 19 tonnes of structural steel over three separate mobile crane lifts, necessitating full road closures.



STRUCTURAL WORKS OVERVIEW



TEMPORARY WORKS PROCEDURES

Temporary works are designed in accordance with BS 5975 and all other relevant legislation, eg: Health and Safety at Work etc. Act 1974, Construction (Design and Management) Regulations 2015 (CDM), Lifting Operations and Lifting Equipment Regulations 1998 etc...

The purpose of temporary works design is to provide an 'engineered solution' to support or protect the existing structure or the permanent works during construction.

A temporary works study will be carried out for each job, considering the proposals. Things to consider are:

- Required extent demolition
- Retained structure
- New structure and its location
- Are excavation or underpinning works required
- Proposed construction sequence
- Programme of works

The temporary works study will need to consider the stability of remaining structures, as well as the vertical supports required to retain high level structure above new openings.

From the design brief, elements of temporary works will be identified, and an overall sequence of construction will be developed with the contractor in line with the programme of works.

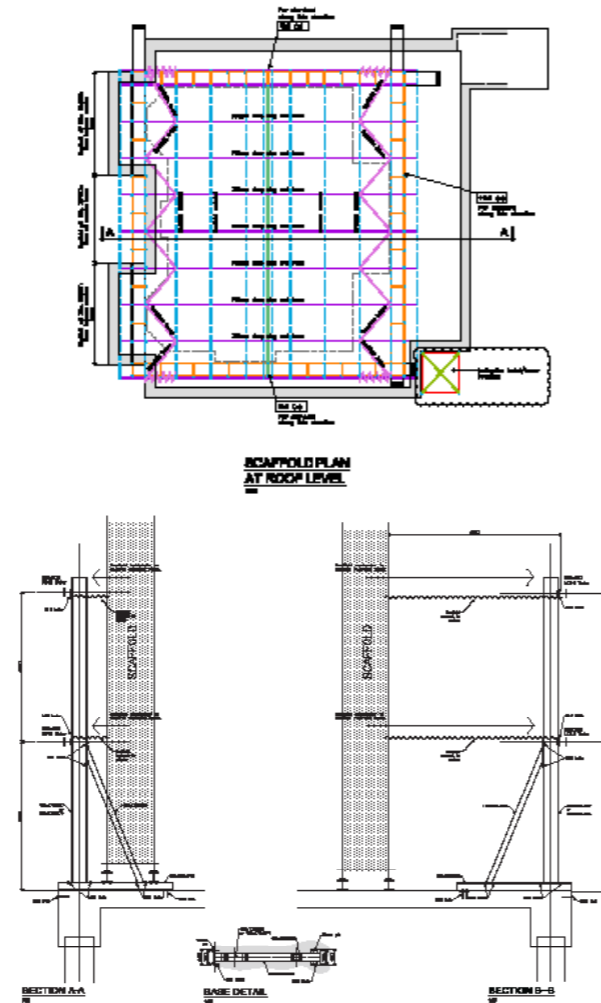
Following this, our designated individual will appoint a Temporary Works Coordinator (TWC) and a Temporary Works Supervisor (TWS).

Each individual element of temporary works will then be designed, including the sizing of required support/propping (considering loadings involved), as well as the sequencing of the individual task.

Recommendations will be made as part of the proposals as to how long between each stage should be left before moving onto the next stage. E.G number of days between excavation and casting adjacent underpins.

Recommendations will be made with regards to the required duration that props/ shoring should remain in place after the permanent works have been installed.

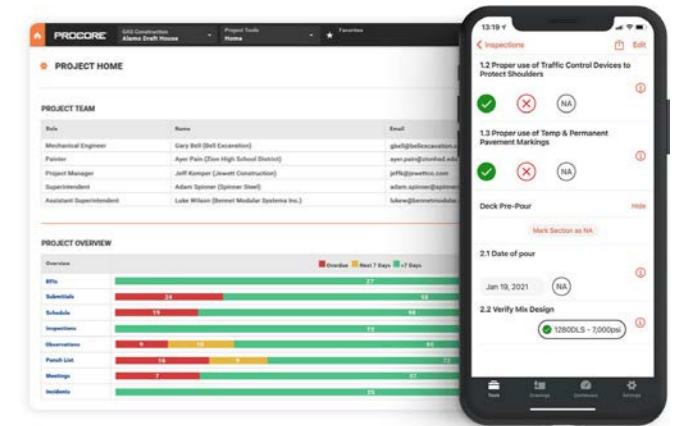
Needles, props, shores, backprops etc will all be designed to / ensure loads are satisfactorily supported for the required duration, and consideration will be given to limiting deflections to ensure the retained structures are not adversely impacted by the proposed works.



DOCUMENT CONTROL VIA PROCORE ERP

Westgreen primarily utilise the Procore ERP (Enterprise Resource Planning) solution to help control information flow and processes across our organisation. This vital tool provides transparency where required and control from the outset of a project, allowing the capture and holding of all data and the control of document distribution, project administration, site photography, meeting management and site management (inclusive of inspections, snagging management and health and safety incident management).

PROCORE



The Procore system affords the management of complex processes across the organisation, easily handling formal correspondence such as RFI's and instructions, document revisions, approvals and variations.

As such, it is an electronic project database, automatically logging all formal correspondence, allowing us a single point of data reference, accountability and data capture. When using the document register to view the uploaded drawings, you are always presented with the latest revision of the drawing you have selected, ensuring that everyone using the platform is working against the most recent information. Formal correspondence between personnel and teams is managed in real time allowing immediacy of response and effect.

The benefit of co-ordinating processes between project managers, consultants, sub-contractors and the client are apparent.

RFI's, change orders, and variations and other standard processes are held and utilised to coordinate and act as a powerful reporting aid, providing accurate and up to date information.

The ability to sort, list and filter details allows the generation of all captured project information and the generation of reports which are easily configurable. Information gathered can be progressively collated towards the generation of O&M documentation towards the end of a project.

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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