

# MAYBURY ROAD / CRAIGS ROAD JUNCTION WORKS



**Dear Homeowner,**

## **Important Notice: Maybury Road/Craigs Road Junction Works**

We are writing to inform you about the upcoming essential works at the junction of Maybury Road and Craigs Road, which are scheduled to commence in May. The full programme of work is being carried out on behalf of the City of Edinburgh Council and is due for completion early 2026.

The work forms part of our Section 75 agreement with the City of Edinburgh Council for our West Craigs development and will be completed in stages to minimise disruption.

These essential works aim to improve traffic flow, provide better access to/from Craigs Road and Maybury Road, and enhance safety at the junction. The project's stages will involve significant work that includes road widening, installation of footpaths, kerbs, new traffic light system and service diversions.

Temporary traffic management will be in place throughout each stage of the project. This will affect your routes into/out of the development, likely impacting your daily commute and/or general access to your home.

While our programme has been carefully planned to minimise disruption, please note there will be:

- Lane closures and diversions
- Road closures and diversions
- Reduced speed limits
- Possible delays during peak hours

We understand this will cause some inconvenience, and we sincerely apologise for any disruption this essential work may cause. We are working closely with our contractor to minimise the impact and ensure the works are completed as swiftly as possible.

Our *Frequently Asked Questions* document outlines the key road closures in more detail. Please note that these are subject to change.

### **How this affects you:**

This is a large-scale project that will be ongoing until early 2026. Access to Craigs Road from Maybury Road will be closed for the majority of the works, with a diversion via Turnhouse Road in place for the full duration of the programme. Access into the development from Craigs Road may be impacted at times through the works but we will give you notice and provide you with your alternative routes.

Please always allow extra travel time and follow the local diversion routes whether moving around the improvement area by car, by cycle or on foot. The temporary traffic light crossing on Maybury Road will still be available throughout this project, although its location may be moved to accommodate work in progress. Please also note that some bus stops may be moved.

We will provide regular updates on the progress of the works and any significant changes to traffic arrangements.

### **Alternative routes:**

Alternative routes will be available during each stage of the work to help you navigate around the construction/roadwork area. The maps overleaf show general diversions that will be in place for the project and the first two stages of the programme.

Further information will follow on the later stages of the programme. We will also provide updates as required and when the project stages are completed.

We appreciate your patience and understanding as we work to improve the local road infrastructure on behalf of the local authority to benefit all.

**If you have any questions or concerns, please do not hesitate to email me directly at [Sarah.Paton-Butler@taylorwimpey.com](mailto:Sarah.Paton-Butler@taylorwimpey.com)**

Thank you for your continued support.

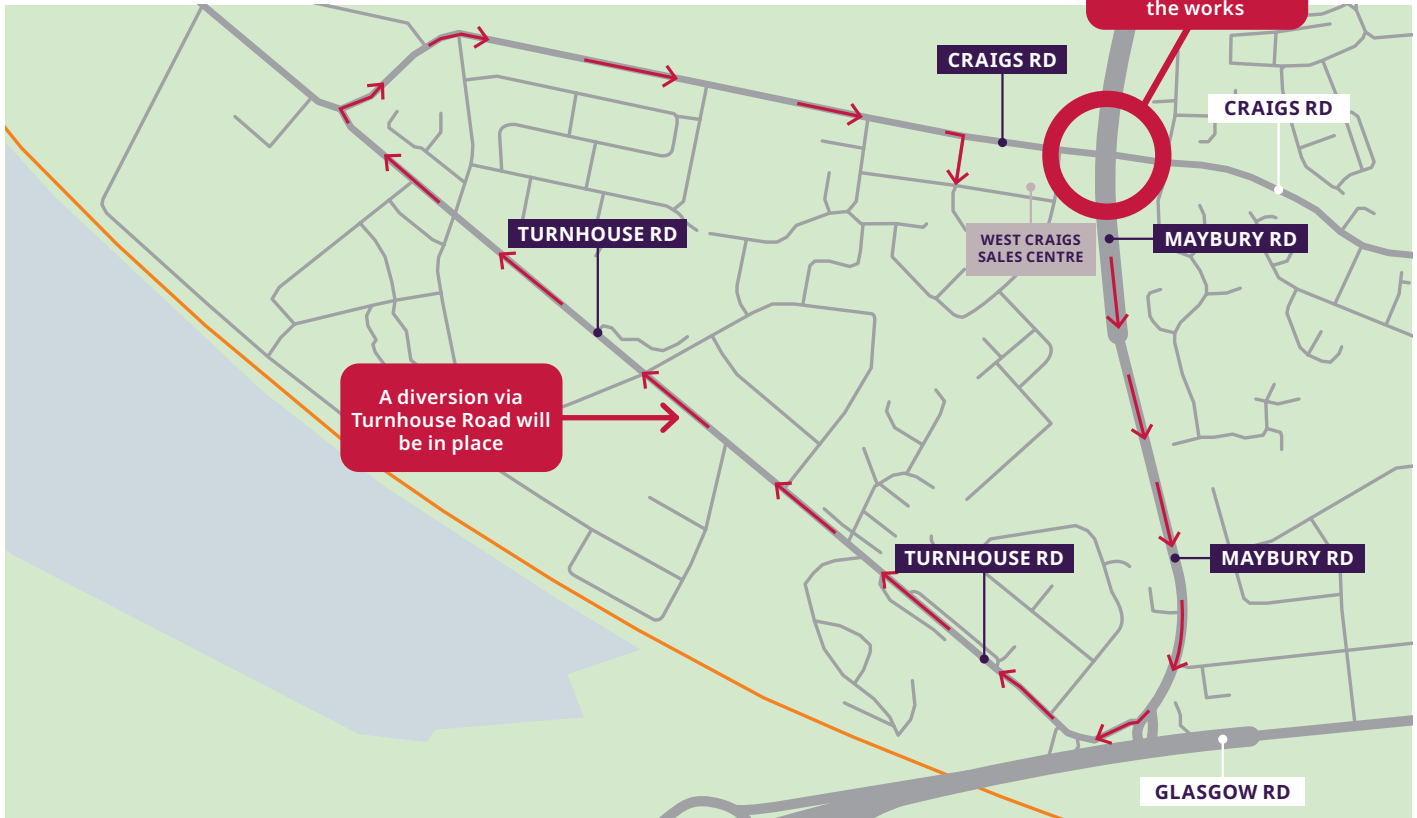
Yours sincerely,

*Sarah Paton-Butler*

**View our map of works overleaf** →

**MAYBURY ROAD / CRAIGS ROAD JUNCTION WORKS**

**Overall area affected and diversion route**



**Stage 1 & 2**



**STAGE 1**

Starting the beginning of May for approx 3 weeks

**Nature of the works:** Widening of the road

**Closures and diversions:** Customer access via Amos Crescent is closed. Customers can access the development via Berry Drive via Craigs Road off Maybury Road. Craigs Road will be closed for passing traffic before Amos Crescent and up to Bradshaw Crescent. Customers can also access the development using Bradshaw Drive and taking the first left onto Amos Crossway, by driving along Turnhouse Road and onto Craigs Road as noted on the map above. Our sales car park will still be accessible and construction traffic will continue to use Berry Drive.

**STAGE 2**

Starting around the end of May for approx 12 weeks

**Nature of the works:** Widening of the road, preparatory work for new traffic lights, and footpath and kerb work.

**Closures and diversions:** Access onto Craigs Road and Maybury Road now closed for the duration of the works. Access to the development will be via Turnhouse Road onto Craigs Road as show on the above map. For this section of the work, access into the development can still be maintained via Berry Road and Amos Crescent.

Our sales car park will still be accessible. Customers should follow the diversion via Turnhouse Road onto Craigs Road. Construction traffic will also follow the same diversion and can access the development via Berry Drive.