



**WestShore**

DEDICATED TO ENGINEERING EXPERTISE



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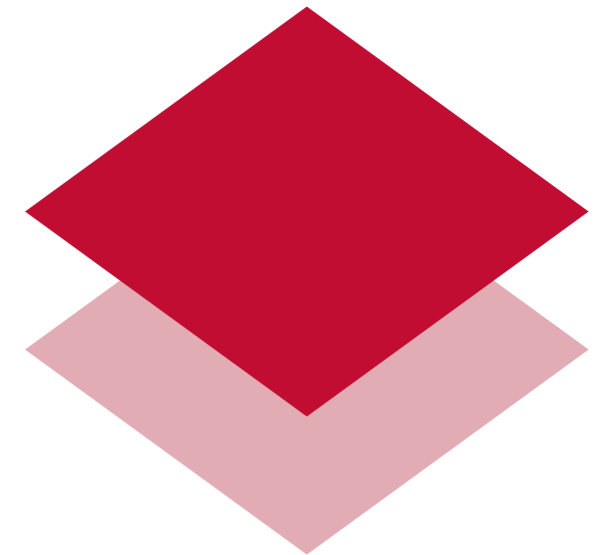


## Who We Are

Westshore is a leading Chartered Engineering and Architectural Practice. We provide unique and outstanding design solutions for construction projects across the entire UK.

From our offices in London, UK and in Europe we have delivered over £500M\* of successful projects to date.

Our service is as personal as it gets and our designs follow the best industry standards.



\*Measured in average total Property Value

## Our Story

We were born out of passion. Passion to create, design, build and advise. Determination to be the best. Focus to deliver and to meet the most demanding needs.

This is in our DNA, runs through the culture of our Company and it reflects in everything we do.

We were founded by Experts in the field of construction and engineering with a clear aim - to create beautiful properties around the country.

Since 2015 we have expanded to deliver on projects across residential, commercial, and light industrial markets, with specific expertise in each area.





We provide professional design services across most of the project phases



## What We Do

Our in-house Designers are specialised in each project area and provide our Customers with dedicated support to Completion.

**Architecture & Planning**

**Structural Engineering**

**Building Regulations**

**Party Wall**

## Architectural & Planning

**Designs for modern living which  
add value to your property**

- Measured and Site surveys
- Design objectives and guidance
- Production of Architectural Plans
- Planning Applications
- Permitted Developments





## Structural Engineering

**Making your project work with cost-effective and safe designs**

### Design Phase

- Engineering Surveys
- Steelwork and Connections
- Foundations and Concrete
- Temporary Works
- Retaining Walls and Civils

### On Demand

- Condition surveys
- Structural inspections

### During Works

- Method Statements
- Construction Phase support
- Site Visits and Inspections

## Building Regulations

### COMPLETE SPECIFICATIONS FOR YOUR PEACE OF MIND

- Drainage Design
- Fire Safety
- Specifications for all B Regs Parts
- Building Details and Sections
- Build Over Agreements



Helping you stay in control of your project with detailed designs. Achieve piece of mind and cover all your building regulations needs for a smooth construction project.





Long term relations with your neighbours matter and they are important to us too.

## Party Wall

### ENABLING YOUR PROJECTS MOVE PAST NEIGHBOURLY MATTERS

- Professional Advice and Support
- Initial Notices
- Delivering Awards
- Schedules of Condition
- Dealing with all Neighbourly Matters



# Specialist Designs

## BESPOKE DESIGN SERVICES

We work close with Specialist Manufacturers to deliver designs suited to their products.

We adapt our processes to provide them with dedicated engineering and design services, focused on safety and performance.



Be-spoke design services for a wide range of construction manufacturers and suppliers

We help our partners in following sectors:

- Glazing Manufacturers
- Steel fabricators
- Main Contractors
- On-site Designs
- Temporary Works





## How We Work

### EMPOWERING CUSTOMERS

We listen to our Customers and focus on delivering on their objectives. Our aim is to guide you and provide practical advice since day one.

On most projects we can achieve over 20% reduction in construction costs through Value Engineering and the application on innovative solutions.

### PROFESSIONALISM AND EXCELLENCE

We believe that everyone should be able to create their dream home without breaking the bank. We believe in professionalism and excellence, integrity and respect. This is reflected at every level of our service, and it is embedded in the designs we produce.



**Our**

**Portfolio**

Our team completed over 1,200 residential projects in London and the wider UK. This number is in constant growth.

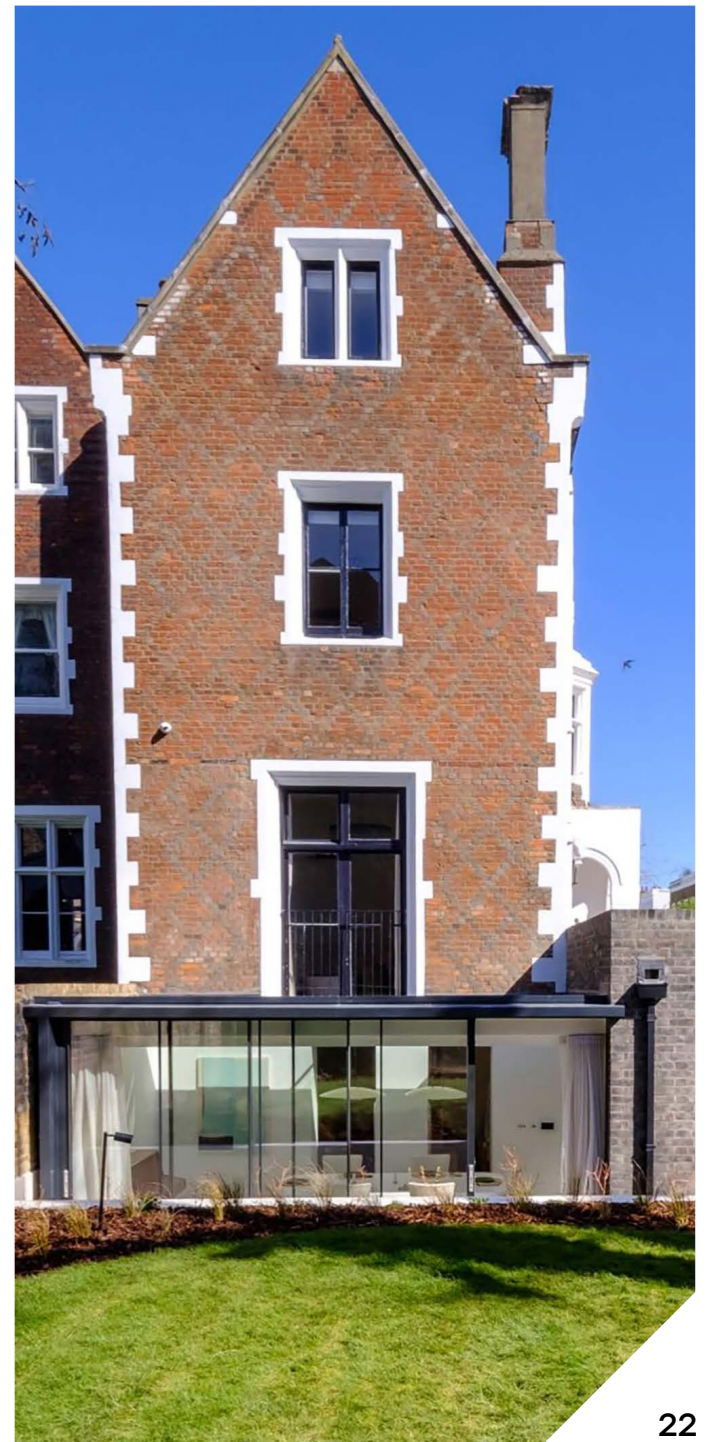
We dedicate a special place in our world to the historic property landscape, consulting on:

- Tudorian & Historic
- Victorian Homes
- Georgian Buildings
- Contemporary Housing
- Urban Architecture

Our approach is to ensure that any additions bring true value and that wow factor to any great piece of our common history.

**See a selection of our:**

- Rear and Side Extensions
- Loft Conversions
- Porches and Driveways
- Internal Alterations
- Entire Property Refurbishments
- Landscaping and Garden



PROPERTY  
TRANSFORMATIONS

Transforming  
Visions into  
Reality

## WALTHAM FOREST

While respecting the heritage of the past, rear extensions offer a fresh perspective on spatial design. They open up possibilities for more natural light, seamless indoor-outdoor transitions, and a heightened connection to the surrounding environment.

In a world where space is a precious commodity, these extensions offer a solution that transcends the traditional, offering a marriage of functionality and aesthetics.



The Owners of this Victorian home wanted to transform their tiny galley kitchen into an open-plan kitchen extension. They also wanted to convert the unused loft into an additional bedroom and bathroom, which led them to extend both outwards and upwards.

Our team provided with:

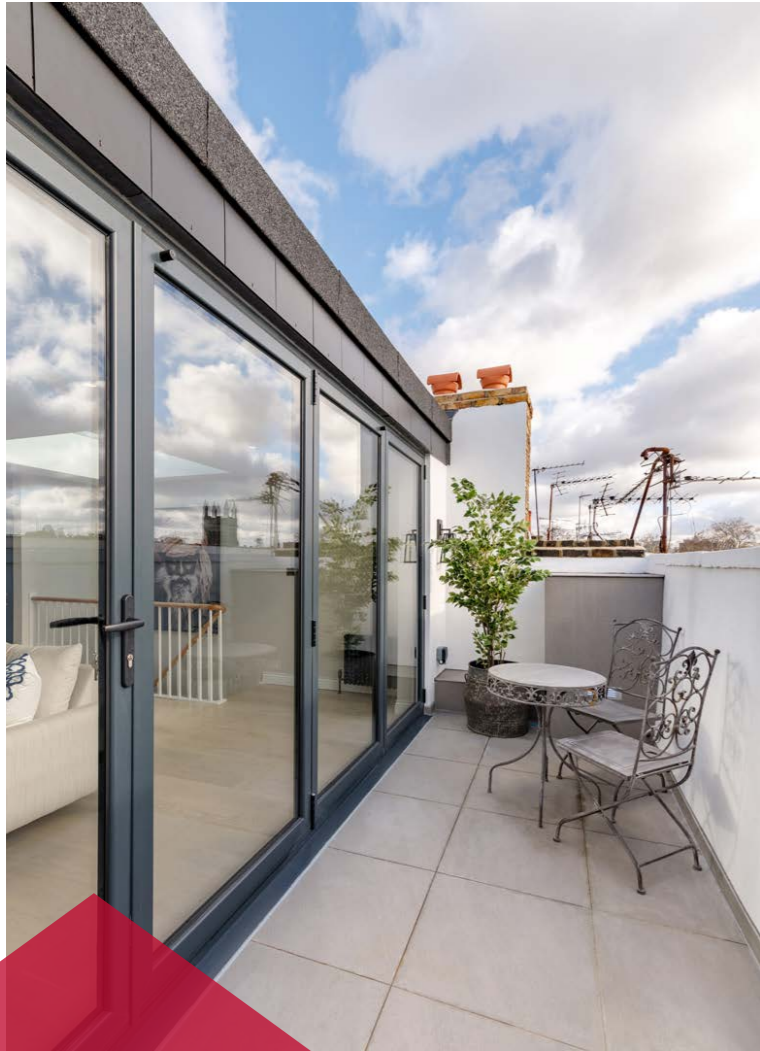
- Architectural advice and design.
- Structural engineering for all the works.
- Design of the new roofs and skylight support structures.
- Details and specifications of the building envelope.



### **MATTHEWS STREET**

This family home was considerably improved by the renovation of the ground floor. The young couple owned the property's envisaged a small rear extension to be used as a lounge room. Our team has helped them along the journey providing expert design and advice.





### ST STEPHEN'S GARDENS

A classic example of how we combine strategy, design, and execution to create outstanding value for clients. To turn this ordinary one bed flat into a three-bed / two-bath with its own roof terrace, we had to negotiate the purchase of airspace from the freeholder, push the limits of what is possible architecturally, and steer our ambitious designs through planning and building control. It was an extremely challenging project. But space in Prime Central London comes at a premium. Like us, our clients understand that there's value in ambition.

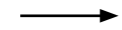
## MATLOCK ROAD

To create a warm and expansive kitchen-dining area for this family home, we designed the required structural supports to extend the back of their house, allowing in ample natural light.

Prior to the renovation, the house was in suboptimal condition and had a noticeably different atmosphere compared to its present appearance. Despite having a spacious and beautiful garden, the kitchen lacked a view, requiring constant physical supervision when the toddlers played outside.

In the scope of this project, we undertook a comprehensive transformation of the lower level. Our primary focus was on designing an open plan layout that seamlessly connects the interior to the garden, creating a harmonious living space.





As part of this endeavor, we removed the existing utility room, clearing the path for a generously-sized kitchen featuring a convenient breakfast bar, an adjoining dining area, and a specially designated area for the children.

This reconfiguration not only maximized the functionality and aesthetic appeal of the space but also enhanced the overall livability of the home, providing a seamless connection between indoor and outdoor living.



BESPOKE  
STRUCTURAL  
DESIGNS

# Crafting Unique Structural Solutions

## CASCADE AVENUE HOUSE

We were appointed to design the structural changes for this remarkable house, including extensive extensions and renovations. The project aimed to expand the living space by adding both side and rear extensions, reconfiguring the ground floor.

The owners wanted to create more room by extending into the backyard and the side garden for a new kitchen. We also proposed renovating the rear patio with a new retaining wall.





The rear extension brought the back of the house to the level of the previous kitchen, transformed into a utility room and a separate boot room. The boot room connects to the rear extension, with cornerless pocket doors for seamless indoor-outdoor transition.

The kitchen is spacious with a timeless aesthetic, including tall ceilings, matte black cabinets, and parquet flooring. A well-lit living room near the entrance includes a tucked-away home office.



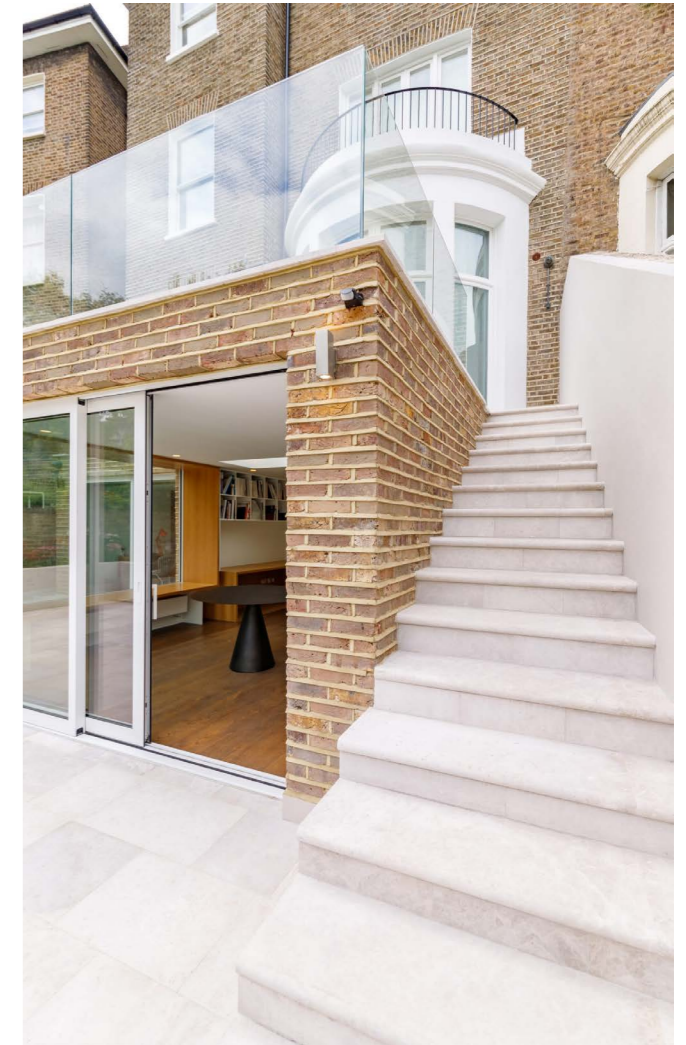
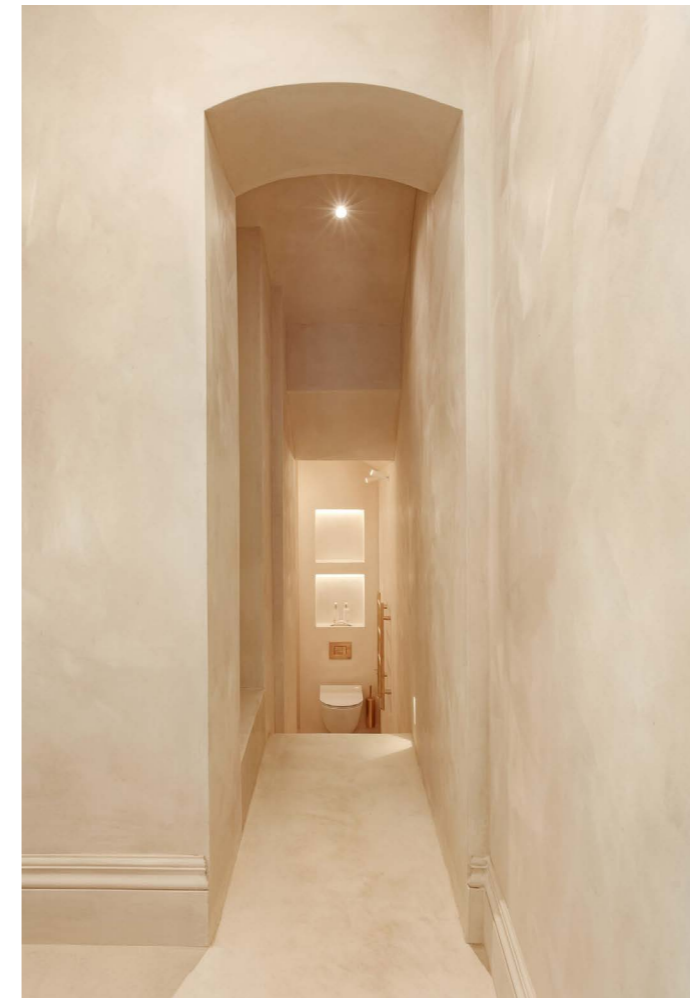


Our expertise in materials, load distribution, and structural analysis enables architects to create spacious, unobstructed interiors, often with large expanses of glass and minimal support elements. In this partnership between architects and structural engineers, open plans come to life, transforming spaces into aesthetically pleasing, well-balanced, and enduring environments that stand the test of time.



**BELSIZE PARK**

This project serves as a remarkable demonstration of our in-house custom design solutions. It showcases toughened walk-on glass, skillfully utilized to optimize the terrace space and infuse the open-plan layout below with abundant natural light. The result is a bright, contemporary, and highly functional utilization of space within a tastefully restored period property.





## BERKHAMSTEAD, HERTS

Open plans in architecture are a testament to the modern design philosophy of breaking down barriers and fostering a sense of connectivity. By eliminating traditional walls and partitions, open plans create fluid, multifunctional spaces that allow for a seamless flow of light and movement.

Our team played a pivotal role in turning the visionary concepts of architects into tangible, safe, and functional spaces.

This structural design approach promotes interaction, flexibility, and a sense of unity within a structure, often blurring the lines between indoor and outdoor environments.

Open plans not only enhance the aesthetics of a space but also adapt to the evolving needs of the inhabitants, making them a cornerstone of contemporary architecture, where the emphasis is on both form and function.



BASEMENT DESIGNS

Maximizing  
Space,  
Adding  
Value



We provide structural and engineering designs for most types of basement extensions.

Our company is covered by a dedicated PI Insurance for providing services in this area and boosts the necessary experience to advise on the best approach for these complex works.





## LORN ROAD

The owner of this magnificent Victorian Gothic-style house had the vision to extend the kitchen/dining area by creating continuous access to the garden and enlarging the windows to flood the space with natural light.

This four-storey house, situated in a conservation area, is also Grade II listed.

We carried out extensive renovations on the house, including a basement-level extension at the rear. This transformation involved converting the previously chilly and dim kitchen into a generously spacious kitchen and dining area.

The addition of bifold doors allowed abundant natural light to flood the space and created a seamless connection to the garden. Outside, was designed a patio area with steps that lead up to the ground-level garden.





## KENSINGTON PLACE

An impressive mix of classic and contemporary architecture, our redevelopment of Kensington Place was a careful balancing act which saw us retain and restore many of the original period features, including the stunning Georgian façade, while also carrying out the significant structural works required to underpin the property, bring it in line with all new build regulations, and make it suitable for modern living.





The result is a truly unique family home that effortlessly blends the old and the new with remarkable style.



NEW BUILD AND  
COMMERCIAL

Leading  
New Build  
Excellence



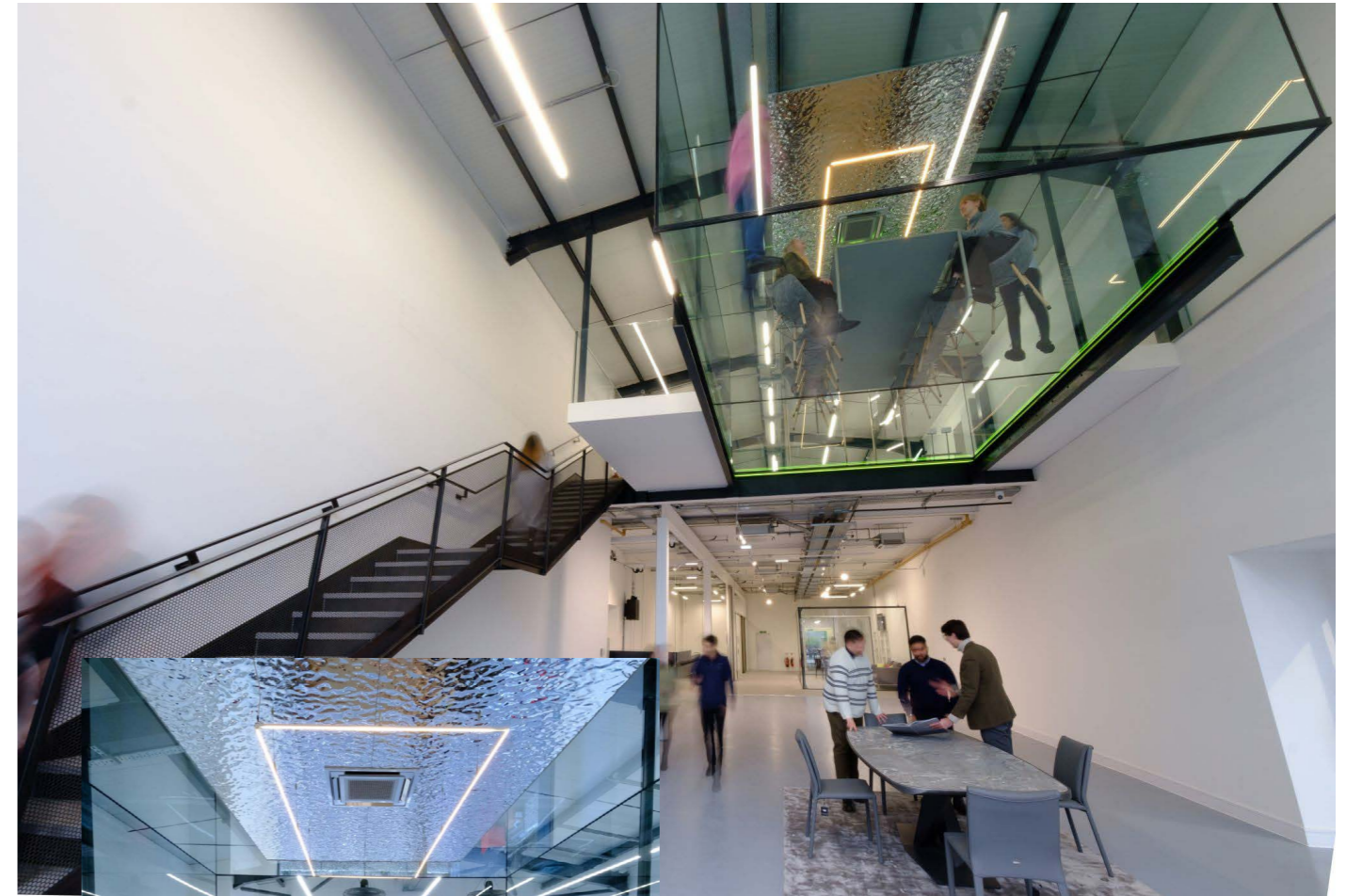




### **IQ GLASS SHOWROOM**

The IQ Glass Showroom is the largest residential architectural glazing showroom in the UK.

Our team has provided the Client with the structural design. This project involved an outstanding transformation of the premises and boosts with impressive architectural features.

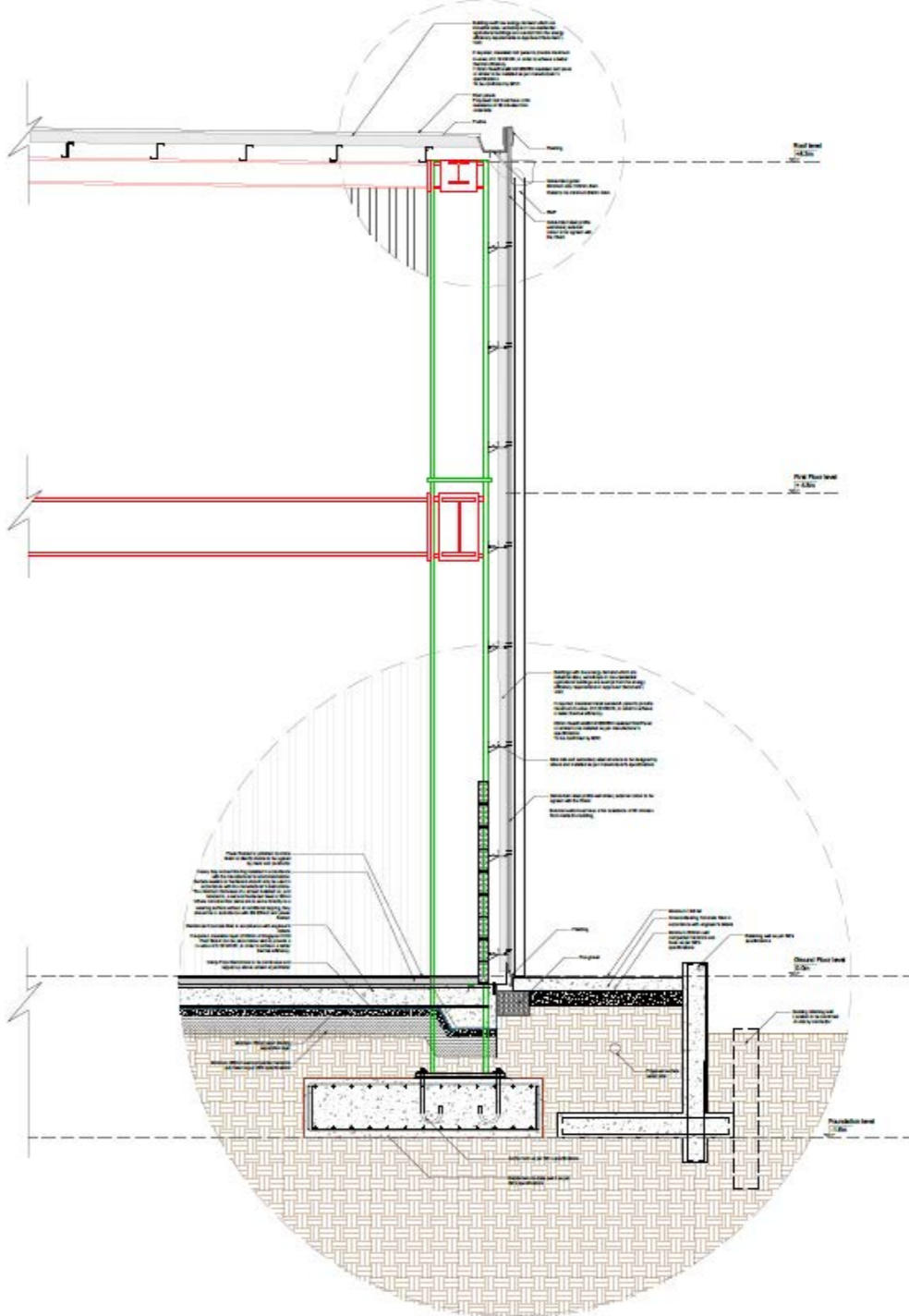
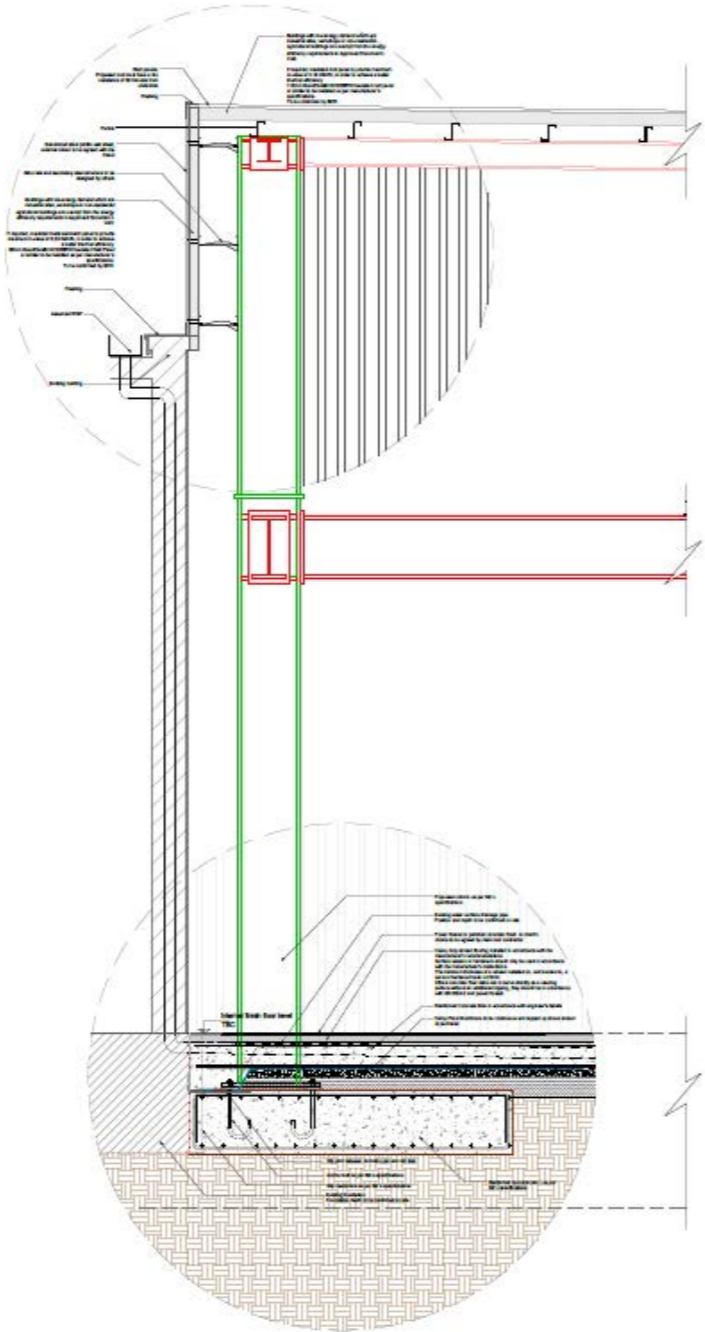
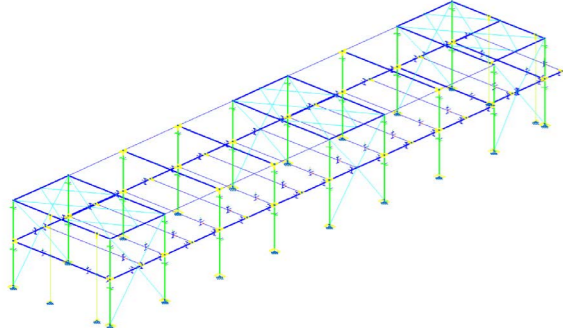
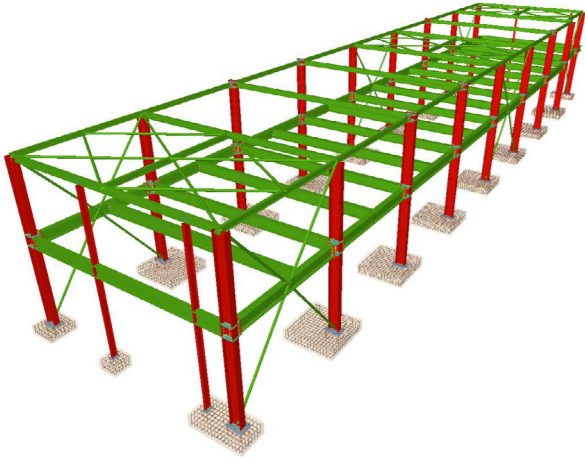


The showroom space kept up with the demands of modern architecture as well as offering advanced glazing technologies to architects and designers for a one-stop shop for all their architectural glazing requirements.

**PAYCOCKE ROAD**

Our design concept for this client in an industrial warehouse that is highly versatile, accommodating various uses, and in this specific case, it serves as a storage facility for vehicle components. This two-level steel structure reaches a total height of 8.50 meters, incorporating nine gantries spanning a length of 60.00 meters.

Westshore team produced a proposal for the complete Structural Engineering package and Building Regulations Design.



We provide design, specifications and specialist support for any residential new build schemes.

From one-off projects to multi units and complex residential builds, our team has delivered successfully on schemes throughout the UK.

We boast extensive experience in key areas of design, such as structural, building engineering, drainage, civil works and roads.



State of  
the art  
specifications  
for your dream  
new build.  
With expert  
advice at each  
step.





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