

FREQUENTLY ASKED QUESTIONS

MAYBURY ROAD / CRAIGS ROAD JUNCTION WORKS

1 What is the purpose of the Maybury Road/Craigs Road junction works?

The works aim to improve traffic flow by providing a left/right access to Craigs Road and enhance general safety at the junction.

2 Why is this work being done now and do you have the appropriate permissions in place?

The work forms part of Section 75 contributions for our West Craigs development which requires us to make financial contributions to this road infrastructure upgrade. As part of this agreement, we have been asked to carry out this work on behalf of the City of Edinburgh Council and all technical consents and warranties that are required for this work are in place.

3 What are the stages of the programme?

The programme is divided into four stages:

Stage 1: There is approximately three weeks worth of work for the first stage of the project. This entails widening a section of Craigs Road. This section of road will be closed resulting in no access to Amos Crescent. Access to the development can be gained via Berry Drive, off Craigs Road and Maybury Road or via Bradshaw Drive and Amos Crossway.

The sales car park is still accessible off Craigs Road via Maybury Road.

Stage 2: There is approximately three months of work during the second stage of this project. A contraflow will be introduced on Maybury Road with no access onto Craigs Road from Maybury Road. No access will be available via this junction for the duration of the work. A diversion will be in place via Turnhouse Road onto Craigs Road. Amos Drive and Berry Drive will remain open during this stage of works, along with access to the sales car park. Construction access will continue to use Berry Drive.

The widening of Maybury Road will commence. Service diversions, preparatory works for the installation of traffic lights, and works to footpaths and kerbs will also form part of this stage of upgrade works.

Stage 3: There will be approximately three months of works during stage three of the upgrade works. Access onto Craigs Road from Maybury Road remains closed. A diversion is in place via Turnhouse Road onto Craigs Road. Access to the development will only be allowed via Amos Crescent. Berry Drive will remain closed for the duration of this stage of works.

Access to the sales office will be via Amos Crescent, and parking will be on Berry Drive in front of the show homes. Construction access will also be using Amos Crescent.

A contraflow will be in place for a section of Craigs Road. The widening of Craigs Road will be completed at this time.

Stage 4: This final stage of works will take approximately four months to complete.

The contraflow on Maybury Road will change to the northbound side to allow for the opposite carriage way to be upgraded. Access onto Craigs Road from Maybury Road remains closed.

Access to the development will be via both Amos Crescent and Berry Drive again. Diverted traffic will continue to use Turnhouse Road, onto Craigs Road. The sales car park will be reopened for use.

4 How long will the work take?

This is a four stage programme that will start in May 2025 and be completed early 2026. The estimated programme breakdown is:

Stage 1: three weeks

Stage 2: three months

Stage 3: three months

Stage 4: four months

5 How will prospective customers get to the sales centre?

Stage 1: Our sales car park access will remain open and can be accessed off Craigs Road via Maybury Road.

Stage 2: Our sales car park will remain accessible from Craigs Road. The Maybury Road/Craigs Road junction will be closed and a diversion will be in place via Turnhouse Road onto Craigs Road.

Stage 3: Our sales car park will be closed for this stage of the upgrade works. Sales office parking will be on Berry Drive, outside our show homes. Access will be via Amos Crescent, taking first left onto Amos Place and then left onto Berry Drive. Customers are reminded that the Maybury Road/Craigs Road junction remains closed and a diversion will be in place via Turnhouse Road onto Craigs Road.

Stage 4: The sales car park will be accessible from Craigs Road. The Maybury Road/Craigs Road junction will be closed and a diversion will be in place via Turnhouse Road and Craigs Road.

6 I already live at the development, how do I access the development/my street?

For the duration of the project, Maybury Road will not be the primary access to the development. All traffic will temporarily be directed to access via Turnhouse Road. Please see map overleaf for more information. We are sorry for any inconvenience.

7 I have a mobility scooter/wheelchair – how will I access the development?

The footpaths from Maybury Road into the development will remain open for the duration of the upgrade works, maintaining pedestrian, wheelchair, and scooter access.

8 Will pedestrian access be maintained at all times via Maybury Road and Craigs Road?

The footpaths from Maybury Road into the development will remain open for the duration of the upgrade works, maintaining pedestrian, wheelchair, and scooter access.

9 How will construction traffic access the development?

For the period of the junction works, construction traffic will use the same access routes as customers, homeowners and their visitors. Where possible we have tried to maintain construction access via Berry Drive, but during the third stage of works, construction traffic will require to use Amos Crescent, along with all other residents. Health and safety is our number one priority and we will carefully monitor all construction and junction improvement traffic movements.

10 What is the typical working day of the teams responsible for the delivery of the junction improvement work?

The planning approved working hours are 8am to 6pm Monday to Friday and 8am to 2pm on a Saturday.

11 Will the access to the development from Maybury Road/Craigs Road be reopened at the end of each working day?

Due to the complexity and nature of the work required to improve the junction at Maybury Road and Craigs Road, it is not possible for us to reinstate access each night. Please accept our apologies for this and please use the alternative route that has been provided.

12. Where will the compound be located for these upgrade works?

The temporary site compound for the upgrade works will be located on the north side of Craigs Road, opposite the Taylor Wimpey development. This will be managed by the contractor for the works, Luddon Construction.

13. Will emergency vehicles still be able to access the development?

Yes, emergency vehicles can use the signposted diversion routes. Furthermore, it is a statutory requirement for Taylor Wimpey to notify the emergency services of the programme of work and the diversions that are in place.

Please note that information relating to the duration of the programme of work, diversions and access to the development may be subject to change. Please follow local diversions and traffic management controls.

Visit our website for the latest information on our progress, including any changes to the programme of work, road closures, or diversions.

We are sorry for any inconvenience that you may experience accessing/egressing the development.

