

FAQs

Question	Answer
What work is being undertaken?	We are undertaking the demolition of 48 London Road to enable the construction of Leicester Station Gateway, at the heart of which sits a pedestrianised, landscaped public open space leading to a new entrance/exit directly into the station's ticket hall, affording views towards the city centre.
Why are you demolishing 48 London Road?	The removal of 48 London Road restores the context of the original station building for the first time in nearly a century, revealing its Victorian architecture along the Station Street facade. To safeguard the historic fabric of the Grade II listed station the project team has appointed a heritage consultant and consulted with the Railway Heritage Trust, Historic England and Leicester City Council's conservation and planning officers on the principle of and methodology for the demolition.
Do you have consent for the demolition works?	Planning permission and Listed Building Consent was granted on 6 th December for the careful demolition of 48 London Road.
Who is undertaking the demolition works?	They will be carried out by local demolition specialists, AR Demolition. https://www.ardemolition.co.uk
How will the demolition works affect rail station users?	Rail services to and from Leicester Railway Station are unaffected by the demolition works, the station will remain open as normal. Works will be taking place behind hoardings and so will not impact the day-to-day use of the station. The majority of people visiting the station will be unaffected by the works. Pedestrian access to the station will continue to be via the existing London Road and Car Park entrances. Traffic restrictions will be in place on Station Street to facilitate the works from Monday 12 February. This will mean that access to Station Street will be limited to essential vehicles only.
Will the station car park remain open?	Yes. There will be some minor changes, such as contractor welfare facilities being located within the car park, and a segregated route marked for demolition traffic for public safety. Access to and from the car park will remain the same – access via Campbell Street and exit via Fox Street / St George's Way.
How will the demolition works affect station / rail staff?	We don't expect the works to have a significant impact, however there may be some minor changes for servicing and delivery vehicles accessing the station, mainly due to the closure of Station Street. If you have any concerns, please speak to your company representative.
Will the demolition works be noisy?	Noise from the demolition works is expected to be minimal. However, on occasion there may be some noisier, but this is expected to be infrequent and minimal. Noise monitoring instruments will be used throughout the demolition to ensure noise is kept at an acceptable level, with agreed processes being in place to respond if any of these parameters are breached.

<p>How will dust from the works be controlled?</p>	<p>We don't expect to see significant levels of dust levels from the works due to the method of demolition and the fact there will no crushing of demolition materials on site. However, dust controls will be implemented, as per AR's Environmental Management Plan, which will detail all emission controls, threshold levels, monitoring and alerting procedures.</p> <p>Dust monitoring instruments will be used throughout the demolition to ensure specific parameters are not breached, with agreed processes being in place to respond if any of these parameters are breached.</p> <p>An air quality management plan has been produced in line with the Institute of Air Quality Management (IAQM). This will inform the controls required to ensure air quality is maintained during each phase of the demolition.</p> <p>Measures taken to minimise dust emissions include:</p> <ul style="list-style-type: none"> • Soft strip inside buildings before demolition, retaining walls and windows to provide a screen against dust. • Water suppression techniques (atomised and targeted jet water) • Installation of scaffolding around the three-storey structure which shall be covered in sheeting. This sheeting helps act as a barrier for dust leaving the site.
<p>What working hours will the demolition contractor be working to?</p>	<p>To ensure minimal disruption to nearby residents and businesses, AR Demolition will be carrying out works on site during the following hours:</p> <p>08:00 – 18:00hrs Monday to Friday 08:00 – 13:00hrs on Saturdays</p> <p>No works to be undertaken on Sundays or public/bank holidays</p>
<p>How long are the works expected to take?</p>	<p>The demolition works will be commencing in February 2024 and are expected to be completed Summer 2024.</p>
<p>Who can I speak to if I have any queries or concerns?</p>	<p>Should you have any queries or concerns throughout the works, please contact the Site Manager: Ken Fleming on 07840050373</p> <p>Any queries surrounding the wider Leicester Station Gateway project should be directed towards the Project Team at development-team@leicester.gov.uk</p>