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9<sup>th</sup> October 2024

Dear Resident / Business Owner

## **Wansbeck Square Demolition for Redevelopment**

The demolition works to Wansbeck Square are starting as part of the Ashington Regeneration Programme. Funded by UK Government, the North East Combined Authority and the County Council, the works are the first stage in the redevelopment of Wansbeck Square.

Please see details below in relation to the former Wansbeck Square site. The site was no longer commercially viable following many years of retail decline and was acquired following its closure by Northumberland County Council in February 2024.

A Planning Application to demolish Wansbeck Square was submitted in March 2024. Notification of Prior Approval for demolition was received on 17<sup>th</sup> April 2024 and MGL Demolition Limited have been appointed as the Principal Contractor to undertake the demolition.

We are holding an Information Drop In Event at Ashington Cricket Club on Monday 14<sup>th</sup> October between 4pm and 7pm to which local businesses and residents are invited to attend. There is no need to register for this event, MGL Demolition Ltd will be there to discuss the works programme, methodology and address any concerns you may have.

### **What works will take place?**

Works will include the demolition of Units 1-6 Wansbeck Square and connected pedestrian deck and walkways, Station Road, Ashington, Northumberland NE63 9XL. On completion, timber hoarding will remain in place around the site until redevelopment of the site completes in 2026. The hoarding will include graphics with design, manufacture and installation being progressed in the coming weeks.

### **When will works take place?**

Works are to start on 14<sup>th</sup> October 2024 and demolition is expected to be complete within 5 months. Initial works will include site mobilisation works and an internal soft strip (approx. 8 weeks duration).

### **Where will the works take place?**

See site map overleaf;



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**NE** North East  
Combined  
Authority

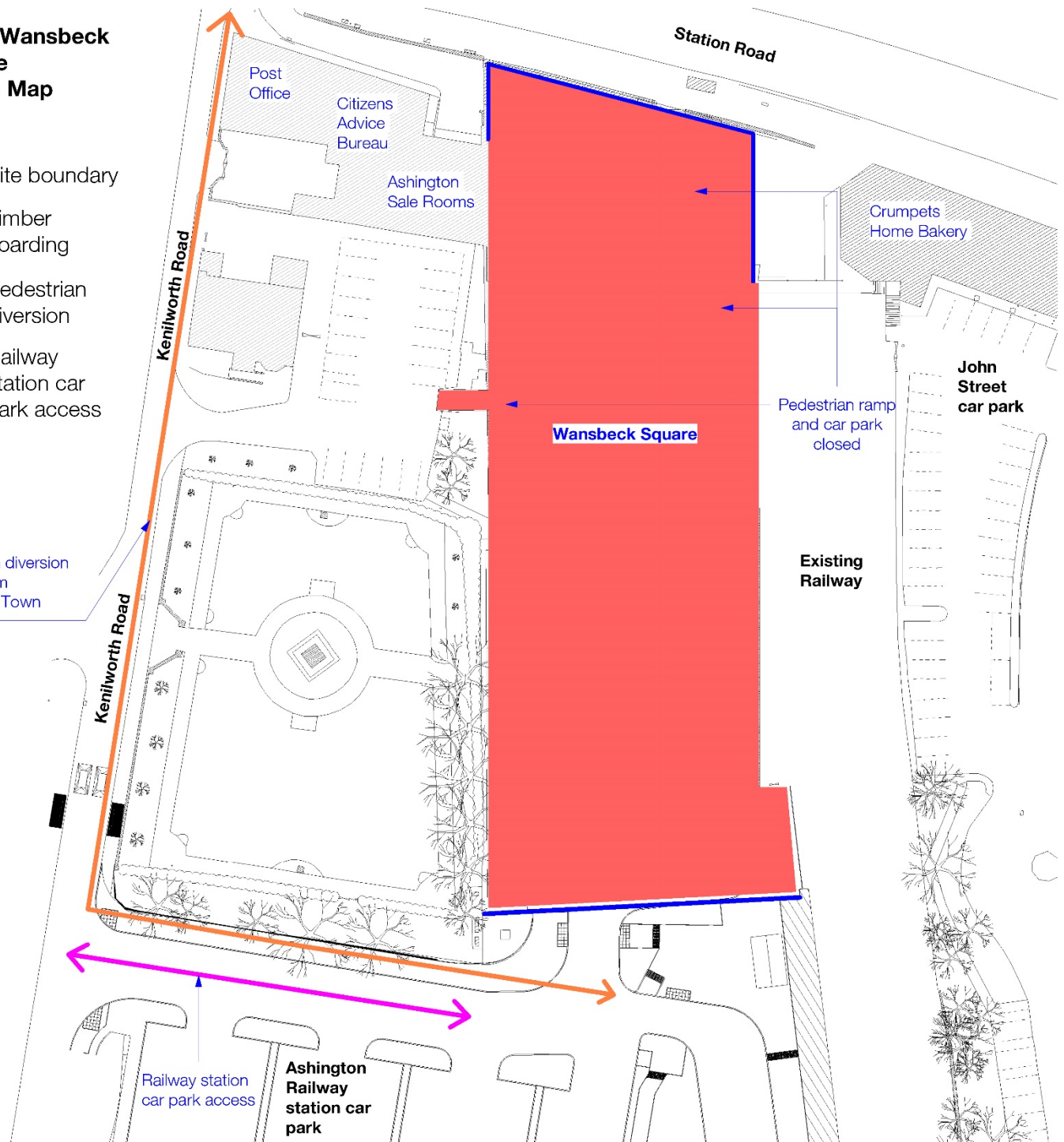


Northumberland  
County Council

## Ashington Wansbeck Square Site Demolition Map

### Key

-  Site boundary
-  Timber hoarding
-  Pedestrian diversion
-  Railway station car park access





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### **Will the work be disruptive?**

All works will be undertaken with due care and control to ensure the safety of the site personnel, the public and all other stakeholders and to minimise disruption. The boundary of the work site will be secured, and mitigation will be in place to reduce dust, noise and vibration to a minimum.

Protective scaffold on the railway track side will be required prior to the demolition of the buildings.

Site working hours will typically be Monday to Friday between 8.00-17.00. Some evening, weekend work may take place to erect and dismantle the scaffolding on the track side due to the restrictions of working next to the railway line.

The demolition contractor will keep local businesses informed and will provide a contact number should there be a need to raise any concerns.

### **Will there be any road or footway closures?**

Access to the town centre, rail station including car park and local businesses/residences will be maintained at all times via a diversion up Kenilworth Road to the High Street. NCC Highways team will be carrying out minor improvement works to this route in early November to make it more accessible for pedestrians whilst maintaining access for vehicles.

The car park in the Wansbeck Square undercroft will be closed and no longer available from 14<sup>th</sup> October 2024. Pedestrian access through Wansbeck Square will be closed including the ramp to the east of the site. The vehicle route through Wansbeck Square to Station Road will also be closed.

A temporary footpath closure on Station Road to the front of Wansbeck Square will be required in early 2025 to allow the demolition works adjacent to that area.

Access to the car park for Ashington Station will not be affected by the works.

### **What else is being built and when?**

The site is proposed to become a new youth and community facility and a welcoming and attractive gateway between the town centre and new rail station. These works are planned to commence in Summer 2025.



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**Who is the best contact for further information?**

Should you need to contact MGL Demolition during the demolition phase you can do so on the details below:

Contracts Manager , MGL Demolition Limited– Mark Davison 07818558568

[mark.davison2@mglgroup.co.uk](mailto:mark.davison2@mglgroup.co.uk)

For all enquiries in relation to the Redevelopment of Wansbeck Square please contact:

Rachel Trew – Senior Project Manager, Advance Northumberland 07561878327

[Rachel.trew@advancenorthumberland.co.uk](mailto:Rachel.trew@advancenorthumberland.co.uk)

Thank you for your support whilst these works are being undertaken.