

CONDITION REPORT

**ODEON COVENT GARDEN
135-149 SHAFTSBURY AVENUE
LONDON
WC2 8AH**



PREPARED FOR:	Rosemoorgate Ltd
PROJECT LOCATION:	The Odeon
PURPOSE OF THIS REPORT:	Prepare a condition report for the scheme
DATE:	7 th August 2017
PREPARED BY:	Andrew Hentschel Senior Building Surveyor
OUR REFERENCE:	HA1901

TABLE OF CONTENTS

CONDITION REPORT	1
TABLE OF CONTENTS	2
1 INTRODUCTION	3
1.1 INSTRUCTIONS.....	3
3 INSPECTION	4-7
3 DEFECT SCHEDULE.....	
PHOTOGRAPHS AND DESCRIPTIONS	8-20
CONCLUSION.....	21
CONDITIONS RELATING TO THIS REPORT	21

INTRODUCTION

1. INSTRUCTIONS

We are instructed by Rosemoorgate Ltd to attend the site known as Odeon Covent Garden. 135-149 Shaftsbury Avenue. London. WC2 8AH to carry out a visual inspection and produce a pictorial and written condition report.

This report is based on a visual inspection only, no core drilling, testing or structural sampling has been carried out. The internal areas (offices/corridors/stairs), and external facades have been inspected.

- Our instructions are only to report on current defects to these structures which include settlement, cracking and any obvious areas of deterioration of render, brickwork and concrete and general condition of finishes.
- We have received no H&S or asset information in relation to the building. We were however provided with scaled drawings of the scheme.

2. COMMENTARY

The Saville Theatre is a former West End theatre and sits within the London borough of Camden.

The theatre opened in 1931, and became a music venue during the 1960s. In 1970 it became the two cinemas ABC1 Shaftesbury Avenue and ABC2 Shaftesbury Avenue, which in 2001 to the present day were converted to the four-screen cinema Odeon Covent Garden.

The subject property is a six storey detached building constructed using a steel frame clad in red-brown brick with artificial stone plinth and sculpted frieze to the front elevation.

The front has been constructed using a rusticated stone plinth with band supports frieze by Gilbert Bayes depicting Drama through the Ages above which a blind facade of rusticated brickwork interrupted only by 5 pairs of roundel plaques, and a giant arch over the entrance, framed by simple stone banding with a flat keystone. T

The arch originally with bronze metal glazing, since 1970 has been tiled over. Simpler brickwork has been used to the side elevations and rear.

INTERIOR: remodelled in 1970 and nothing of the 1930-1 work remains on view.

The building received Grade II listed building status on 1st July 1998 and no changes to the buildings status have been recorded. For the purposes of this Report the main front entrances are considered to face south east.

3. INSPECTION

The inspection was carried out on over two days these being 19th July and the 1st August 2017. The weather at the time was overcast and warm.

Photographs that have been included in this report were taken on the day of the inspections. Photographs have not been edited or doctored other than the addition of descriptive text boxes and arrows to highlight the nominated items for the attention of the reader.

3. Roof:

The roof coverings are mainly covered in mineral felt whilst other sections (the void and tank housing) are finished in asphalt.

The general conditions of the coverings are poor with evidence of numerous patch repairs which have been carried out on a piecemeal basis in the past. The parapets have also been treated using a variety of liquid waterproofing treatments.

The plant to the roof appears to be old but in the absence of any M&E reports we cannot comment on its efficiency.

The timber doors and paintwork to the tank housing rooms are beyond economical repair.

We found evidence of a major roof leak that has caused damage to the upper stories of staircase C which is situated to the right hand side of the building.

4. External elevations:

The brickwork is in generally fair condition. However, overflows have caused damage to the brickwork to the rear elevation at lower level.

There is also damage to the front right hand corner of the frieze. There is also evidence of piecemeal repairs to the front lower masonry sections.

The windows are single glazed metal with side hung casements. These windows are in generally poor condition throughout with cracked glazing and poorly fitting openers.

5. Internal areas:

The circulation areas that now form the cinema have been decorated and maintained to a reasonable standard.

The cloakrooms to these areas are dated but serviceable.

The walls to the actual cinemas have been covered using cloth and it was therefore not possible to inspect the condition of the walls/ceilings to these areas.

There are numerous offices that have fallen into disrepair which are situated to levels 9. The offices currently being occupied (levels 7-8) are in fair condition having been decorated.

However, it was noted that there are a limited amount of electrical sockets and lighting which would be required to bring these areas up to an acceptable standard for future use.

The staircases (A-C) require new floor coverings as these have generally fallen into disrepair.

We inspected the basement levels and noted flooding has occurred to the plant room.

Whilst carrying out our inspection we noted that there were numerous labels which indicated the presence of asbestos throughout the building. We have not seen sight of the asbestos register but in the most part understand that where asbestos has been discovered only containment has works have been carried out.

Asbestos is an extremely expensive material to remove and given the age of the building a management plan should be in place (if not already) on complete removal.

6 DEFECT SCHEDULE

Photographs and Descriptions	
EXTERNAL AREAS	
ROOF	
1.	
Sections of roof showing numerous patch repairs	

This document and its contents are intended for the Addressee only and contains opinions held by the Author based on material available at the time and expressed for the purposes of consideration by the Addressee and not for general publication without written consent.

Photographs and Descriptions

2.



Asphalt roof covering showing patch repairs using mineral felt to tank housing

Photographs and Descriptions

3.



Door leading from staircase A onto roof



Damage to stonework of frieze

Photographs and Descriptions

4.



Damage caused to brickwork of rear elevation by defective overflow.



General view of rear elevation showing metal windows.

Address

REP

Photographs and Descriptions

5.



Typical condition of level 9 washroom

Address

REP

Photographs and Descriptions

6.



Walls to staircase A



Wall to unused office affected by penetrating dampness

Address

REP

Photographs and Descriptions

7.



Staircase C damage caused by penetrating dampness

Address

REP

Photographs and Descriptions

8.



Flooring to staircase C

Address

REP

Photographs and Descriptions

9.



Office and kitchen areas currently being used

Photographs and Descriptions

10.



Offices showing additional electrical sockets

Address

REP

Photographs and Descriptions

11.



Disused bar area to lower level

Address

REP

Photographs and Descriptions

12.



Roof void

Address

REP

Photographs and Descriptions

13.



General condition of upper and lower levels

Address

REP

Photographs and Descriptions

14.



Flooding to plant room at basement level

7. **Summary & Conclusions**

It is clear that the building has undergone several changes throughout its life cycle and these changes have not always been to the benefit of the building as a whole.

There are several areas of concern that would require addressing before the building could be considered fit for purpose and used to its full occupancy. These are mainly;

- Removal of all asbestos.
- Upgrading of electrical services including all lighting, and power sockets to current NIC EIC standards.
- Upgrading of plant.
- Refurbishment of areas that have fallen into disrepair.
- Renewal of main roof coverings.
- Renewal of windows.

We would estimate these costs to be in the region of £10,000,000. and would recommend that consideration is given to remodeling the scheme.

Limitations

This document and its contents are intended for the Addressee only and contains opinions held by the Author based on material available at the time and expressed for the purposes of consideration by the Addressee and not for general publication without written consent.