Enigma-is

CASE STUDY
Keepmoat - Farington Mews

INSIGHT • INNOVATION • INCLUSIVITY • INVESTMENT • INTEGRITY

Building timber frame new homes with HAKI

Provision of temporary access utilising HAKI system scaffold to support flagship newbuild development comprising of traditional and timber frame newbuild 2, 3, and 4-bedroom homes.

Location: **Leyland**

Traditional and timber frame newbuild homes

The flagship Keepmoat development nestled on the edge of the quiet and established Farington Moss in Leyland is located just off the A582 near the Roundabout, featuring the 'Made in Leyland' Centurion Tank. The mixture of newbuild 2, 3, and 4-bedroom homes surrounded by green open countryside are fitted with high specification kitchens and bathrooms to support flexible living for modern, daily life. Additionally, residents living on the new development are supported by many local amenities and benefit from excellent transport links to Preston, Blackpool, Southport, Manchester and Liverpool.

Project Summary

To support national house builder Keepmoat with constructing a mixture of traditional and timber frame newbuild 2, 3, and 4-bedroom homes, we have erected scaffolding around properties up to 3-lifts high using HAKI system scaffold with gable end hop-ups installed for accessing the roof areas. Additionally, to support the newbuild construction and fit-out phases, installed HAKI Staircases help to improve efficiency on-site and give scheduled tradespeople, including phase bricklayers and glaziers, safe access/egress to all levels whilst HAKI loading bays enable the safe and efficient delivery of materials and waste removal.

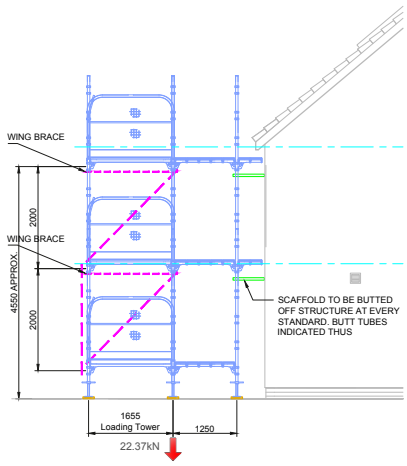
With a national shortage of new homes being built the government has encouraged the adoption of 'modern methods of construction' (MMC) such as timber frame and offsite manufacture. Many housebuilders are moving away from traditional brick-and-block to more innovative techniques, such as timber frame kit construction, to promote greater efficiency on-site in the drive to build new homes more quickly.

HAKI modular system scaffolding is well suited to support this change and ideal for fast-paced new build construction projects. It can increase productivity on-site by up to 60% due to the unique quick, simple 'hook-on' method of erection when compared to traditional tube and fitting still widely used in housebuilding. Usually, to progressively support bricklayers and other trades, tube and fitting is erected one lift at a time.

All the scaffold structures are erected on-site within TG:20 COMPLIANCE.

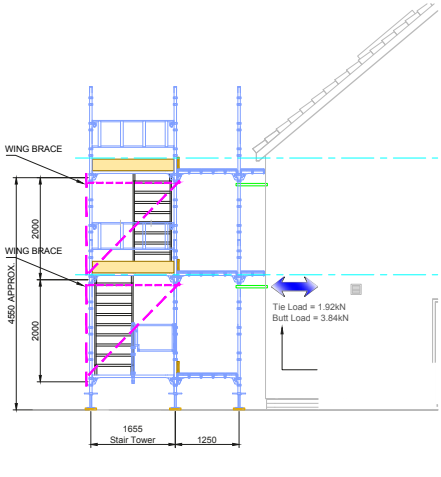
Loading Tower

Typical Section

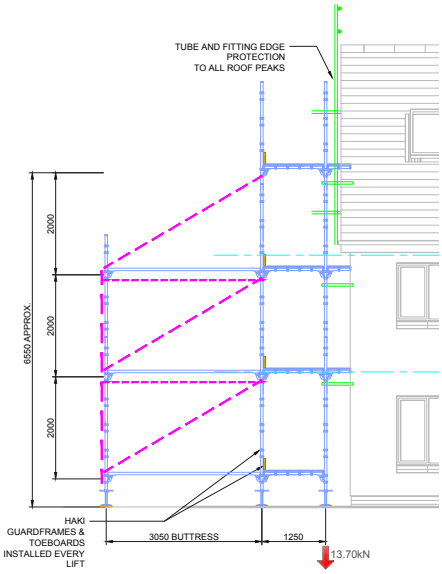


Stair Tower

Typical Section



Typical Section



Above drawings shown for illustrative purposes only.

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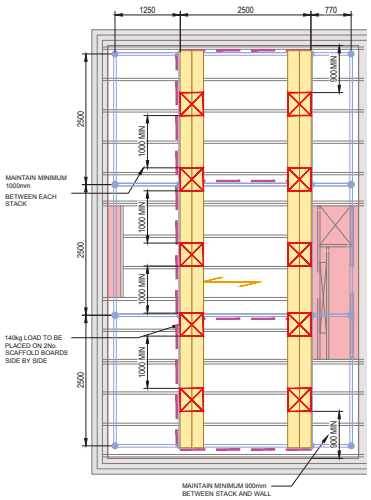
Value Engineering

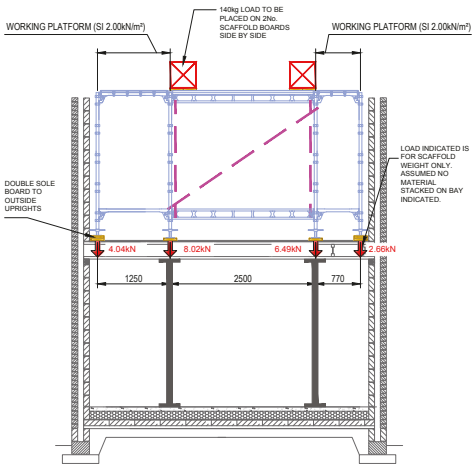
To provide internal fall prevention while constructing the traditional 'brick and block' newbuild homes, we have erected internal birdcages that offer a better solution when compared to Trad Decking, commonly used throughout the house building industry. The independent birdcages are quickly installed and provide a stable working platform for various tradespeople and their equipment to operate safely.

Both the internal birdcages and utilisation of HAKI System Scaffolding solutions will assist our client with keeping the programme on schedule by better supporting modern methods of construction. The new development project will take around 4-years to complete in phases.

Birdcage Plan Layout



Birdcage Section



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