

# SIGNAGE REPORT

On the property known as

**The Spread Eagle**  
**141 Albert Street, Camden Town**  
**Camden, London, NW1 7NB**



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 Spread Eagle, 141 Albert Street, Camden Town, Camden, London, NW1 7NB.**

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 **17<sup>th</sup> May 2013 between 12.00pm and 13.00pm.** The weather condition during the inspection was dry and overcast. The Surveyor noted the building to be trading during the inspection.

### **Location**

The property is situated at the corner junction with Albert Street and Parkway Road. Vehicular access is not possible to site and the Surveyor found it difficult to park nearby due to local parking restrictions, limited with metered street parking.

The City of London is some 2.5 miles away. The pub has good links to public transport, is serviced by Camden mainline railway station (0.4 miles) and Camden (0.2 miles) & Mornington Crescent (0.4 miles) underground stations and the property has good links to the local bus services.

Investigations undertaken with Camden Local Planning Authority revealed the property to have a Grade II listed status; and it falls within the Camden 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 – East facing side elevation onto Albert Street.



Photo B – Side elevation fascia sign “SPREAD EAGLE” approx. H280, W3900mm, projection 50mm. “YOUNG’S PLAQUE” approx. H280, W600mm.



Photo C – Side elevation “NO SMOKING” sign inside lobby door H145, W210mm.



Photo D – Side elevation internally lit menu sign H400, W300, D50mm.

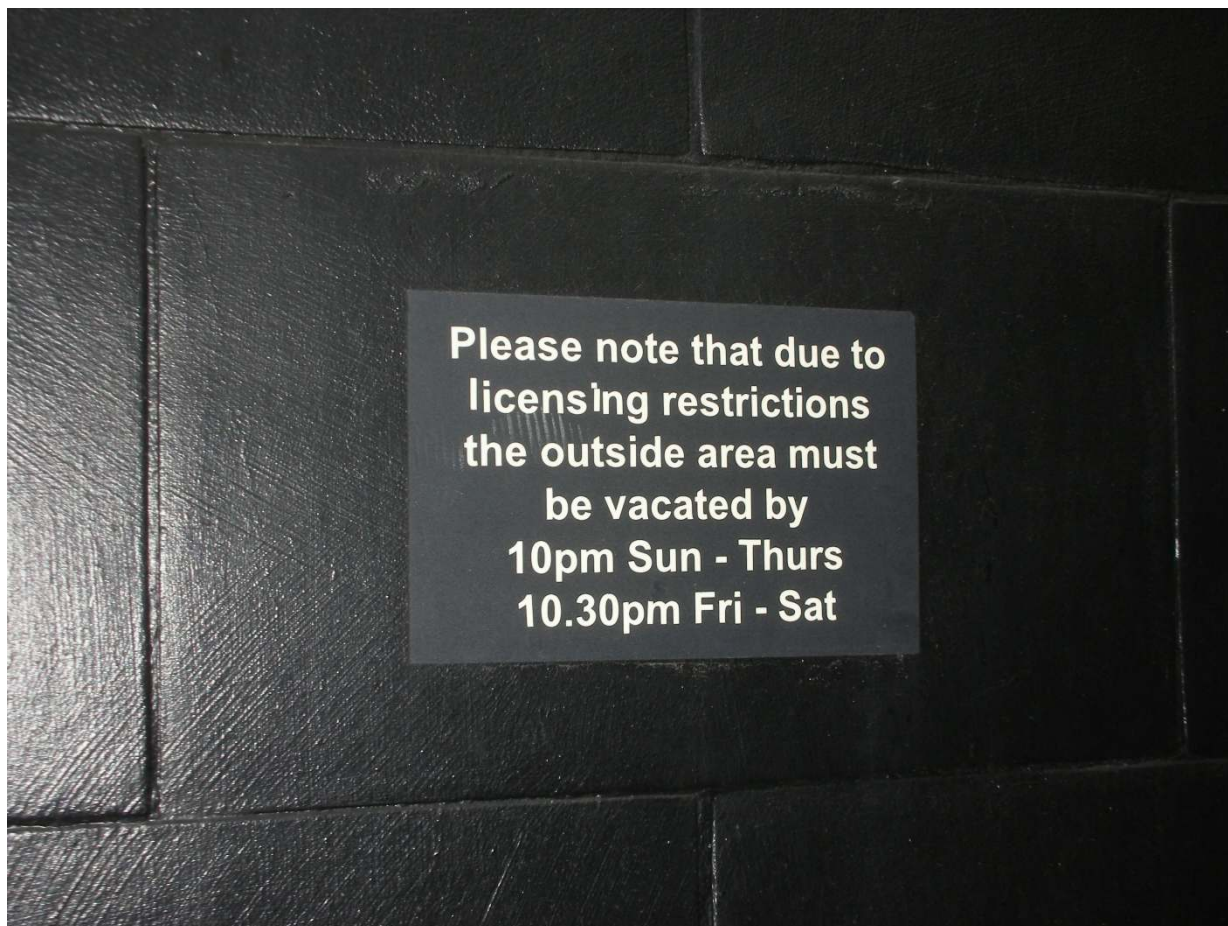


Photo E – Side elevation, sign stuck to render H130, W200mm.



Photo F – Side elevation glazing sign  
H1300, W1140mm. Tallest font  
H80mm.



Photo G – Side elevation café barriers material dimensions only H840, W1300mm.



Photo H – Side elevation sign screwed to brick wall (obscured by bottle bins) H500, W750, D10mm.



Photo I – Front elevation footpath 2 x A Board H920, W700mm.



Photo J - North facing front elevation.



Photo K – Front elevation fascia sign “SPREAD EAGLE” H280, W3900mm, projection 50mm. Trough lighting above.



Photo L – Front elevation swing sign  
approx. H1200, W900mm.





Photo M – Front elevation internally lit menu sign H400, W300, D50mm.



Photo N – Front elevation 3 x wall mounted ashtray bins.