

● INSIGHT

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Barratt Homes - West Craigs Quarter

Provision of HAKI system scaffolding integrated with loading bay platforms and HAKI staircases to build timber-frame kit apartment blocks.

Location: **Edinburgh**



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West Craigs is a new community situated close to Edinburgh Airport, in the west of the city. The development area has been split into plots, and at least 1,700 new homes have been built by various national housebuilders. Property buyers will benefit from a new primary school, a nursery, a health centre, and a cafe, as well as two five-acre public parks with woodland areas for family-friendly activities.

The West Craigs Quarter is a development of 4-bedroom luxury houses and apartments designed with flexible living in mind. All homes are built with highly thermally efficient insulation materials to provide outstanding energy efficiency for residents.

Information reference sources include:
<https://www.barratthomes.co.uk/new-homes/dev-001117-barratt-@-west-craigs/>
<https://www.westcraigs-edinburgh.com/>



Project Summary

Our contract with Barratt Homes involved the supply and erection of scaffolding to support the construction of two timber-frame apartment blocks on a long-established development site, utilising Modern Methods of Construction (MMC). During the tender process, we engaged with the client early on to identify and address key programme challenges, including the restricted working space surrounding the building plots.

The long-standing relationship between our two organisations enabled us to gain a clear understanding of the client's objectives from the outset. This collaborative approach ensured that planning discussions progressed efficiently, allowing us to develop a tailored access solution before mobilising personnel and equipment to the site.

The HAKI system scaffold is ideal for supporting MMC and modular construction techniques, so we erected the scaffolding around the perimeter of the floor slab for the first apartment block, providing a safe and efficient access solution throughout the construction process.

The four-lift-high, fully decked temporary access structure was installed progressively and incorporated loading bays and HAKI staircases, ensuring unobstructed access to all working levels. After completing apartment block one, we commenced on block two to support the construction of the 4-storey apartment building to conclude the residential development project. This approach enabled Barratt Homes to complete the programme delivery within the planned timescale.



Value Engineering

The HAKI system scaffold is a cost-effective temporary access solution, ideally suited to supporting multiple tradespeople during the construction of multi-storey apartment blocks. Its modular, lightweight design and simple 'hook-on' erection method make it particularly well suited to fast-paced and demanding new-build construction environments. To further enhance site safety, protective brick guard panels were installed on all boarded lifts to help prevent falling debris and materials.

Early collaboration between the client and Enigma's operational team enabled the careful planning and coordination of site logistics, including material deliveries, helping to overcome the challenges associated with limited on-site storage capacity for equipment.



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