

295 Cromwell Lane, Burton Green KENILWORTH, Warwickshire CV8 1PN – Construction information:

The property is situated ~60 metres from the line, is adjacent to Bill Limits and Safeguarding, but is not required for construction.

Hodgetts Lane, approximately 50 metres from the property, which is a designated construction route. The Environmental Statement for Phase 1 notes that 3 properties within close proximity of the subject property (303, 305 and 404 Cromwell Lane) are due for demolition for the construction of an embankment as well as a new green tunnel. The overbridge on Cromwell Lane which is situated some ~40 metres away, is to be realigned for the excavation of the southern section of the green tunnel. This will require one-way traffic with lights control for the majority of the construction period with occasional overnight or weekend closures.

The property is roughly ~420m from the two nearest satellite compounds - one located just to the north of Hodgetts Lane and the other to the southeast of the property. The property is situated opposite the traffic control measures in place for the bridge re-alignment which, caused increased traffic to the entrance / exit of the property intermittently blocking access or exit.

The Environmental Statement for Phase 1 advises that human receptors could potentially be affected by air quality due to their proximity to construction activities, to include the demolition of the overbridge. The property will also be affected by high levels of dust, significant noise and visual effects as well as vibration.

The above noted effects have been confirmed by Rupert Blake during construction meetings as present and ongoing whilst the road re-alignment and bridge works commence though the 2023 – 2025 period.

In the autumn of 2023, it was noted that there was cracking in the walls and ceiling of the property however, BBV have informed the Managing Agent that the cracking in the property was not caused by construction activities and subsequently, repairs have been done to ensure that the property is in a lettable condition.



