

Condition overview of 75-77 London Street Reading

1.0.0. History

The property for the last 13 years since gaining consent in 2007 for the change of use from a night club (formally The Matrix) to a private function venue.

The business was successful for a number of years but has been steadily declining due to competition from other local venues with Hotel accommodation & plentiful parking.

The other venues also benefit from less restrictive planning requirements due to its location.

In 2016 the upper floors gained consent for the conversion into 6 self-contained flats in an effort to reduce the outgoings of the venue.

In 2019 the venue was making a large loss & therefore the family owners had no choice but to close the venue & put the business into receivership.

Owing to the sheer size of the rear extension to the original Listed building as an entertainment venue, it is very limited in alternative uses.

When the building was purchased in 2007, it was in poor condition, a great deal of investment went into its improvement together with a rear addition. The owners have endeavored to maintain the building, however in recent years it has been a struggle to keep on top of the roof repairs particularly.

The venue has been shut over the last 12 months, the roof is leaking again & the building facade is in need of immediate repair & refurbishment.

1.1.0. Instructions

Chris Keen of the Keen Partnership has been instructed to appraise the general condition of the building & to investigate the alternative uses for the building & land in order to protect its longevity.

A beneficial use is essential to provide a financial means to achieve this.

This report looks at the condition of the building as it stands today.

Front elevation of 75 London Street



Cornice over second floor windows deteriorating



Rotten box sash on ground floor.



Rotten sash on second floor



Spalling brickwork above plinth



Front canopy, corner rotting



77 London Street



Rotten sash to second floor window, vertical fracturing of brickwork & string course to left of frames.



Lateral movement of front elevation between first & second floor string course at vertical joint to 75 London Street.



Please open this PDF to view the roof plan of this building.



75 London St -
Google Maps.pdf

Rear elevation of 2007 extension





View of the left hand flat roof section looking from the rear showing repaired sections.





View of corrugated cement, possibility asbestos based roof sheeting.



Air conditioning plant.



Various sections of roof repairs.



Various areas of roof repairs



View of corrugated cement, possibility asbestos based roof sheeting.



Various area s of roof repairs.



Various areas of roof repairs.

Internal areas;

Ceiling of wcs under flat roof.



Leaking flat roof around a/c unit under flat roof



Leaking roof around another a/c unit under flat roof



View of main dance floor under corrugated pitch roof



Leaking around another a/c unit under flat roof

The Photographs attached above depict the poor-quality construction of the rear addition which is believed to have constructed before the First World War as the Olympia Dance Hall.

Considerable investment will be required to bring this part of the building into good repair & without a beneficial use as it stands there is no hope of this being considered as one would simply not be able to borrow on this investment which at present is a liability.

Although there is an interesting history to the function area, there is no demand for this type of use in this area.

Many of the office buildings surrounding the premises have been converted to flats which further restricts this building for functions & entertainment due to potential noise & disturbance.

The pure Architectural design & materials used does nothing to assist the original Grade II Listed building on the frontage of London Street.

Chris Keen MRICS MCABE