

SIGNAGE REPORT

On the property known as

The Queens
49 Regents Park Road, Primrose Hill,
London, NW1 8XD



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 Queens, 49 Regents Park Road, Primrose Hill, London, NW1 8XD.**

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 **13th June 2013 between 15.30pm and 16.30pm.** The weather condition during the inspection was dry and sunny. The Surveyor noted the building to be trading during the inspection.

Location

The property is situated directly on Regents Park Road on the corner of St Georges Terrace. 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 3.0 miles away. The pub has good links to public transport, is serviced by Camden Town mainline railway station (0.9 miles) and Chalk Farm underground station (0.4 miles) and the property has good links to the local bus services.

Investigations undertaken with Camden Local Planning Authority revealed the property to have no listed status but that it does have an article 4 application; and it falls within the Primrose Hill 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 – Easterly facing front elevation onto Regents Park Road.



Photo B – Front elevation fascia sign font approx. H200, W2200mm. Fascia approx. H300mm. Trough lighting above.



Photo C – Front elevation 2 x Young's plaques to metal fascia approx. H200, W500mm.



Photo D – Front elevation swing sign
approx. H1100, W800mm.



Photo E – Front elevation 2 x wall plaques screwed to masonry H800, W410mm.



Photo F – Front elevation valance to awning H80, W1800mm.



Photo G – Front elevation small swing sign to left hand side of elevation H350, W650mm. Tallest font H80mm.



Photo H – Front elevation internally lit menu sign H410, W620mm.



Photo I – Front elevation 2 x No Smoking signs to left & right hand side entrance doors H145, W210mm.



Photo J – Front elevation general blackboard sign.



Photo K – Southerly facing side elevation facing St Georges Terrace.



Photo L – Side elevation Young's plaque to metal fascia. Plaque H200mm. Fascia H300mm. Trough lighting above.



Photo M – Westerly facing side elevation. No signage.