

Welcome

Berkeley Homes were granted a detailed planning permission in September for the redevelopment of the former Taplow Papermill into 199 new homes, along with a new restaurant, improved boat yard facility and large areas of enhanced open space (*planning ref:15.01039FUL*). This planning permission also included creation of a new access to the site from Bath Road in the form of a roundabout, along with alterations to improve the safety of the existing Mill Lane/Bath Road junction, by Maidenhead Bridge.

Full details and drawings of the new roundabout as approved can be found on the South Bucks District Council website (www.southbucks.gov.uk/planning) or Berkeley's own planning website (www.taplowpapermill.co.uk).

The purpose of this exhibition is to keep you informed of the upcoming highways works which are due to start in the New Year with regards to the new roundabout on the A4 Bath Road. This will include details on the extent of this work, the timing of the work, as well as the traffic management measures we have put in place to minimise disruption.



Aerial photograph of the site

Taplow Approved Layout

Berkeley Homes were granted a detailed planning permission in September for the redevelopment of the former Taplow Papermill as listed below:

- A new pedestrian footbridge across the River Thames to Boulters Lock
- 141 new homes and 40 senior living apartments
- Restoration of the existing buildings on site into 18 new homes
- The Skindles Restaurant
- Improved access to the A4 in the form of a roundabout
- Large areas of open space and improved meadows
- Two riverside picnic areas, including provision for a café cart and parking
- Improved pedestrian and cycle connectivity including creating additional links via the new footbridge
- Enhanced purpose built boat yard facility and chandlery
- Riverside office space
- New public car park for the restaurant, leisure users and office workers

Key:

- 1** Skindles
- 2** Senior Living
- 3** New Roundabout Access on to A4 Bath Road
- 4** NG Offices & Boatyard
- 5** NG Gas Holder Site
- 6** Jubilee Meadow
- 7** Jubilee Down
- 8** Jubilee Riverside South
- 9** Jubilee Riverside North
- 10** Glen Island House



Approved Site Plan

Overview of Highway Works

As part of the approved plans Berkeley Homes will be carrying out various highway improvements, the most significant being the construction of a new roundabout on the A4 Bath Road.

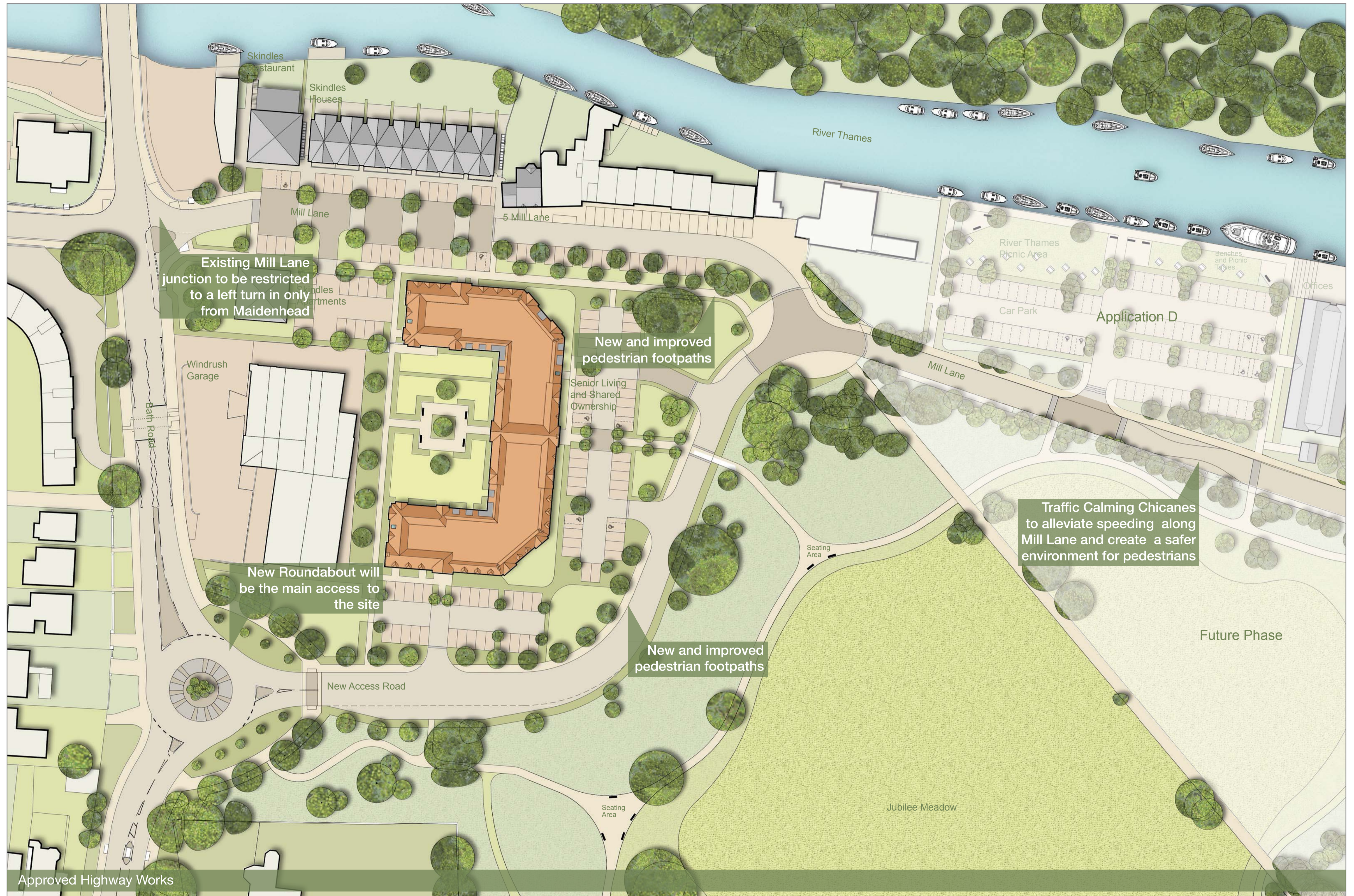
The new roundabout and link road will provide a safe access for the new development and existing residents along Mill Lane.

The works to the roundabout are due to start in January and we aim to have these works completed by the Summer of 2016.

The details of how we will implement these works and minimise disruption to the A4 are set out on the following board.

Once the roundabout works are complete further approved highway works will include;

- A number of new and improved pedestrian footpaths will be provided to create a safer route between the A4 and the new pedestrian footbridge to the North of the site at Bolters Lock.
- Traffic calming measures are to be introduced along Mill Lane in order to reduce speeding and provide a safer and more pedestrian friendly environment.
- The current A4/Mill Lane junction by Maidenhead bridge will be restricted to a left turn in only access when travelling East from Maidenhead towards Slough and left turn only out for cyclists. The old Mill Lane will remain open to two-way traffic but there will be no ability to exit Mill Lane at this old junction except by bicycle and/or on foot. Vehicular exit from the site will be via the new roundabout.
- The existing Ellington Road Bus Shelter will be improved.



Roundabout Works Programme

Berkeley Homes will be commencing works to construct the new roundabout on the A4 Bath Road from January 2016.

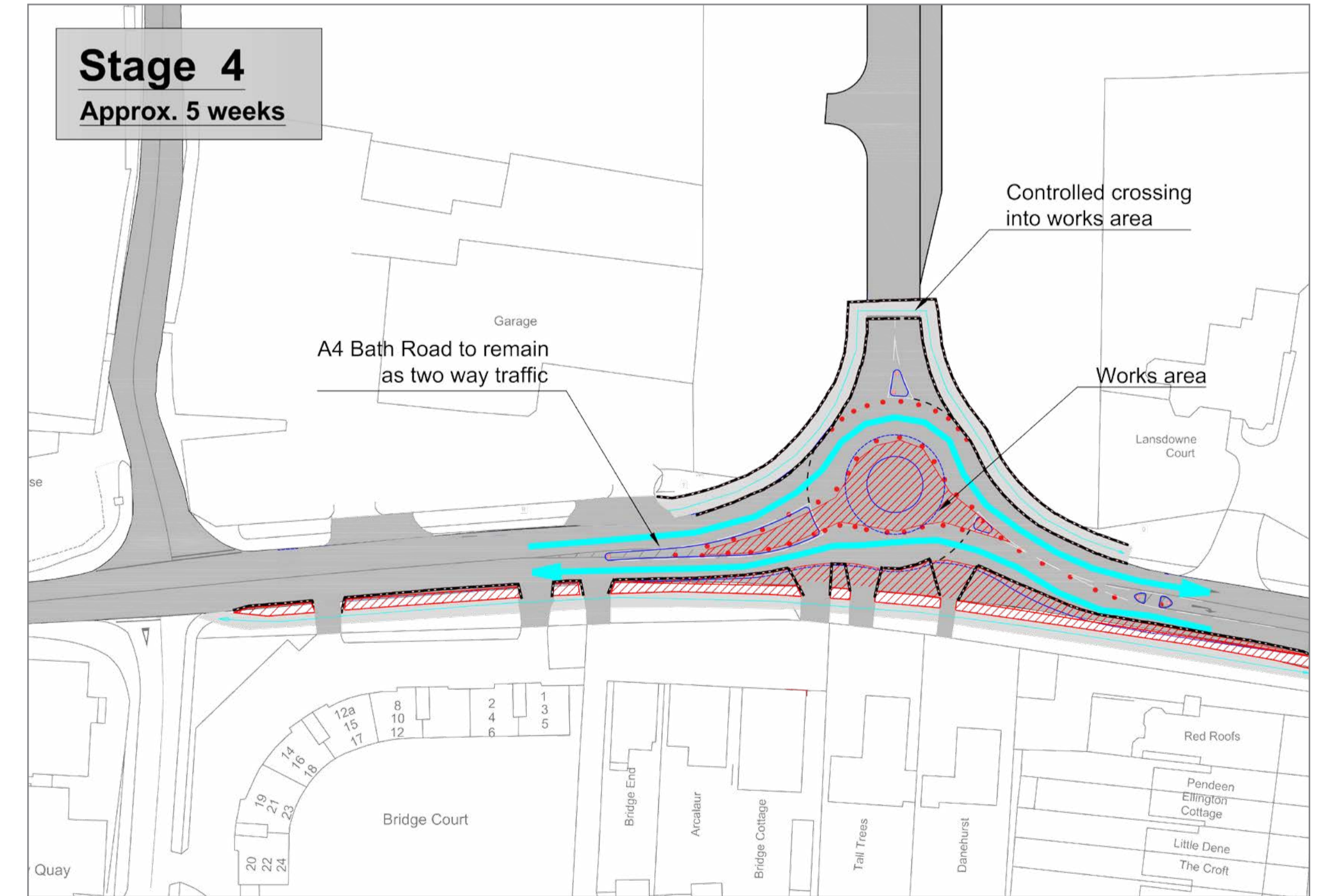
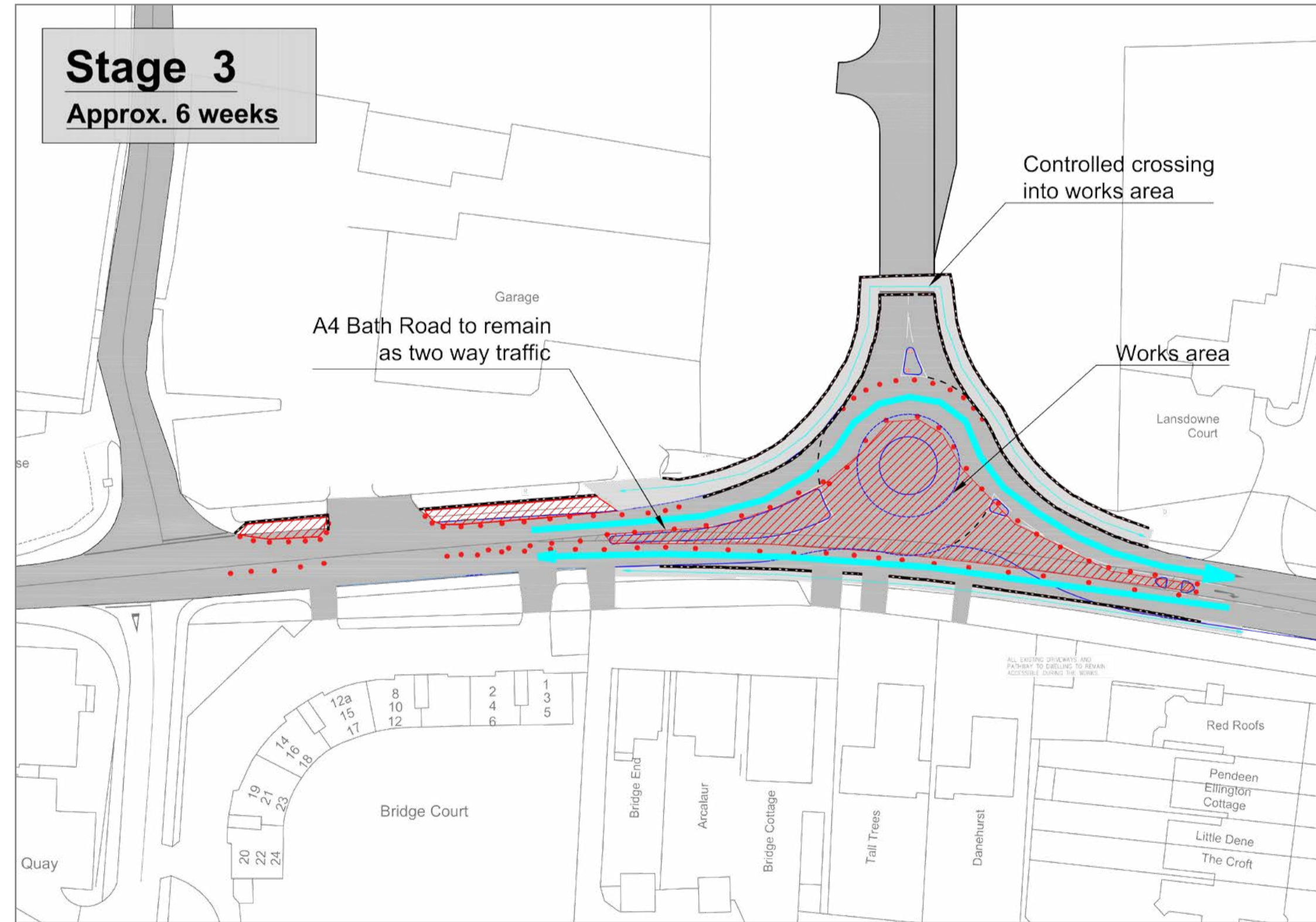
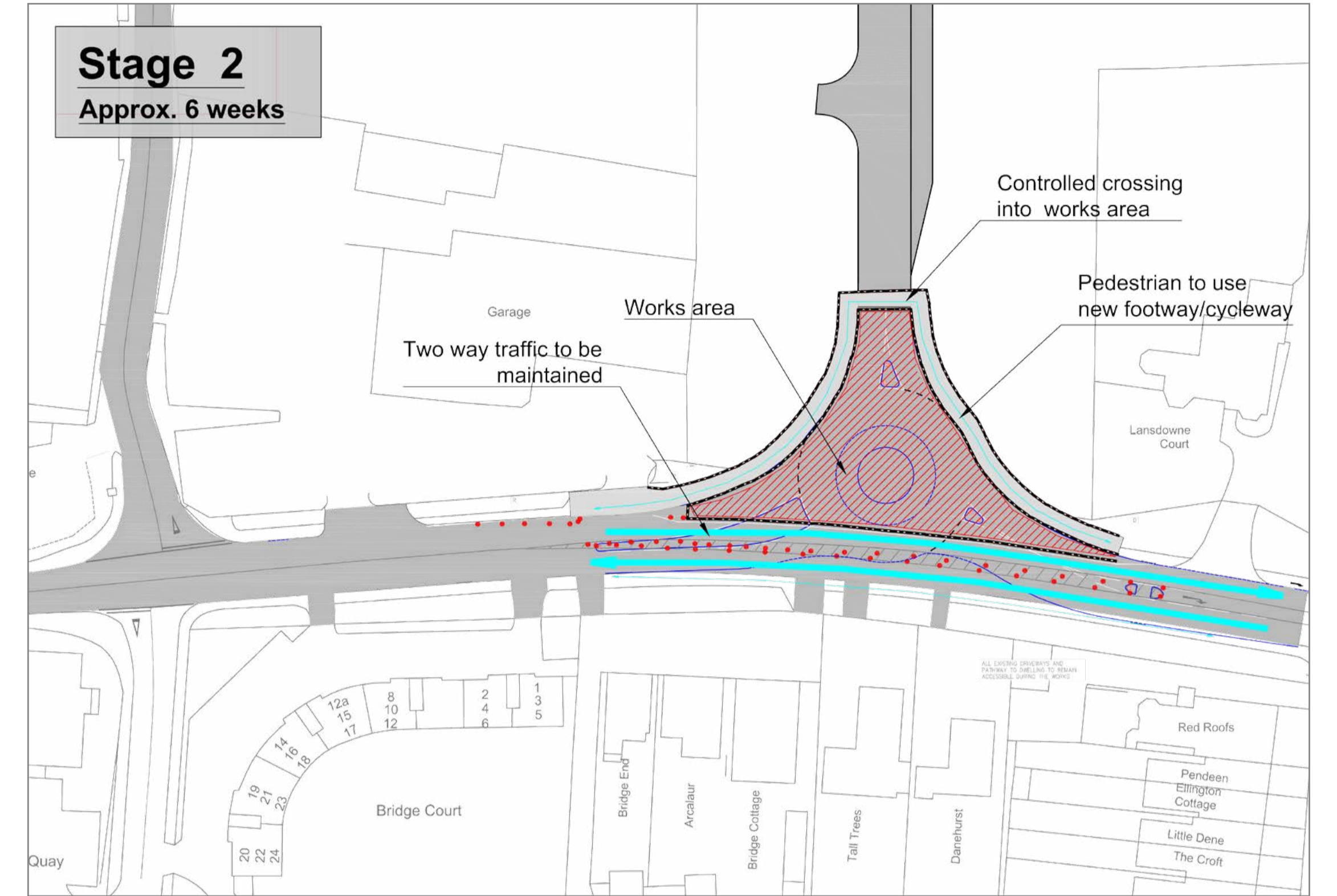
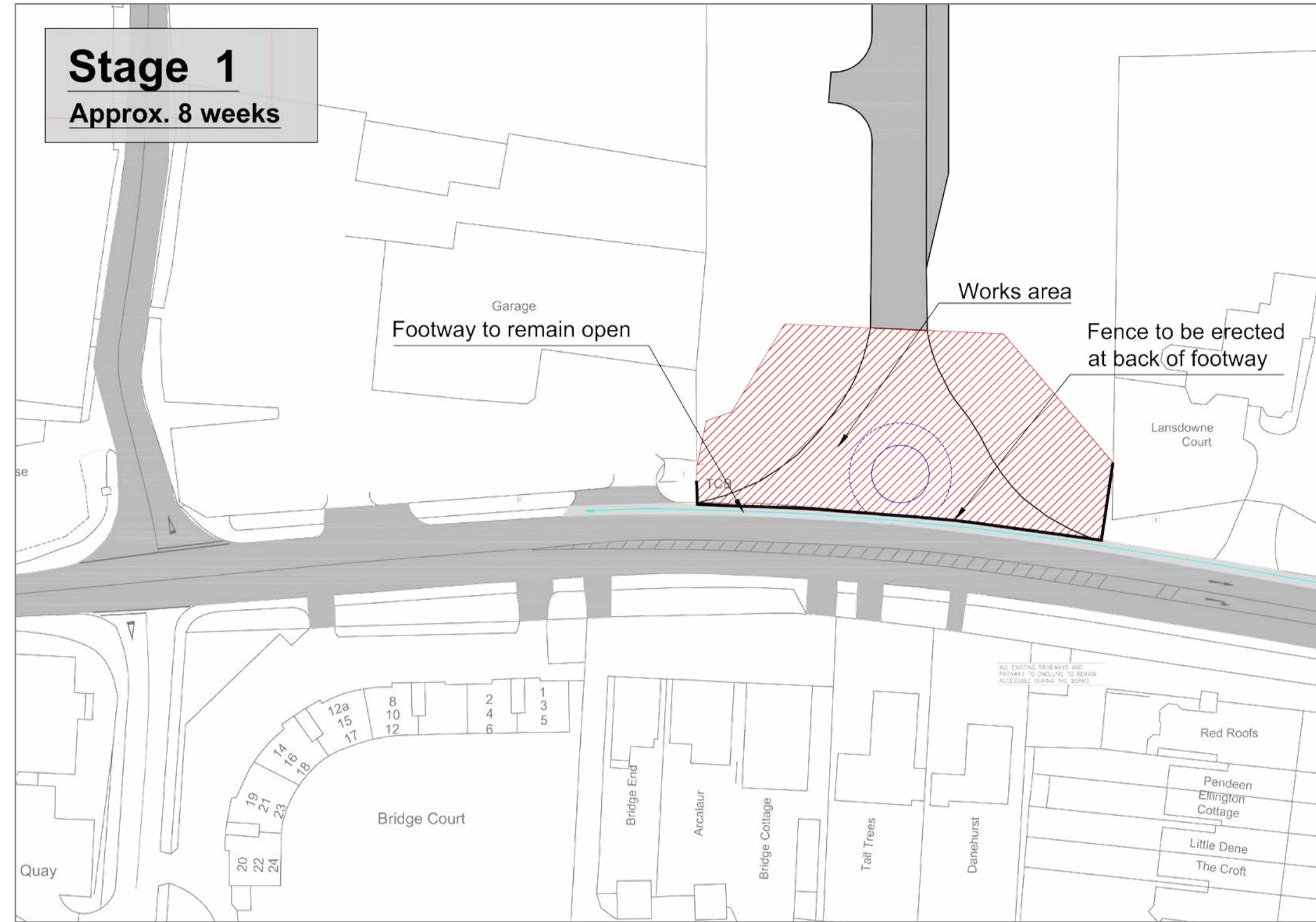
The roundabout will be built in a number of stages and will be completed Summer 2016.

The traffic management for these works will be split into 4 key stages as shown.

Throughout the duration of the works, Berkeley Homes will aim to maintain two way vehicular traffic and pedestrian access along the A4 Bath Road as a priority.

Berkeley Homes are able to carry out a significant proportion of the roundabout construction works from within their own site in order to minimise disruption to the A4 carriageway.

Traffic signals will be required for short durations, but will only be used when absolutely necessary. However, in order to minimise disruption it has been agreed that traffic signals will only be used between the hours of 9.30am and 3.30pm and will be manually operated.



Traffic Management

Berkeley Homes are mindful that the improvement works will have a temporary impact on traffic flows and journey times, this is most apparent with the works on the A4. In order to minimise this, Berkeley Homes will be working very closely with the traffic management contractor to ensure the use of temporary traffic lights are kept to a minimum to minimise disruption.

Construction traffic and deliveries to the Berkeley Homes site will follow a set transport route specified by Berkeley Homes, this route has been chosen to ensure vehicle movements to and from the site follow main roads minimise disruption.

Thank you for coming along today and we hope you found this exhibition useful.

We would like to apologise in advance for any inconvenience caused during these scheduled works.

Should you have any further questions please contact Caroline McHardy on 01753 784400 or caroline.mchardy@berkeleygroup.co.uk.

