

# NEWTON, MILLERHILL



## COLOURED MASTERPLAN LAYOUT

CALA Homes (East) Ltd is delighted to be able to confirm our latest investment in Midlothian at Millerhill, comprising: 620 Homes (including 25% Affordable), new link road from Old Craighall Road to the Millerhill junction on the City of Edinburgh Bypass, provision of Primary School land, land for a Park and Ride, and community allotments.



## EXISTING AERIAL VIEW CONTEXT

### Existing Old Craighall Road context & constraints:

- Varies in width and is 5.5m at its narrowest with no consistence.
- Footpath located on the south side varies in width and at its narrowest is 1.2m.
- Unsuitable to allow for regulated opening during the works.
- Existing overheads that are nearby and diversions are required.
- Septic tanks of existing properties that need removed and connections provided.
- Existing water main and other services within road.

### Key:

- Extent of road closure required along Old Craighall Road.
- Photograph locations along Old Craighall Road.



(01) Road closure Entrance facing west Old Craighall Road



(02) Road closure Entrance facing east Old Craighall Road



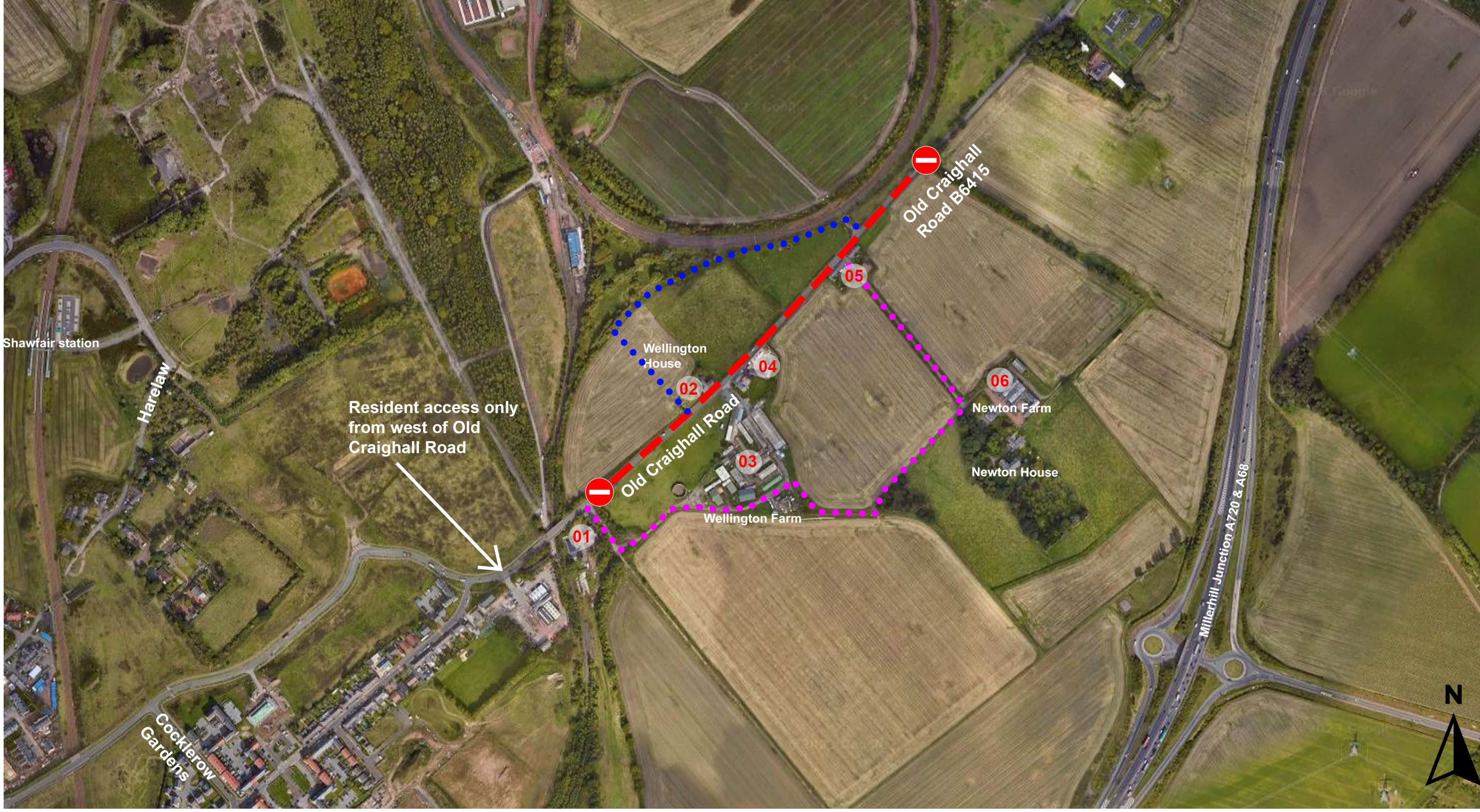
(03) View east along existing road showing narrow pavements and roads.



(04) View west along towards railway crossing, single sided pavement



(05) View looking East from rail bridge along Old Craighall Road.



## ROAD CLOSURE PLAN

## Managing Existing Residents and Pedestrians

During the temporary road closure duration, we have given careful consideration to the following requirements of the existing residents and that temporary measures will be put in place for the following:

- Emergency access for existing residents
- Pedestrian walking routes to be maintained along Old Craighall Road
- Access to and from existing properties to be maintained at all times

- Extent of road closure required
- Temporary resident access route to existing properties
- Temporary public footpath route
- No entry access signages

### Properties adjacent/affected by road closure

- 01 - 54-56 Millerhill Rd, Dalkeith EH22 1RZ
- 02 - Wellington House (Unoccupied), Dalkeith EH22 1SA
- 03 - Wellington Farm, Dalkeith EH22 1SA
- 04 - Traquair Farms Ltd, Millerhill Rd, Dalkeith EH22 1SA
- 05 - Newton House Cottage, Dalkeith EH22 1SA
- 06 - Newton House & Newton Farm, Dalkeith EH22 1SA



# NEWTON, MILLERHILL

## The improvement works required include the following:

- Road widening and re-surfacing of existing carriageway
- Widening of existing footpaths
- Installation of new sections of footpath
- Raised tables at key locations
- Tactile paving and crossing points
- Formation of new junctions providing access to development parcels
- Road widening and signalised turning for the new spine road connecting Old Craighall Road and The Edinburgh City Bypass

## PROPOSED ROAD IMPROVEMENTS

### LEGEND

- ADOPTABLE FLEXIBLE CONSTRUCTION CARRIAGEWAY
- ADOPTABLE BLOCK PAVED CARRIAGEWAY
- ADOPTABLE RAISED TABLE
- ADOPTABLE DRIVEWAY CROSSOVER
- ADOPTABLE SOFT LANDSCAPE
- ADOPTABLE SWALE
- ADOPTABLE FLEXIBLE CONSTRUCTION FOOTWAY
- EXISTING FOOTWAY
- RE-SURFACE EXISTING CARRIAGEWAY
- PRIVATE FLEXIBLE CONSTRUCTION ROAD
- PRIVATE PERMEABLE CONSTRUCTION ROAD
- PRIVATE FLEXIBLE CONSTRUCTION FOOTPATH
- TACTILE PAVING
- PROPOSED BUS STOP
- PROPOSED ZEBRA CROSSING



Blue hatch indicates existing Old Craighall Road

## Improvements on existing and proposed services within the carriageway:

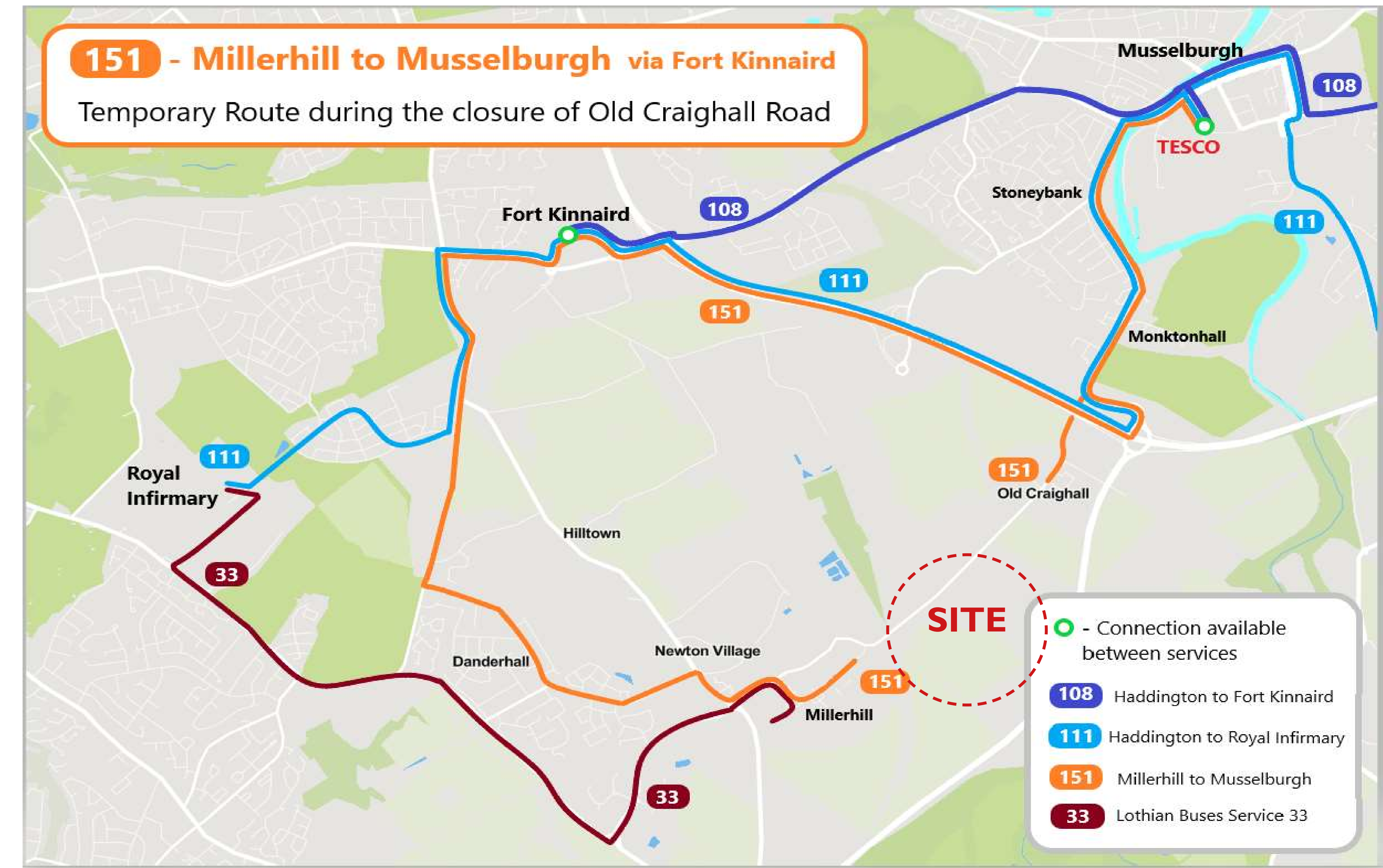
- Surface water sewer and associated manholes
- Foul water sewer and associated manholes
- NEOS fibre optic trench
- Co-ordination of existing apparatus and proposed
- Vattenfall district heating network crossings

## BUS DIVERSION ROUTE & TIMETABLES

This is a temporary service during the closure of Old Craighall Road. The closure is expected to last for approx. 12 week. This Service is funded by Cala Homes to ensure the communities of Millerhill, Newton Village, Danderhall and Old Craighall continue to have a bus service providing connections to Musselburgh and beyond.

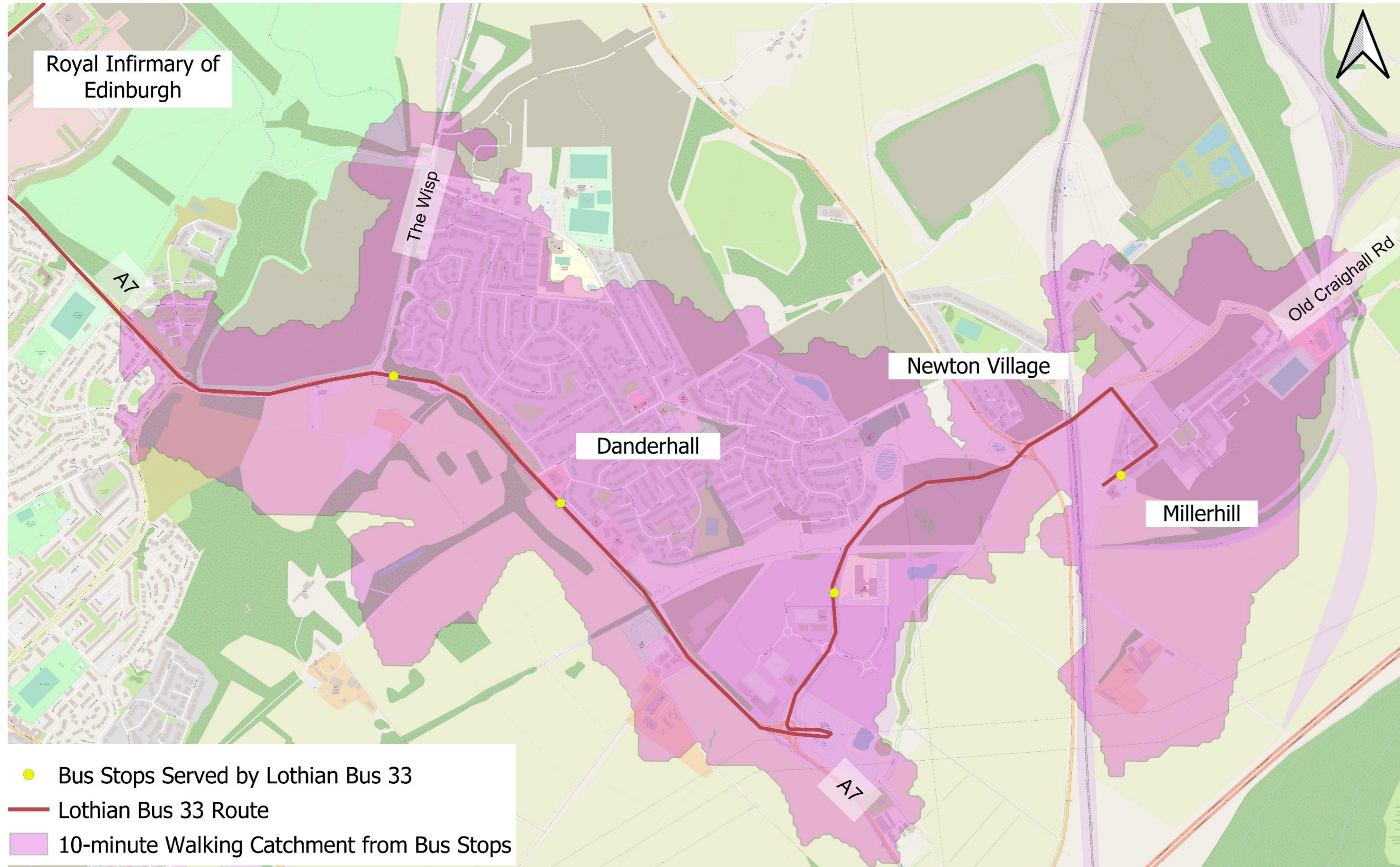
For Lothian Bus route No. 33 Please refer to Lothian Bus website for bus route timetable.

Route 151 - Haddington to Edinburgh Royal Infirmary via Musselburgh & Fort Kinnaird		Route 151 - Millerhill to Musselburgh via Fort Kinnaird	
Monday to Friday		Saturday	
0600	0620	0600	0620
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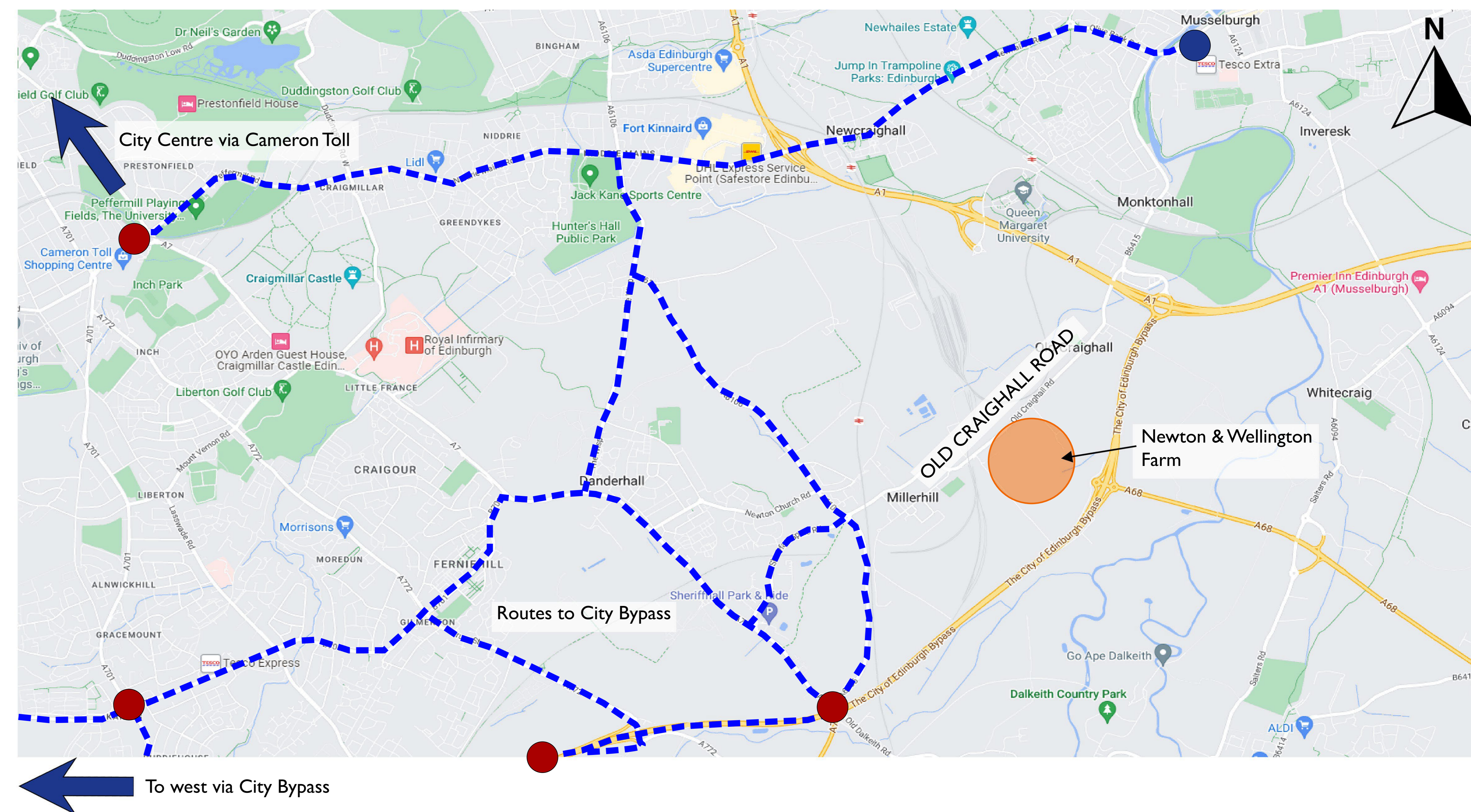


## ALTERNATIVE BUS ROUTE

Lothian Bus No. 33 bus is located west of Millerhill within a 10 minute walking distance from proposed development



## ALTERNATIVE ROUTES DURING CLOSURE OF OLD CRAIGHALL ROAD



From a review of turning movements, it is likely that a high proportion of traffic using Old Craighall from the east is originating in Musselburgh or some from the A1(T). It is then splitting between heading north towards Cameron Toll and beyond or west eventually to the City Bypass via Sheriffhall or beyond through Kaimes crossroads and Frogston Road. Alternative routes to this have been explored using information on journey times in Google maps. The Tesco Extra Store at Olive Bank Road in Musselburgh has been used as the origin point for this exercise. The level of traffic currently using Old Craighall Rd will likely distribute through the local network as shown, diluting the impacts during the road closure. It is assumed that those who live on Old Craighall will have local access to their properties.

## Potential Alternative Routes during closure of Old Craighall Road

Destination (Origin – Tesco Extra, Olive Bank Road, Musselburgh)	Journey time by vehicle (using Google)	
	Via Old Craighall Road	Using alternative routes (not via the City Bypass)
To Sheriffhall	12 mins	16 mins
To Kaimes Crossroads	19 mins	22 mins
To Cameron Toll	20 mins	22 mins

Note: Timings based on Google search between 0800 and 0900 on a "normal" Monday morning