

Group



ALCO

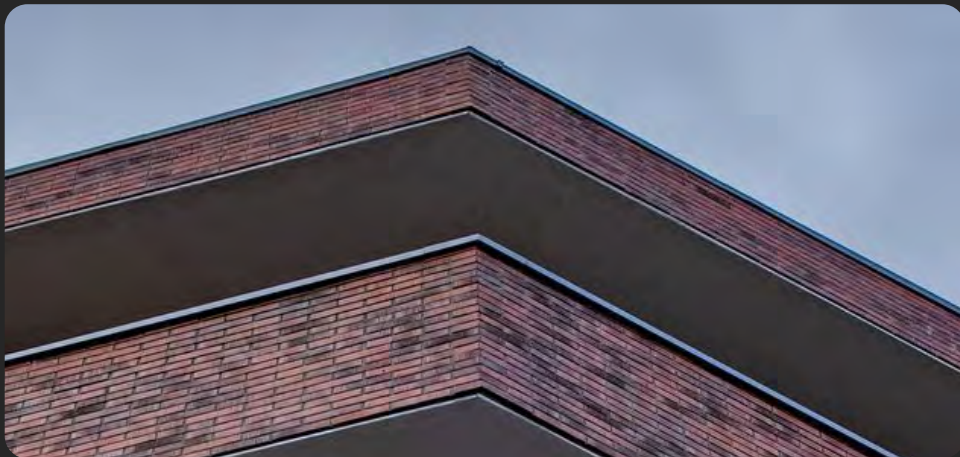
Projects | Living | Interiors | Track & Build

Mission Statement

At Group Alco, our mission is to deliver innovative, high-quality turnkey solutions with purpose, precision, and integrity. We are committed to quality, sustainability and collaboration, working hand-in-hand with clients, listening first to create lasting value. We strive for excellence and continuous improvement across all areas of our business, empowering our teams to lead with purpose and impact.

Turnkey solutions with purpose, precision, and integrity

It's all about quality, accountability and collaboration – values at the heart of our mission statement and everything we build.



Projects



Living



Interiors



Track & Build

Projects

- ✓ Alco Projects delivers a wide range of construction work — from residential developments and refurbishments to commercial builds and structural alterations.
- ✓ We manage each project with a hands-on, practical approach, working closely with developers, housing providers, contractors and local authorities to get the job done right.
- ✓ Whether it's new-build housing, internal remodelling, or complex structural works, we bring clarity, experience and attention to detail at every stage.
- ✓ As part of Group Alco, we also connect directly with our interiors, joinery and compliance teams — offering clients a fully integrated, end-to-end service.

Case Study: Premier House

Project Details:

The project at Premier House involved a significant redevelopment, including both refurbishment and upward extension, to create a mixed - use building with commercial and residential components.

Here's a detailed summary:

Location and Context

- Premier House is a five - storey red brick building located on the eastern side of Wealdstone High Street, bordered by Canning Road (north), Gladstone Way (east), and Wealdstone High Street (west).
- **Nearby landmarks include:**
 - Peel Street car park (3 - storey, 257 spaces) opposite on Gladstone Way, the proposed site for the Council's new Civic Centre.
 - A 27 - space surface car park accessed from Gladstone Way and Palmerston Road.
 - Commercial and residential buildings to the north, across Canning Road.
 - Knightley Court, a 5/6 - storey residential development further northeast along Canning Road.
 - Commercial - residential buildings and the locally listed Trinity Church across Wealdstone High Street to the west.
 - A three - storey building with Lloyds Bank and residential units, locally listed, directly south.

Existing Building Use

- Ground floor: retail shops, library, café, with part forming the Primary Shopping Frontage.
- Upper floors: a mix of approved residential permissions and areas designated as Use Class D1 (non - residential institutional use).
- Second and third floors partly designated for D1, with some areas in Banqueting Suite (a sui generis use).

Project: Premier House

Division: Alco Projects

Client: Akelius

Project Value: £18M

Project Dates: Start Mid 2022, 24 Month Duration

Outline Scope: Office to Residential Conversion with additional 3 floor extension – 112 Apartments



Proposed Works

Conversion and Refurbishment:

- Convert the second, third, and fourth floors from office use to residential.
- Change use of the Banqueting Suite on the first floor and parts of second and third floors from sui generis/D1 to residential (Use Class C3).
- Change part of the first floor to flexible commercial use.
- Refurbish building façade, including new windows, terraces, and elevation changes.
- Install new bin storage, and secure cycle parking for residents and visitors.

Demolition and Extensions:

- Demolish existing roof-level plant room.
- Lift and shift mobile network telecoms to new roof level.
- Construct a new 5th floor for residential flats.
- Extend the development upwards by three new floors (5th, 6th, and 7th floors) to create a total of eight storeys.

Infrastructure Upgrades:

- Replace two existing lifts and extend lift shafts to serve the new upper floors.
- Extend stair cores to access new upper floors.
- Install comprehensive mechanical and electrical services, including central plant for heating and hot water.

Occupancy:

- Ground and first floors will remain occupied during construction.

Final Outcome

The building will provide:

- Ground and part first floor: commercial/civic uses.
- Upper floors: 112 residential units spread over the refurbished existing building and three new upper floors.



Living

- ✓ Alco Living - From large-scale social housing and student accommodation schemes to residential developments, we supply fully tailored kitchen and joinery packages built around your project needs.
- ✓ We work closely with developers, main contractors and housing providers to deliver high-quality, cost-effective solutions — including fitted kitchens, storage, and custom joinery such as beds and wardrobes. Everything is designed for efficient installation, long-term durability, and value at scale.
- ✓ And for those looking for something unique, our Essex showroom showcases our premium kitchens — designed for clients looking for something totally unique.
- ✓ As we move to Group Alco, we'll be sharing more from behind the scenes — including project insights, product developments and expert advice.

Case Study: Springfield

Project Summary

Alco Living is delivering the design, supply, and installation of kitchens and utilities for 109 apartments in the refurbished Springfield Hospital, originally built in 1840.

Location

- Tooting Bec, London
 - 15-minute walk from Tooting Bec Underground Station

Nearby landmarks

- Clapham Common (10-minute drive)
- Tooting High Street (south of site)
- Wimbledon Lawn & Tennis Club (20-minute drive west)

Building Background

- Former hospital in continuous use for over a century
- Acquired by City & Country for conversion into residential flats

Scope of Works: Kitchen Design, Supply & Installation

- Measure each apartment after interior construction is complete
- Redesign layouts where needed to accommodate the building's unique features
- Order, deliver, and install custom kitchens
 - Manage challenging site access to avoid damage
 - Install kitchens in multiple stages as required by specification

Project: Springfield Hospital Redevelopment

Overview

Division: Alco Living

Project Value: £1.4 million

Timeline: Began January 2022, 24-month duration (currently ongoing due to site delays)

Scope: Installation of kitchens and utilities in newly converted apartments within historic hospital buildings.

Development Website:

<https://www.cityandcountry.co.uk/find-a-home/the-1840-st-georges-gardens-london/>



Kitchen Specifications

Element	Description
Base & Tall Units	White lacquer doors with white carcasses
Wall Units	Wood effect MFC doors with wood effect carcasses
Top Boxes	White lacquer with white carcasses
Worktop & Splashback	20mm quartz stone worktop, full-height stone splashback
Sink & Tap	Dornbracht
Appliances	Siemens (Oven, Microwave/Combi, Hob, Extractor, Dishwasher, Fridge Freezer), Caple/Siemens (Wine Cooler), Neff (Washer Dryer)
Lighting	Recessed lighting under wall units

Outcome

Upon completion, 109 apartments will be equipped with bespoke kitchens and integrated utilities, enhancing the residential offering within a landmark heritage site.



Interiors

- ✓ Alco Interiors – Fit Outs with Fire Protection Built In
- ✓ Alco Interiors is our specialist commercial fit out team within Group Alco, delivering high-quality interior solutions across retail, office, hotels and the leisure sector.
- ✓ We also provide in-house fire stopping, fully accredited under the BM TRADA Certification Q-Mark scheme for Passive Fire Stopping Installation to STD 05b – giving you peace of mind that safety and compliance are built into every project.
- ✓ With fit out and fire protection under one roof, we offer a true turnkey service – one team, one point of contact, one standard of quality.
- ✓ It's how we work across Group Alco: with purpose, precision, and integrity.

Case Study: SCS Chelmsford

Project Details

Location and Context

Unit 3, Clock Tower Retail Park, Westway, Chelmsford, Essex, CM1 3FJ is part of a prominent modern retail park located approximately one mile south-west of Chelmsford City Centre, accessed from the A1016 Westway near its junction with the A1114 London Road. The retail park, built on the site of the former Britvic soft drinks factory, features a signature clock tower landmark highly visible from the surrounding area and designed to act as a beacon for the development. The park includes a range of major national retailers with every unit facing the road for maximum visibility and accessibility.

Key nearby occupiers and features include:

- Anchor tenants such as Aldi, M&S Foodhall, DFS, Furniture Village, Tapi Carpets, and Costa Coffee.
- Purpose-built modern retail environment designed for high quality finishes and durable public realm
- Large car parking provision with on-site customer parking.
- Located in an established commercial area with excellent transport links and close proximity to Chelmsford's city centre.

Existing Unit Use

- The unit is part of a purpose-built retail terrace within a larger commercial park, which is occupied by a mix of retail and food & beverage operators.

Project: SCS Chelmsford

Division: Alco Interiors

Client: A Share & Sons

Project Value: £300K

Project Dates: July 2025

Outline Scope: Full store re-fit of retail furniture store



Proposed Works

1. Interior Refurbishment and Fit-Out:

- Complete strip-out of the current internal finishes and fittings.
- Installation of new electrical connections and updated light fixtures.
- Refurbishment or renewal of all internal walls and linings.
- Comprehensive ceiling refit.
- Joinery works, including both first and second fix.
- Laying of new flooring in various finishes and styles.
- Installation of all new internal fixtures and fittings specific to the intended retail environment.

2. Decoration and Signage

- Internal and external redecoration works, including branded signage to meet both tenant and park design guidelines.
- Exterior works in keeping with the retail park's contemporary architectural style and visibility objectives.

3. Infrastructure and Services

- Internal and external redecoration works, including branded signage to meet both tenant and park design guidelines.
- Exterior works in keeping with the retail park's contemporary architectural style and visibility objectives.

Additional Information

- The unit benefits from high visibility due to its road-facing orientation and park signage strategy.
- Ample customer parking is available on site.
- The retail park's design and tenant mix aim to ensure strong footfall and trading performance.
- The address is confirmed as Unit 3, Clock Tower Retail Park, Westway, Chelmsford, Essex, CM1 3FJ.



Track & Build

- ✓ Track and Build - Engineering Excellence. From civil engineering to major rail projects, Track and Build brings technical expertise and a collaborative approach to the Group Alco family.
- ✓ Our aim is to provide safe, long-term service excellence by combining our passion, ethics and collaborative culture. Our clients include Network Rail, National Rail & TFL

Case Study: Track & Build Ltd - DLR

Project Details

The project works for the DLR included the structural reinforcement, waterproofing, drainage, and brickwork repairs to Victorian multi-span arches between Limehouse and Westferry, and the full renewal of platforms and staircases at DLR stations Bank, Shadwell, London City Airport and Prince Regent.

Location and Context

- The Docklands Light Railway (DLR) is an automated light metro system serving the Docklands area of East London. It connects various part of London, including the City, Canary Wharf and Stratford.
- The works completed consisted of activities being undertaken and several stations and locations over the period of 4years.
- Limehouse and Westferry Stations – Structural reinforcement works with associated drainage, waterproofing and brickwork.
- Bank, Shadwell, London City Airport – Full station platform renewals across all station platforms.
- Royal Albert, Prince Regent, Cross Harbour, Royal Victoria stations all concrete staircases replaced.

Proposed Works

1. Limehouse and Westferry Arches

- Works included the waterproofing of several viaduct Arch barrels, installation of below ground drainage system, grit blasting cleaning, repointing and replacement of damaged bricks. Working above Limehouse Canal to carry out the works.

2. Royal Albert, Prince Regent, Cross Harbour and Royal Victoria:

- Removal of existing staircases, and full replacement with new concrete staircases at all stations. The staircases serve as the main access point for passengers to access the train platforms.

Project: DLR Platforms & Staircase replacement works, Arches refurbishment works.

Division: Track and Build Ltd

Client: DLR/TFL

Project Value: £8.5m

Project Dates: Start mid 2020, until present.

Outline Scope: Replacement of station platform paving, tactiles, edging stones and staircases. Refurbishment of Victorian multi-span arches, and realignment of platform coping stones.



3. Bank, Shadwell, London City Airport, All Saints, Prince Regent Stations,

- Replacement of existing concrete slab surfaces including coping stones and platform edge warning tactile paving.
- Replacement of existing drainage channels on the station platforms.
- Replacement of approximately 400m² of Kemper surfaces on station platforms.
- Replacement of all movement joints and passenger lift landing areas.

4. DLR Network wide Platform Coper replacements.

- Beckton, Devons Road, King George V, Lewisham, Mudchute, Pontoon Dock, West India Quay, West Silvertown and Westferry stations.
- Works included the pre/post surveying of tracks and platforms, and adjustments of coping stones suitable for the Docklands Light Railway (DLR) to fulfil the requirements for the new trains due to come in to service.

Final Outcome

- Works were completed in line with the DLR's future development enhancement programme, to continually invest in the infrastructure as a key part of London's transport network, facilitating travel within and beyond East London. East London is currently in a heightened phase of regeneration and the associated future transport network will play a vital role in providing safe, reliable and efficient public transport for all its commuters.





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