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Ltd

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## 1.0 Executive Summary

This report has been prepared by Kendall Kingscott Ltd on behalf of Royal Mail Group Ltd.

This report is intended to describe the proposed works and to accompany an application for change of use and consent to display advertising to Abergavenny Delivery Office.

Please refer to the accompanying Application Form and associated drawings for further information.

## 2.0 Introduction

This document has been prepared by Kendall Kingscott Ltd on behalf of Royal Mail Group Ltd. The document is to accompany an application for change of use and consent to display advertising to Abergavenny Delivery Office.

## 3.0 Site Location & Property Description

This application relates to Abergavenny Delivery Office which is located at 1 St Johns Square, Abergavenny within Monmouthshire Borough Council .

Abergavenny Delivery Office was constructed circa 1960 and consists of a 2-storey building with the ground and first floor being utilised by Royal Mail Group Ltd. The area subject to the change of use previously known as the Post Office, falls within the demise of the existing building layout, the internal layout remains largely unaltered. Walls are finished with plaster to cavity walls and plaster to internal stud walls. Floors are thought to be concrete with modern floor finishes. There are suspended ceilings with ceiling tiles.

## 4.0 Designations & Historic Background

1 St Johns Square known as Abergavenny Delivery Office resides within the boundary of one of the 31 designated conservation areas within the county of Monmouthshire and was designated as a conservation area in the 1970's. Abergavenny Delivery Office is not identified as a nationally protected historic building or site in the National Heritage list for England.

St Johns Square is encompassed within the once walled medieval town, directly adjacent to Castle Street which is the location of the original Roman Fort of Gobannium, later identified as the first Norman town.

The surrounding buildings are traditional masonry construction with roof structures finished with a plain slate roof covering

1 St Johns Square known as Abergavenny Delivery Office is of a typical 1960 construction with cavity walls with concrete panel façade and metal windows and flat roofs.

## 5.0 Proposed Works

Due to the Post Office vacating the area to front elevation of 1 St Johns Square known as Abergavenny Delivery Office, Royal Mail are submitting a change of use application with the intention of repurposing this area into a new customer service point. The works include installation of new facing panels, as the existing ply panels are life expired and in a condition beyond economical repair, redecoration of timber facade panels, removal of existing post office signage and making good surfaces behind and installation of bilingual opening hours signs to the steel column to the right hand side of the main entrance double doors.

## 6.0 Justification

The proposed works comprise of redecoration and installation of opening hours signs to the front elevation of 1 St Johns Square to what was previously the front pedestrian access to the former Post Office.

The improvement is necessary due to the former being no longer in use with aspects of the front facade being beyond economic repair.

The proposed signage will support the narrative of the new Royal Mail Customer Service point, allowing for people to engage with the asset emotionally as the previous Post Office Customer Service Point is still seen as the hub of the community.

The addition of new and improved advertisement and redecoration will provide residents of Abergavenny a positive visual aesthetic they can be proud of ,as well as improved communal value for the building highlighting a positive vision for the future of 1 St Johns Square.

## 7.0 Access

For external works a working platform access will be utilised.

## 8.0 Summary

The proposed works comprise of redecoration and installation of bilingual opening hours signs to the front elevation of 1 St Johns Square, to what was previously the front pedestrian access to the former Post Office.

The proposed works are considered sympathetic to the building and will have no detrimental impact on the conservation significance of the area.

A delay to undertaking these repairs will likely result in further deterioration of the building fabric.

