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Development Management
 Regeneration and Planning
 London Borough of Camden
 Judd Street
 London WC1H 8ND

**Application for Planning Permission and listed building consent for alterations,
 extension or demolition of a listed building.
 Town and Country Planning Act 1990
 Planning (Listed Buildings and Conservation Areas) Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
 If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Has the development or work(s) already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

The Engineer Public House at 65 Gloucester Ave, London NW1 8JH

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Email from planner requesting the resubmission of application to reflect only items which require planning permission. Original application reference: 2015/6985.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicle access proposed to or from the public highway? Yes No
- Is a new or altered pedestrian access proposed to or from the public highway? Yes No
- Are there any new public roads to be provided within the site? Yes No
- Are there any new public rights of way to be provided within or adjacent to the site? Yes No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

- Do the plans incorporate areas to store and aid the collection of waste? Yes No
- Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Demolition

Does the proposal include total or partial demolition of a listed building? Yes No

10. Listed building alterations

- Do the proposed works include alterations to a listed building? Yes No
- If Yes, will there be works to the interior of the building? Yes No
- Will there be works to the exterior of the building? Yes No
- Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No
- Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Please refer to submitted documentation, and drawings:

- ENPR – 05 (Rev: 4): Proposed Ground Floor,
- ENPR – 06 (Rev: 8): Proposed First Floor,
- 3939-200: Existing Elevation 1 of 2,
- 3939-201: Existing Elevation 2 of 2,
- 3939-202 (Rev B): Proposed Elevation 1 of 2,
- 3939-203 (Rev: B): Proposed Elevations 2 of 2.

11. Listed Building Grading

- If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? Don't know Grade I Grade II* Grade II
- Is it an ecclesiastical building? Don't know Yes No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|--|---------------------------|--|----------------------|
| Cars | 0 | 0 | 0 |
| Light goods vehicles/public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 0 | 0 |
| Cycle spaces | 0 | 0 | 0 |
| Other (e.g. Bus) | 0 | 0 | 0 |
| Short description of Other | | | |

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

As existing

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lighting - add description

Description of *existing* materials and finishes:

As existing

Description of *proposed* materials and finishes:

Throughout: To match existing
To Garden Area: New war LEDs and festoon lighting.

14. Materials (continued)

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?

Yes No

If Yes, please state plan(s)/drawing(s) references:

Please refer to submitted documentation, and drawings:

- ENPR – 05 (Rev: 4): Proposed Ground Floor,
- ENPR – 06 (Rev: 8): Proposed First Floor,
- 3939-200: Existing Elevation 1 of 2,
- 3939-201: Existing Elevation 2 of 2,
- 3939-202 (Rev B): Proposed Elevation 1 of 2,
- 3939-203 (Rev: B): Proposed Elevations 2 of 2.

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

18. Existing Use

Please describe the current use of the site:

"The Engineer" Public House

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

21. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

23. Employment

If known, please complete the following information regarding employees:

| | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 0 | 0 | 0 |
| Proposed employees | 0 | 0 | 0 |

24. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

| Use | Monday to Friday | | Saturday | | Sunday and Bank Holidays | | Not Known |
|-----|------------------|----------|------------|----------|--------------------------|----------|--------------------------|
| | Start Time | End Time | Start Time | End Time | Start Time | End Time | |
| A4 | 12:00:00 | 23:00:00 | 10:00:00 | 22:30:00 | 10:00:00 | 22:30:00 | <input type="checkbox"/> |

25. Site Area

What is the site area?

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? Yes No

27. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Article 14 – Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date

DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT



PembrookDesign

FOR THE REFURBISHMENT OF:

The Engineer,
65 Gloucester Avenue,
London,
NW1 8JH



SUMMIT HOUSE,
HORSECROFT ROAD,
THE PINNACLES,
HARLOW,
ESSEX
CM19 5BN

E-mail: credrup@pembrook.co.uk

Telephone: 01279 433888

Facsimile: 01279 433889

Contents

| | |
|--|----|
| Contents..... | 2 |
| Statement..... | 4 |
| Source of Guidance..... | 5 |
| Planning Submission in Use..... | 5 |
| The Application | 5 |
| Submitted Drawings..... | 6 |
| Specific Issues and Solutions..... | 6 |
| Access Issues | 6 |
| Conservation Area..... | 7 |
| Planning History | 7 |
| Listed Building Status..... | 8 |
| Summary of Building..... | 8 |
| Reasons for Designation..... | 8 |
| History..... | 8 |
| Details..... | 8 |
| Identification of Design Principles | 9 |
| Sustainability Issues | 9 |
| Physical | 9 |
| Social..... | 9 |
| Economic..... | 9 |
| Land Contamination..... | 9 |
| Bio-Diversity and Geological Conservation..... | 9 |
| Parking and Access | 9 |
| Foul Sewage..... | 9 |
| Wheelchair Accessibility | 9 |
| Secure by Design | 9 |
| Energy Efficiency..... | 10 |
| Utilities | 10 |
| Landscaping | 10 |
| Community Involvement | 10 |
| Proposed Works | 10 |
| Possible/Proposed Contractors | 10 |
| Evolving the Design Solution..... | 10 |
| Amendments/Options/Decisions..... | 10 |
| Revisions | 10 |

| | |
|--|----|
| Consultations | 10 |
| Creating Accessible Design | 11 |
| Views Assessment..... | 11 |
| Environmental Boundaries and Preservations | 11 |
| Refuse Issues | 11 |
| Fire Fighting Access | 11 |
| Flood Risk Analysis | 11 |
| Appendix A – Flood Risk Map | 12 |
| Appendix B – Conservation Area Map | 13 |
| Appendix C – Location Plan | 14 |

Statement

This design and access statement demonstrates the commitment of Pembroke Design and our Client, Mitchells & Butlers Retail Limited (The Applicant), who wishes to undertake the following works: - to determine accessibility and to record issues relating to accessibility throughout the strategic design, construction and commissioning phases of the above project.

This design and access statement will be updated as the project develops.

In the initial stages (Pre-Planning application stage) it will be used to identify elements appertaining to accessibility and will demonstrate conformity with relevant legislation in this respect.

The content of any design and access statement will vary depending upon the size nature and complexity of the project.

Information that should be considered for inclusion is as follows;

- An explanation of the client's accessibility policies,
- Sources of guidance used in compiling the design and access statement,
- Details of any consultation process undertaken or pending with disabled people or other interested groups,
- An explanation of specific issues that affect accessibility; solutions employed and any deviation from standard protocols, why these have been taken, what other steps will be taken to lessen adverse accessibility effects and how any alternative solutions will offer an equivalent standard of accessibility,
- Identify management and maintenance policies undertaken or pending that will enhance accessibility issues.

This design and access statement will be further revised and more detailed information included as the scheme develops.

Source of Guidance

This access and design statement has been prepared in accordance with and inclusive of the requirements embodied within;

- ✓ The Disability Discrimination Act 1995,
- ✓ The Disability Discrimination Act 2005,
- ✓ Planning (Listed Buildings and Conservation Areas) Act 1990,
- ✓ The Building Regulations,
- ✓ BS 5588 Fire Precautions in the design, construction and use of buildings,
- ✓ BS8300:2001 Design of buildings and their approaches to meet the needs of disabled people – Code of Practice,
- ✓ BS7000-6:2005 Design management systems. Managing inclusive design,
- ✓ Planning legislation and guidance,
- ✓ Occupier Liability Acts.

Planning Submission in Use

This planning application has been prepared in accordance with national guidelines to refurbishment applications, submitted to Camden Council, in relation to The Engineer, 65 Gloucester Avenue, London NW1 8JH.

The Application

Pembrook Design has frequently visited the site to review the surrounding area in where the proposed works are to be carried out.

The application sites proposal will not affect trees and shrubberies and will not require an agricultural survey. The local neighbourhood comprises of a successful community and benefits a full range of local services and facilities including; retail, educational, health, spiritual and civic uses.

The land is owned by Mitchells & Butlers plc 27 Fleet Street Birmingham B3 1JP.

Below, a brief description of the works to the property has been detailed, for a more detailed description please refer to the Submitted Drawings.

Job No. 3939

Works to include: -

- External:
 - Replace previous ground floor external lanterns with new lanterns,
 - Extend Canopy,
 - New LED and festoon lighting,
 - New fence to yard area,
- Ground Floor:
 - Improvements to lighting,
 - General redecoration throughout.
- First Floor:
 - New bar,
 - Improvements to lighting,
 - General redecorations throughout.

Submitted Drawings

- ENPR – 05 (Rev: 4): Proposed Ground Floor,
- ENPR – 06 (Rev: 8): Proposed First Floor,
- 3939-200: Existing Elevation 1 of 2,
- 3939-201: Existing Elevation 2 of 2,
- 3939-202 (Rev B): Proposed Elevation 1 of 2,
- 3939-203 (Rev: B): Proposed Elevations 2 of 2.

Specific Issues and Solutions

The National Planning Policy Framework (NPPF) states at paragraph 128 that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

This statement provides an assessment of the impact of the proposed works on the significance of The Engineer, 65 Gloucester Avenue, London NW1 8JH, a statement of justification for those works, together with details of any mitigation measures proposed.

Access Issues

- During the proposed works and all building to the site, the site is to remain closed to avoid disruption to customers.
- During works, roadways will be maintained as well as public access, further to any work around or close to the roadway will be protected with Heras fencing and directional signage.

Conservation Area

The following has been extracted from Camden Council website:-

The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. The designation report notes that the character of the area “is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space”. On 3rd March 1983 Permitted Development Rights relating to single family dwelling houses and minor operations, were withdrawn by an Article 4 Direction under the Town and Country Planning General Development Orders 1977 (now updated as General Permitted Development Order 1995). The operation of the Article 4 direction is explained further in the Guidance section of this document. For the purposes of this Statement the Conservation Area is divided into four sub-areas entitled:

- Regent’s Park Road South
- Central Area
- Regent’s Park Road North
- Gloucester Crescent

Source:

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/primrose-hill-conservation-area-statement/>

Planning History

The full history to The Engineer, 65 Gloucester Ave, London NW1 8JH is as follows: -

| Ref No | Registration Date | Proposal | Status |
|-----------|-------------------|--|-------------------------|
| 8601423 | 30-07-1986 | Retention of external alterations including the rendering of the existing brick wall to the beer garden and the replacement of part of the brick wall with iron railings. | Granted |
| 9501585 | 04-09-1995 | Erection of a ground floor disabled W.C. kitchen extension and conservatory in garden. (Plans submitted) | Withdrawn and revised |
| 9501585R1 | 04-03-1996 | Erection of a single storey conservatory at rear ground floor level, erection of single storey extension, the removal of the metal railings on the side boundary wall and increase the | Granted with conditions |

| | | | |
|------------------|------------|---|--------------|
| | | height of the wall, and installation of two entrance gates; as shown on drawing Numbers: 1157A/L05A, L06/07/08A, L02, L03 and L04 | |
| PEX0300246/ P | 18-06-2003 | Retention of security spikes a top boundary wall fronting onto Princess Road. | Granted |
| 2003/0437/L | 18-06-2003 | Retention of security spikes on top of the boundary wall fronting onto Princess Road. | Granted |
| 2014/2852/T | 08-06-2010 | REAR GARDEN: 1 x Bay - Reduce by 30% and remove strongest bough over the patio. | No Objection |
| 2013/2816/TC | 13-05-2013 | 5 Tables and 15 Chairs Monday to Sunday: 09:00 to 23:00 New Application | Refused |

Listed Building Status

Grade: II

Date first listed: 11-Jan-1999

Date of most recent amendment: Not applicable to this List entry.

Summary of Building

Legacy Record - This information may be included in **Error! Reference source not found..**

Reasons for Designation

Legacy Record - This information may be included in **Error! Reference source not found..**

History

Legacy Record - This information may be included in **Error! Reference source not found..**

Details

CAMDEN

TQ2883NW GLOUCESTER AVENUE 798-1/75/1775 (South West side) No.65 The Engineer Public House and attached wall

II

Includes: The Engineer Public House and attached wall PRINCESS ROAD. Public house. c1845-50. Built for Calverts the brewers. Brown stock brick with stucco ground storey and dressings. Slate roof. Italianate style. EXTERIOR: square composition of 3 storeys on all sides, with strong bracketed cornice and parapet and heavy quoins at angles. Fronts towards Gloucester Avenue and Princess Road with stuccoed facade and windows to bar along ground storey, probably later C19 and incorporating projecting iron light fixtures in the form of dragons left and right of entrances; upper portions with 3 windows with stucco surrounds and keystones on each of 2 storeys, the centre

Job No. 3939

windows at first-floor level having swept sides and pediments. The 2 rear facades less symmetrical, with external chimneybreasts protruding and breaking through parapets. INTERIOR: the bar interiors have lost all fittings of special interest save for their cornices, but the exterior makes for a good example of an early Victorian public house. SUBSIDIARY FEATURES: high stuccoed wall continues along Princess Road in front of yard.

Identification of Design Principles

Sustainability Issues

Our aims for sustainability with the applications are to reduce Waste and recycling to minimising the production of waste and maximising re-use and recycling.

Physical

No physical issues are applicable for the application

Social

No Social issues are applicable for the application

Economic

No Economic issues are applicable for the application

Land Contamination

The site has not been identified as being contaminated. Accordingly no assessment is required.

Bio-Diversity and Geological Conservation

No interests of geological conservation on the site or adjoining land are affected by the proposal.

Parking and Access

Not Applicable.

Foul Sewage

Not Applicable.

Wheelchair Accessibility

Current access to the property is DDA accessible and will maintain access and meeting criteria of the Equality Act.

Secure by Design

Security by design is not applicable to the application.

Energy Efficiency

Energy using less energy, supplying energy efficiently and using renewable energy.

Utilities

All main utilities (Gas, Water, Electricity, Sewerage, and Telecoms) are to be connected to the nearest sub stations, if applicable.

Landscaping

The scheme may include hard and soft landscaping for public walkway to the site, as detailed in the submitted drawings.

Community Involvement

None as of yet.

Proposed Works

For further information regarding the works please refer to heading, Planning Submission in Use.

Possible/Proposed Contractors

A suitable and relevant contractor will be appointed by the Client and Agent to complete the construction.

Evolving the Design Solution

Amendments/Options/Decisions

All Amendments options and decisions have been formulated according to client.

For additional information see below under Consultations.

Revisions

All revisions made throughout the drawing process are logged on the drawings Revision section on the bottom right corner of each drawing. Revisions made to documentation will be noted on the cover.

Consultations

Consultations are happening continually with the client.

Creating Accessible Design

Views Assessment

No major works are proposed for the exterior of the property and so will remain as existing from road side.

Environmental Boundaries and Preservations

There are no Environmental Boundaries or Preservations around the immediate vicinity. The area is predominantly a commercial with residential properties locally. The proposed external works will not influence the immediate townscape or neighbours.

Refuse Issues

Does not apply.

Fire Fighting Access

Emergency access has been considered and preliminary consultations should take place with the local fire authority for advice and recommendations.

Flood Risk Analysis

Further to researching the environmental agency's flood risk web site it is confirmed there is no risk of flooding in the immediate area and, as a result of this application, the flood risk will not be increased. For further information please see flood plan Appendix A.

Appendix A – Flood Risk Map



This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

There are two different kinds of area shown on the Flood Map. They can be described as follows:

Dark blue ■ shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defenses. This area could be flooded: from the sea by a flood that has a 0.1 per cent (1 in 200) or greater chance of happening each year; or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

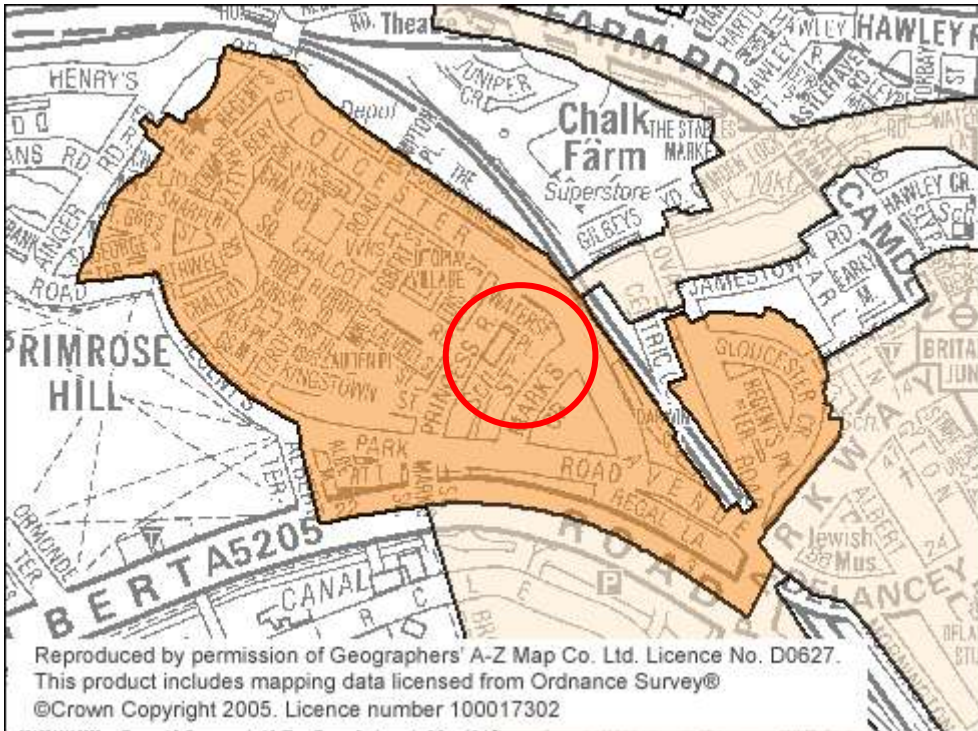
(For planning and development purposes, this is the same as Flood Zone 3, in England only.)

Light blue □ shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

These two colours show the extent of the natural floodplain if there were no flood defenses or certain other manmade structures and channel improvements.

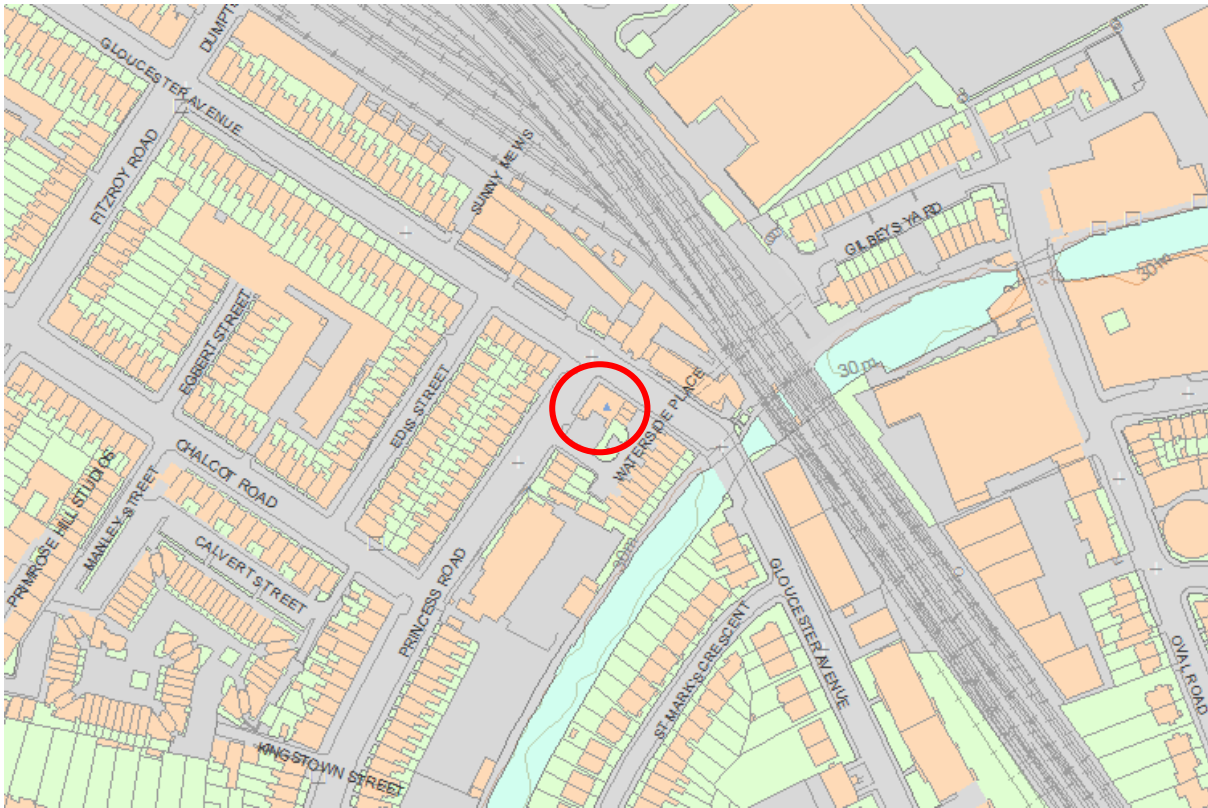
Clear □ shows the area where flooding from rivers and the sea is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year. The majority of England and Wales falls within this area.

Appendix B – Conservation Area Map



This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

Appendix C – Location Plan



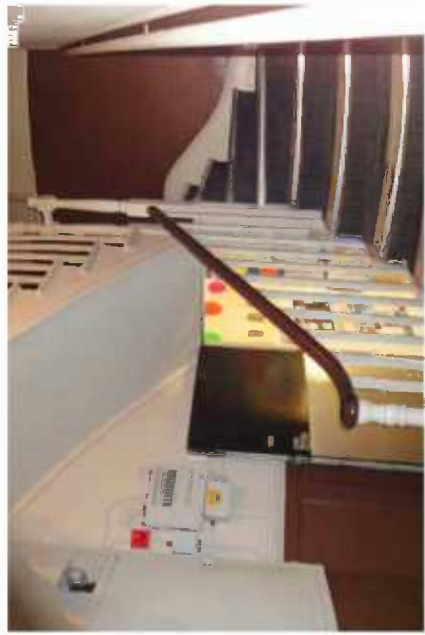
This map was delivered electronically and when printed may not be to scale and may be subject to distortions.





THE ENGINEER

GF TRADING AREA



LADIES 1



GENTS



LADIES 2

ITEM 01 (Qty 2)

New panel with graphic fitted to existing projecting sign.
Scale 1:10



1200 mm

900 mm

ITEM 02 (Qty 8)

New Lanterns to replace existing.
Scale 1:5



12 Inch

Sign Colours



Typefaces

House Name - Century Old Style Std Bold

