

● INSIGHT

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Granton Waterfront Coastal Living development

Provision of temporary access utilising Kwikstage System Scaffolding to build 142 sustainable homes and regenerate the local area.

Location: **Edinburgh**



Provision of temporary access with Kwikstage System Scaffolding to support the construction of sustainable housing development.

Granton Waterfront is a new coastal community with rich heritage located on the shores of the Firth of Forth, north of Edinburgh city centre. That provides a climate-conscious place focusing on people's health and wellbeing with 16 hectares of new green space. The development delivered by Edinburgh Council in partnership with five key public sector partners is transforming the area into a sustainable neighbourhood with 3,500+ new net zero homes (at least 35% affordable), commercial spaces, schools, shops, culture, arts, parks, a health centre, and transport networks connecting to the city centre and beyond.

Granton was an industrial neighbourhood, and the former gasworks was the largest single gas-producing unit in Scotland; it ceased production in the 1990s, and only a small number of buildings and structures now remain. Granton Station, which provided transport for workers, was recently restored as part of the regeneration project and is currently being used as a creative industries and enterprise hub. The iconic Granton Gasholder structure is undergoing restoration, and the frame will contain a new public park community greenspace with public art on display and dedicated play zones.

DEVELOPMENT FRAMEWORK

In February 2020, the Council approved a Development Framework to develop the area using modern and innovative construction methods and appointed Cruden Group in 2022 to drive Phase One, which included producing detailed designs for around 750 net-zero homes and commercial space while implementing sustainable transport infrastructure. Planning was also approved for the Silverlea site to build 142 sustainable homes, including wheelchair-accessible ground-floor dwellings in a mix of social rent and mid-market rent homes.

PHASE ONE

Cruden Group commenced Phase 1 in 2025 for the wider regeneration works, delivering 847 net-zero homes for sale and rent, 46% of which are affordable; 14 commercial units; key services such as the school; and a low-carbon district heat network alongside new and enhanced active travel networks and sustainable transport options. This phase will lay the foundations to connect the neighbourhood to its surrounding areas.





SILVERLEA

Silverlea is one of the eight plots forming the Granton Waterfront development and contains 142 homes for social and mid-market rent available from 2026. On completion, the Muirhouse House Griffins will be brought back to the area and mounted on the gate piers after 70 years in storage, with new facilities also provided for Craigroyston Community Football Club.

Project Summary

To support Cruden with the construction and development of 142 sustainable homes comprising 5 blocks of 4-5 storey flats and townhouses. We utilised the Kwikstage access scaffold system, integrated with access stairs and loading towers, for the safe access and egress of tradespeople and the delivery of materials to all floors. The modular framework improves flexibility and is quicker to erect or dismantle when compared to traditional tubes and fittings, benefiting the client with improved efficiencies.

Throughout the project, Enigma provided scaffolding for the entire development, including additional access solutions to refurbish the neighbouring football pavilion, the installation of new water storage tanks, and the erection of bin stores and truss racks to store roof timbers. We also utilised conventional tubes and fitting scaffolding for handrail protection throughout the site.



View from Calton Hill, Edinburgh looking over the Firth of Forth.



Value Engineering

Cruden commenced discussions with Enigma at an early stage before the scaffolding contract was awarded, and it soon became clear that the programme would be demanding. The implementation of the most efficient scaffolding solution would be critical to the overall path to success or failure of the project.

So, throughout the following meetings, held to discuss various planning and logistical topics between the two companies, our experienced contracts supervisor and scaffolding foreman worked closely with the Cruden site team to ensure their demands could be fulfilled by carefully coordinating activities. This involved liaising with Enigma's wider operational team at the Edinburgh depot to ensure that any challenges and concerns were overcome before immobilising on-site.

Our client also requested we endeavour to support the surrounding community with the employment of local labour and provision of apprenticeship training placements for people seeking a career within the industry. This closely aligns with Enigma's Corporate Social Responsibility values, and we are pleased to announce the requirement was achieved on both fronts, showing our commitment to the principles of undertaking this contract.



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