



Caddick Construction - Arrow Street

Provision of temporary access to support Caddick Construction with building 69 energy-efficient sustainable apartments for social housing provider Salix Homes and the new Mocha Parade GP practice.

Location: **Salford**



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Salix Homes owns 8,000 homes across Salford and has secured grant funding from Homes England through its Affordable Homes Programme to support the development of 2.5 acres of disused land on Arrow Street, Broughton. The sustainable, eco-friendly over-55s independent living scheme is built to Passivhaus standards, a low-energy design benchmark. To provide homes offering high thermal comfort and improved air quality, enabling a healthier and more comfortable living environment all year round, alongside lower energy bills due to minimal energy use.

Salix Homes Developments appointed Caddick Construction to deliver the £19.6 million development scheme, comprising 66 one-bedroom and three two-bedroom apartments. Of these, 11 homes have been designed to meet additional mobility needs, including wheelchair access.

The development also includes new, modern premises for the Mocha Parade GP practice. The medical practice had previously operated from temporary accommodation since its original site was demolished in 2020 as part of a wider regeneration initiative for the surrounding area. This new doctors' surgery for NHS Greater Manchester is a valuable addition to the local community, enhancing service provision and offering potential for future expansion to support growth.

OMI Architects, structural engineer Ridge and Partners, and quantity surveyor The Simon Fenton Partnership all contributed to the successful delivery of the project.





Project Summary

To support Caddick in constructing three blocks on the disused land, we fully enveloped each building footprint using HAKI Independent system scaffolding. This involved erecting full-height scaffolding structures around the three-storey mixed-purpose building directly facing Arrow Street, accommodating the GP surgery, and two subsequent five-storey accommodation blocks located at the rear. The scaffolds were fitted with double guardrail frames and brick guards at all lifts to enhance safety and were gradually raised to support brickwork by placing two-board hop-ups 500 mm below lift heights. Additionally, we integrated window infill panels to mitigate gaps between the internal and external scaffold at window openings.

To further assist our client's programme delivery schedule, scaffolders integrated HAKI staircases to enable tradespeople to work simultaneously and to safely access and egress all levels. We also incorporated HAKI loading bays up to six lifts high to permit the safe and efficient supply of materials and the removal of waste by all-terrain telescopic-arm forklift trucks. Then, after reaching roof level, we installed HAKI edge protection scaffolding for fall protection around the perimeter, which was fixed into position with drilled combi feet.

Inside the buildings, we erected HAKI towers for constructing party walls and utilised tube-and-fitting scaffolding for installing staircase handrailing, internal lift shaft tower access, and implementing additional protection around openings and voids. This enabled internal brickwork-raising activities and fit-out works and also permitted unobstructed access for lift engineers to complete their installation works. All birdcages were installed with one ladder access point built from the ground.



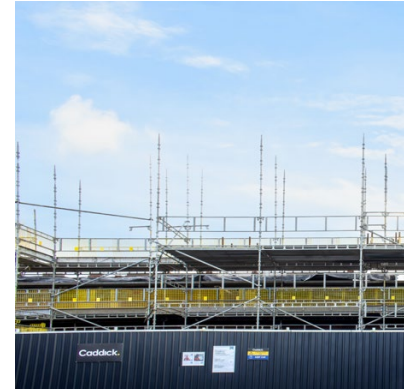


Value Engineering

Given the tight operating footprint, minimising disruption to residents living in close proximity to the disused land was a key factor in ensuring successful delivery. Consequently, representatives from Enigma's Northwest operational team engaged early with Caddick Construction and all subcontractors operating on site to identify potential coordination and sequencing issues. This process helped resolve any potential problems prior to the commencement of the permanent works, which could otherwise have caused setbacks as the project progressed.

We then continued to proactively liaise with all stakeholders operating on site to swiftly overcome any unforeseen challenges that arose; this avoided unnecessary delays that could have prevented work from advancing.

Health and safety are paramount at Enigma, and all scaffold erection, adjustment, and dismantling activities were carried out safely. Enigma's qualified and competent personnel undertook all mandatory seven-day scaffold inspections, further supporting the client and reducing reliance on additional third-party services.



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