CAROE
ARCHITECTURE

DESIGN AND ACCESS STATEMENT

FOR THE FORMER REGAL CINEMA, UXBRIDGE

Jun 2022

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1. Introduction

1.1. This Design and Access Statement has been prepared to support a Listed Building Consent application to re-roof the flat roof areas of The Former Regal Cinema, Uxbridge.

2. Description of building

2.1. The building was constructed 1930-31and designed by Architect E. Norman Bailey. It has a faience frontage. The rear walls in a combination of stock brick and brown facing brick. The flat roofs are not seen on entrance or from the rear as they are hidden behind low parapet walls.

2.2. It has a symmetrical, two-storey facade consisting of one wide and two narrow flanking bays. Four original doors, over which is a cantilevered canopy. Above are five tall windows (stepping-up in the centre), standing on a shallow balcony. There is one tall window in each of the flanking bays. The parapet trim is of multi-coloured faience, culminating in a keystone of the same material. There is chevron glazing to all windows. The returns are hemmed in by adjacent property. On one corner there is a stair tower expressed as a canted bay, with rendered dressings to the windows and doorways and a stepped-up parapet.

3. Understanding of the Building

3.1. Please refer to the Heritage Statement.

4. Summary of the Proposed Works

4.1. The proposed works include the removal of the defective felt roof coverings from the flar roof areas, and from the tops of the parapet walls. The roof will then be insulated and re-felted as details in the attached drawings:

- 149_003 Existing and proposed roof plans
- L422727.01
- RBM-WC-B01-31959

5. Context of the repair works

5.1. The defective roof coverings have been leaking for some time and there is a desire now to put the building back in to good order. Coverings to the roof areas are in need of urgent refurbishment. The roofs have received felt, bituminous liquid and flash band patch repairs over time in a bid to prolong its life however, repaired defects are re-emerging suggesting further repair works are no longer practical or economical.

5.2. Various other surveys and investigations have been commissioned to inform the proposed scope of conservation works. These include the following:

- Langley Roofing Report & Specification
- C W J Shirley Drainage Report
- Engineering Design and Analysis Structural Report
- Harrison Goldman Faience Report

- Asbestos Survey

5.3. The intention is to start with the most urgent roof repairs to stop water ingress and then follow on with further consent applications to address other areas of concern.

6. Access Arrangements

6.1. No change

7. Alterations to External Elevations

7.1. No change

8. Internal works

8.1. No change

9. Details of proposed work to roof

9.1. The existing flat roofs have felt, bituminous liquid and flash band patch repairs over 20mm of mastic asphalt over a combination of timber and concrete decks. The roof areas are thermally inefficient. Most of the roof area have a U-value of 4.17 w/m2K. This falls well outside the threshold U-value of 0.35 w/m²K and should be considered extremely poor. The impact of this over the life of the building, will likely result in higher energy bills and condensation problems.

9.2. Thermal upgrades are proposed to comply with Building Regulation requirements under approved document l2b, as the calculated U-value is currently considered to be very poor. This will help reduce heating costs and improve the buildings carbon footprint.

9.3. The main cause of roof failures on both roof areas are degrading failing waterproofing, age, and water ingress. Failures to the roof areas include, but are not limited to:

- Degrading Waterproofing
- Water Ingress
- Failing Detailing
- Failing Repairs

9.4. Proposed works

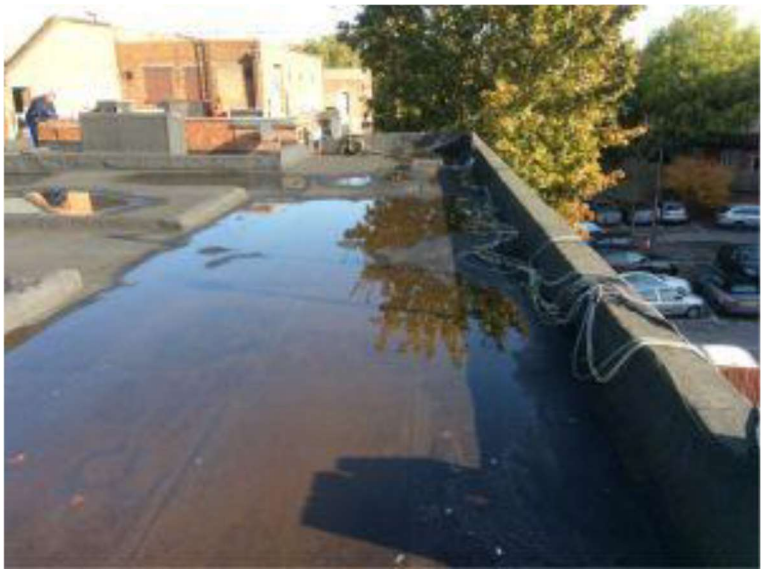
- Remove existing felt overlays back to mastic asphalt.
- Upon completion of the preparatory works, install a Langley TA-25W warm roof high performance elastomeric membrane system incorporating tapered Parafoam Ultra insulation to achieve compliance with the part l2b threshold of 0.18W/m2K.
- Replace rainwater goods with new cast iron to match existing. It is considered that this element will not require Listed Building Consent but is noted for completeness.

9.5. There will be **no change to visual appearance of the building** as roof work is all concealed behind the parapets.

10. Heritage Impact of the Proposed Works

10.1. Refer to our separate Heritage Impact assessment

11. Photos



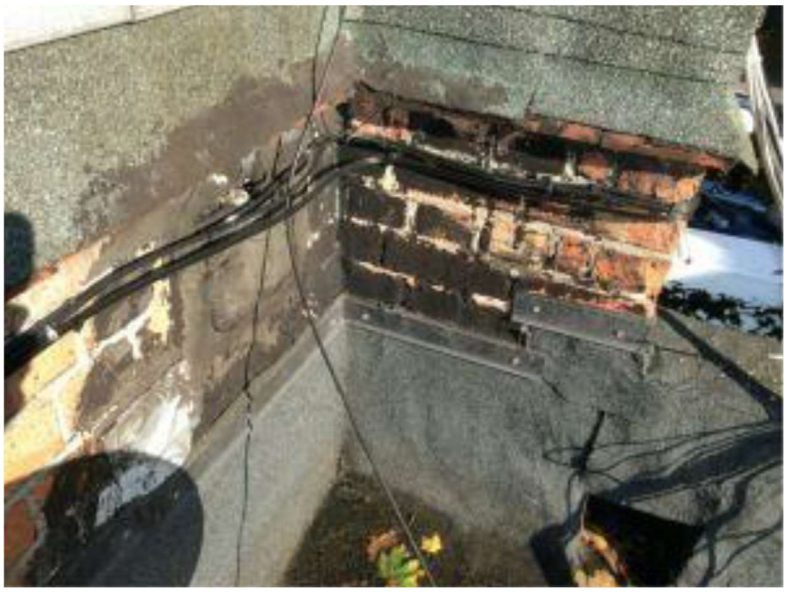
Img 1 Main roof overview

Img 2 Main roof area overview as above showing severe ponding indicating poor falls and place additional load the roof area as well as presenting a severe slip hazard if maintenance is required in ice cold weather conditions.

Img 3 Standing water on decked over rooflight aperture to main roof area.

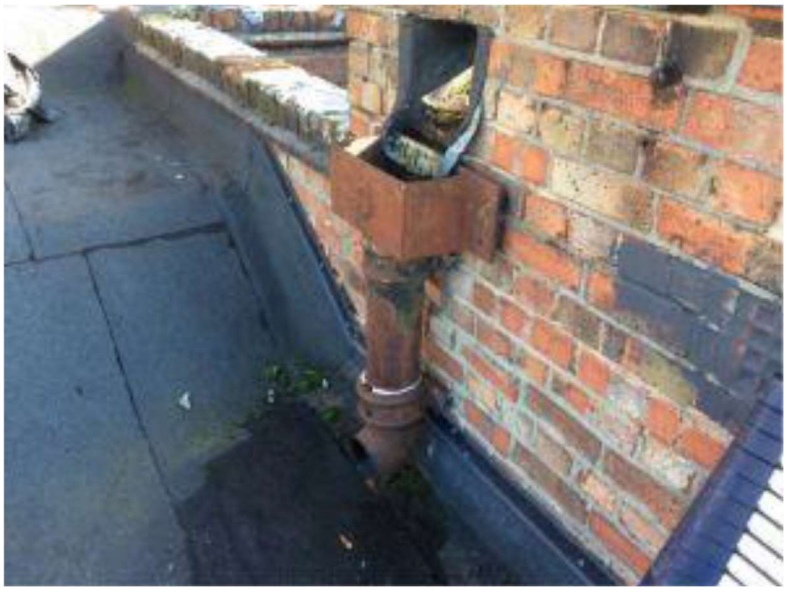
Img 4 Rucking due to trapped moisture vapour to main roof area.

Img 5 Poor termination of waterproofing to outer of edge of parapet wall. Note: organic growth indicating areas of standing water.



Img 6 Bituminous liquid patch repairs to brick upstands on main roof area. Despite mineral felt termination bar detail there are still ongoing moisture ingress problems. Note electrical cabling fixed to parapet wall.

Img 7 Parapet walls have been partially encapsulated with felt to the inner leaf and top without terminations.



Img 8 Example of corroded cast iron hopper and downpipe

Img 9 Front Façade

Img 10 View of high level parapets to rear of building