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CHARTERED SURVEYORS

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Our Ref: PR/LL/6473 5 May 2010

Ryan Bissett
Scala Nightclub
275 Pentonville Road
Kings Cross
London N1 9NL

Dear Mr Bissett,

RE: SCALA NIGHTCLUB, 275 PENTONVILLE ROAD, LONDON N1 9NL

Further to your instructions please attached a report on the external condition of the Scala Nightclub Building together with my recommendations for the type and extent of remedial works which are required.

As per our discussions I understand that the property was last decorated externally approximately 11 years ago and as you will note as well as obvious redecoration works there are numerous other items which should be undertaken to repair and preserve the external fabric of the building whilst scaffolding is in place.

As per our own site discussions I have included an item for the removal of the main roof coverings which, as you are aware, are asbestos cement profiled sheets. Although such sheeting if left undisturbed is not a significant health risk the recommended works to removal and replace the roof coverings will need to be undertaken by authorised contractors and all waste materials disposed of in accordance with the current Asbestos Regulations.

If you do decide to proceed with the works I would be very happy to prepare a full specification and obtain competitive tenders and for your guidance I would anticipate a cost in the region of £280,000.00 + VAT with a likely contract period of 30 weeks.

If I can be of any further help please do not hesitate to contact me.

I enclose a fee invoice for the work to date and await your further instructions.

Yours sincerely,

Phil Robson F.R.I.C.S.

Encls:

REPORT

ON:
EXTERNAL CONDITION & RECOMMENDATIONS FOR REMEDIAL WORKS TO THE EXTERNAL PARTS OF:

THE SCALA NIGHTCLUB
275 PENTONVILLE ROAD
KINGS CROSS
LONDON N1 9NL

PREPARED BY:

MR P.L. ROBSON F.R.I.C.S.
ROBSON WALSH LLP
UNIT 2
ROWAN HOUSE
9-31 VICTORIA ROAD
LONDON NW10 6DP

MAY 2010

REF:PR/LL/6473

REPORT:
THE SCALA BUILDING, 275 PENTONVILLE ROAD, LONDON N1

1. INTRODUCTION:

Instructions were received from Ryan Bissett the Director of the Scala Nightclub to undertake an inspection of the external parts of the building. The object of the inspection was to report on all visible defects and make recommendations in relation to the type and extent of remedial works required to return the property to a good condition under the terms of the fully repairing lease applicable to the property.

An inspection was undertaken on the 5th May 2010 and the weather at the time was fine and dry.

2. BRIEF DESCRIPTION:

The Scala Nightclub building is a large detached building originally constructed as a cinema shortly after the First World War.

The property is a traditionally constructed building for its type and age having solid brick external walls, many elevations of which incorporate decorative stucco work, columns and the like. The roof, which is mainly of pitched construction formed from a profiled asbestos cement sheet, incorporates some areas of asphalt flat roofs overlaid with various types of built up felt and/or overpainted with various bituminous solutions.

There is a dome to the front corner of the building above the main entrance. The dome is of original concrete construction around a steel framework and this also appears to have an asphalt covering.

3. **LIMITATIONS:**

The examination of the building was limited to those areas visible from ground level and other areas visible from the main roof areas.

No detailed inspection of high level wall areas in particular was possible and a reinspection as and when scaffolding is erected will be required to confirm the type and extent of remedial works required particularly in relation to cracks/render repair which will be referred to herein.

4. **SCAFFOLDING**

The full working scaffold to all elevations will be required to carry out the recommended works. If the main roof coverings are renewed it would be prudent to provide a temporary roof to prevent the possibility of rain penetration.

5. **DECORATIONS/STUCCO**

It is understood that external decorations were last undertaken in 1999 and all areas require complete redecoration as well as pre-decoration repair to prevent further deterioration of the underlying structure.

There are also notable cracks to the stucco areas and these have allowed water penetration and frost damage to occur. The extent of such repair will not be known until a detailed inspection from scaffolding can be carried out. Some sections of projecting stucco have already been affected to a degree where parts are falling off and it is therefore imperative that a detailed inspection and repair is carried out as soon as possible.

6. LIGHTING

Lighting to the main street elevations was installed many years ago and is now reaching the end of its serviceable life likely to be dated, inefficient and ideally requires complete replacement. With a modern and energy efficient system.

7. ADVERTISING HOARDING

It is understood that Planning Consent for a new cinema type advertising hoarding above the main entrance has been obtained by the current leaseholder. This can be erected during the course of the external remedial works when scaffolding for the other repair/improvement works is in place.

8. WINDOWS

The vast majority of windows are the original single glazed timber type. Paintwork is particularly poor and has lead to the deterioration of the underlying fabric and in addition to redecoration it is likely that substantial repair to windows will be required.

9. ROOFS

The pitched asbestos cement roofs are generally in sound condition although there are many areas where patching has been undertaken with Flashband and similar bituminous materials. The valley gutters have a bituminous covering and it is clear that ever increasing maintenance of the pitched roof areas will be necessary. Some sections of valley gutter lining are pulling away from adjoining properties and immediate repair to such areas is necessary.

The flat roof areas are a combination of asphalt patched/overlaid with mineral felt and/or bituminous paints. Many areas are in poor condition and renewal of the coverings to all flat roof areas is required.

Roofs (Cont'd)

The dome appears to have an asphalt/bituminous felt covering. There is evidence of leakage and deterioration of the concrete/steel structure and renewal of the dome coverings is also recommended.

10. WALLS/PARAPETS/COPINGS

Parapets are mainly the original brickwork with stone copings to some areas with some metal railings. All parapets require repointing and refitting of copings as well as repair/renewal of rusted railings.

Exposed brickwork mainly to gables and the rear elevation require repointing to prevent further deterioration of the structure.

11. LIGHTNING CONDUCTOR

The lightning conductor system which runs down from the dome has been cut off just above parapet level. It is understood that the system has not been in operation for many years and renewal is required.

12. SUMMARY

The redecoration of the external parts is long overdue and many other external elements as detailed herein require extensive repair and improvement works to comply with the terms of the lease.

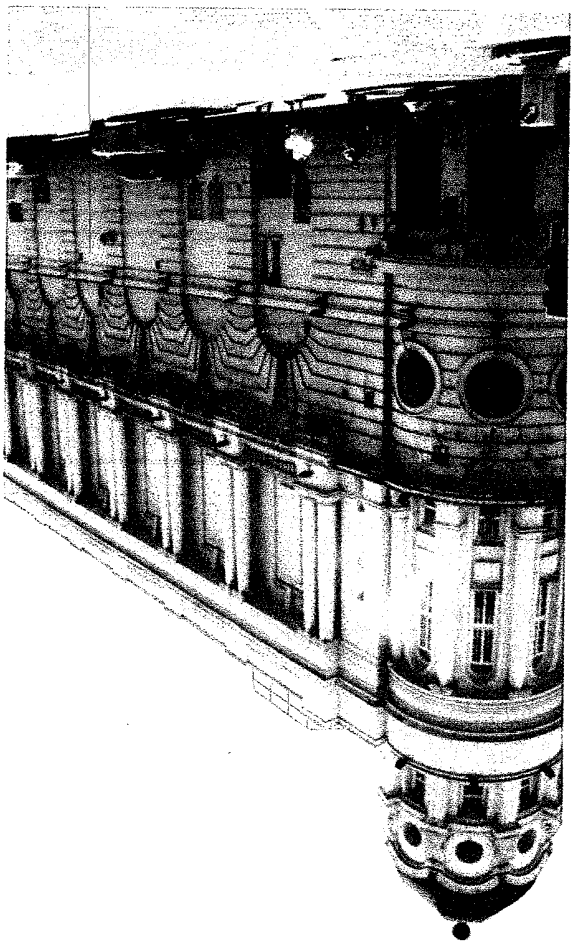
It is recommended that competitive quotations for the necessary works are obtained and that all such works are carried out as soon as possible.

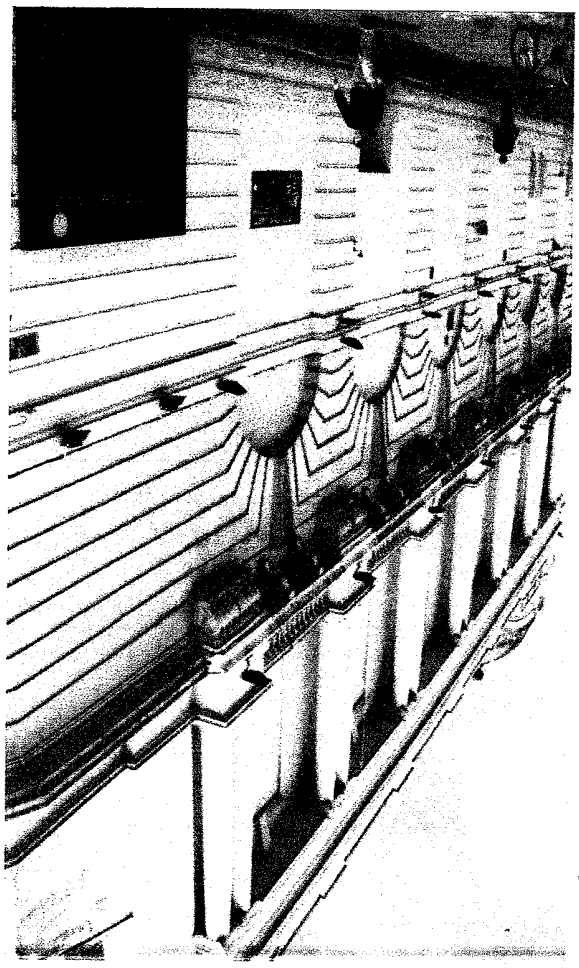
SIGNED: P. Robson DATED: 10/5/10.

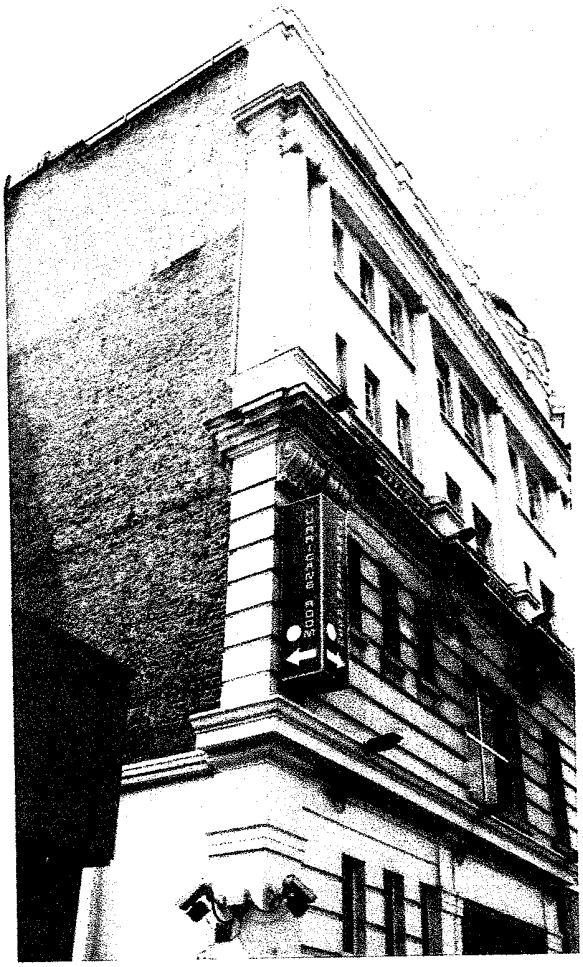
Mr P.L. Robson F.R.I.C.S.

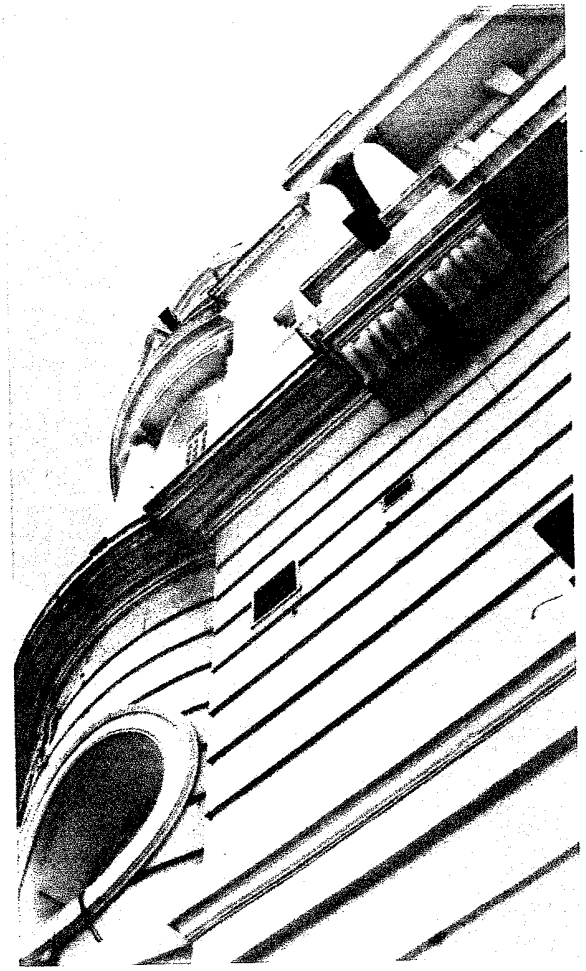
Chartered Building Surveyor

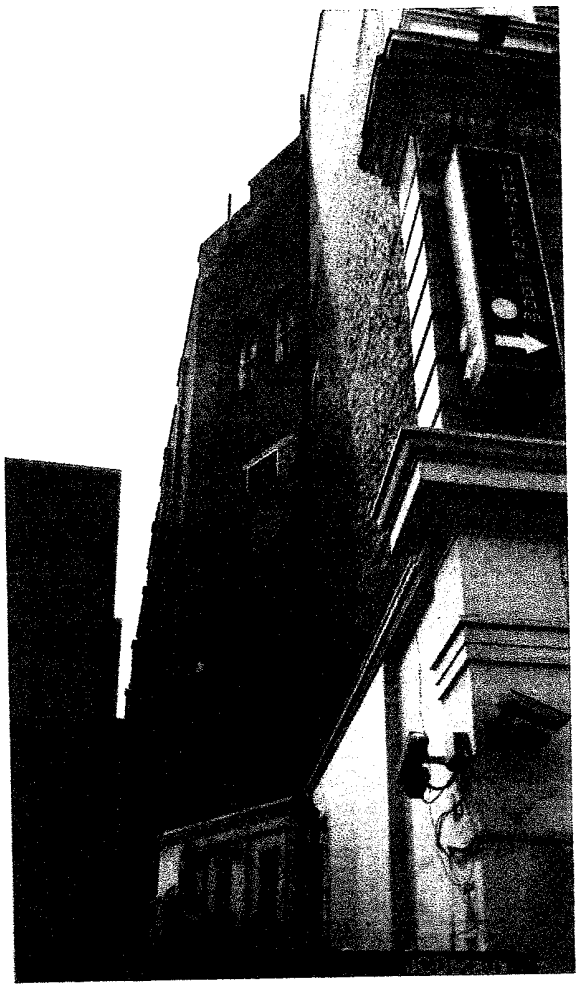
HURRICANE
POOL
BAR
SMOKER

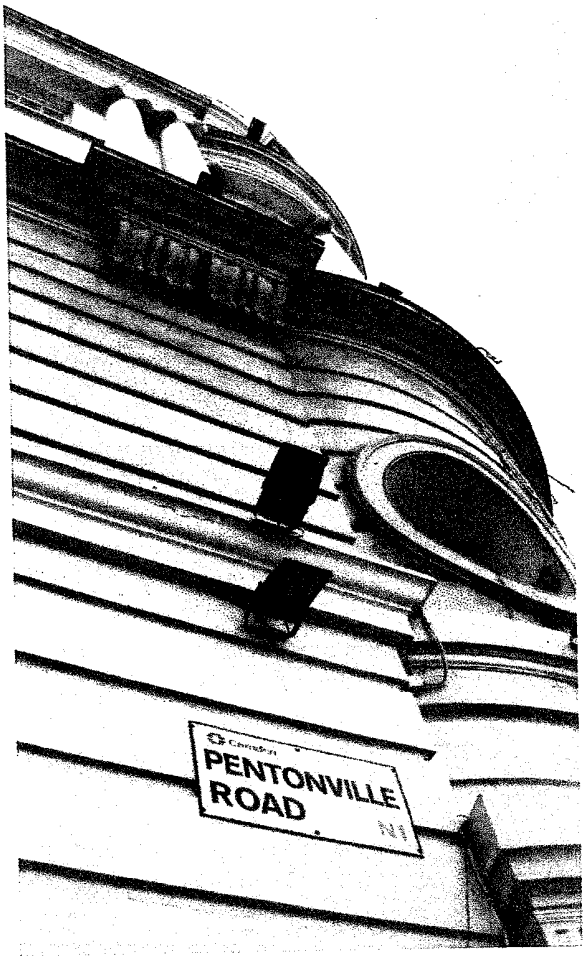











PENTONVILLE
ROAD