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The City Centre West to East Link project

Work on Roseburn Terrace

We wanted to update you on work in Roseburn Terrace, specifically about progress and the impact of traffic management measures on deliveries and pedestrian access.

Current situation

We have recently found issues with the structures under the pavement on the south side of Roseburn Terrace. This has slowed progress and we appreciate your patience while we work as quickly as we can to resolve this. You can read more about this further on.

Delay to work

While excavating the pavement on Roseburn Terrace we found structural issues in the ceilings of the cellars next to the Roseburn Bar and Roseburn Pharmacy. As a result, we needed to look at an alternative design to make sure the pavement is structurally sound before we carry on working.

As part of this review we have found some asbestos cement. We brought in a specialist surveyor (Environtec) and the Council's asbestos team to assess the situation and recommend a way forward.

They have confirmed that asbestos cement is a low risk form of asbestos and its discovery is not necessarily cause for concern. In asbestos cement the fibres are very well bound into the matrix of the product and do not become readily airborne. As any health risk is only from airborne fibres, the risk to both the general public and our contractors is very low, especially in an outside environment.

We understand that this information may seem alarming, but please be assured that we are confident that there is no risk to public health and that all appropriate professional health and safety procedures are being followed. The safety of the local community and our teams working on site is our top priority.

Next steps

Following a full review of the situation, we will start removing the asbestos material using a licensed asbestos contractor, before repairing the cellar roofs and continuing with the pavement works. In the meantime, we are redirecting the teams to focus on areas where we can continue to work, so as to minimise any delay to construction.

If you have any questions or concerns, please don't hesitate to email ccwel@edinburgh.gov.uk

Deliveries and loading

We have introduced additional loading, marked by double yellow lines and advisory signs in nearby side roads. These have been installed on Roseburn Gardens, Roseburn Street, Murrayfield Place and Wester Coates Terrace.

Loading and unloading is permitted from double yellow lines. If a Parking Attendant sees a vehicle waiting in these areas, a five-minute observation period will be allowed to check if loading and unloading activities are taking place. When loading or unloading is observed, a further 30 minutes will be allowed.