



Supplementary Design And Access Statement

Listed building alterations and regularization.

Regal Cinema
233 Uxbridge High Street,
Uxbridge

June 2024

Document Control

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1.0

Introduction

1.0 Introduction

This design and access statement document accompanies the listed building application for the proposed regularisation and internal works to the cinema spaces at 233 Uxbridge High Street.

The application follows on from enforcement and injunction action that relates to some internal demolition work without listed building approval.

The statement illustrates the current situation, and highlights the areas of the listed building that have been unaffected as well as the areas that have been affected. The main areas of demolition are those that used to be part of the later refurbishment and change to a nightclub, such as the raised floors, and mezzanine. The report also documents the areas of the building that require remedial works to prevent further damage to the listed building caused by water ingress.

As part of the application, we have drawn, researched and documented the below conditions, and periods of use for the building and cinema space:

1. The listed building as the original Regal cinema.
2. The listed building as a night club.
3. The listed building as its current condition and gym/snooker club use.

This proposal aims to satisfy the council that the project and building is now being looked after properly, and repairs, remedial works are being carried out to prevent water ingress, and pigeon access, but also that the proposed small changes and works are not negatively affecting the original listed building and are enhancing the space and helping bring it back to a useful space, and its former condition.

The proposals that form part of the application are as below:

1. A new level floor to the former cinema hall.
2. A new replacement mezzanine to be located at the existing upper level.
3. A new feature staircase from the mezzanine to the hall level.
4. A new lift structure from the hall level to the mezzanine.



2.0

Site analysis and photographs

2.1 Site location:

The site and existing building sit on a prominent location along Uxbridge High Street. The building is L shaped in form and occupies a street frontage along Uxbridge High Street that contains a mix of shops, and flats above. The street facing elevation has the prominent entrance, glazed upper facade and canopy that would have been the original entrance to the old cinema.

The majority of the mass and volume of the building sits behind the row of terraced building along the high street. The entrance wing linking to the main cinema beyond.

To the west of the site, sits the main shopping centre and Uxbridge tube station complex which has a large footprint and is of a later date than the cinema.

To the south of the cinema plot there is a large office, and Uxbridge council building that is a red brick geometrically laid out structure.

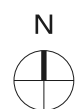
The North and Eastern sides of the plot have mainly residential building with various typologies such as flats and terraced retail buildings. The corner of the high street and opposite the cinema contains an office building with parking space between the two.

The cinema building is the largest in plan form at the eastern end of the high street and prior to the later additions of offices, tube and retail buildings would have been the largest and most visible building in that area.

Existing cinema building.



Site Aerial



2.2 Site and context photographic study:



Office building to the west of the site, with the large Odeon cinema in the background.



Uxbridge High Street



Uxbridge tube station.



Uxbridge High Street - The fig tree.

2.3 Site and context photographic study:



Randalls the former department store on Vine Street. Designed in 1930.



Boundary House - Office building on Cricket Field Road.



The Regal cinema frontage along Uxbridge High Street.



Uxbridge High Street.

2.4 Site and context photographic study:



Residential building close to the site.



Car park to the rear of the site.



Council offices opposite the cinema along Uxbridge Road.



Office building along Uxbridge High Street opposite the cinema parking.

2.5 Former cinema internal photographic study:



Main entrance and lobby to the former cinema, curved wall, dividing wall are later additions.



Current condition of the cinema space, block work walls to later night club alterations.



Exposed and part demolished block walls to form a stage in the night club use.



Part demolished night club mezzanine and stairs.

2.6 Former cinema internal photographic study:



Night club raised floor demolition, with night club mezzanine partly removed in the background.



Night club floor and mezzanine demolition. Original ceiling retained.



Nightclub floor and stud walls demolition. Cinema wall and panelling retained.



Cinema exit door detailing, plaster work still intact. Damage to walls have been caused by the raised night club floor.

2.7 Former cinema internal photographic study:



Plaster work and fluting around exit doors. Damage to wall as a result of nightclub floors



Raised night club floor demolished, Night club mezzanine removed partially.



Original plaster ceiling intact.



Night club podium and raised floor demolished, rear wall plaster work intact.

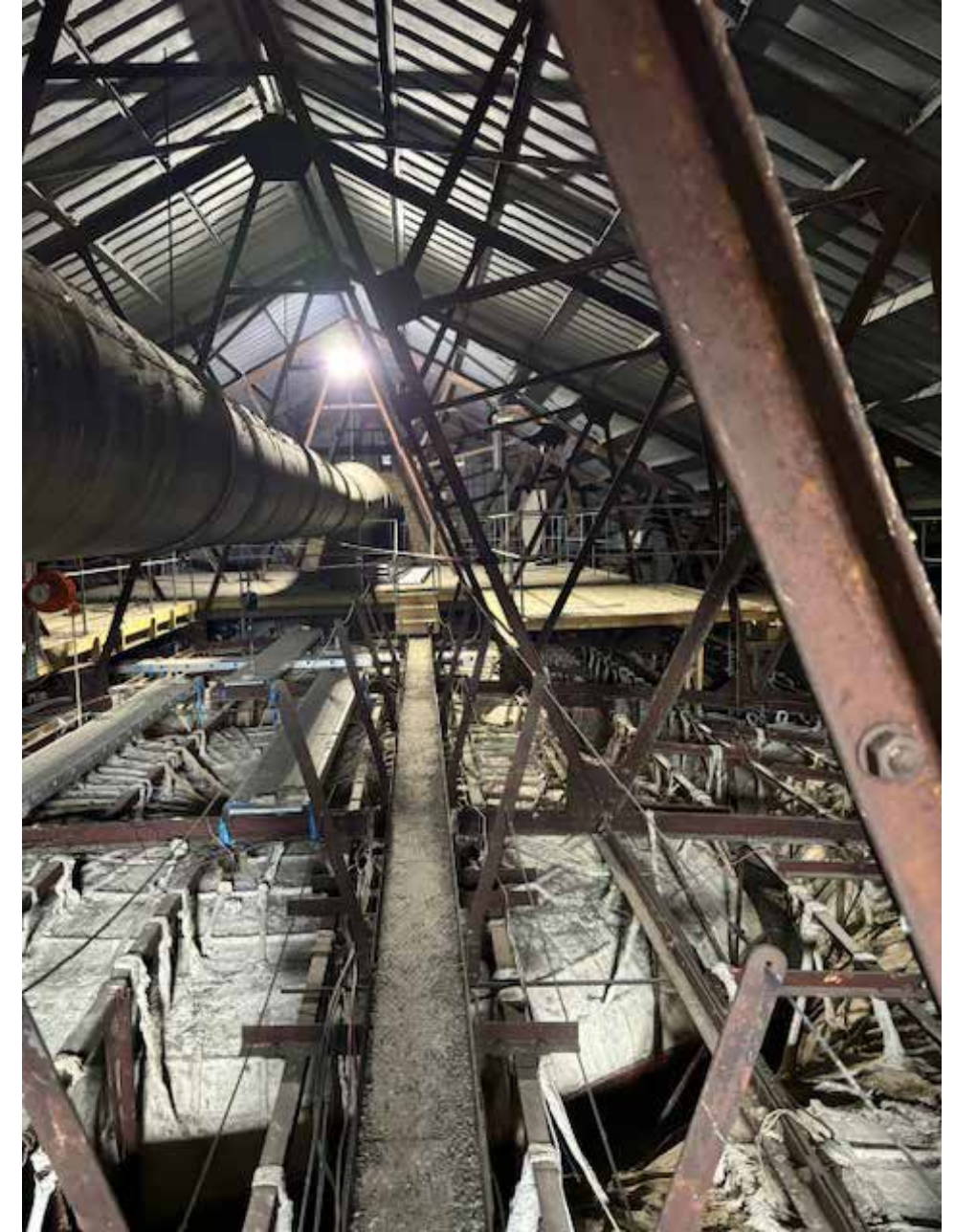
2.8 Former cinema internal photographic study:



Emergency exit stairs and doors.



Night club mezzanine partly removed. Wall cladding to the left sits in front of the original plaster work.



Roof over the cinema with original metal structure and gangway and feature plaster ceiling below.

2.9 Former cinema internal photographic study:



Original plaster wall panels retained with areas of damage following the night club floor levels.



Original wall, ceiling plaster work retained. Small areas of water ingress damage.



Original plaster wall fluting and panelling with areas of damage at floor level.



Original plaster wall panelling with areas of damage caused by previous night club floor structures.

2.10 Former cinema external photographic study:



North East corner, with stone detailing and entrance doors.



Uxbridge High Street entrance.



Gym entrance and elevation.



Plant room structure with chimney.

2.11 Former cinema external photographic study:



Corner of the listed building with blocked up windows.



North eastern elevation facing the car park.



Corner detailing and entrances.



Southern elevation and paving.

2.12 Areas of damage/water ingress and pigeon nesting photographic study:



Pigeon infestations.



Water damage to the plaster work from roof leaks.

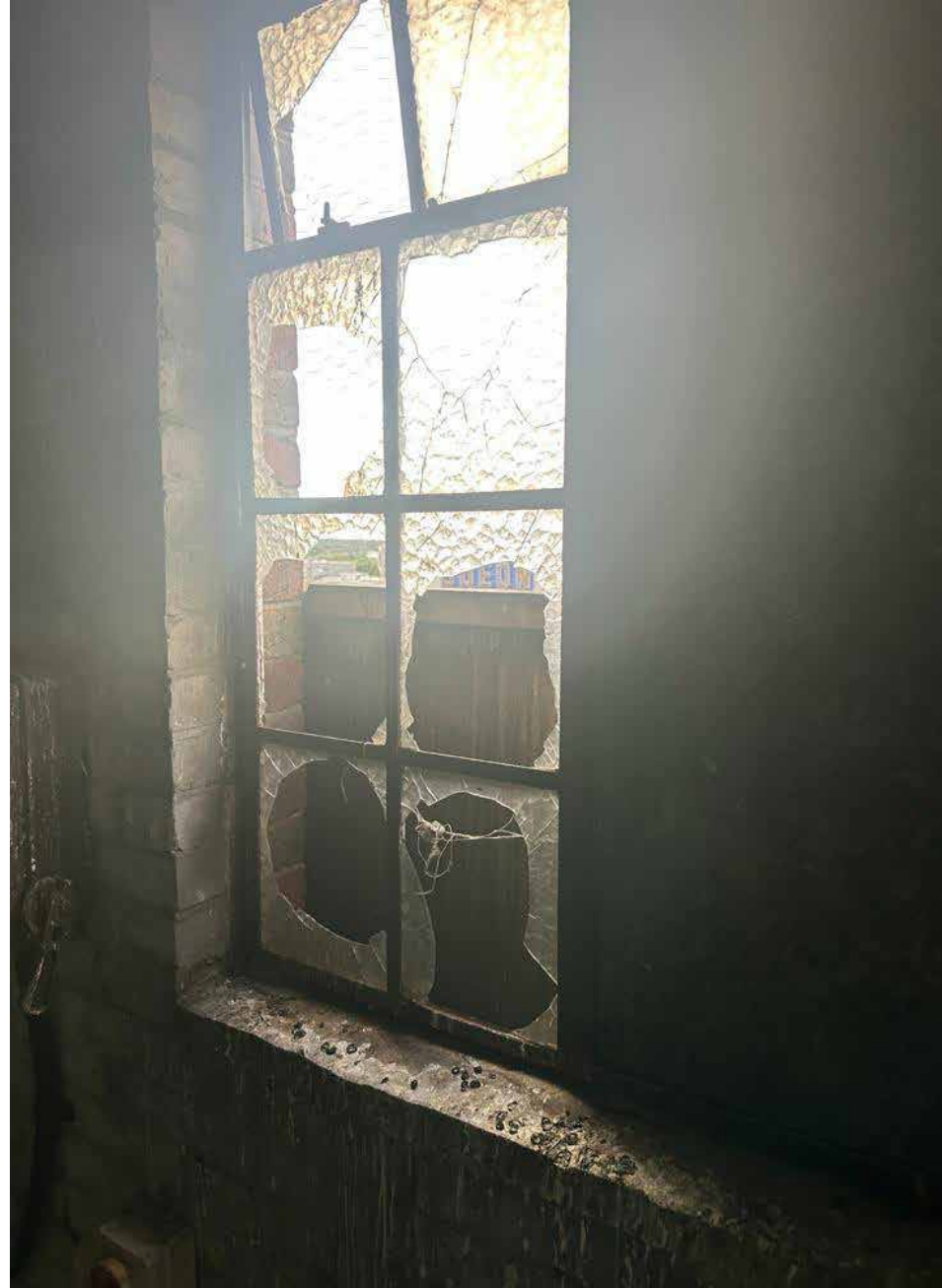


Water damage to the plaster work from roof leaks.

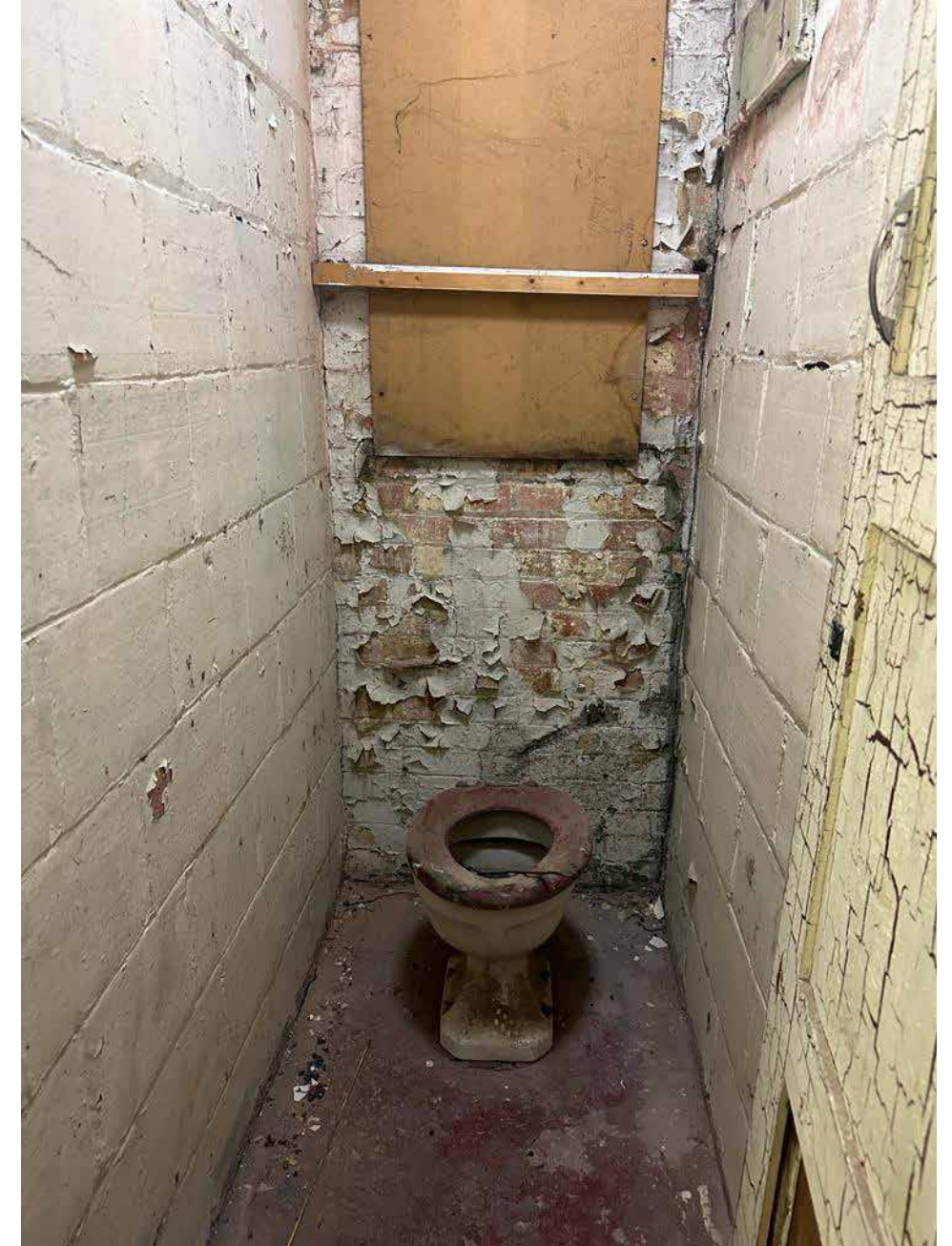
2.13 Areas of damage/water ingress and pigeon nesting photographic study:



Water damage to the plaster work from roof leaks.



Broken windows.



Disused and damaged WC facilities.

3.0

Historical research

3.1 Historical research:

The Early Years (1930-1931)

- Commissioning and construction by A.E.Abrahams
- Architectural design by E. Norman Bailey
- Opening and initial features
- First screening: "Reaching For the Moon"

Mid-Century Transitions (1935-1977)

- Acquisition by Union Cinemas and later ABC
- Operations under 'Regal Cinema'
- Closure and Grade II listing

Nightclub Era (1984-1993)

- Conversion to Regal's Nightclub
- Modifications and preservation status
- Condition of the Compton organ

Discotheque Period (1993-2007)

- Rebranding as Discotheque Royale
- Interior renovations and cultural impact

Modern Developments (2007-2022)

- Renovation and renaming to Liquid Envy Nightclub
- Transition to ATIK nightclub
- Impact of the Covid-19 pandemic and subsequent insolvency
- Closure and repurposing of the building

Brief Description

Regal Cinema Uxbridge.Wonderful Grade II listed Art Deco cinema with Egyptian style façade

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1080111

Date first listed: 15-Nov-1976

List Entry Name: DISCOTHEQUE ROYLE

Statutory Address: DISCOTHEQUE ROYLE, HIGH STREET

3.2 Historical research:

The Regal Cinema Uxbridge, 1931 and 1935.

The Regal Cinema in Uxbridge holds a storied past, with its roots traced back to A.E. Abrahams, a luminary in London's cinema scene, who commissioned its construction. Abrahams, known for his involvement in various cinemas across the city, including the acclaimed Regal Cinema at Marble Arch in the West End, as well as venues in West Norwood and Edmonton (now demolished), played a pivotal role in bringing this cinematic gem to life.

Opening its doors on December 26, 1931, The Regal Cinema Uxbridge debuted with the screening of "Reaching For the Moon," featuring stars Douglas Fairbanks, Sr. and Bebe Daniels. Designed by architect E. Norman Bailey, the cinema was a testament to the Art Deco style of the 1930s. Sporting a stadium-style seating arrangement and a distinct raised balcony at the rear, the cinema's interior boasted intricate plaster troughs for concealed lighting and a unique Chinese half-moon-shaped proscenium opening, adorned with decorative panels in a Chinese Streamline-Deco style covering the organ grilles.



The Regal Cinema Uxbridge, 1935

Source: (Cinema Organ Society (COS) Tony Moss Collection)
(<https://stories-of-london.org/the-compton-regal-uxbridge/>)



3.3 Historical research:

Equipped with a Compton 2Manuals/6Ranks theatre organ, along with a café and ballroom situated above the front entrance, The Regal Cinema changed hands over the years, eventually falling under the management of Union Cinemas in December 1935, and later, Associated British Cinemas (ABC) in October 1937.

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THE ADVERTISER AND GAZETTE, FRIDAY, DECEMBER 25, 1951.

Performance Continues 8.15 to 11 p.m.
BOXING DAY 1951
Matinee: Wednesdays & Saturdays 2 p.m.
BOXING DAY 1951
PRICE OF ADMISSION:
7d., 9d., 1/-, 1/3, 1/6, 2/6 (4/-)

CAFE
DANCING
CAR PARK

REGAL
UXBRIDGE LUXURY CINEMA
OPENING—**BOXING DAY**—DECEMBER 26th.

ALL THE
HAULAGE & CARTING
In connection with the
REGAL CINEMA
was carried out by
C. W. FOUNTAIN
Carting and Haulage Contractor,
York Road, UXBRIDGE
Phone 819

LINOLEUMS for the REGAL.
WE WERE ENTRUSTED TO SUPPLY AND FIT A LARGE
QUANTITY OF LINOLEUM FOR OFFICES,
STAFF ROOMS, CAFE, etc.
Estimates willingly given for any or small quantities.
Patrons' orders on request.
Randalls Stores
Vine Street, UXBRIDGE.
Phone: 146/147
OVER 100 ROLLS ALWAYS IN STOCK

"HATHERWARE" GLAZED
TERRA COTTA
For the front of the
REGAL CINEMA, UXBRIDGE
Manufactured and Sold by
HATHERTON STATION BRICK & TERRA COTTA CO., LTD.,
LONDON/BRIDGE

**ORNAMENTAL
METAL
WORK**
IN THE THEATRE AND LATER
IN OTHER BUILDINGS THROUGHOUT
GARTON & THORNE
At St. Paul's Church,
Gardens, Town, London, W.C.2
Phone: 1914-1915
Carpenter & Joiners, Decorators,
Gardens, etc., in all districts.

**THE ENTIRE
ELECTRICAL
INSTALLATION
OF THIS THEATRE
HAS BEEN CARRIED OUT BY
The Berkeley Electrical
Engineering Co., Ltd.
170, HIGH STREET, UXBRIDGE.
Phone: 146/147**

BOXING DAY, and MONDAY to WEDNESDAY, DEC. 26th-28th.
DOUGLAS FAIRBANKS
REACHING FOR THE MOON
with
LAUREL & HARDY
Laughing Gravy

THURSDAY, 31st DECEMBER for 3 DAYS.
MARY PICKFORD
KIKI
with
MONTE BLUE
THE FLOOD



December 25th, 1951 from Uxbridge & W. Drayton Gazette

Source: (Cinema Treasures)
<https://cinematreasures.org/theaters/13729/photos/346683>

In the 1960s, the cinema underwent a significant transformation, both in identity and functionality, as it was rebranded as the 'Regal Cinema'. This rebranding initiative was accompanied by renovations that modernized certain aspects of the building while preserving its historic charm. These alterations aimed to adapt the cinema to changing industry standards and audience preferences without compromising its architectural integrity.

Despite its rich cinematic history, the cinema bid farewell to its silver screen days on November 4, 1977, only to be reborn as a nightclub and discotheque seven years later in May 1984. Though repurposed, the venue retained its architectural charm, albeit with alterations, such as bricking in the stage area and converting it into a gymnasium/health club. Tragically, the organ's connecting wires were severed during these modifications, rendering it inoperable. Nevertheless, the venue continued to thrive, undergoing rebranding as Discotheque Royale in 1993, with renovations adapting the space to accommodate disco and nightclub lighting gantries while preserving its original decorative elements.

In April 2007, the venue underwent a significant renovation, emerging as Liquid Envy Nightclub until its closure in June 2018. Reopened as ATIK nightclub in August 2018, the venue faced closure again due to the Covid-19 pandemic in March 2020, leading to insolvency for the operators by December 2020. As of 2022, the building's diverse history continued, with the former gymnasium closed and the nightclub shuttered, save for the former dancehall repurposed as a snooker club, marking a new chapter in its evolving narrative.

3.4 Historical research:



The Foyer during the time the Building was Operated by Union Cinemas

Source. (Cinema Organ Society (COS) Tony Moss Collection)
(<https://stories-of-london.org/the-compton-regal-uxbridge/>)



The Auditorium from the Stage. 1935

Source. (Cinema Organ Society (COS) Tony Moss Collection)
(<https://stories-of-london.org/the-compton-regal-uxbridge/>)

3.5 Historical research:



The Auditorium and Proscenium. 1935

Source. (Cinema Organ Society (COS) Tony Moss Collection)
(<https://stories-of-london.org/the-compton-regal-uxbridge/>)



3.6 Historical research:



Compton Theatre Organ present in the Orchestra Pit. 1976

Source: (Cinema Organ Society (COS) Tony Moss Collection)
(<https://stories-of-london.org/the-compton-regal-uxbridge/>)



3.7 Historical research:



Regal Cinema in Uxbridge. 1971

Source. (Cinema Organ Society (COS) Tony Moss Collection)
(<https://stories-of-london.org/the-compton-regal-uxbridge/>)



Rock ‘n’ Roll films, Rock, Rock, Rock and Disc Jockey Jamboree at the cinema

Source. (<https://stories-of-london.org/the-compton-regal-uxbridge/>)

3.8 Historical research:



Regal Cinema in Uxbridge. 2004

Source. (Bulletin Lite. Cinema Theatre Association)



Auditorium looking toward the proscenium. December 2014

Source. (Cinema Treasures)
<https://cinematreasures.org/theaters/13729/photos/118386>

3.9 Historical research:



Former foyer, now a bar and dance area. December 2014

Source. (Cinema Treasures)
<https://cinematreasures.org/theaters/13729/photos/118380>



Regal Cinema in Uxbridge. 2015

Source. (westlondonchat.com)
<http://westlondonchat.com/photos/showphoto.php?photo=2963&title=the-former-regal-cinema-2c-uxbridge-2c-may-2015-&cat=605>

3.10 Historical research:



Regal Cinema in Uxbridge. 2023

Source: (Google maps)
<https://d15g0x33mx36tg.cloudfront.net/documents/79-8910-vol55no3lite.pdf>

History Summary

1930-1931: The Regal Cinema in Uxbridge, England, was commissioned by A.E. Abrahams, an established figure in London's cinema scene, who also owned cinemas in West Norwood and Edmonton, all now demolished. Designed by architect E. Norman Bailey, the cinema was constructed in the Art Deco style, with features like decorative ceramic tiles showcasing Egyptian motifs. It opened its doors on December 26, 1931, premiering "Reaching For the Moon," starring Douglas Fairbanks, Sr. and Bebe Daniels. The auditorium boasted a stadium-style seating arrangement and a unique Chinese Streamline-Deco style proscenium opening.

1935-1977: The cinema was acquired by Union Cinemas in December 1935 and later by Associated British Cinemas (ABC) in October 1937. It operated as the 'Regal Cinema' until its closure on November 4, 1977. The building received a Grade II listing immediately after closure, recognizing its architectural and historical significance.

1984-1993: After seven years of vacancy, the cinema was converted into Regal's Nightclub, reopening on July 5, 1984. Despite its Grade II* listing in November 2000, alterations were made to the building, including brick-ing in the stage area and converting it into a gymnasium/health club. The Compton organ, although retained, became inoperable due to severed connecting wires.

1993-2007: In 1993, the venue was rebranded as Discotheque Royale. Subsequent renovations altered its interior ambiance to accommodate disco and nightclub lighting gantries while preserving the original decorative elements.

2007-2022: A £3 million renovation in April 2007 saw the venue renamed Liquid Envy Nightclub until its closure on June 30, 2018. Reopened as ATIK nightclub in August 2018, it faced closure in March 2020 due to the Covid-19 pandemic. By December 2020, the operators became insolvent. As of 2022, the former stage gymnasium closed, and the nightclub remained shuttered, with the former dancehall repurposed as a snooker club, marking a new phase in the building's history. Throughout its various incarnations, the building has remained a testament to the evolution of cinema architecture and entertainment culture in the UK.

3.11 Historical research:

Recent History

On Tuesday, December 19, 2023, Hillingdon Council issued an injunction to halt any further construction activities by the owners of the historic and protected Art Deco building in Uxbridge. This action came in response to unauthorized building work observed at the Grade II* Listed former Regal Cinema located on High Street. The injunction, effective for 12 months, was granted against Frough Limited, its company director, and London Empire Hotel Limited during a hearing held at the High Court in central London on Monday, December 11.



Entrance to the former dance hall, leading to the current snooker club. December 2023.

Source: (Google maps)
<https://d15g0x33mx36tg.cloudfront.net/documents/79-8910-vol55no3lite.pdf>

The council's investigation, initiated in November of the same year, ensued following reports of unauthorized works being carried out on the premises. Upon inspection by the council's planning enforcement team, extensive refurbishment and alteration works were discovered, including the removal of rubble and materials from the site, all conducted without the requisite Listed Building Consent.

Grade II* Listing signifies a high level of architectural or historical significance, thus subjecting the building to stringent planning regulations. Despite this protected status, consent had neither been sought nor granted for the works exceeding these prescribed limitations. Consequently, the council promptly issued a 'temporary stop notice,' mandating the cessation of all work on the property until the hearing at the High Court on Monday.

During the High Court hearing, an interim injunction was granted, restraining any further works on the site. As stipulated in the injunction, the defendants, along with any agents or representatives acting on their behalf, were prohibited from conducting additional works, alterations, extensions, or demolitions on the premises, as well as from removing any materials from the site.

Failure to adhere to the terms of the injunction could result in Frough Limited being held in contempt of court, thereby facing potential fines, imprisonment, or asset seizure. This injunction underscores the council's commitment to preserving the architectural and historical integrity of the Regal Cinema and safeguarding its heritage for future generations.

In conclusion, The Regal Cinema Uxbridge serves as a fascinating case study in the intersection of architectural design, cultural heritage, and cinematic history. Its journey from the Art Deco era to the present day reflects not only changes in architectural tastes and filmmaking technology but also the enduring appeal of well-preserved historic landmarks. As custodians of this architectural gem, it is imperative to balance the demands of modernity with the imperative to safeguard our shared heritage for posterity.

3.12 Architectural features and historical alterations:

The former cinema has been described as having ‘one of the best and most inventive displays of art deco detail, both outside and in’¹ and is noted in the list description to be the finest surviving work of the architect. In his comprehensive account of British cinema buildings *Cathedrals of the Movies*, David Atwell describes Bailey as ‘a rather obscure figure’ who operated his practice E Norman Bailey and Partners from a small office in Maidenhead High Street. After the Regal, Bailey designed the Adelphi cinema in Slough, the Showboat Roadhouse in Maidenhead in 1933 (demolished in 2019) and the Savoy cinema at Reading in 1936, and later moved into designing office buildings.⁶

When it opened on 26 December 1931, the Regal featured a café, cinema and ballroom. The cinema had seating for 1,360 people and the following contemporary description of the interior was given on 23 December 1931:

‘On entering the building, one notices the entire freedom of detailed ornamentation; its appeal relying upon its lighting. This characteristic is a distinguishing feature of the whole scheme of construction. There is a severity of treatment about the style of architecture with, however, a due regard to the value of the horizontal and vertical motif. The building is essentially modern in its conception. In the auditorium – a most spacious expanse with every conceivable advantage to the patrons – the lighting is entirely concealed, and is obtained mainly from the ceiling. Lines and shadows full of colours culminate in the unique proscenium arch. The satin “tabs” are in four shades – champagne to autumn gold.

A full-size stage will enable variety and “presentations” to be staged with every modern artifice. The seating is in two colours – old gold and soft purple – which harmonises with the general decorative tones of rich magenta to a soft cream at the highest pitch of the ceiling. An autumn tinted carpet adds to the atmosphere of restfulness and comfort. The amenities of the cinema include a tea-room and a dancing floor. The Western Electric system of sound apparatus is installed.’⁸ *Please see existing photographs in earlier section.*

The ‘whole of the decorations, carpets and curtains’ for the cinema were provided by Maple and Co.⁹ This presumably included the auditorium ceiling which ‘flows in a dazzling sequence of shaped and scalloped curves and coved fibrous plaster cornices’.¹

References:

¹ Bridget Cherry and Nicholas Pevsner, *The Buildings of England: London 3 North West* (Penguin Books, 1991) p.76.
² David Atwell, *Cathedrals of the Movies: A History of British Cinemas and their Audiences* (London: The Architectural Press, 1981), p.105.
³ An alternative figure of 1,610 seats is given in Allen Eyles, *ABC: The First Name in Entertainment* (Burgess Hill: Cinema Theatre Association), p.156,

⁸ *The Era*, Wednesday 23 December 1931, p.12.
⁹ *Kinematograph Weekly*, Thursday 23 June 1932, p.30.
¹⁰ Atwell, 1981, p.105.

¹¹ <http://stories-of-london.org/the-compton-regal-uxbridge/>
¹² Atwell, 1981, p.105.
¹³ *Uxbridge & West Drayton Gazette*, Friday 1 January 1932, p.11.
¹⁴ *Uxbridge & West Drayton Gazette*, Friday 12 February 1932, p.14.
¹⁵ *Ibid.*, Friday 6 January 1933, p.11.
¹⁶ *Uxbridge & West Drayton Gazette*, Friday 24 June 1955, p.2.
¹⁷ Atwell, 1981, p.105.
¹⁸ <http://stories-of-london.org/the-compton-regal-uxbridge/>
¹⁹ *Ibid.*
²⁰ <https://www.mylondon.news/whats-on/whats-on-news/first-photos-inside-uxbridges-new-15043892>
²¹ *Ibid.*

Much less has been written about the exterior of the building which is unremarkable with the notable exception of the principle façade on the High Street. The set back main elevation once flanked by the walls of neighbouring buildings, its distinctive stepped and decorated parapet and the overall Art Deco design are just a hint at the splendour and opulence of the decoration inside the main auditorium. The original ‘Egyptianising’ faience decoration incorporating the Regal name, and the distinctive tall windows with their chevron glazing bars have survived remarkably intact, although areas of the faience cladding are now at risk of loss due to water ingress and associated problems threatening to detach them.

A contemporary local newspaper account of the cinema’s opening on the afternoon of Boxing Day 1931 discusses both rear and front entrances of the building being extensively used. It describes how people were ushered in to the ‘crush hall’ or foyer, ‘modern in conception’ with ‘soft concealed lighting by means of delicately designed bowls mounted on shafts.’ The auditorium had no balcony but seating ‘in one uninterrupted gradient from stage to rear wall’ and thus no blind spots for viewing the stage and screen. The reporter describes the ‘multi-coloured variants of the lighting of the auditorium’ where ‘the ceiling “effects” brought eyes from the proscenium curtain upwards and created an interest in the magnificent decorations.’

The cinema had an air conditioning system to provide ventilation for a space that would have been thick with cigarette smoke, and featured a Compton organ with two manuals and six ranks located in the orchestra pit ¹¹ – the console of which had been moved from its original location but was still present in 2000 when the list entry was updated.

In 1981, David Atwell noted that this was one of only four cinema organs in the London area in original condition.¹² The first films to be shown at the cinema were *Laughing Gravy* with Laurel and Hardy followed by *Reaching for the Moon* starring Douglas Fairbanks, notably a talking picture and the first time the Uxbridge audience had heard Mr Fairbanks speak in a film. The cinema’s owner Mr A E Abrahams hosted a tea and cocktail party for a large gathering after the inaugural screening. ¹³

In 1932, the Regal Restaurant was advertised as being open to the public from 12 noon daily for luncheons, teas, dinners and suppers. There was daily dancing in the ballroom in the afternoons and evenings and a free car park.¹⁴

In the first year of opening, the cinema was reported to have sold over 750,000 admission tickets for screenings of over 10.7 million feet of film including 200 feature films, and 200 artists had appeared on the stage.¹⁵ By 1955, the Regal Cinema Ballroom was still hosting dances every Tuesday to Thursday and on Saturday evenings.¹⁶

The Regal was taken over by Union Cinemas in 1935, followed by the ABC cinema group in 1937 and closed as a cinema in 1977. In 1981, David Atwell noted the building was still closed, and that discussions were underway over its future and possible redevelopment.¹⁷ In 1984, the main auditorium was eventually re-purposed as a nightclub ¹⁸. At this time, a wall was erected which separated the stage from the auditorium, and the stage area became a health club. ¹⁹ Former names of the nightclub were Discotheque Royale, Liquid/Envy and most recently Atik who in 2018 were reported to have undertaken renovations costing £650,000.²⁰ Recent images of the nightclub show the historic interior with proscenium arch, flanking decorative grilles and the magnificent ceiling kept intact. The organ console was restored in 2006-7 by HWS Associates LLP (although the organ is not playable as the connection with the organ pipes has been lost) and the case was on display in the nightclub at that time.²¹ Another area of the building is in current use as a pool hall.

4.0

Analysis and diagrams

4.1 Design Statement:

1. Use:

The former Regal cinema is located on the High Street in Uxbridge, a town in West London, 15.4 miles northwest of Charing Cross. Uxbridge Urban District Council was created in 1894 and in 1955 became the Borough of Uxbridge. In 1965 the municipal borough of Uxbridge was merged with the urban districts of Hayes and Harlington, Ruislip-Northwood, Yiewsley and West Drayton to form a new London Borough of Hillingdon who are the planning authority for proposed works to the building. Historically, Uxbridge was a hamlet and market town, and an important settlement by the twelfth century, closely related to the neighbouring Hillingdon and Cowley.

Along with the former night club use, the building also has a snooker/pool club to the front facing the high street, and a gym facility in the spaces that were the original stage for the cinema hall.

2. Amount:

The proposed extent of the new proposals are below:

1. A refurbished club pavilion:

Existing building: ??? sqm GEA.

Proposed refurbished building: ??? sqm GEA.

3. Layout and concept of the proposals:

The layout and concept for the project and proposal is very simple and its aim is to rationalize and stabilize the current situation on site that has caused an issue and an injunction, enforcement action. This application proposes a strategy to preserve the fine listed building and listed attributes, and features and at the same time deal with the premature demolition of the later night club additions, so rectifying any works that have been carried out without permission.

The elements that have been removed and demolished are the raised floor structures and mezzanine, staircase structures that were part of the later approved night club proposal. The original listed cinema building elements are still intact in the main after being uncovered by the demolition of the night club floor and walls. Any damage to the plaster work and listed building features was carried out as part of the night club work and installation of various floor levels bar area and stage.

To deal with the above we are proposing the below work and designs:

1. New level floor to the cinema and hall.
2. A new replacement upper mezzanine floor.
3. A new feature staircase and lift.
4. Installation of a new food prep area and accessible WC
5. Repairing of the damaged plaster works.

1. New level floor:

One of the main elements of the proposed listed building application is the leveling and cleaning up, making good of the cinema hall floor. The original cinema floor used to be on two levels with a flat section where the exit doors are currently at either side. The floor sloped down from the top of the hall to the flat section and then on to the stage. This can be seen in the photographs attached. The night club additions created various floor levels and platforms that have had an impact upon the listed plaster paneling and moulding. This can also be seen in the photographs attached.

The proposed scheme deals with removing the demolition rubble and the various sections left over from the night club floors and stair structures, DJ booth, stage and the various block work additions built later. It proposes to create an accessible floor that is set at the level of the emergency exits, this will create a safe and fully accessible floor within the hall. Furthermore it also allows the walls and plaster work to be repaired and made good following the removal of the old night club floor and new level floor.

As part of this leveling works, the emergency existing will be cleaned of rubbish, and made good.

The site visits and photographic studies show that the original floor is raised and can be seen under the concrete rubble of the night club floor addition.

2. A new replacement mezzanine floor.

As part of the overall repairs, and floor leveling, we are proposing to carefully remove the rest of the mezzanine that hasn't been demolished and then re install a new purpose built mezzanine at the higher level of the existing, this will allow safe access from the doors and rooms at the rear, and access to toilets that have been retained from the original cinema. The new mezzanine will be kept away from the existing cinema walls and so not affecting the plaster work and paneling. The mezzanine will be the same distance from the rear wall as the current night club mezzanine. The handrail will be influenced and inspired by the original metal guarding and metal work in the cinema entrance areas.

Please see section diagrams.

3. As part of the new mezzanine installation, we are also proposing a new feature staircase that will run from the leveled floor up to the mezzanine. It will be influenced by the 1930's period and will have a form that widens at the bottom, handrails will be referenced and inspired by the original cinema staircase metal handrails. The original columns under the old mezzanine will be retained and cleaned, made good.

4. New food prep area and accessible WC.

We are proposing a new food prep area that will sit under the existing mezzanine, this will replace the existing bar area. Whilst the toilets to the rear will be retained and cleaned, made good. Furthermore to meet Part M we are proposing a fully accessible WC in the top corner of the hall.

5. Plaster works.

As part of the proposals above, plaster work will be repaired, made good, and water ingress damage repaired.

4.2 Design Statement:

4. Scale and massing:

The proposed scheme will have a very similar scale and massing as the existing and preexisting structures. The new mezzanine will be of a similar size and form, along with a similar staircase volume. The proposed mezzanine structure will be a light touch addition and will be subservient to the main cinema hall.

5. Access:

The access to the new proposals will be via the existing entrance and lobby that comes off the high street. The two emergency exits will be cleaned and utilized, the plaster work and paneling, features will all be retained and cleaned.

6. Sustainability and bio diversity:

The proposal is for a simple internal addition, and making good, cleaning of debris and staircase. The sustainability and bio diversity will not be affected by the scheme.

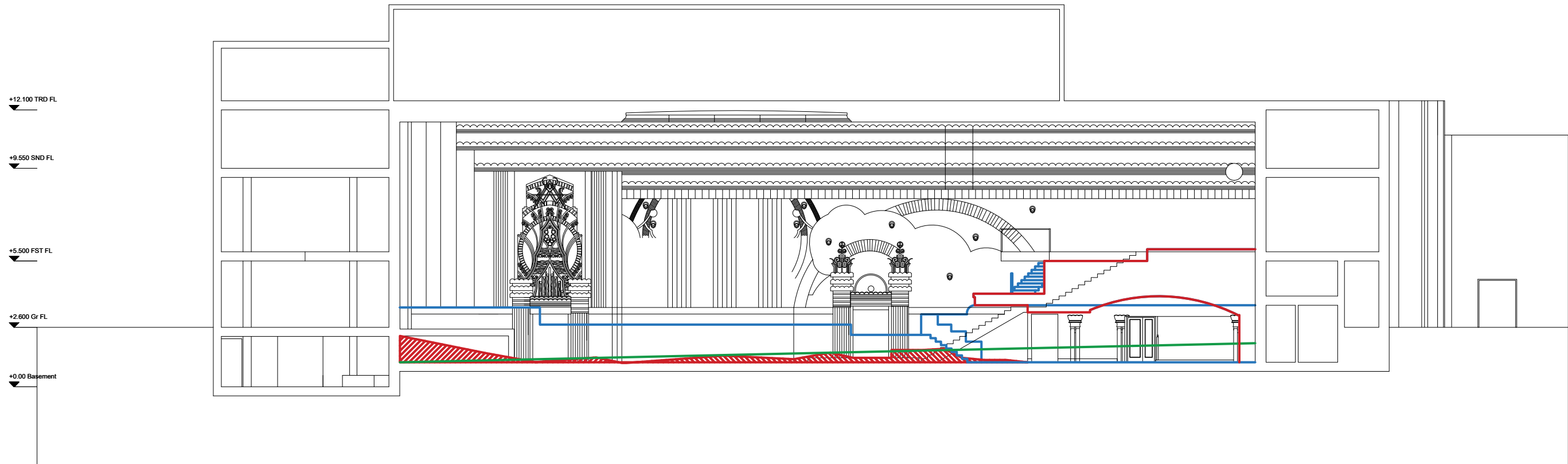
7. Landscaping:

The current building only has areas of hard standing for parking and a small roof terrace, the proposal will not affect this.

4.4 Design Statement: Section Diagrams - existing, pre-existing, original and proposed.

The diagram below illustrates the floor level condition in each of the various historical stages of the project. The stages and phases are in a different colour with each highlighted as below:

- 1. Green - the original sloped cinema floor that was removed when the nightclub floor was installed and created. The level is a slight assumption taken from historical data and photographs.
- 2. Blue - the nightclub floor levels that have been recently demolished.
- 3. Red - the current demolished floor level.
- 4. White - the background illustrates the proposed new level floor and mezzanine levels as part of the rationalization and listed building consent.



4.4 Design Statement: New stair section.

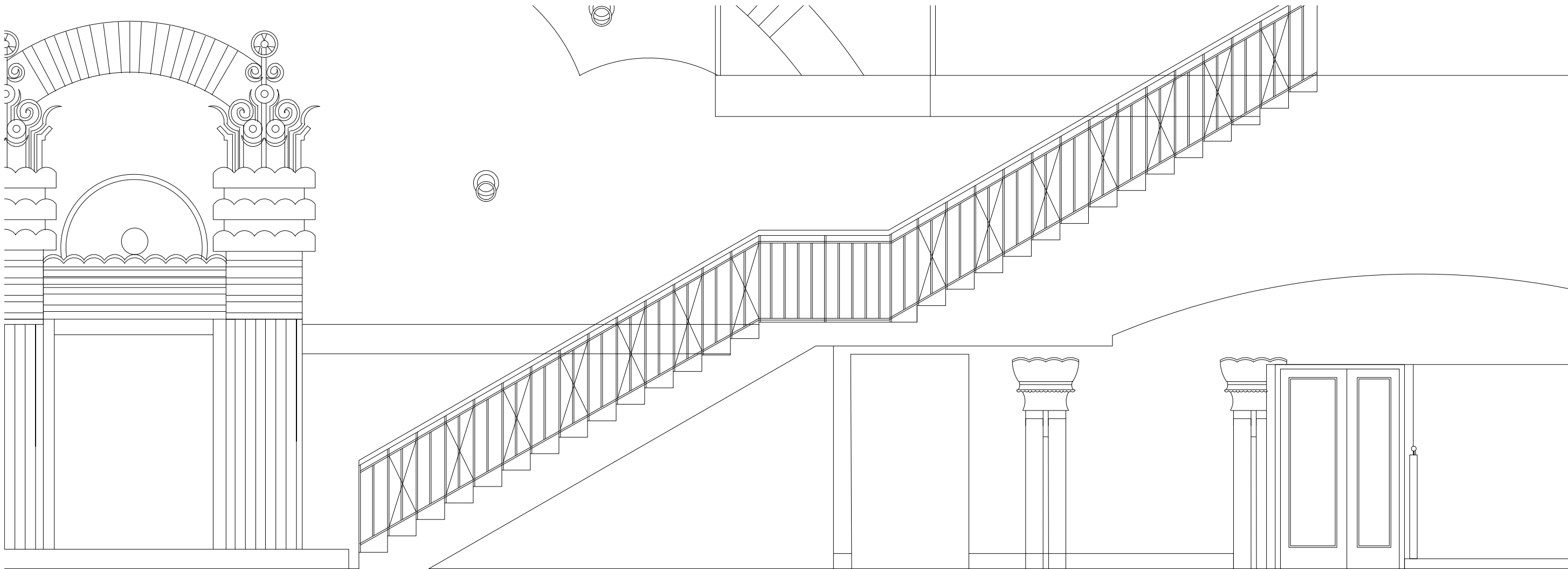
The section below illustrate the design for the new staircase. The staircase will be influenced by the original 1930's period of Architecture and will be sweeping white metal staircase that has a half landing. The treads will be rich coloured carpet to bring back memories of the cinema and the soffit a white plastered finish. The handrails will be a metal design that references the original cinema handrail in the lobby. This will continue around the mezzanine level.



Original handrail.



Example of a sweeping entrance staircase.



Proposed stair section

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