



Taylor Wimpey - Dolphingstone Grange

To support a growing suburban village in East Lothian, we supplied multiple temporary access solutions using Kwikstage system scaffolding to assist with the construction of various new-build house designs.

Location: **Wallyford**



To support a growing suburban village in East Lothian, we supplied multiple temporary access solutions using Kwikstage system scaffolding to assist with the construction of various new-build house designs.

Taylor Wimpey East Scotland has plans to build up to 700 homes on 85 acres of land acquired from Dolphingstone Farm, with approximately 25% designated as affordable housing. This new development is part of a larger masterplan to create a new community neighbourhood in Wallyford, a small village in East Lothian.

Dolphingstone Grange, comprising 93 homes, offers a mix of modern, contemporary 2-, 3-, and 4-bedroom houses alongside 2-bedroom apartments, all designed with energy efficiency in mind. Property features include solar panels, electric vehicle charging points, and double glazing, all contributing to lower energy bills for residents. The new estate extends their adjoining completed St Clements Wells development.

Conveniently located just minutes from Musselburgh and the East Lothian coastline, Dolphingstone Grange benefits from easy commuting via the nearby Wallyford train station, which provides direct access to Edinburgh. Additionally, to support the local community, Taylor Wimpey has made donations to the First Step Community Project and Wallyford Primary School's P7 camp, as well as sponsoring the Musselburgh Windsor Girls football club.



Project Summary

To support Taylor Wimpey East Scotland onsite, we provided Kwikstage scaffold configurations with roof-edge protection, designed to accommodate a variety of house types. All 3-lift-high scaffolds included up-and-over loading bays for efficient material delivery to all levels, while staircases ensured that tradespeople could access their work areas safely. Kwikguards fitted on all boarded lifts enhanced site safety by preventing tools, materials, and debris from falling and potentially injuring operatives below.

Scaffolds around each plot were adapted to support the construction sequence. Initially, a three-board hop-up configuration was used to facilitate timber-frame kit construction, which involves assembling floor and wall cassettes prefabricated off-site before installing the roof. The scaffold is then adapted to a two-board hop-up configuration to enable bricklayers to complete the brickwork prior to applying the external render finish.

To further assist our client, we erected a 5-lift-high Kwikstage scaffold with roof-edge protection to support the construction of an apartment block. This included installing buttress bays, with kentledge secured to the scaffold to counteract exerted forces and ensure structural stability throughout the project. Loading bays were integrated on all levels, and a full-height staircase allowed tradespeople to reach every level, including the rooftop.



Value Engineering

Taylor Wimpey East Scotland divided the extensive Dolphingstone Grange development into two sub-sites to enhance programme management and daily operations. Our small team of scaffolders on site played a vital role in maintaining the overall schedule by efficiently meeting the needs of the entire site. Their involvement spanned every construction phase, from the initial erection of timber-frame kits, roof installation, and brickwork to the rapid adjustments required during the final external rendering works.

This proactive approach, combined with early collaboration with Enigma's operations team and regular progress meetings with the client's on-site representatives and subcontractors, ensured the programme stayed on track, with all trades working effectively to minimise disruption. As a result, we were able to respond swiftly to changing site demands. Scaffold deliveries were carefully coordinated between Enigma's Advanced Scaffolder, who led the on-site team, and our logistics team based at Enigma's nearby depot in Gilmerton, Edinburgh.

Kwikstage is a safe, well-established scaffolding system. Its versatility, adaptability, and speed of erection make it ideally suited for a wide range of applications, including residential developments that incorporate Modern Methods of Construction (MMC).

Head Office

Enigma Industrial Services Ltd
Hawthorn House
Woodlands Park
Ashton Road
Newton-le-Willows
WA12 0HF

Tel: 0330 678 1199
Email: info@enigma-is.com
Web: www.enigma-is.com

