

# SIGNAGE REPORT

On the property known as

**The Onslow Arms  
The Street, Guildford  
West Clandon, GU4 7TE**



For

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

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### Introduction

PSE Associates have been instructed to undertake an inspection of the existing exterior signage and produce a report on the property known as The Onslow Arms, The Street, Guildford, West Clandon, Gu4 7TE.

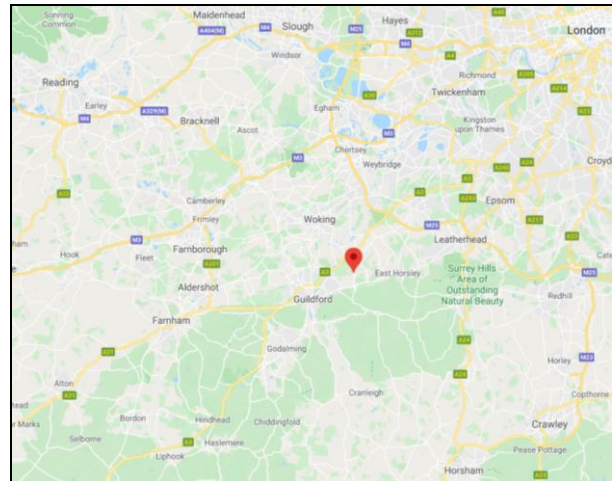
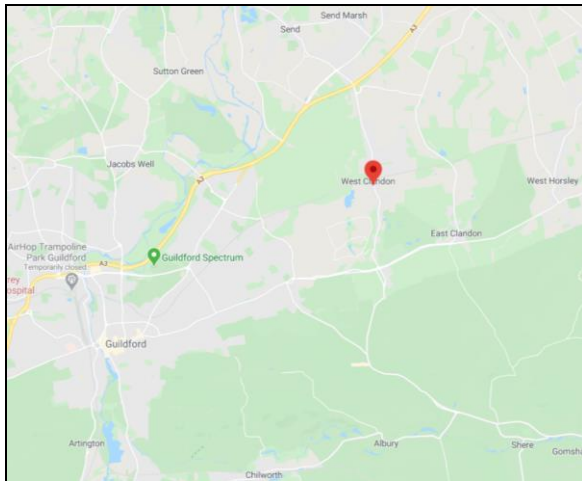
This report is prepared for the Client, Young & Co.'s Brewery PLC, Riverside House, 26 Osiers Road, Wandsworth, London, SW18 1NH for the purpose of reporting the property's existing signage at the time of the inspection.

### Date and Time of Inspection

The inspection of the property was carried out on the 7<sup>th</sup> August 2020 between 2.00pm and 2.45pm. The weather condition during the inspection was dry, sunny and warm. The Surveyor, David Cooper noted the building was trading at the time of the inspection.

### Location

The Onslow Arms is a smart community pub and restaurant. There is a large customer car park on site for approx. 70 cars plus an overflow car park. The pub is located some 35 miles to the City of London. The pub's location is easily accessible due to its proximity to the M25 and A3 motorway links. The nearest railway station is West Clandon railway station (0.2 miles). The site has links to the local bus services.



Investigations undertaken with English Heritage listed building register and Guildford Borough Council local planning authority (LPA) archives revealed the property to not have a listed status (2016) but is locally listed with the local authority. The property also appears to fall within the West Clandon Conservation area and green belt.

### Limitation of the Report

The report is strictly limited to what can be seen from a standing position without the use of a ladder or raised platform. Where the Surveyor has mentioned a measurement to be approximate it is to be taken that due to height restrictions, it was not possible to take actual measurements. It is strongly advised that measurements are taken on site prior to the manufacture or installation of any new signage.

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 - West facing front elevation. Roof level bow headed rendered sign approx. H500mm, W500mm. Tallest font H80mm.



Photo B – Post swing sign to RHS of entrance. Timber post with signs of decay and suggest temporary support. Swing sign approx H1300mm, W1200mm. 2 x trough light illumination.





Photo C – Post base for swing sign showing signs of decay, recommend changing.



Photo D – Wall sign to flank wall approx. H1650mm, W820mm.





Photo E – Wall sign to LHS of entrance H320mm, W520mm.



Photo F – A board sign outside front entrance





Photo G - Wall sign fitted between original building and single storey extension approx. H1650mm, W820mm. Spotlight illumination.



Photo H – Projection hanging sign on single storey extension. Approx. H700mm, Projection from wall 700mm. Spotlight illumination.





Photo I – South facing side elevation, with driveway leading to car parking areas.



Photo J - Secondary signage adjacent to garden wall. H1200mm, W1200mm. No illumination but has electrical supply in the vicinity.





Photo K - Secondary signage to rear garden entrance. "Please do not leave...." H300mm, W300mm, D40mm. "Entrance..." H340mm, W340mm, D40mm



Photo L - Wall signage to overflow car park wall H490mm, W780mm spotlight illuminated.





Photo M - Disclaimer sign to car park wall H300mm, W120mm.



Photo N - A board to garden entrance. Additional two A boards located within the garden area.





Photo O – South facing side elevation (opposite direction).



Photo P – Post sign close to driveway exit. Sign H610mm, W610mm. Post and sign H1200mm.





Photo Q – North facing street view (The Street)



Photo R - South facing street view (The Street)



For further information or queries regarding this report please contact:

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