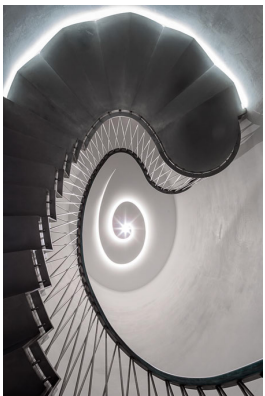
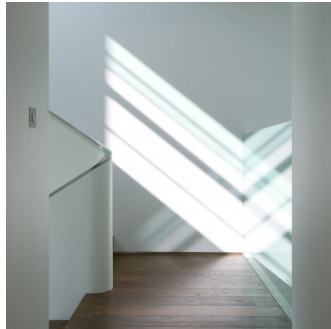


# WESTGREEN

## Residential Portfolio 2024

Westgreen Construction Limited  
Residential | Retail | Arts  
westgreen.com



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Hyde Park Gate,  
London

# INTRODUCTION

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

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

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

**John Gilsenan**  
CEO & Founder



*"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**

*"From my direct experience with Westgreen and from the reports of others, I would describe their business attitude as highly professional, safe and courteous."*

**Ramy Goldstein, Client**

*"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**

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

**James Carter-Brown,  
Knight Frank**

**Proudly celebrating nearly 25  
years in business**

# 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

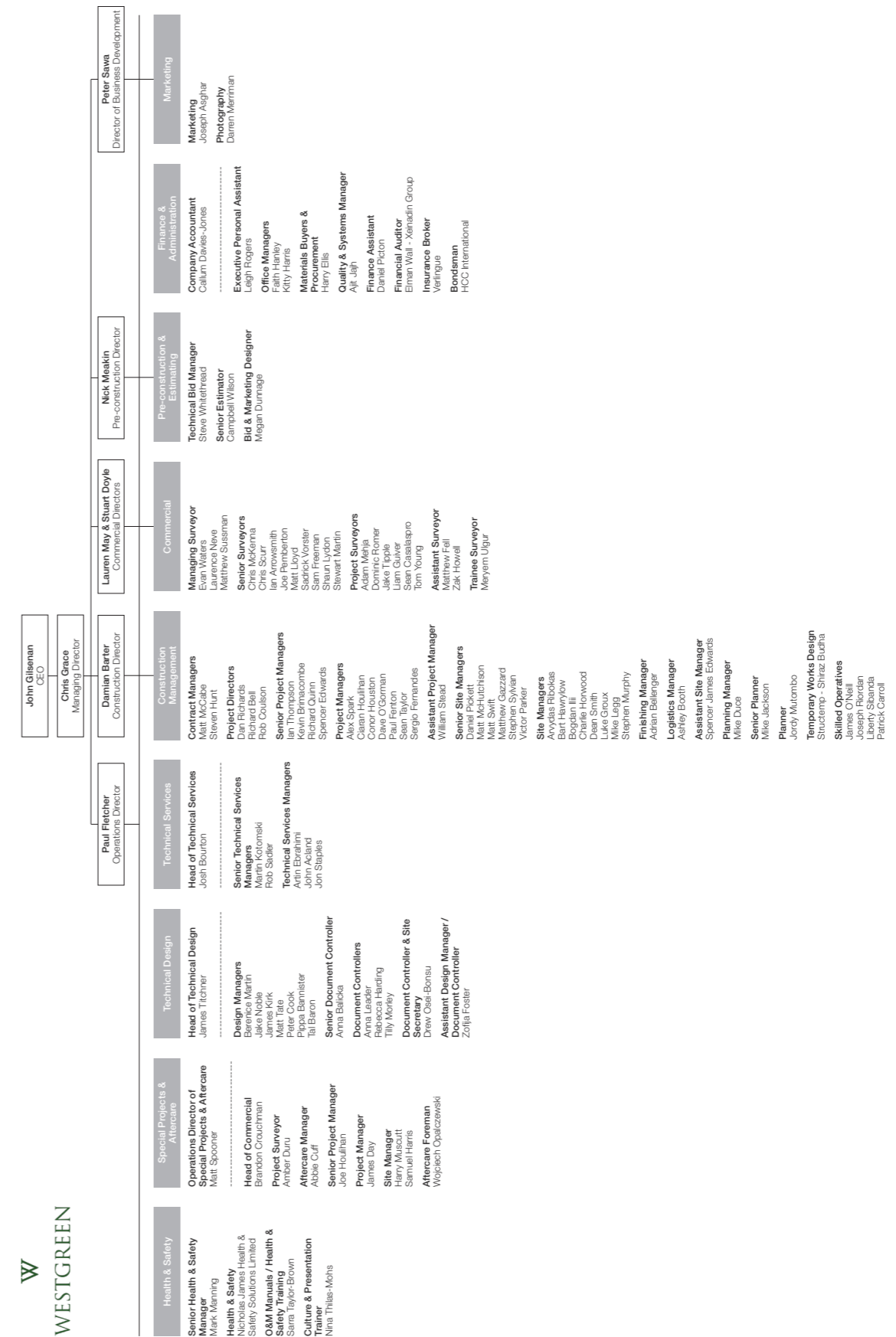
Related to our gallery work, we have delivered (and sometimes designed) a number of art exhibition and art pieces. Most notably, we have worked with the internationally renowned artist James Turrell, fabricating a number of pieces of his working art forms. With all of our projects, when engaging Westgreen 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



# RESIDENTIAL PROJECTS

## 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 375m<sup>3</sup> 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.

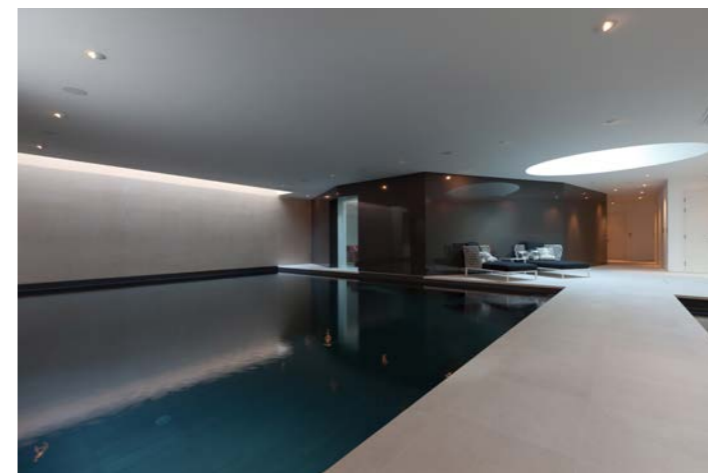
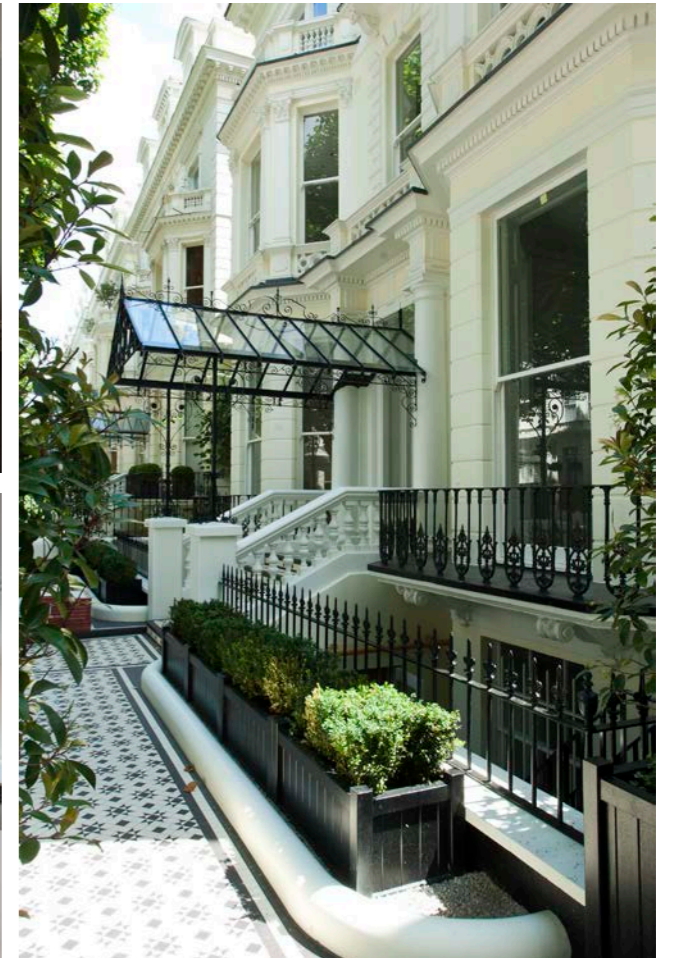
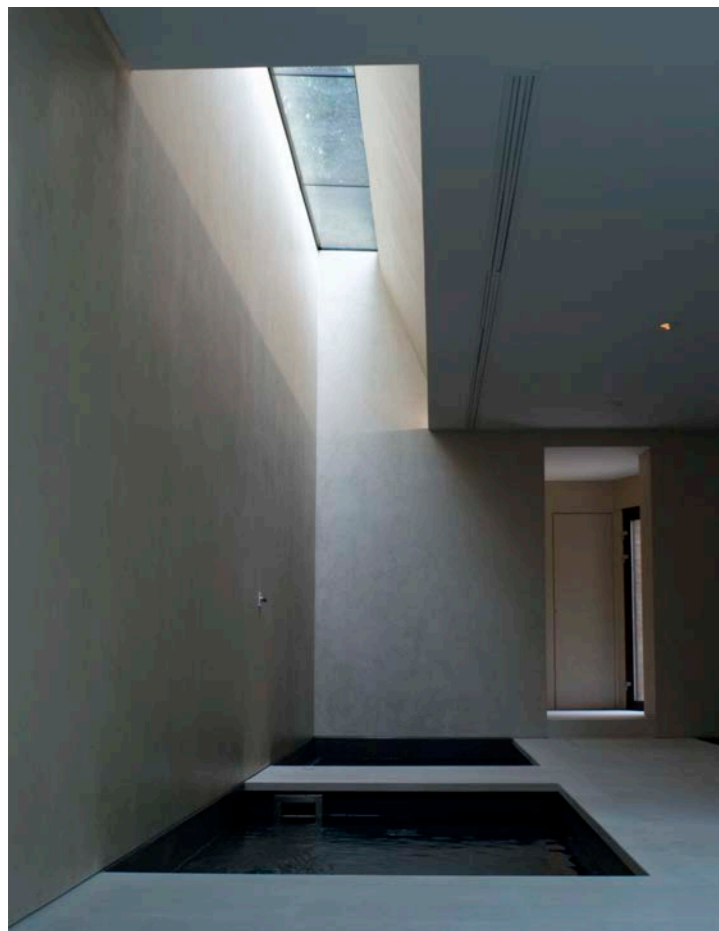
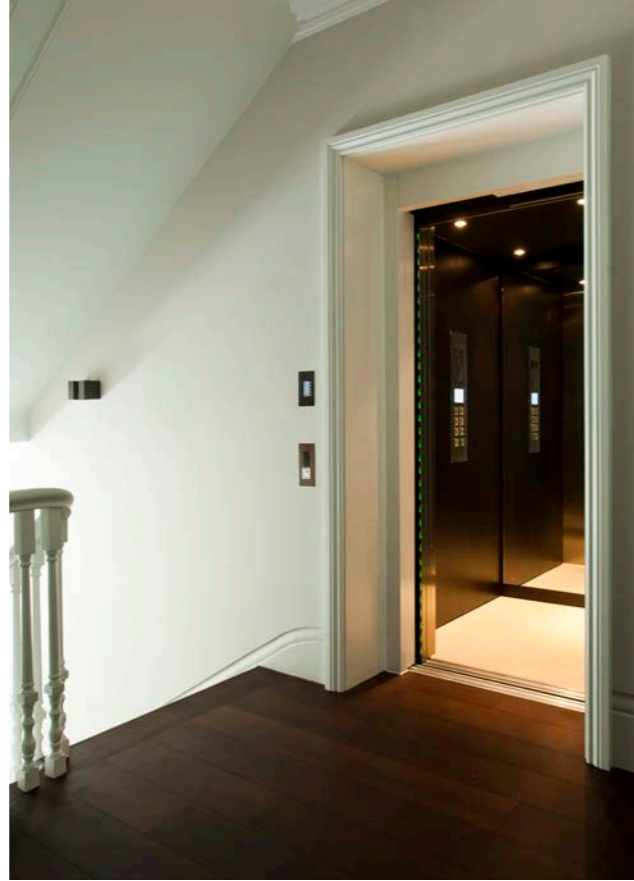
The main facade has been rejuvenated, in keeping with the local vernacular and fenestrations reinstated. All new brickwork was in reclaimed London stock. Leading masonry contractor Szerelmey undertook restoration and reinstatement of rich detailing of various plinths, cornices and decorative roses. Bottle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





## 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.

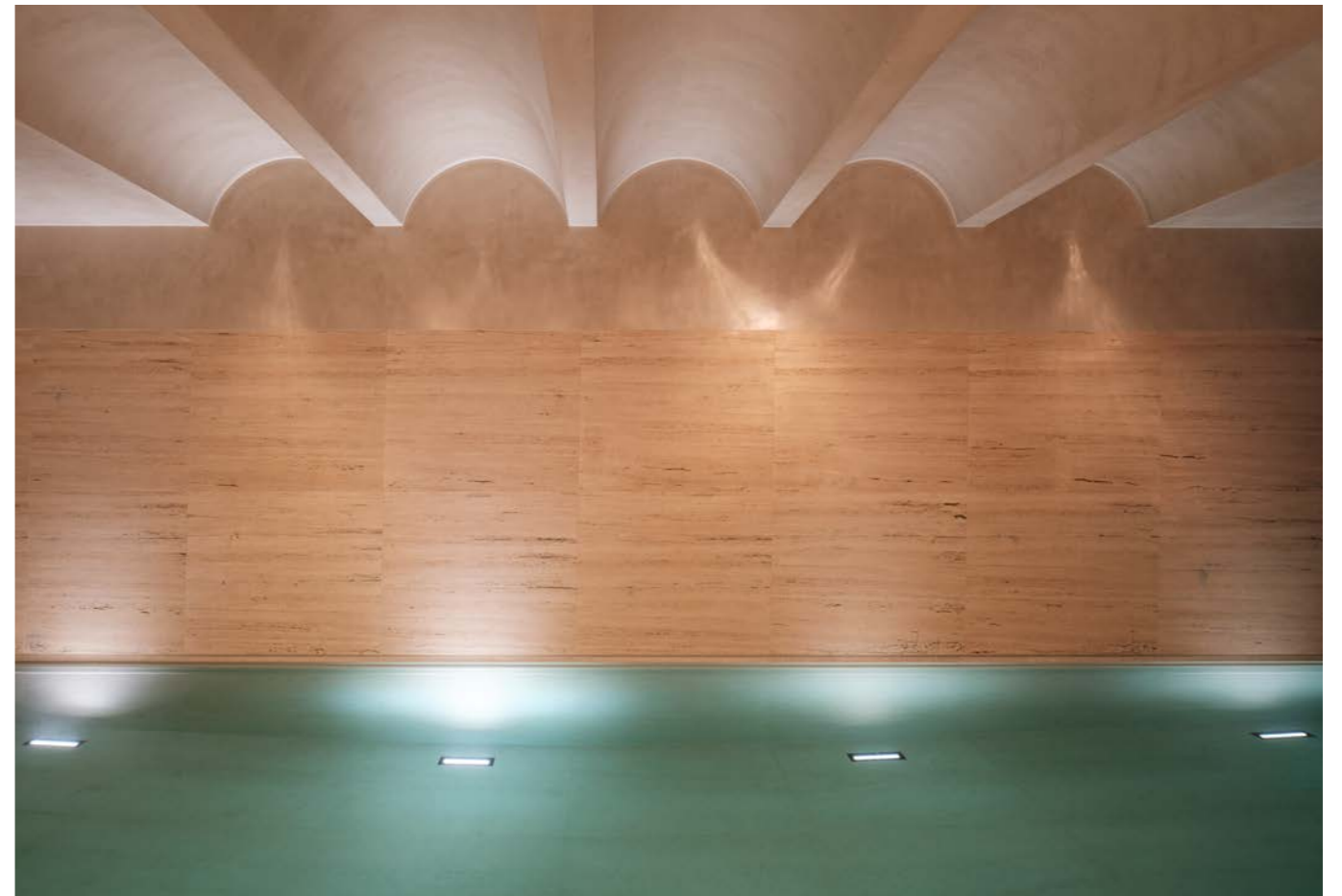
Westgreen will undertake specialist restoration to remedy the general neglect, damage, disrepair to the listed main house both inside and out, connecting it to the highly specified new-build elements accessed via the rear mews.



*"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**







## 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**

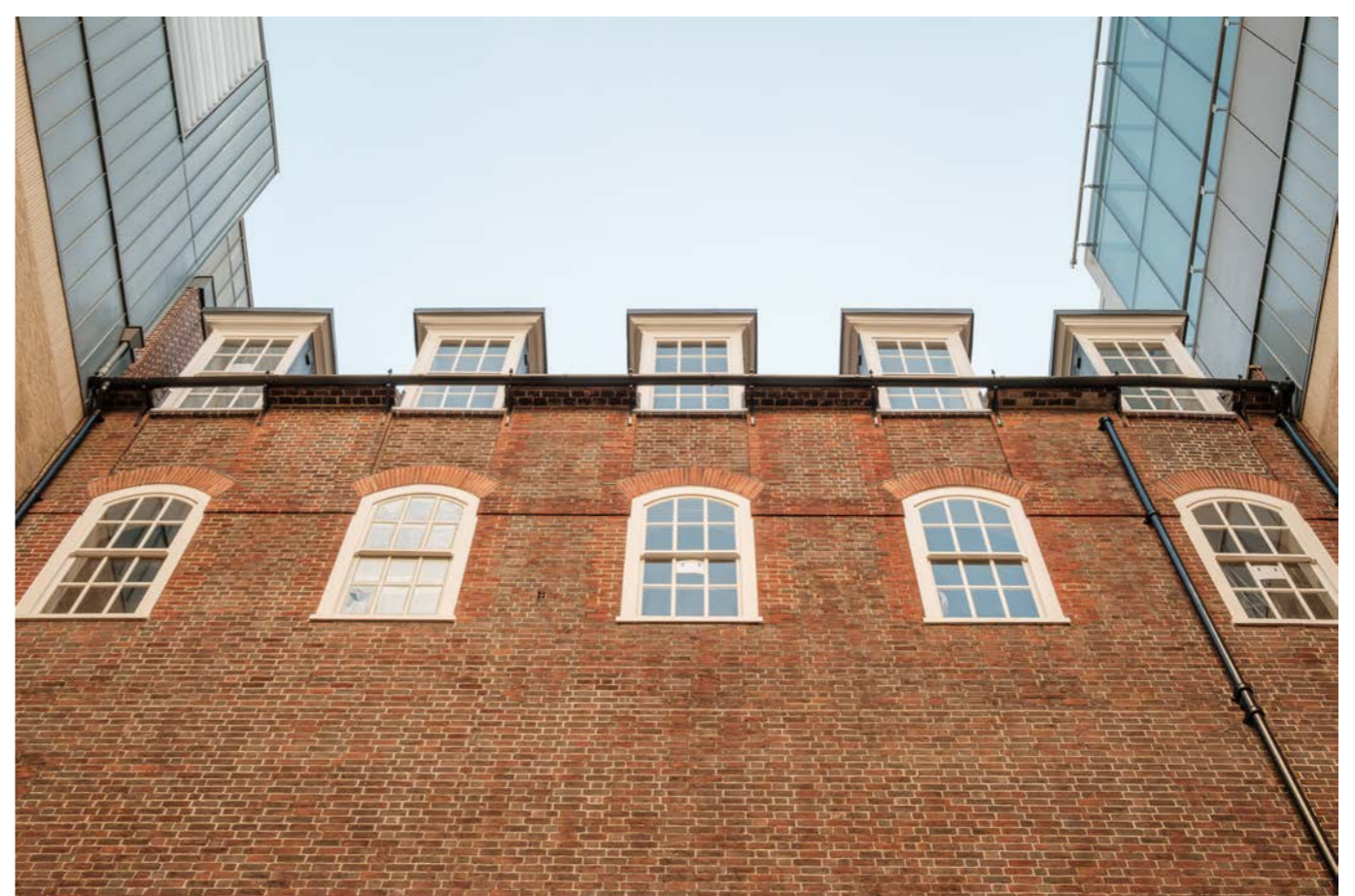
### Key Features

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.





## 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.

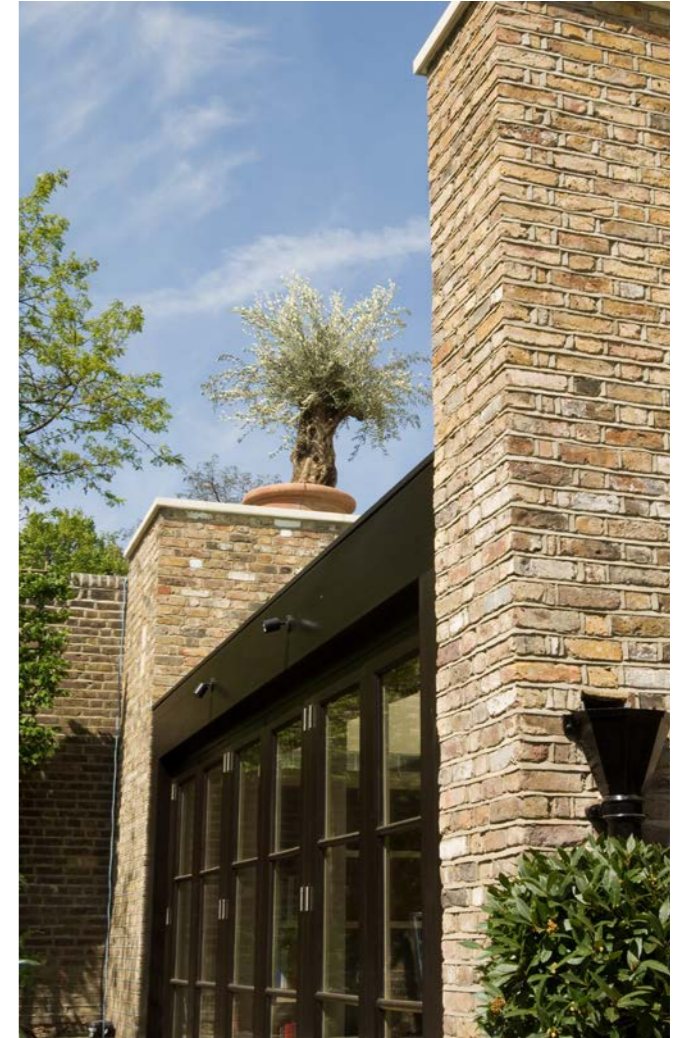
The process of underpinning and the installation of Ishebeck Titan piling beneath and adjacent to Number 20 Selwood Terrace, saw the creation of a new basement. The reconstruction of 21 Selwood Terrace substructure and superstructure shell and core works including brickwork, were undertaken for the major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

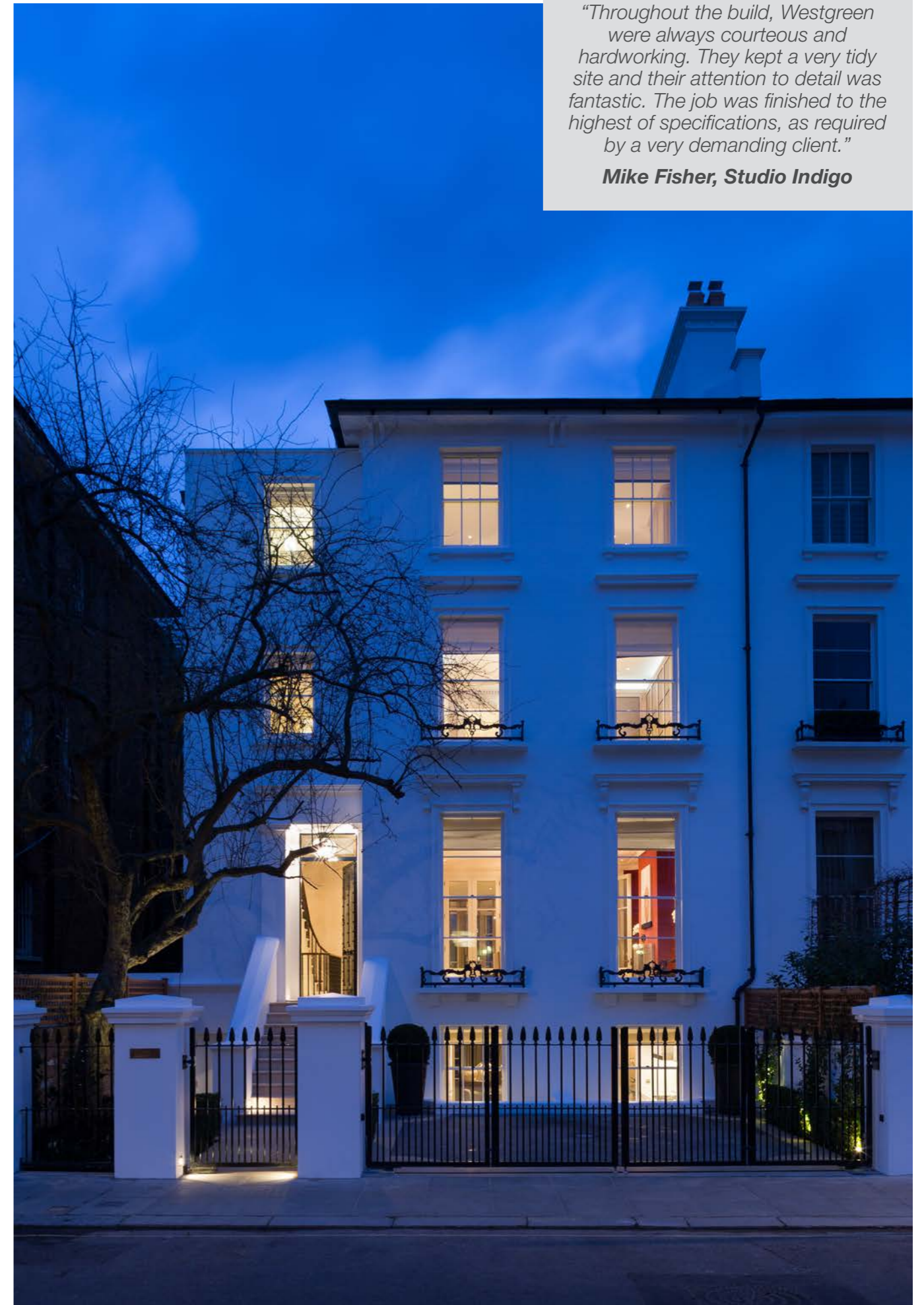
An en suite master bathroom combines fine marble and polished plaster finishes, with the dressing room beyond showcasing elegant finely crafted joinery.

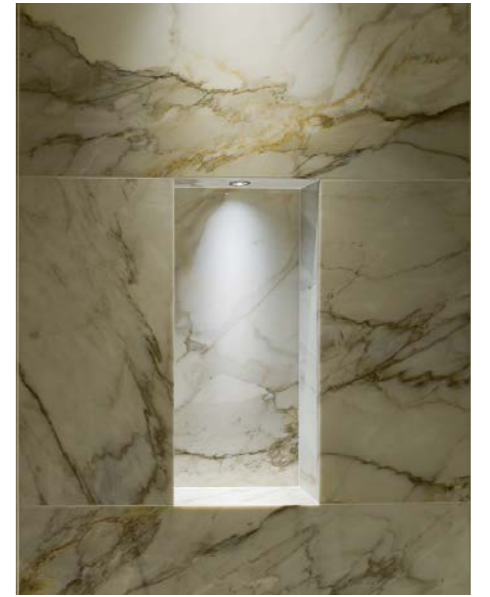
The kitchen and further living areas leading to the garden, are located on the lower ground floor below which the new basement extends beneath the property and under the garden.

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.

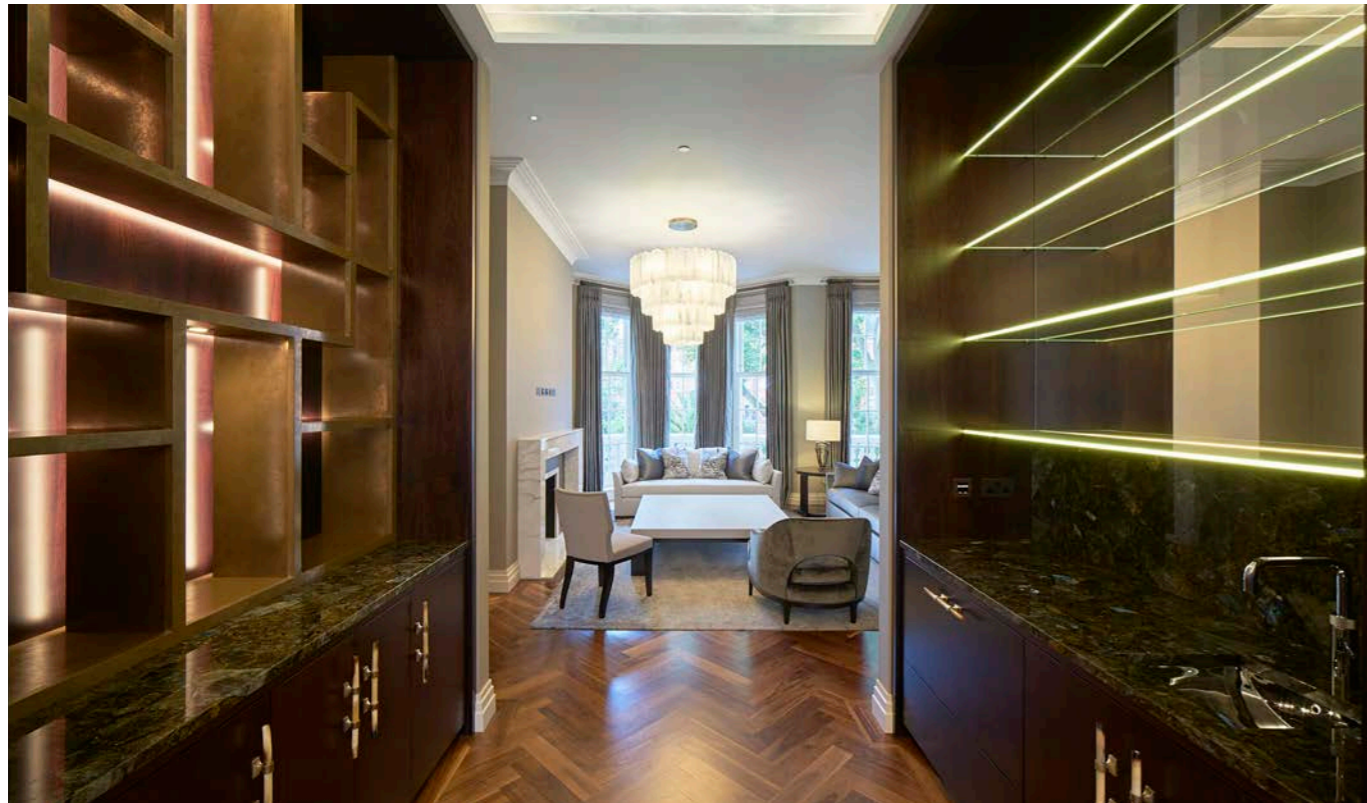
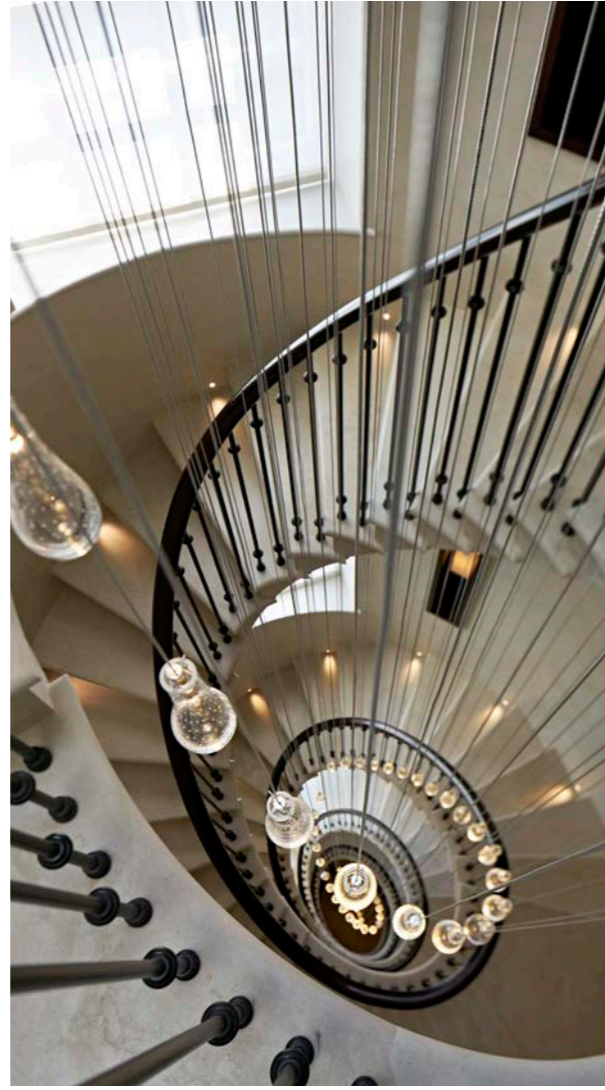
The lower ground floor level accommodates office and study spaces for the family. Beneath, the newly formed basement houses a swimming pool, sauna, steam room, gymnasium and wine store with the adjacent passageway leading to a cinema room and plant room facilities beyond.

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.

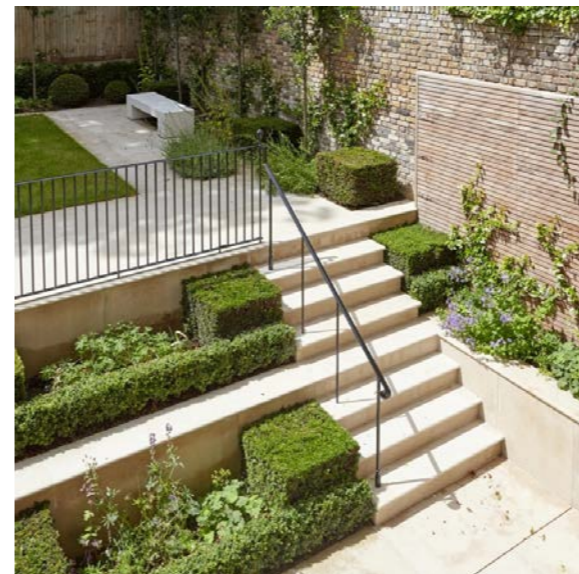
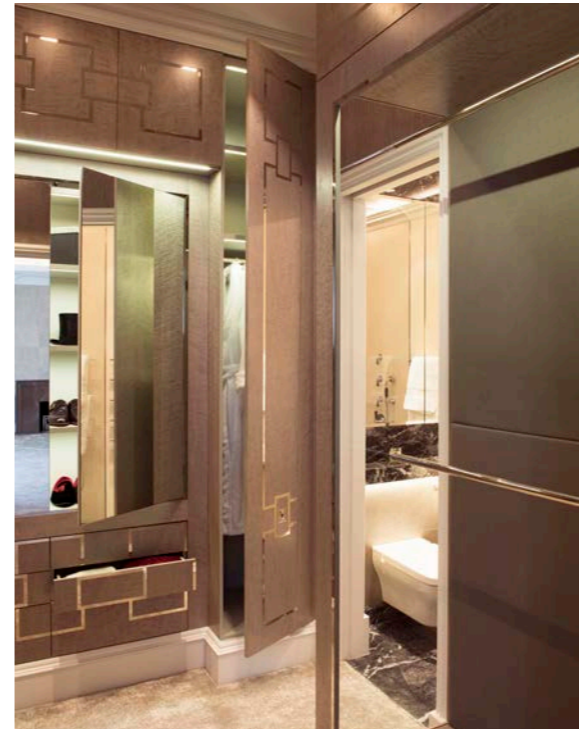
The garden area has received extensive landscaping including the formation of an Orangery to the rear of the house.

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	✓

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.

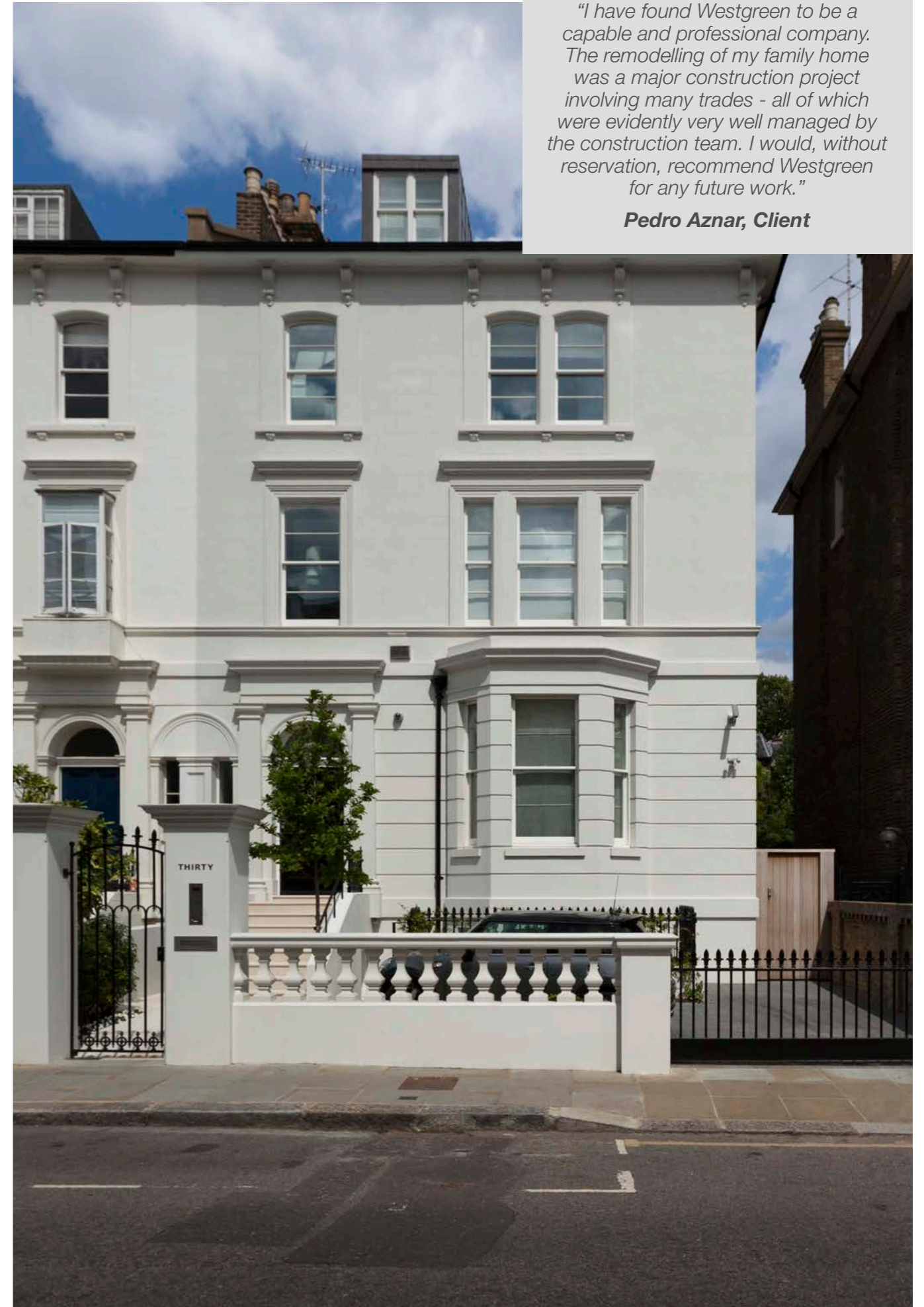
Glazing was also extensively used to create bespoke staircases and room partitioning. New fireplaces were installed on the upper ground floor and first floors which involved new flue linings and fans. Bespoke fireplace design was overseen.

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.

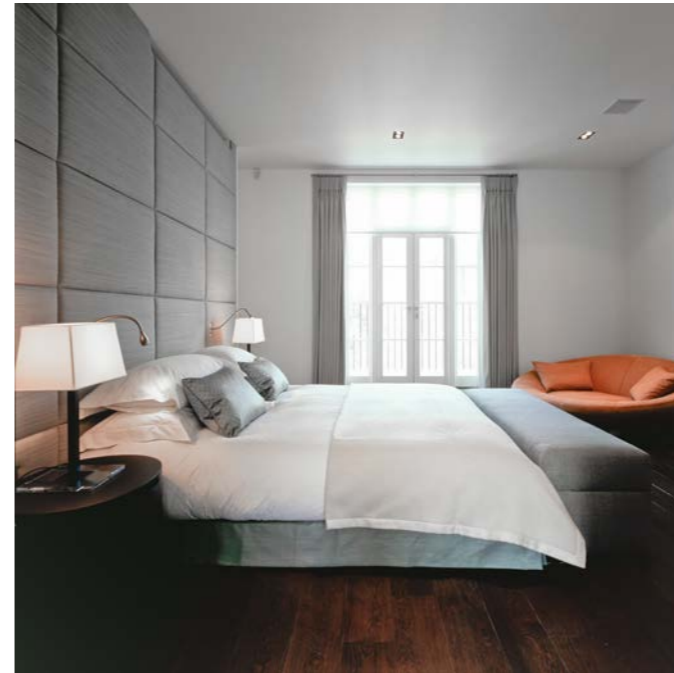
*"I have found Westgreen to be a capable and professional company. The remodelling of my family home was a major construction project involving many trades - all of which were evidently very well managed by the construction team. I would, without reservation, recommend Westgreen for any future work."*

**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**



## 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.

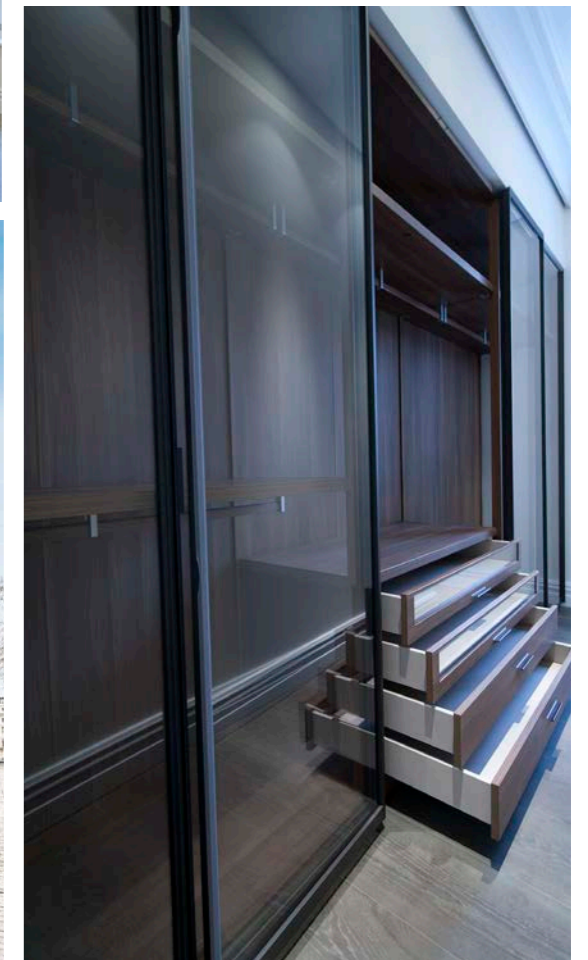
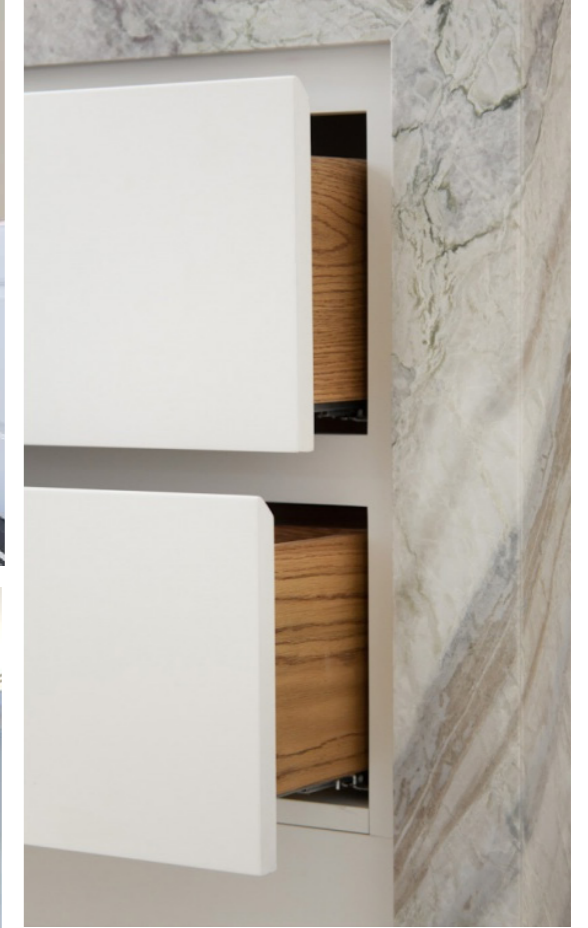
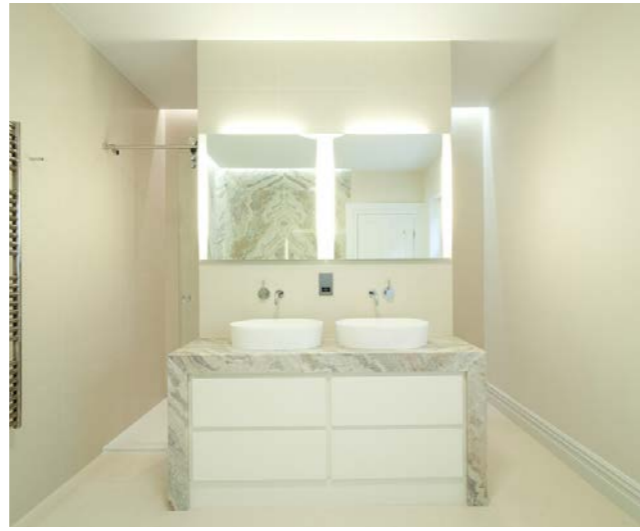
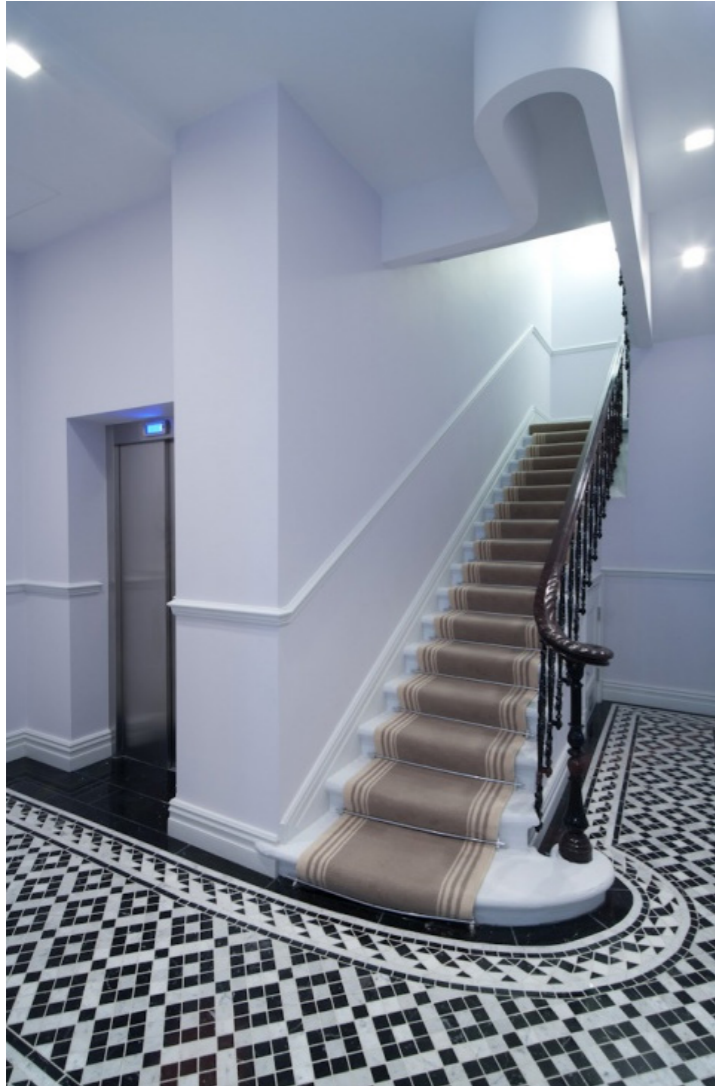
The scope of works included high volume construction in the formation of two basement extensions, major structural reconfiguration, and the full strip out of the property. The existing envelope was retained and the roof-scape completely remodelled to incorporate roof terracing and areas of planting. 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.







## Hyde Park Gate, London

Photography: Darren Merriman & Joseph Asghar

Architect  
**Gabriel Chipperfield**

AV  
**Mosaic**

Engineer  
**Baxter Glaysner 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

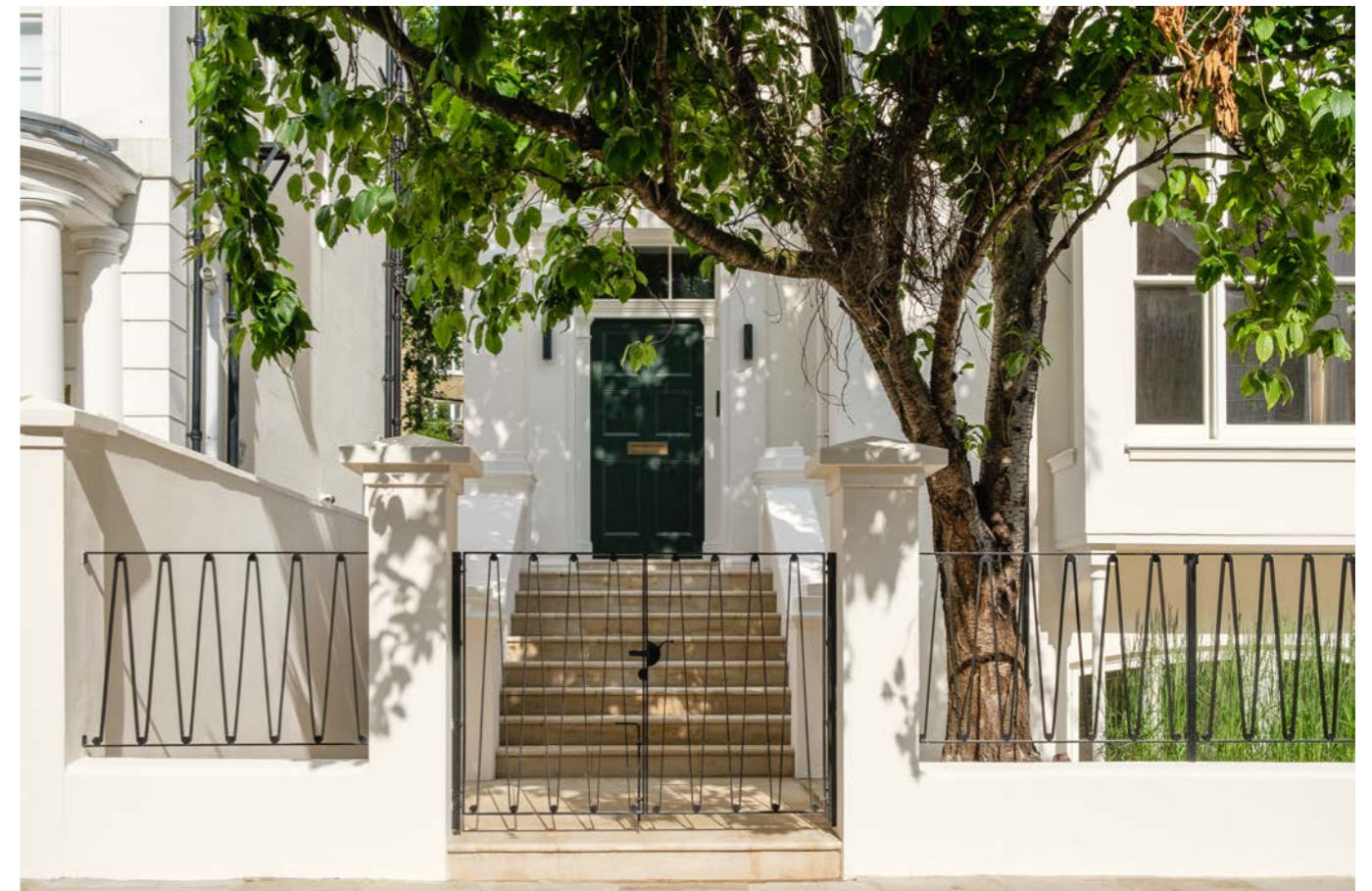
The upper floors feature raffia reeded Italian oak joinery, with subtle variations applied to each bedroom. Hand tufted carpets, fabric-covered walls and oak panelling combine to create a restful environment.

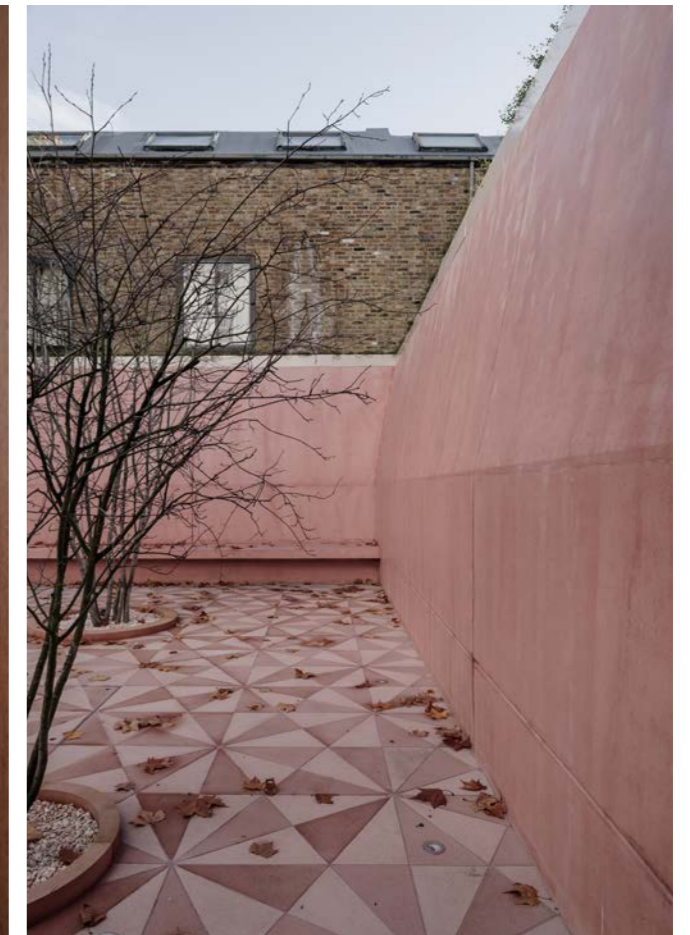
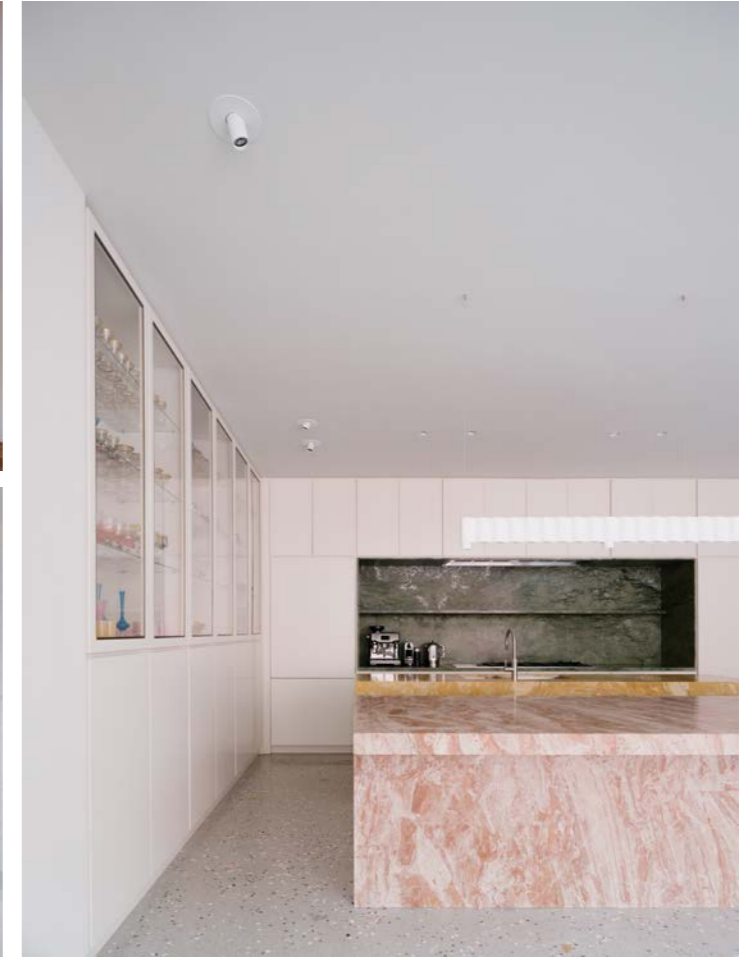
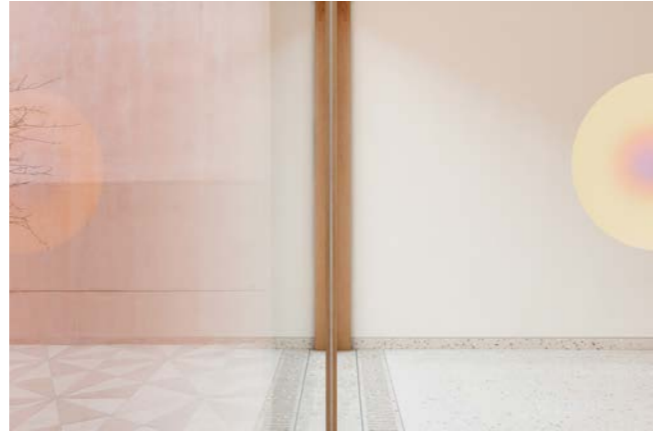
For the en-suite bathrooms, sculpted yet precision-cut travertine is set against complementing curved oak joinery. By contrast, the master bathroom is completely adorned with fluted Carrara marble from floor to ceiling, set with elegant solid brass fittings and thin-profile brass doors with reeded Rivuletta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

*The project was recognised at the British Safety Council International Safety Awards 2021, in recognition of Westgreen's 'commitment to health, safety and wellbeing during 2020, the most challenging year in recent times'.*





## 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.

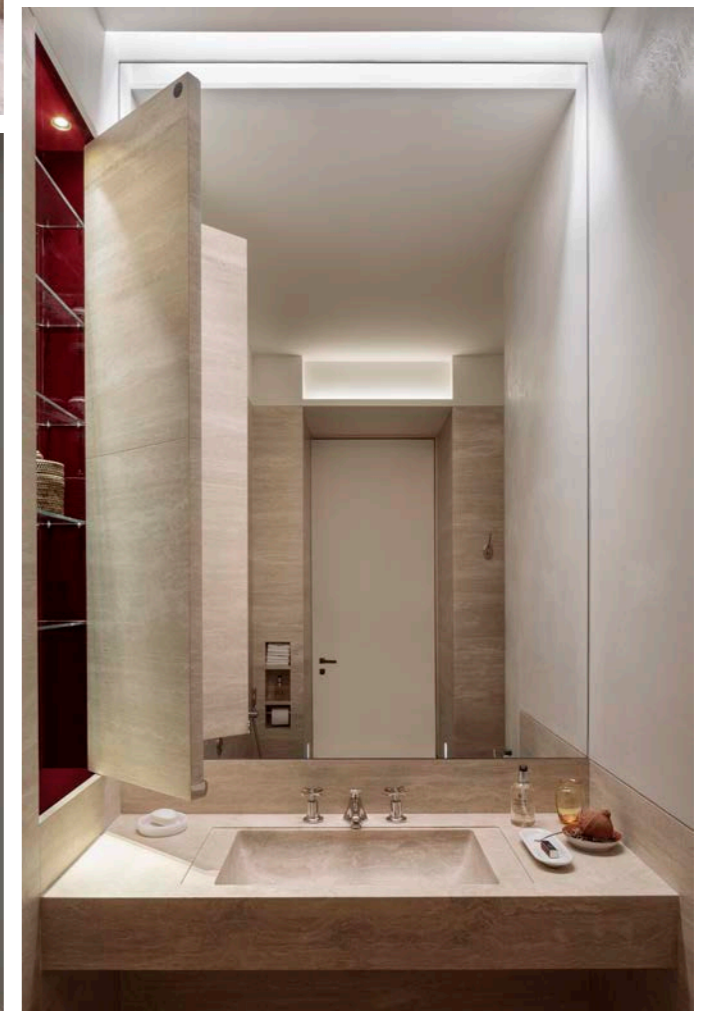
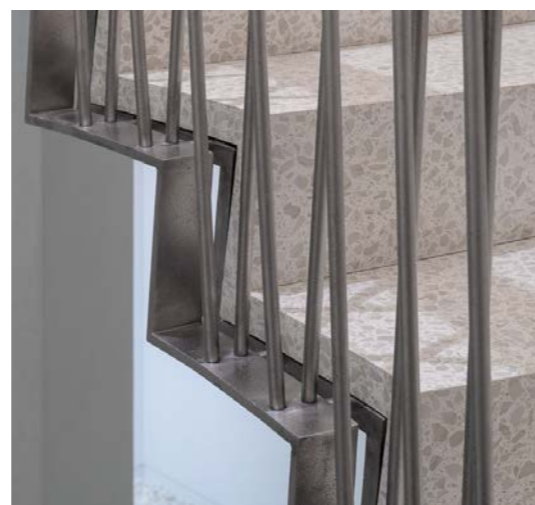
A strong visual element of the interior which sits 'centre stage', is the imposing elliptical staircase and balustrade designed by Eric Parry and clad in custom cut stone, again by Morsetto. The elliptical swirl of the staircase is mirrored by the striking art installation set above the stairwell, created 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.

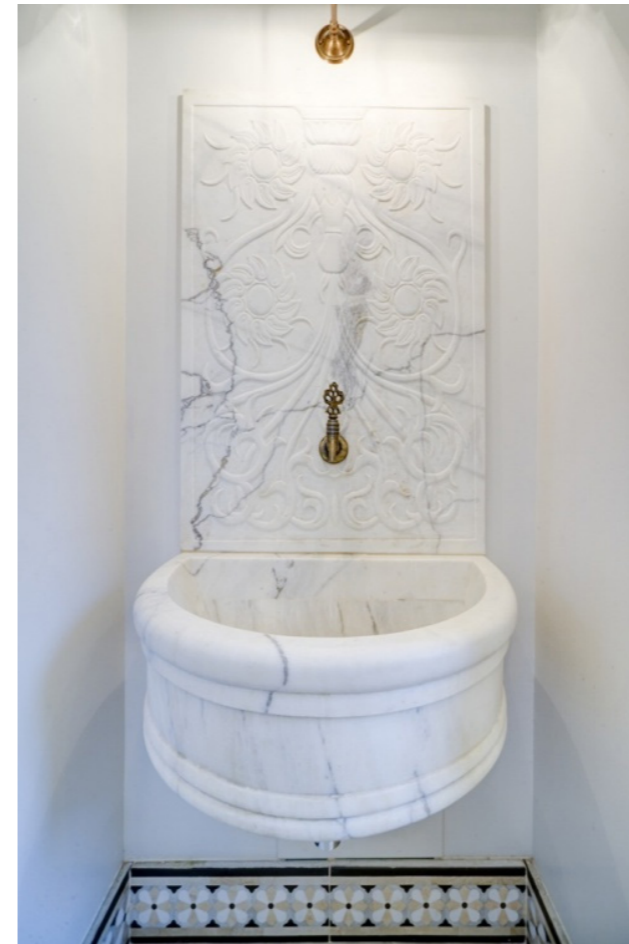
A temporary roof provided protection against the elements whilst roofing works were in progress. Structural alterations required temporary works to be set in place to support the rear of the house whilst the new rear extension was being formed and new steelwork installed to the full width of the property.

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.





## 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.

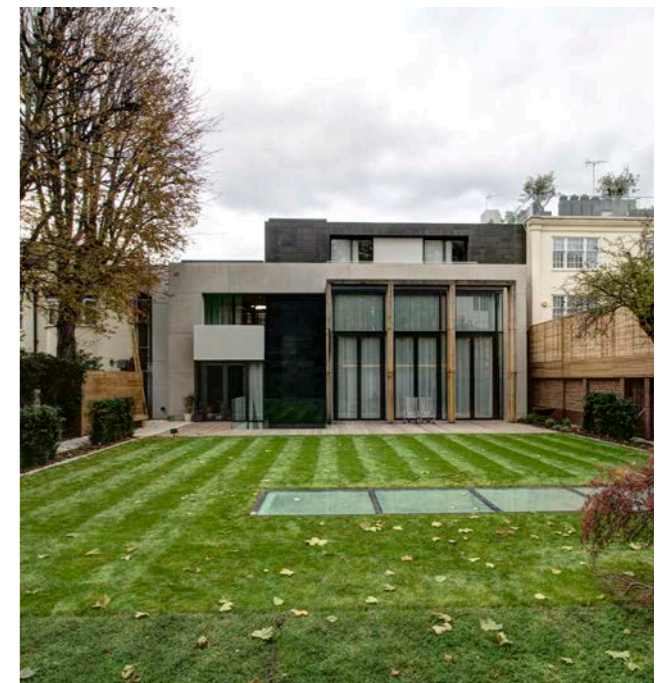
Extensive temporary works included shoring of neighbouring properties with thrust blocks and the temporary works design positioned temporary steelwork to avoid clashes with the permanent works. The substructure required extensive piling works with some 180 CFA piles being driven to a depth of 12 meters.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

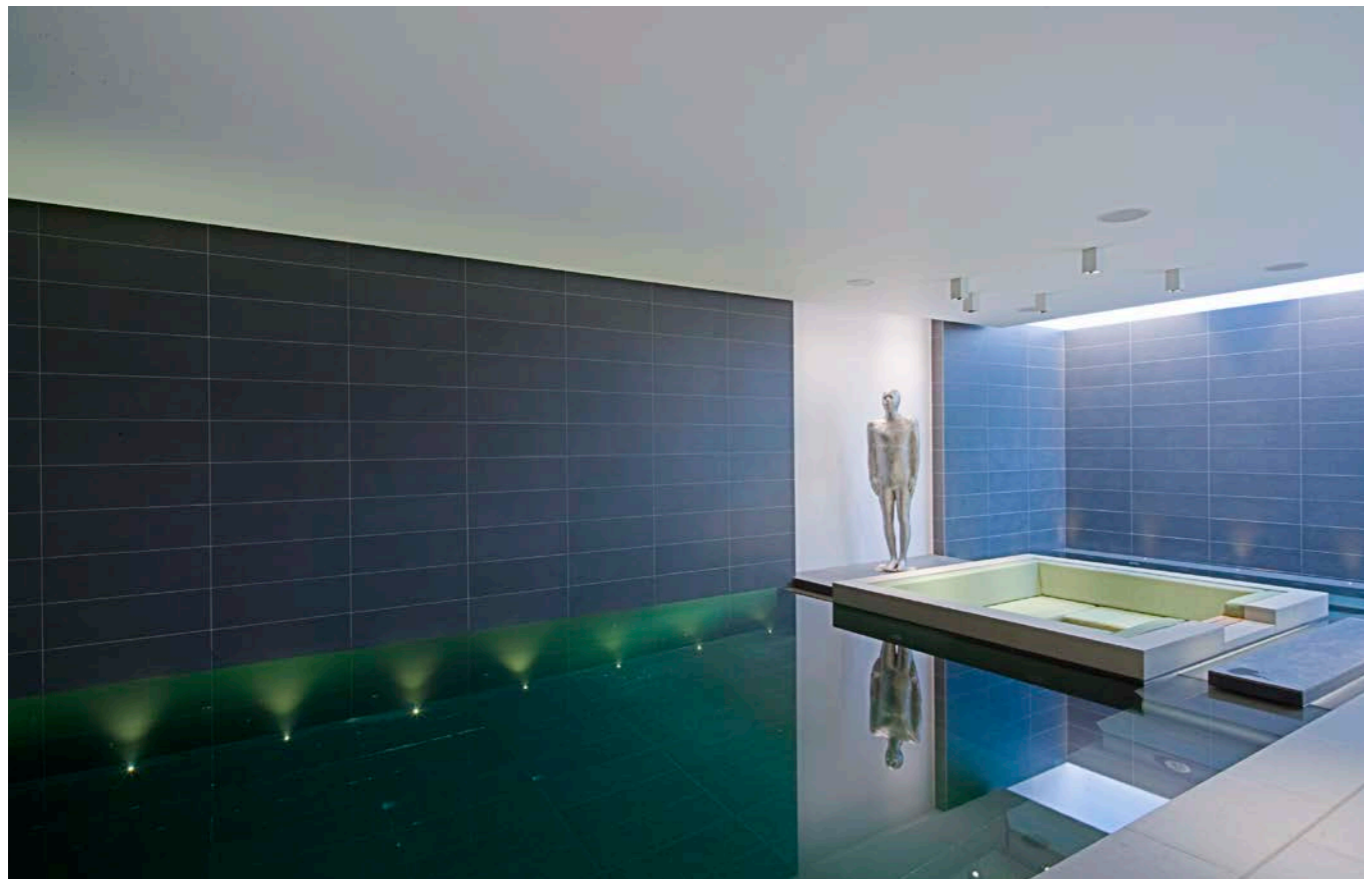
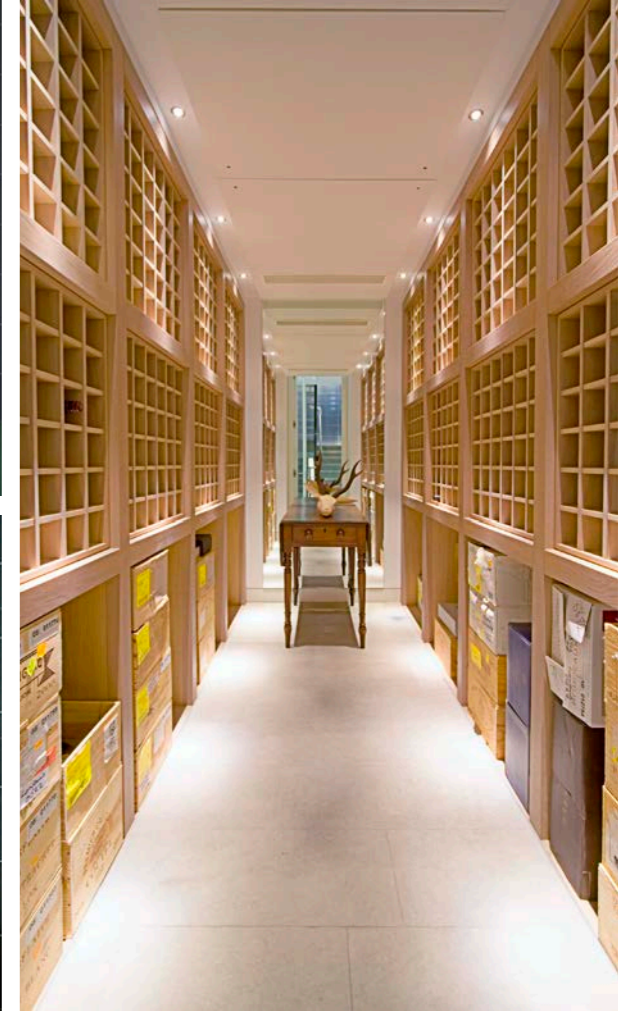
The superstructure is formed of a lean skeletal steel frame with pre-cast RC planks, concrete block walls and timber frame roofs. Lighting and service runs were integrated within the RC planks at the manufacturing stage. The roofs have been planted with Sedum and other green technologies incorporated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







## 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.

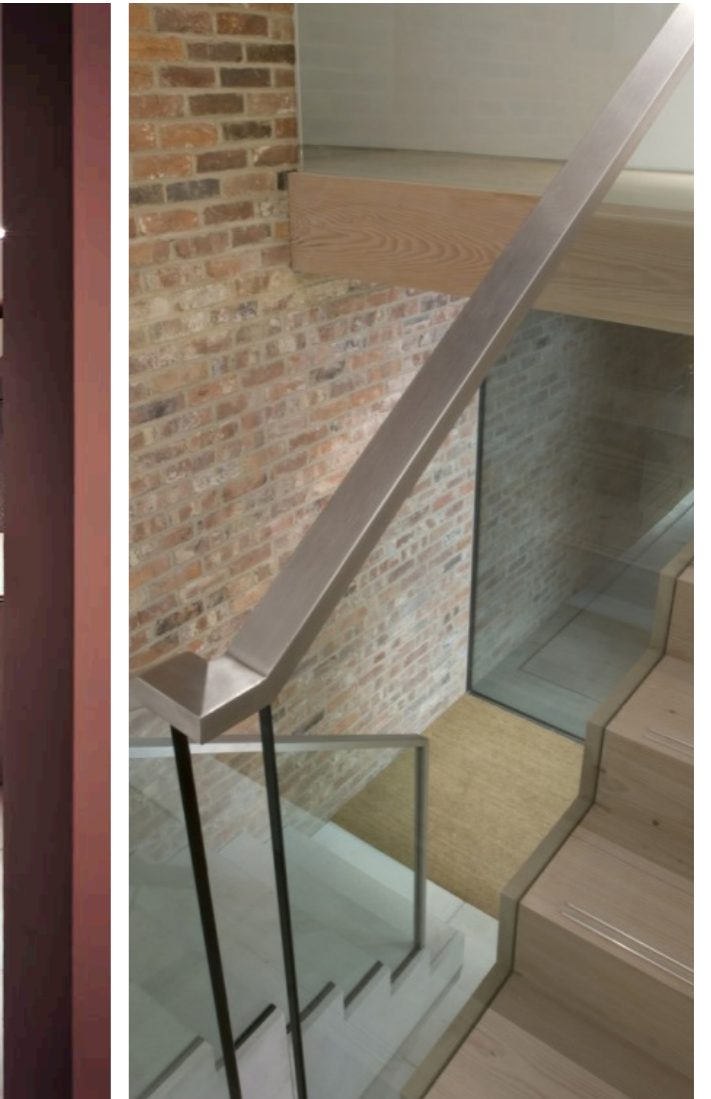
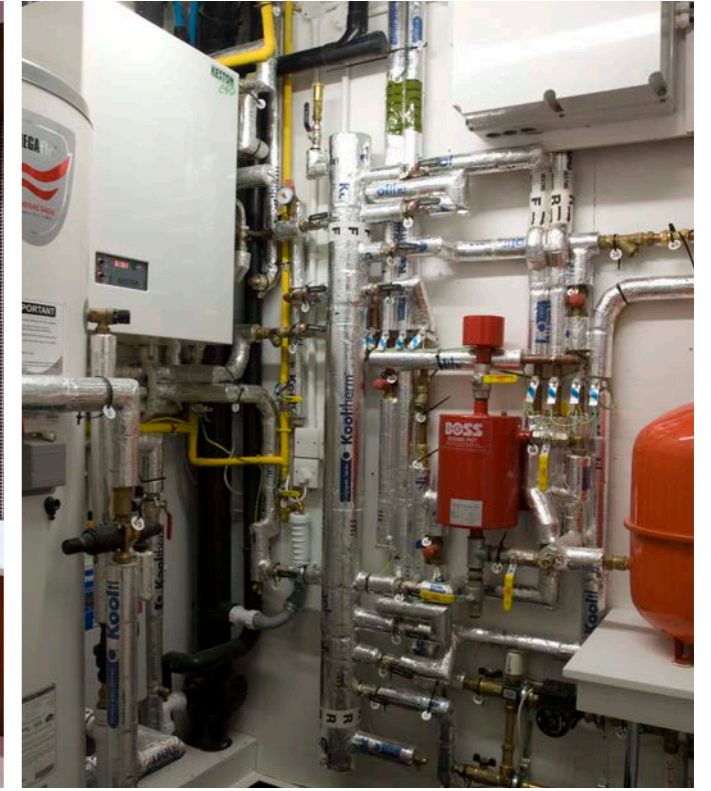
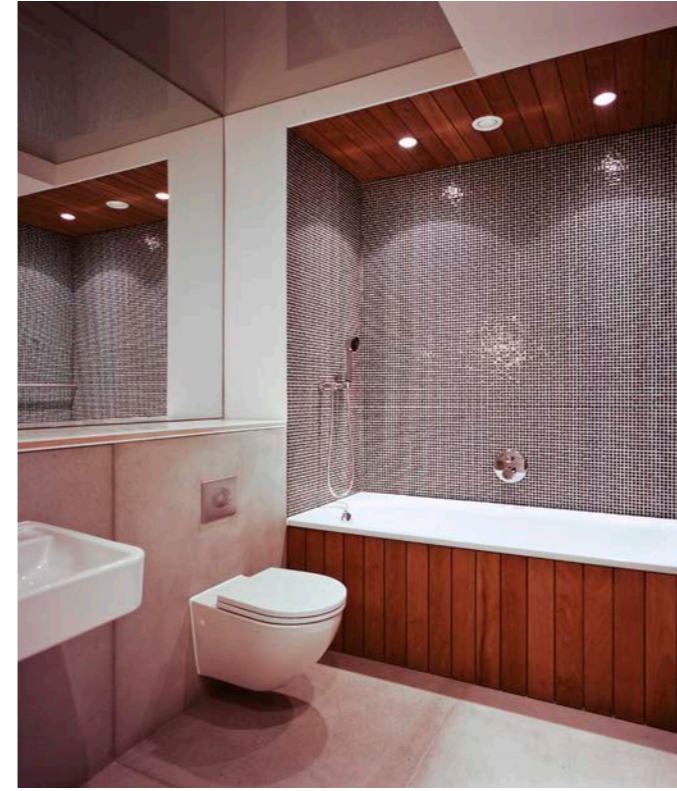
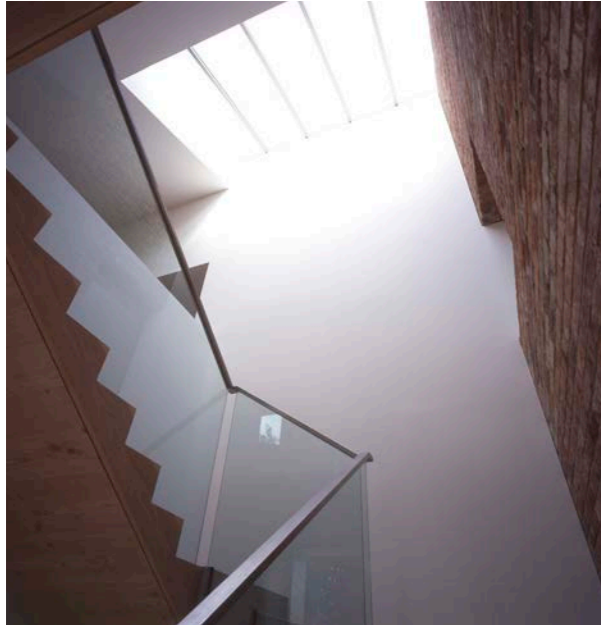
*"This is a house that's all about perfectionism but not pretension; quality not quantity... It's a quiet triumph."*

**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**





## 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.

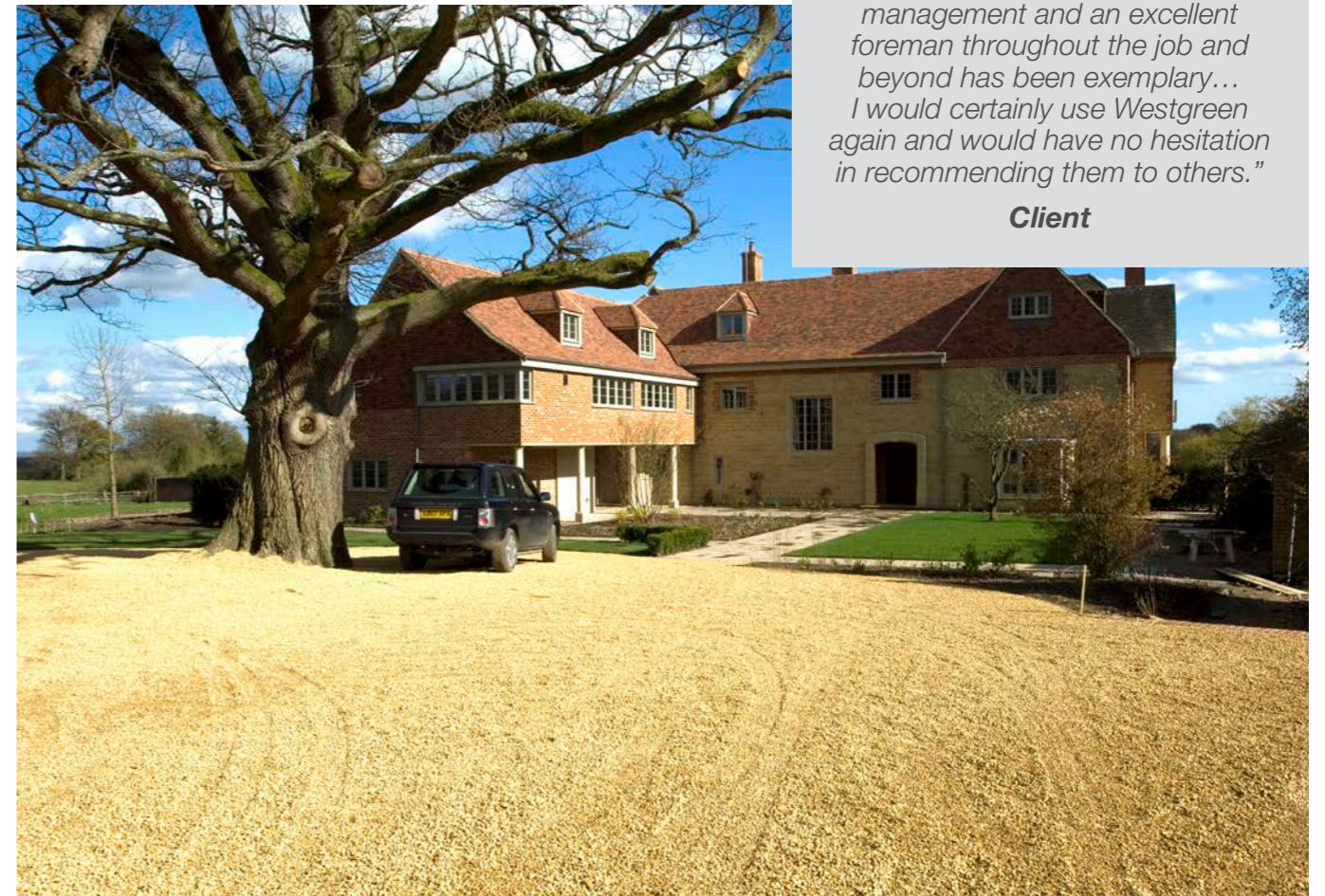
The oldest part of the farmhouse retains its original features and new elements have been carefully integrated with the old, to provide substantial enhancements to the exterior and interior.

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.

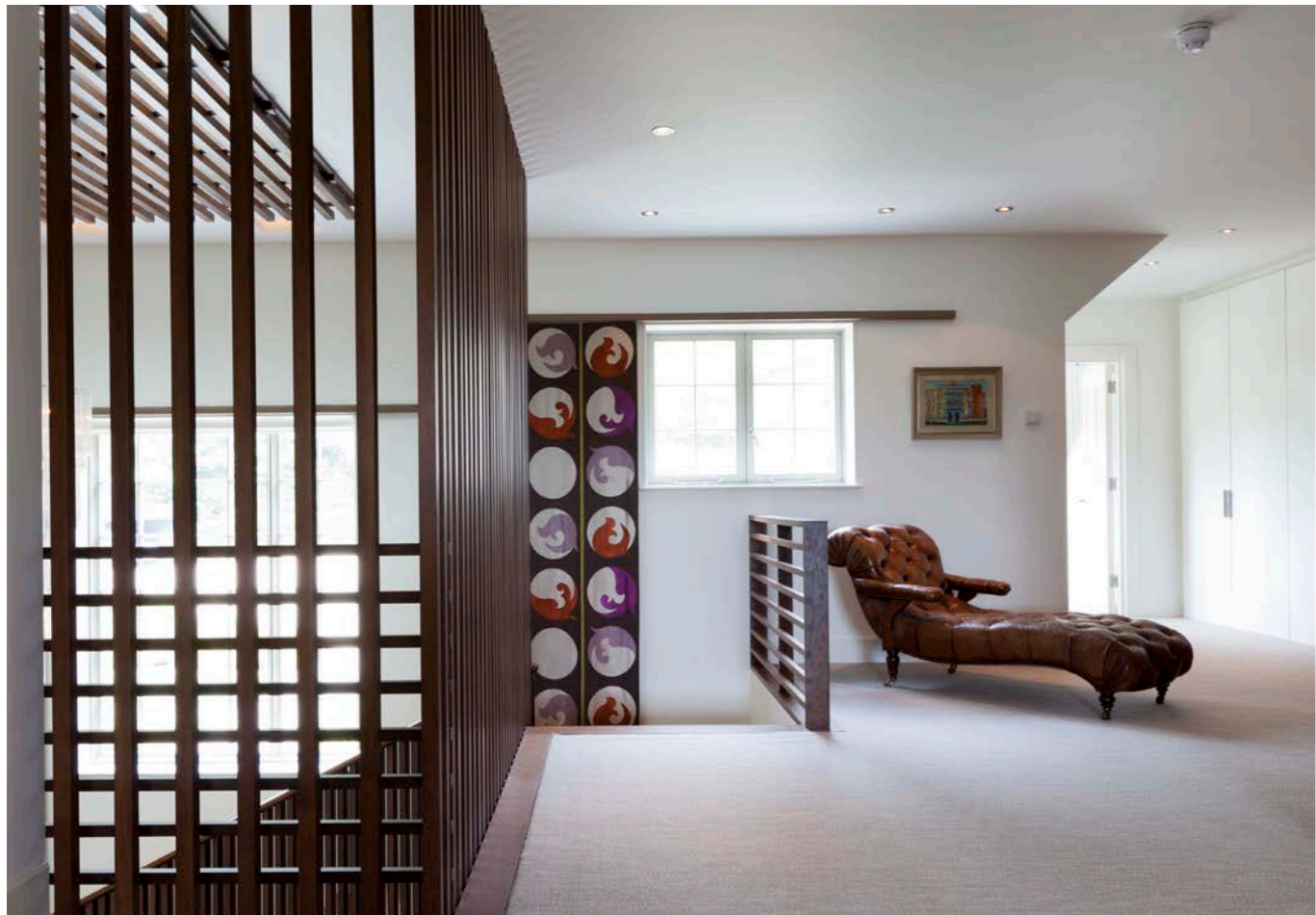
A new incoming electrical main and mechanical and electrical services have been installed. The new basement includes a substantial wine cellar and storage, whilst two Klargestar units provide a recycling facility. Guest and master bedrooms have been formed to provide a total of seven bedrooms with en-suite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



## Zetland House, Richmond TW10

Photography: Jaap Oepkes, Simon Collins & Joseph Asghar

Architect  
**Milk Architectural Design**

Contract Administrator / Quantity Surveyor  
**Arc Construction Consultants**

Engineer  
**Milk Architectural Design**

M&E  
**E+M Tecnica**

### Key Features

Reconfiguration	✓
Side and basement extension	✓

This elegantly proportioned villa has been reconfigured to incorporate side and basement extensions to accommodate new pool, sauna, steam room, gym, games room, cinema, and staff quarters.

Period features sit comfortably with contemporary additions in a harmonious palette, resulting in a luxurious yet welcoming home.

*“Westgreen’s involvement in the project and their professionalism and attention to detail has contributed significantly towards a very high quality home... The quality of finish achieved is a testament to the client-focused approach that Westgreen have adopted from the outset...”*

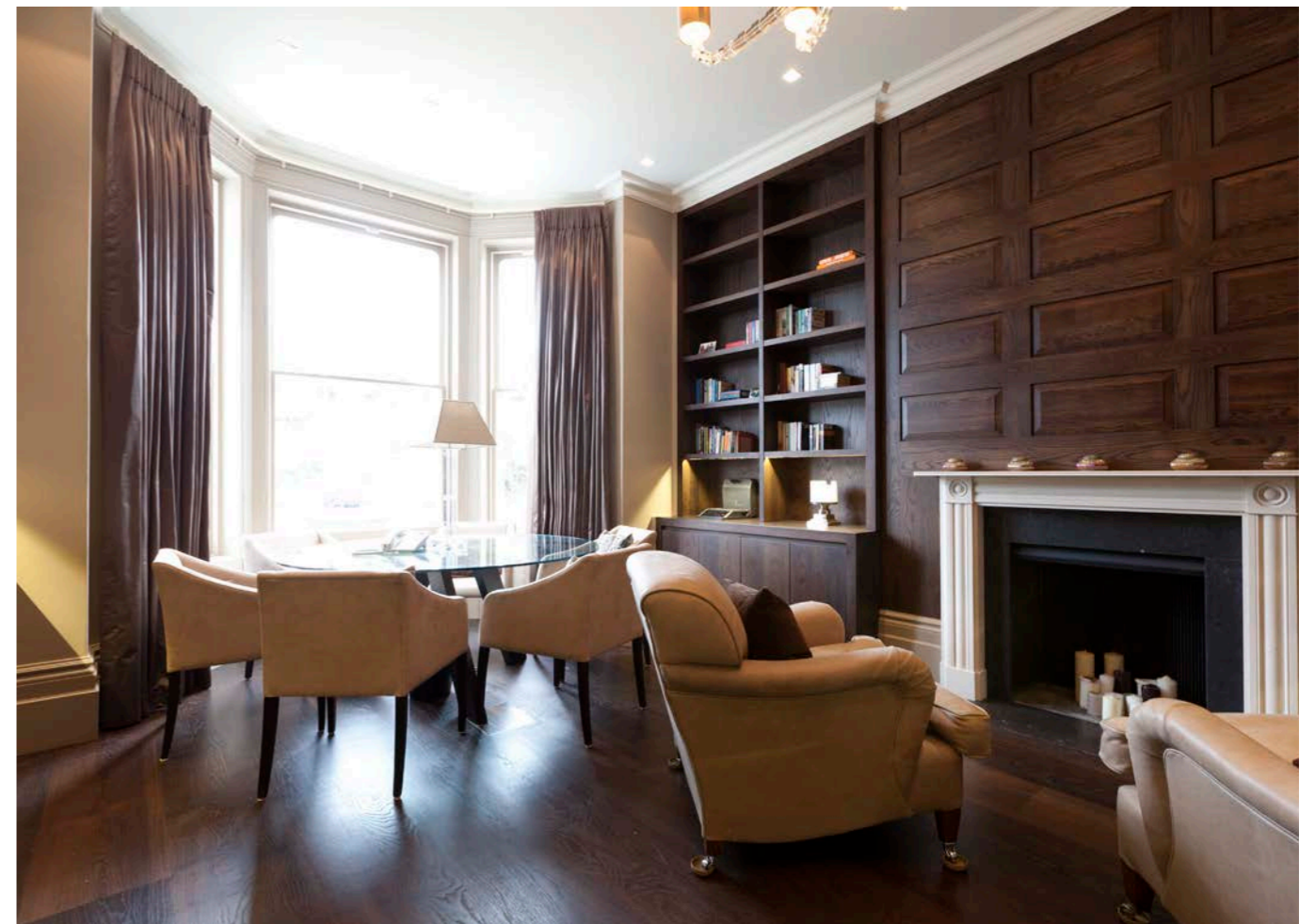
**Stuart Whittaker, Arc Construction Consultants Limited**

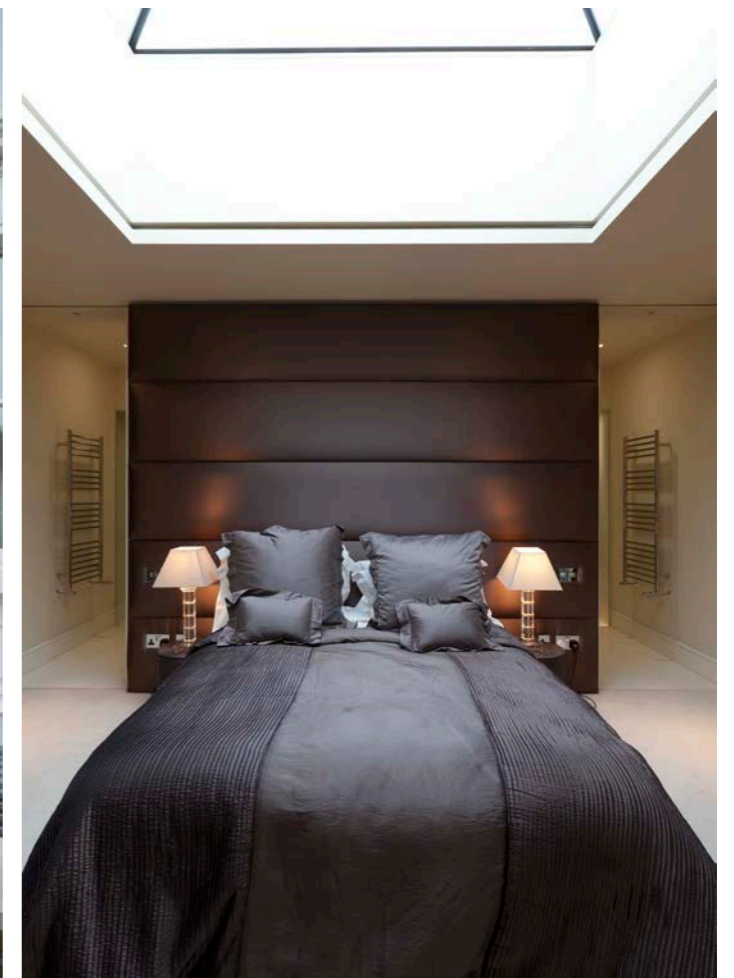
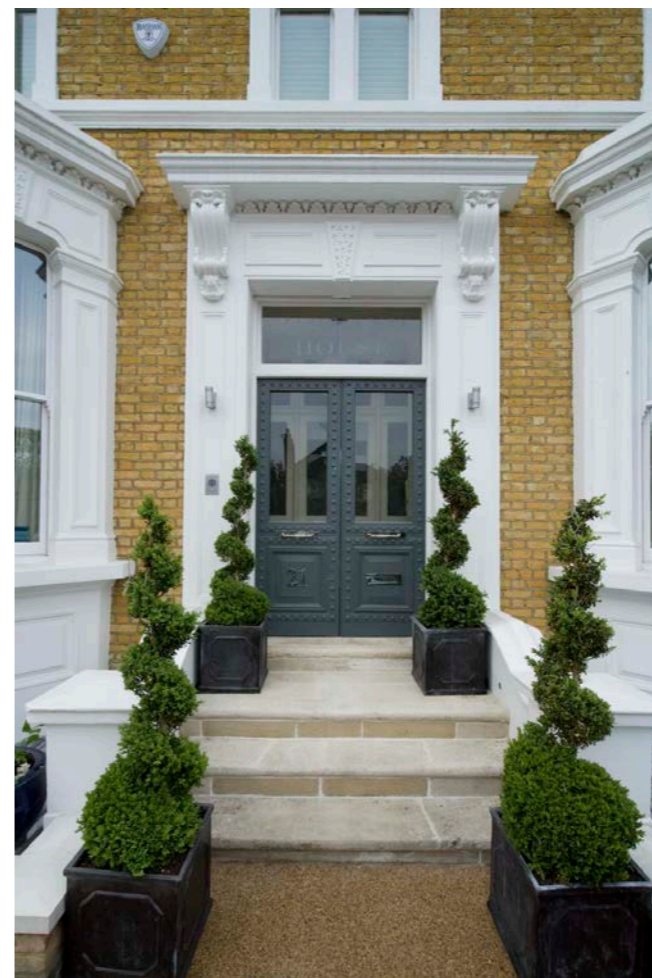
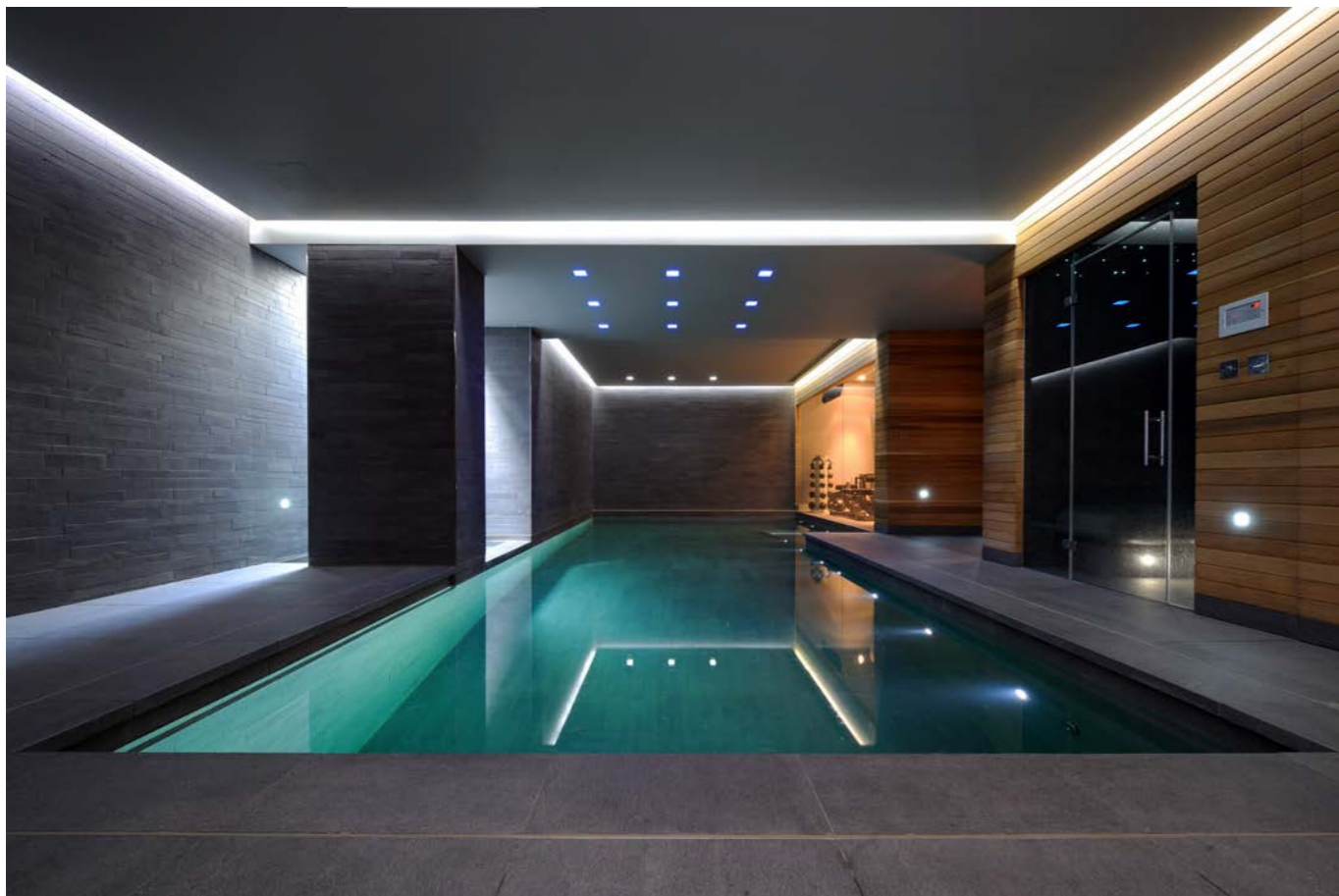
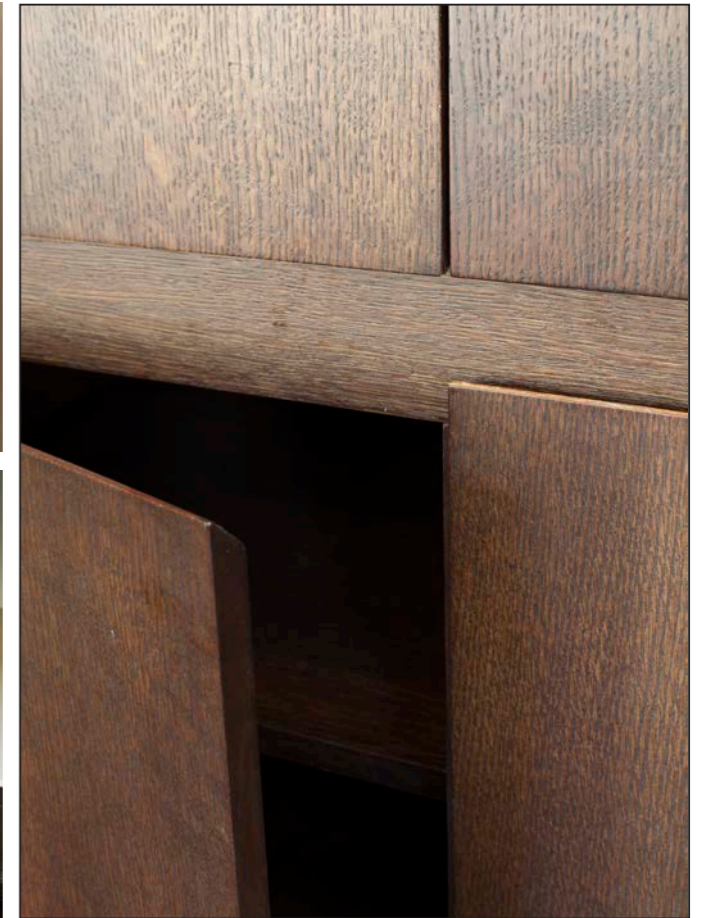
*“Of particular significance was Westgreen’s approach to quality. They consistently pursued best practice working methods and a high quality of workmanship... When the next opportunity arises, we hope to work with Westgreen again and build a long-term working relationship that helps us guarantee efficient quality to our clients.”*

**Jennifer Brown, Director, Milk Architecture & Design Ltd**

*“We are happily enjoying the house and regularly sing the praises of Westgreen and everyone involved in the project... I can safely say that if we ever undertook a project of a similar nature we would seek to work with them again.”*

**Client**





## Pembroke Road, London W8

Photography: Porcelanosa & Simon Collins

Architect

**Niall McLaughlin Architects**

Engineer

**King Shaw Associates**

M&E

**King Shaw Associates**

Quantity Surveyor

**Sworn King & Partners**

### Key Features

Value of £1.4m	✓
3,500 sq ft	✓
Extensive refurbishment	✓
Modern architectural detail	✓
Modern, voluminous space	✓
Unique interior design embellishments	✓

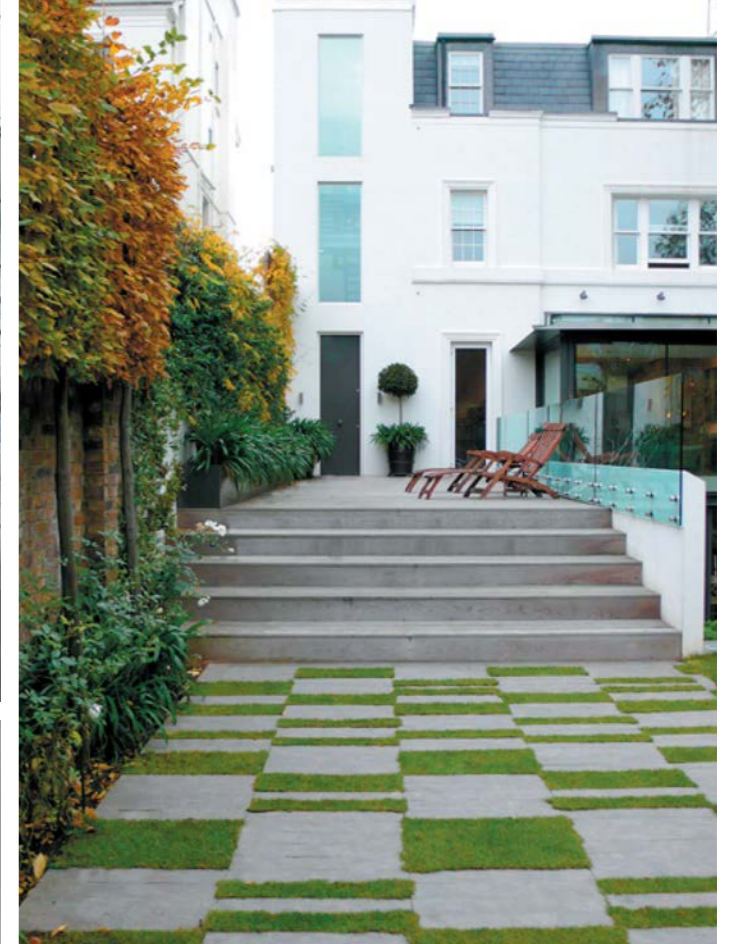
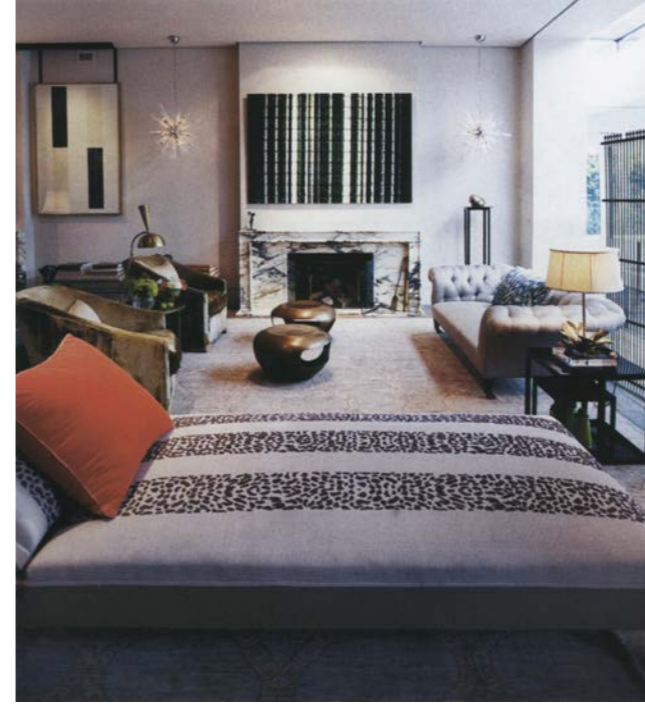
This extensive refurbishment and extension of a large detached house, required the accurate implementation of modern architectural detail in an existing structure.

This created modern, voluminous spaces combined with the client's unique interior design embellishments.



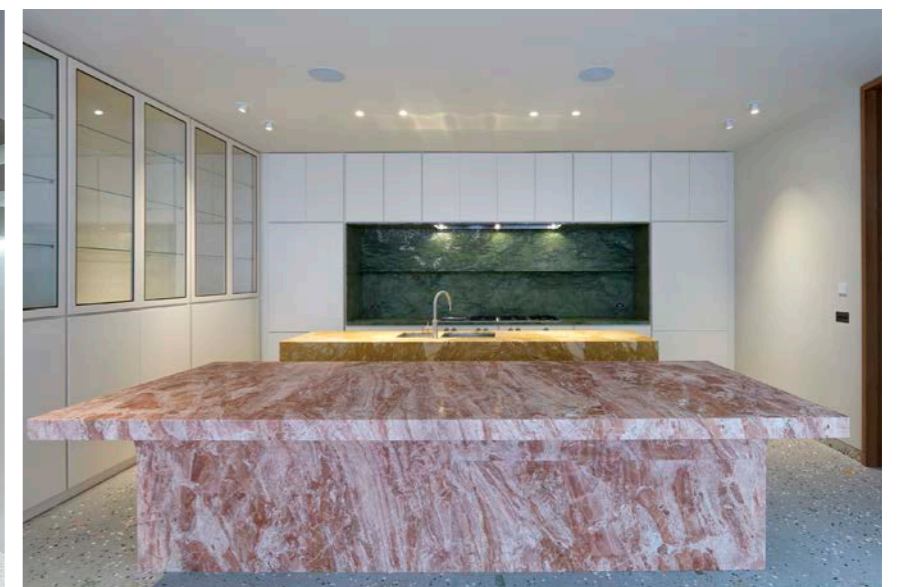
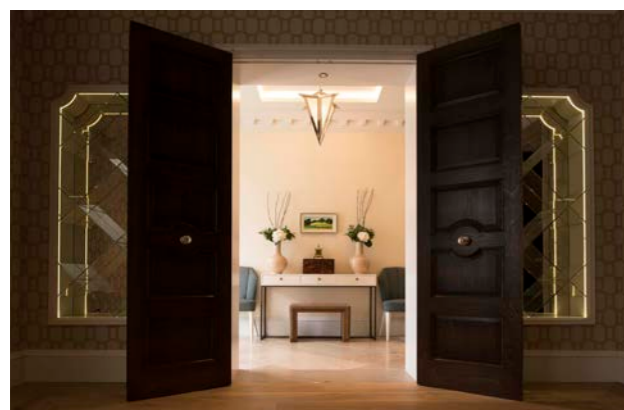
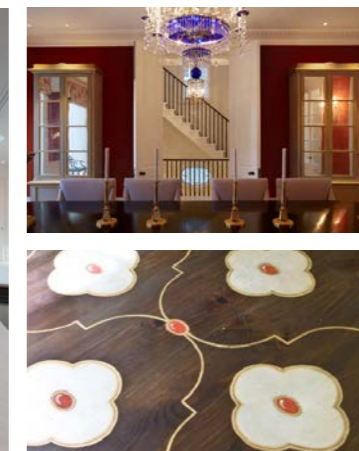
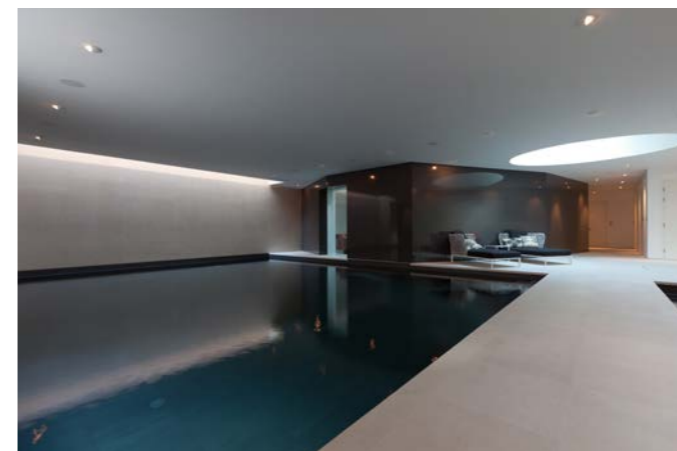
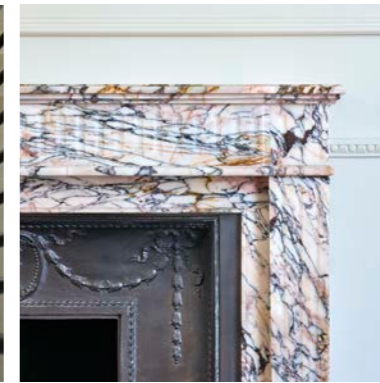
*"My thanks to you and your team for your contribution to our practice. I am grateful for this still, the expertise and dedication you have brought to our projects."*

**Niall McLaughlin, Architect**





# RESIDENTIAL OVERVIEW



# SELECTED PRESS & TESTIMONIALS

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

## WHAT THEY SAY ABOUT US

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

**Client**

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

**Giovanni Balliello, Ermenegildo Zegna**

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

**Annabelle Selldorf, Selldorf Architects LLC**

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

**Gary D Waterston, Gagosian International LLC**

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

**Adam Caruso, Caruso St John Architects**

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

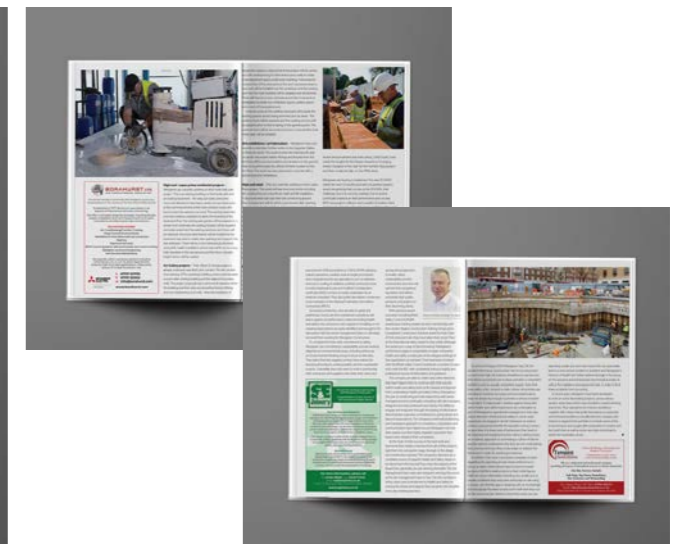
**Alexey Kostikov, Child Studio**



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

**Richard Stockwell, Consultant**

## CSR Magazine Focused Approach to Health & Safety



## El Croquis, featuring The Perimeter, Brownlow Mews



## Wallpaper Magazine, featuring Galerie Thaddaeus Ropac, Dover Street



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

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

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