

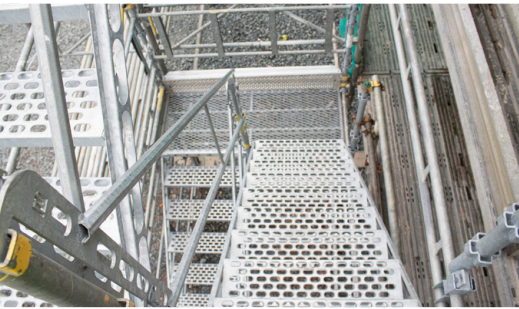
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## Boathouse restoration & rejuvenation project

Provision of temporary access with K2 System Scaffolding to enable repair works at B-listed timber frame building originally constructed in 1905.

Location: **Glasgow**



## B-listed timber frame historic building restoration

Considered a rare building type from that period, the timber frame Category B Listed West Boathouse constructed in 1905 is located on the River Clyde embankment. The boathouse remained in active use by local rowing clubs before the restoration project started to repair the buildings poor condition in February 2021.

The essential restoration works will include repairing the building foundations because the 30 timber piles pinning the timber frame to the riverbank are rotten, leaving the structure vulnerable to slippage and movement. To stabilise the building's foundations the ground floor will be excavated by around half a metre before repairs commence.

### Project Summary

To assist our client primary contractor WH Kirkwood with restoring the historic boathouse and provide a scaffold solution that can structurally support the building integrity throughout the restoration works. Enigma recommended the unique in-house galvanised K2 System, due to boasting a 50% greater load capacity when compared to alternative scaffold systems. During the building refurbishment and foundations being re-instated, the scaffold needs to safely support the structure's 300-tonne load to prevent the boathouse from collapsing. K2 System Scaffold utilises fewer standards to permit greater load capacity, and the 2-metre lifts and 3-metre wide bays are compatible with HAKI Stair Towers. To provide safe, efficient access/egress for workers with their activities on-site.

The K2 access solution enables the client to remove crumbling render on the exterior of the building before being clad in timber ply to help strengthen the structure. Additionally, to make the building water-tight, safe rooftop access permitted the removal of roof tiles before installing protective sheeting.

Also, to showcase the West Boathouse history, the Enigma design team provided a scaffold solution to safely accommodate vinyl banners hung from buttresses displaying promotional marketing material to the general public. Additionally, safety netting was attached to the scaffold to help protect passers-by in the surrounding public park from the potential danger of falling debris.

### Value Engineering

Due to the client removing the external wall, the in-house engineering team had to design the scaffold with no ties. The innovative K2 System Scaffold is ideal for this challenging environment scenario due to the large diameter of the standards, the wider 3m bay length's also helped to support buttressing and kentledge. Also, due to unforeseen ground conditions after excavation, the in-house Enigma design team collaborated with the client to provide a revised economic solution based on the changing circumstances.

Considered one of the finest Boathouse buildings in Britain, the rejuvenation work will redevelop the historic timber building and provide groups with access to the River Clyde.



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