



Lambeth Council regeneration scheme

Provision of temporary access utilising HAKI system scaffolding to construct a new mixed-purpose building to accommodate 74-residential homes and the council archive.

Location: **Brixton**



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Primary contractor McAleer & Rushe have been appointed by Lambeth Council's development partner Muse, who are supporting the local authorities' wider-regeneration scheme to create much-needed homes within central Brixton. The project includes demolishing the former Olive Morris House council property to construct a new mixed-purpose building on the same footprint that will accommodate the council's archive and 74 new residential homes. Once completed the council's document collection archive will contain 1000 years' of local history and 500 years' worth of records of Lambeth as a local authority.

Project Summary

To support primary contractor McAleer & Rushe with the construction and fit-out phases, Enigma has provided a full external façade access scaffold erected with HAKI components and sheeted with branded fire retardant sheets. A protection fan, 4-HAKI Staircases and 10-cantilevered loading bays have also been erected to enable the fast-efficient safe delivery of materials on site.

Additionally, the client required an easily adaptable access solution. To overcome this challenge, we have utilised cantilever "hop up" scaffold brackets on the inside which are removed/replaced as required to support the building progress.

Value Engineering

Throughout the project, the Enigma in-house design team has liaised closely with the client to overcome challenges due to the site constraints and provided several adaptation solutions to the original design. Because the site is land-locked between 3-main roads and a residential street, the main challenge of the contract has been logistics. The limited on-site storage means all materials have to be craned onto the site within specifically allocated time slots.

The new building is the final piece in Lambeth Council's regeneration project, and is on schedule to be completed in late 2022.



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