

# SIGNAGE REPORT

On the property known as

**The One Tun**  
**58-60 Goodge Street**  
**West End, London, W1T 4ND**



For

**Young & Co.'s Brewery PLC**  
**Riverside House**  
**26 Osiers Road, Wandsworth**  
**London, SW18 1NH**

### Introduction

PSE Associates have been instructed to undertake an inspection of the exterior signage and produce a report on the property known as the **The One Tun, 58-60 Goodge Street, West End, London, W1T 4ND.**

This report is prepared for the Client, **Young & Co.'s Brewery PLC, Riverside House, 26 Osiers Road, Wandsworth, London, SW18 1NH** for the purpose of reporting the property's existing signage at the time of the inspection.

### Date and Time of Inspection

The inspection of the property was carried out on the **9<sup>th</sup> October 2013 between 14.00pm and 15.00pm.** The weather condition during the inspection was overcast and cold. The Surveyor noted the building to be trading during the inspection.

### Location

The property is situated directly on Goodge Street. Vehicular access is possible to site and the Surveyor found it difficult to park nearby due to local parking restrictions, limited with metered parking.

The City of London is some 3.2 miles away. The pub has good links to public transport, is serviced by Goodge Street (0.2 miles) & Tottenham Court Road (0.4 miles) underground stations and the property has good links to the local bus services.

Investigations undertaken with London Borough of Camden Local Planning Authority revealed the property to have no listed status but it adjoins a Grade II listed building; and it falls within the Charlotte Street Conservation Area.

### Limitation of the Report

The report is limited to the information the Surveyor was able to obtain during the inspection of the property and that was visible without opening up, lifting, moving items, equipment or damaging the property. The report does not cover those parts of the building that are concealed, inaccessible, unexposed or any elevation without trade signage, although the Surveyor may comment that further inspection and rectification may be required.

The report is strictly limited to what can be seen from a standing position without the use of a raised platform. Where the Surveyor has mentioned a measurement to be an approximate it is to be taken that due to height restrictions it was not possible to take an actual measurements. It is recommended that actual measurements are taken on site in the first instance and before the commencement of any signage works.

The report strictly excludes any detailed investigation of the presence of deleterious or hazardous materials in the structure and fabric of the building. We are unable to categorically state the presence of any deleterious or hazardous materials such as fibrous asbestos, high alumina cement, calcium silicate bricks and slips, urea formaldehyde or any other such substances generally known as harmful.

This report is for the exclusive use by the client, their legal advisors and any professional consultants only. The report should not be released to a third party without the written permission of PSE Associates. Any third party, who relies on the report, does so at their own risk.

Photo A – Southerly facing front elevation.



Photo B – Fascia font approx. H340, W4600mm. Fascia approx. H440, W5200mm. Trough lighting above.



Photo C – Young's plaque to left hand side of main fascia H300, W900mm. Fascia H440, W1050mm.



Photo D – Young's plaque to right hand side of main fascia H300, W900mm. Fascia H440, W1050mm. Trough lighting above



Photo E – Swing sign approx. H1200, W900mm. No illumination other than 2 floodlights nearby.



Photo F – Sign screw fixed to timber column H230, W300mm. No Smoking sign H145, W210mm.



Photo G – No Smoking sign H145, W210mm.



Photo H – No Smoking sign H145, W210mm.



Photo I – No Smoking sign H145, W210mm.



Photo J – “Please extinguish...” sign H165, W165mm.



Photo K – General blackboard sign.

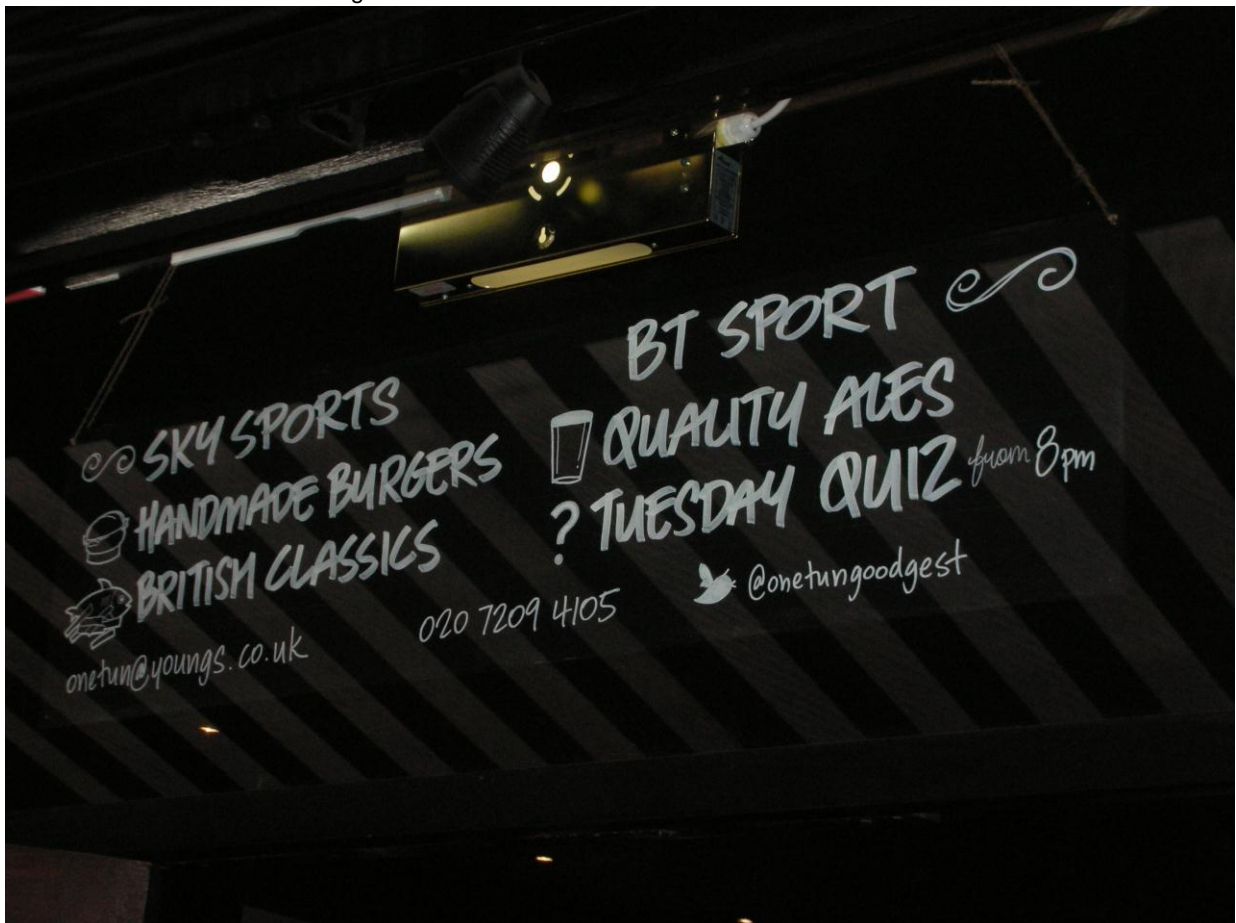


Photo L – General blackboard sign.





Photo M – General blackboard sign.



Photo N – General blackboard sign.



Photo O – Awning valance font H130, W1600mm.



Photo P – A Board H1100, W800mm.