



Design And Access Statement

Full planning and listed building application for a new hotel and banqueting hall.

Regal Cinema building
233 Uxbridge High Street
Uxbridge

June 2025

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1.0

Introduction

1.0 Introduction

This design and access statement document accompanies the full planning and listed building submission application for the proposed new hotel building adjacent to the existing building at 233 Uxbridge High Street, along with the conversion of the old cinema and then nightclub space into a banqueting hall.

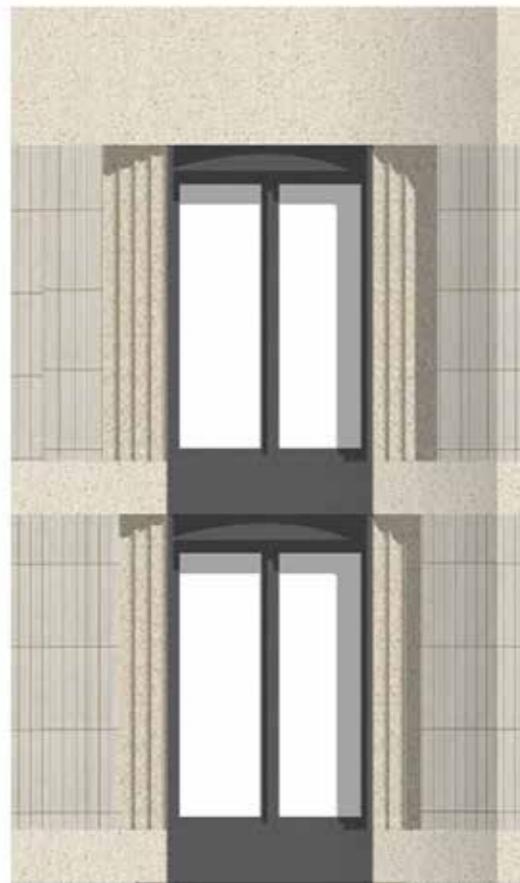
The application follows on from an approved listed building application for the regularisation and repair works to the listed building. We envisage that the new hotel building would allow the existing listed building to be brought back to its former glory, allow for repairs and provide fresh investment and adaptive reuse benefit of a currently under used and important listed building.

As a design team we have been actively involved in the watching brief during the strip out of the old night club areas, and the stripping back of the later layers to expose the original fabric. This has resulted in an accurate and current record of the existing building and its condition which has been used as the basis for the attached design and thought process.

This report also follows a positive pre application process and review with Hillingdon planning, and conservation teams. This DAS and accompanying application drawings and documents propose a high quality design for the hotel and associated areas in the existing building that enhances and conserves the Grade 2* Listed building.

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

1. A new build hotel structure to the western flank of the building.
2. The refurbishment and alteration of the adjacent gym spaces to allow for incorporation into the hotel scheme.
3. A new car parking basement to the lower floor and a new access ramp.
4. A new banqueting hall and kitchen space in the old cinema, nightclub spaces.
5. The refurbishment of the existing cinema entrance, foyer and musical equipment spaces.
6. A new side entrance to the Southern side of the cinema to replace the tired existing escape structure.
7. Associated elevation repairs, cleaning and landscaping features.



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 links 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.

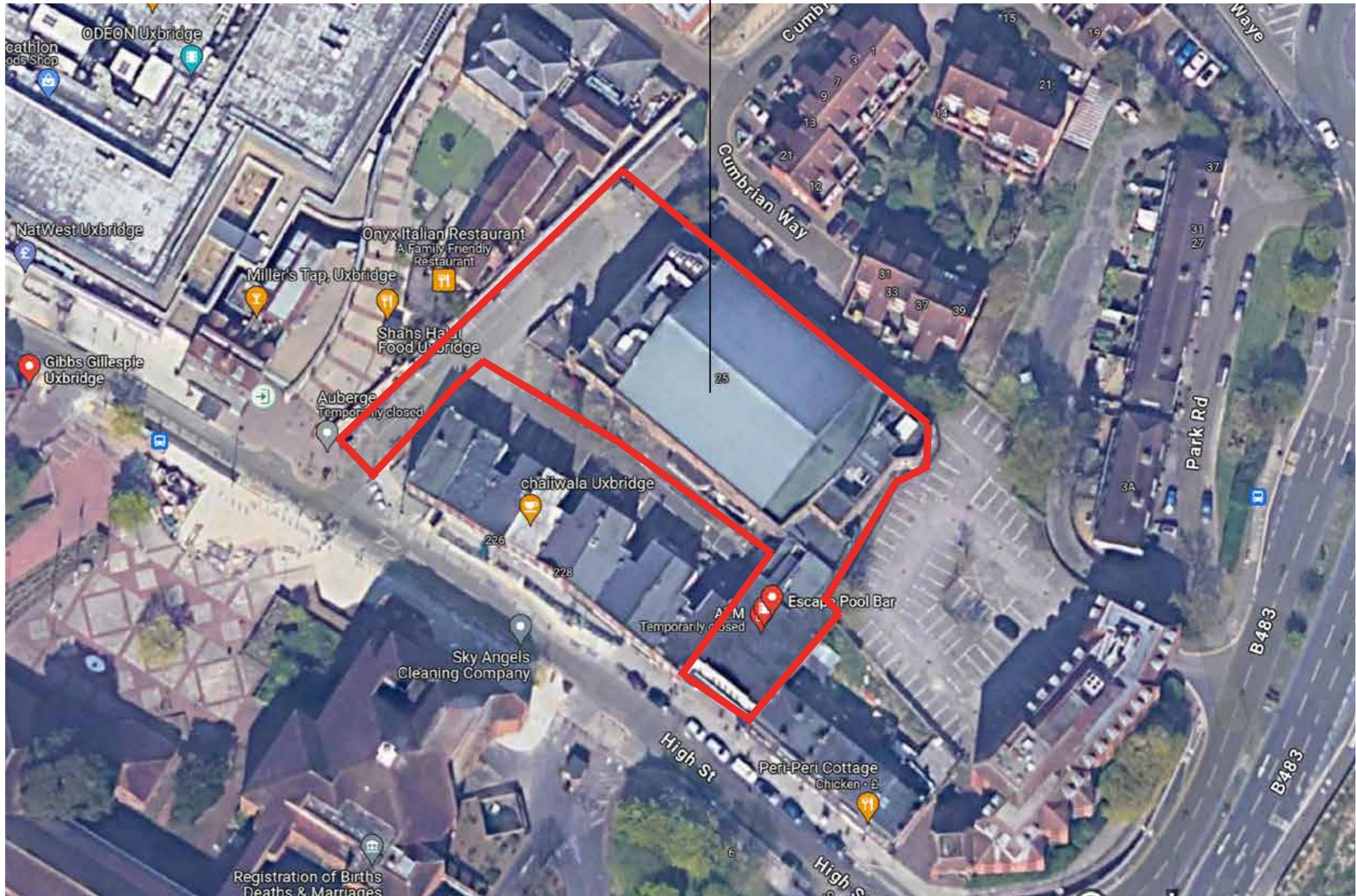
To the south of the cinema plot there is a large office, and Uxbridge council building that is a red brick geometrically laid out structure.

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.

The proposed new hotel would be situated to the west of the cinema building and the area is currently used for car parking for the gym.

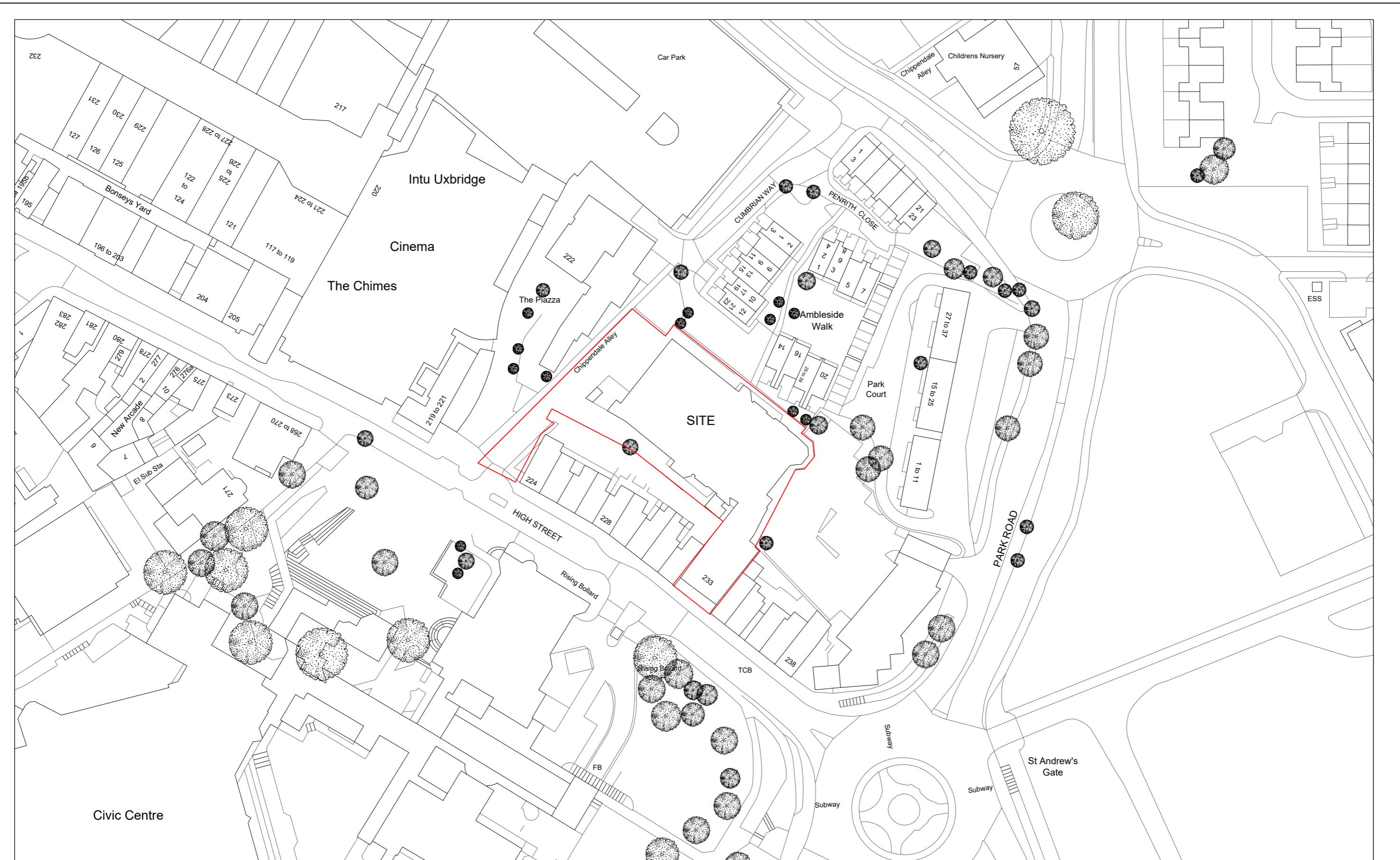
Existing cinema building.
NB red outline is indicative. Please refer to 2D drawings for accurate outline.



Site Aerial



2.2 Site plan:



2.3 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.

2.4 Site and context photographic study:



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



Boundary House - Office building on Cricket Field Road.



Uxbridge High Street.

2.5 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.

2.6 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.

2.7 Former cinema external photographic study:



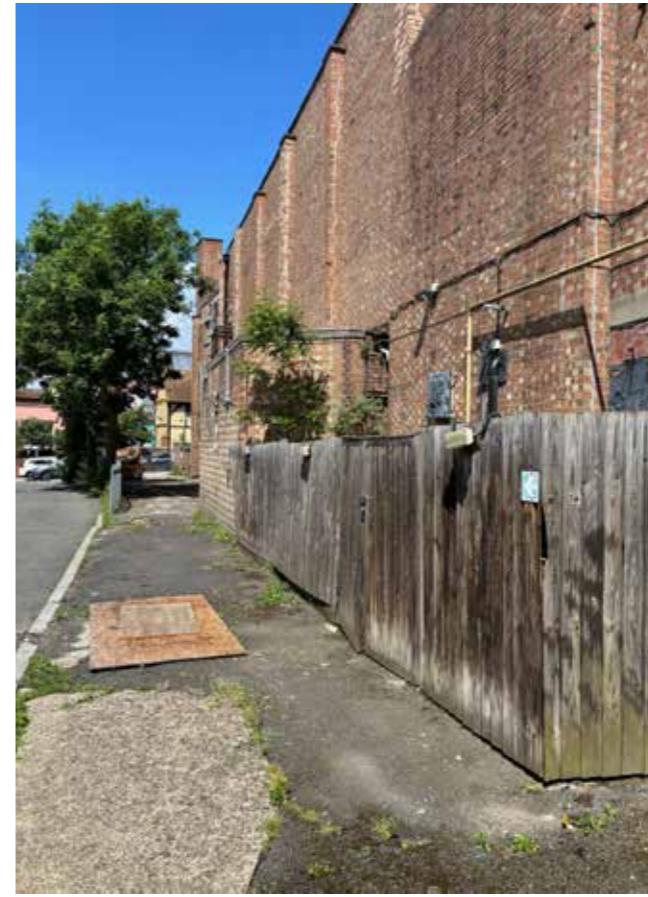
Corner of the listed building with blocked up windows. This is the proposed location for the hotel element.



North eastern elevation facing the car park.



Corner detailing and entrances.



Southern elevation and paving.

2.8 Former cinema internal photographic study:



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



The cinema space auditorium pre commencement of listed building application.



The cinema space auditorium pre commencement of listed building application.



The cinema space auditorium pre commencement of listed building application.

2.9 Former cinema internal photographic study:



The cinema space auditorium pre commencement of listed building application.



The cinema space auditorium pre commencement of listed building application.

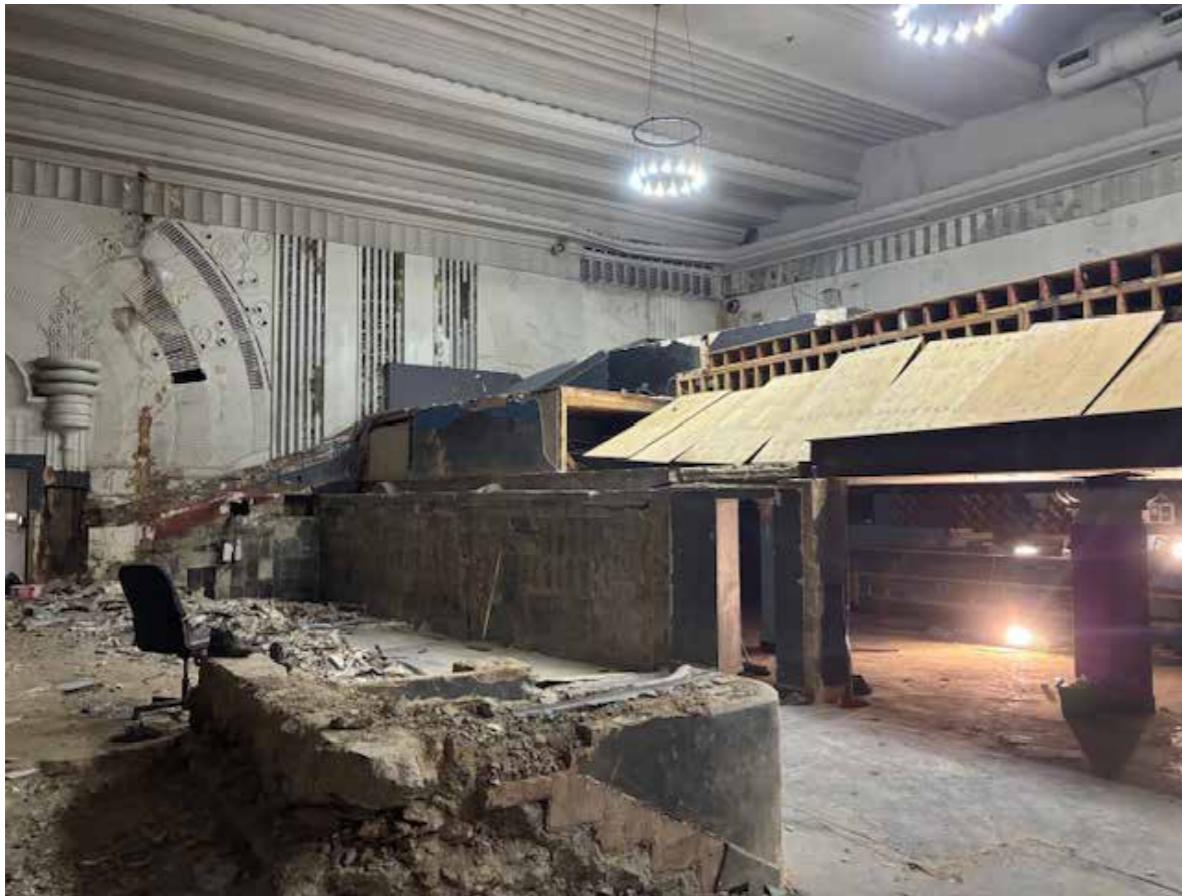


The cinema space auditorium pre commencement of listed building application.



The cinema space auditorium pre commencement of listed building application.

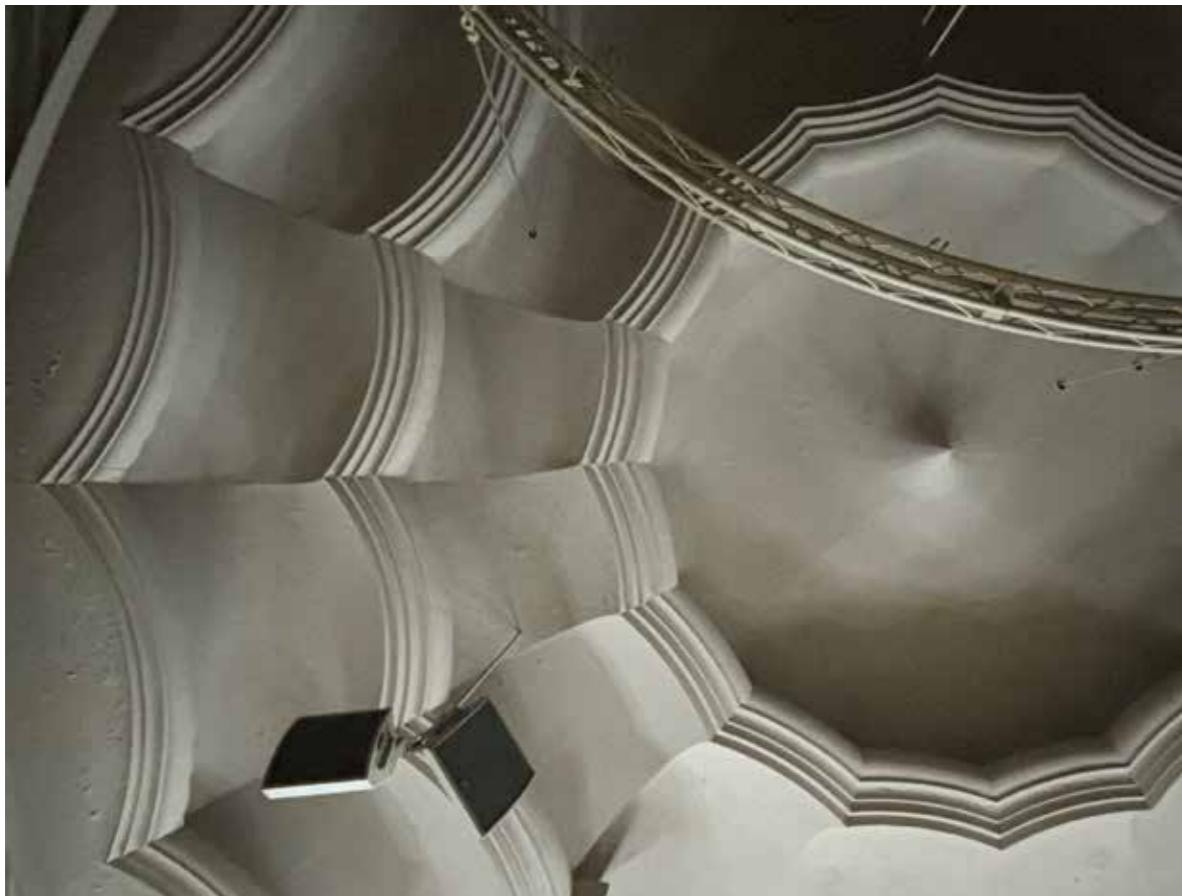
2.10 Former cinema internal photographic study:



The cinema space auditorium pre commencement of listed building application.



The cinema space auditorium pre commencement of listed building application.

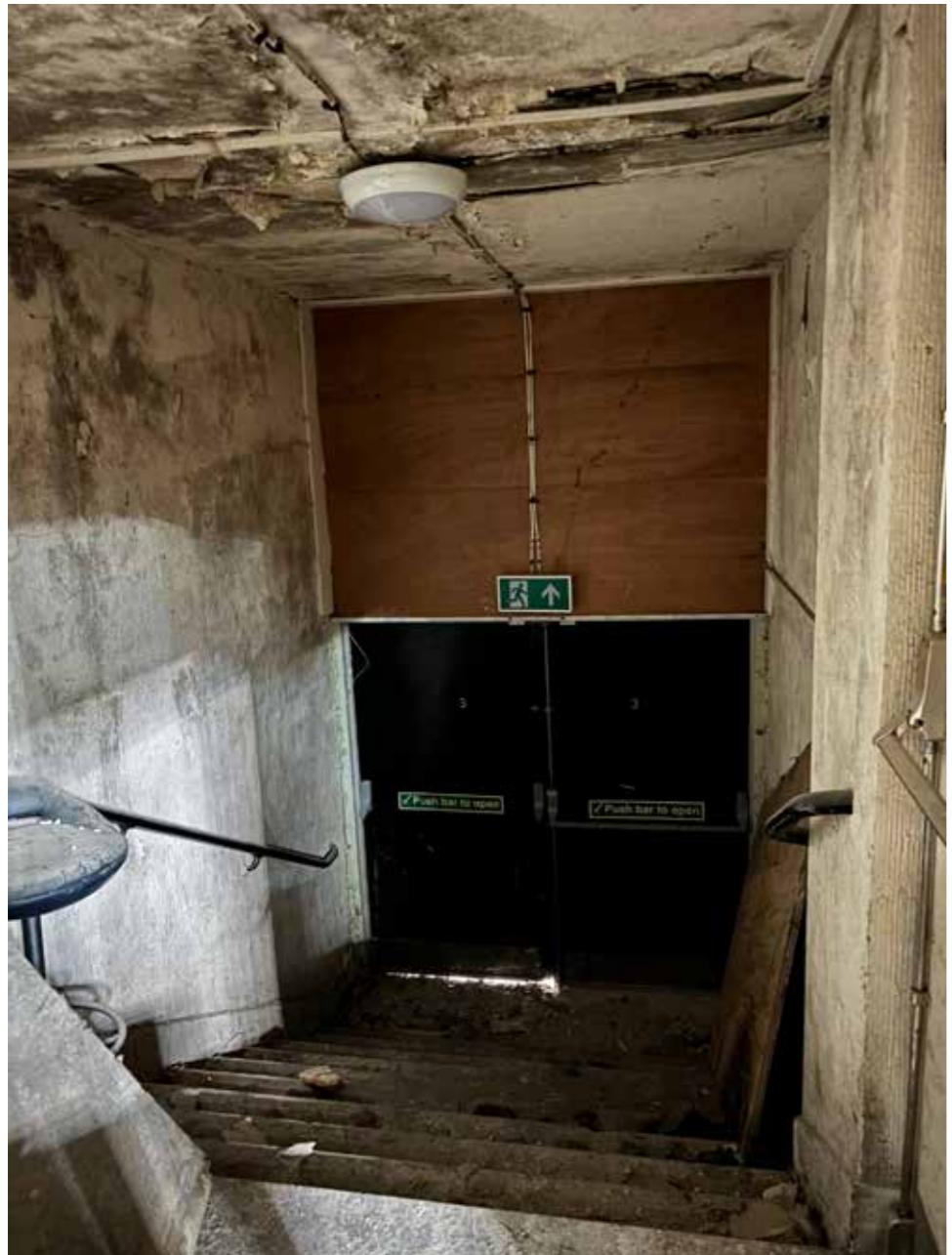


Original plaster ceiling intact.



The cinema space auditorium pre commencement of listed building application.

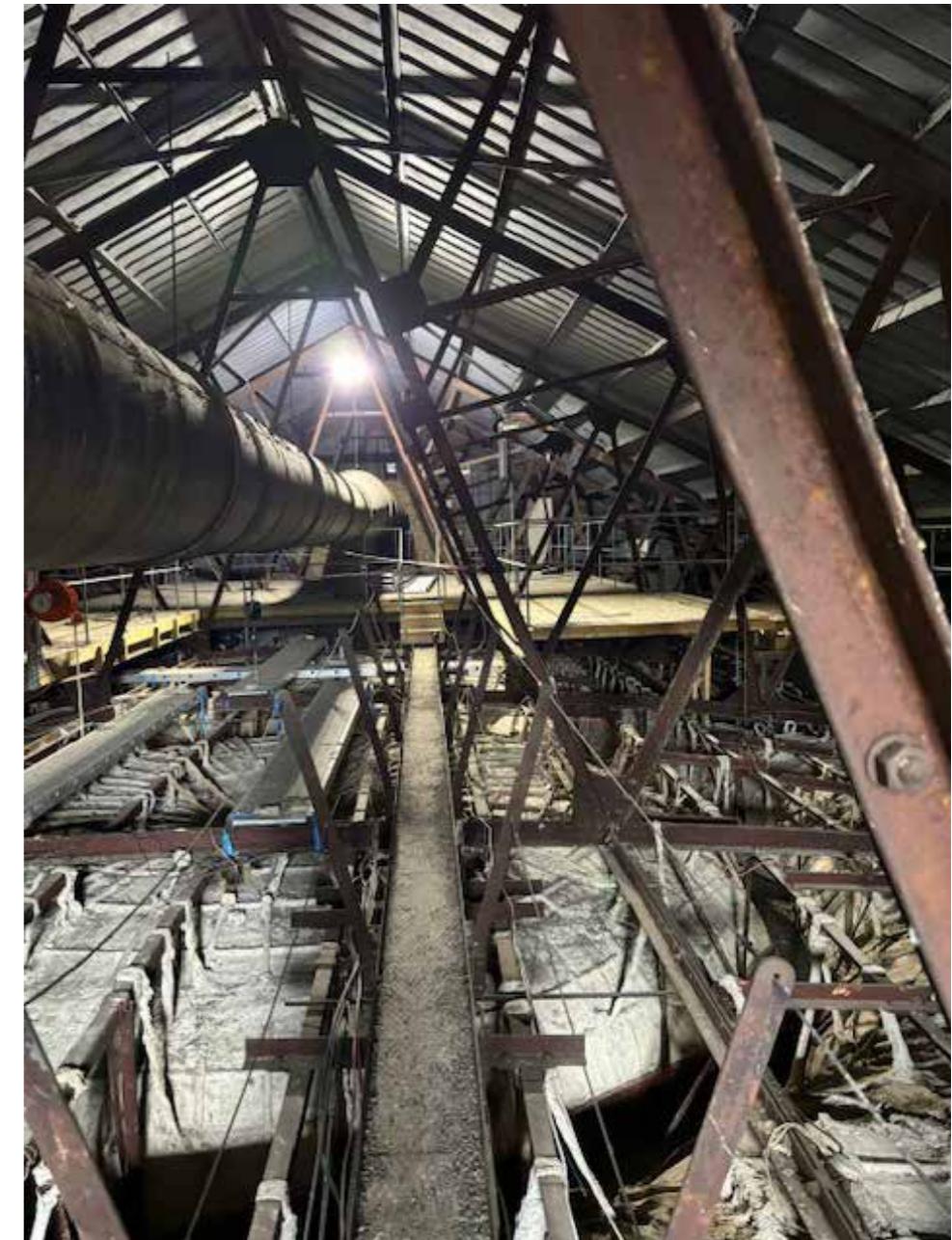
2.11 Former cinema internal photographic study:



Emergency exit stairs and doors.



Original wall plaster work.



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

2.12 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.



The cinema space auditorium pre commencement of listed building application.

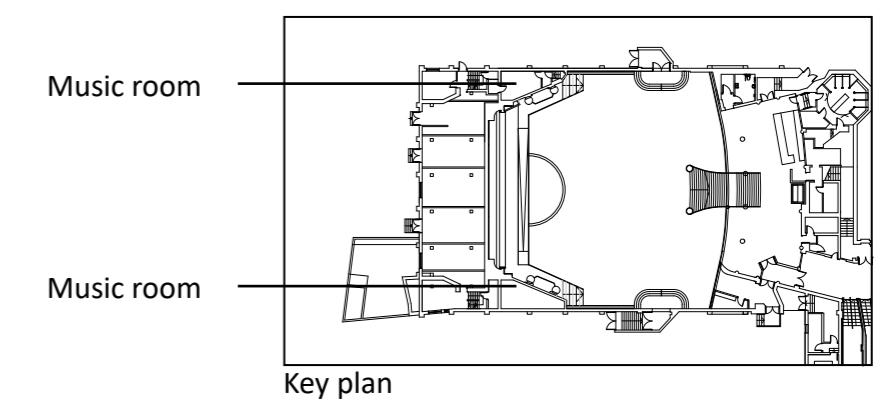


Original lead work to windows.

2.13 Former cinema internal photographic study:



Musical and lighting equipment in original enclosures and cabinets.
The referred to "Western Electric system of sound apparatus"



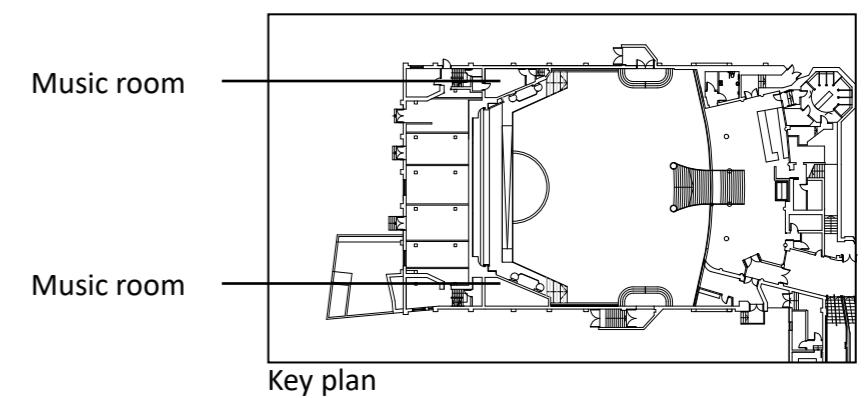
2.14 Former cinema internal photographic study:



During our site investigations, we came across a small room to the rear of the gym and adjacent to the cinema space. This room contained what appears to be original sound equipment, and lighting switch systems. There is also a drop down panel in the wall that may have given access to the cinema. The condition of the musical kit seems to be good.

The referred to "Western Electric system of sound apparatus"

We are proposing to show the music equipment as a display piece with a glazed frontage that can be viewed from the hotel areas.



2.15 Gym facilities photographic study: Now closed.



Gym entrance.



Gym reception.

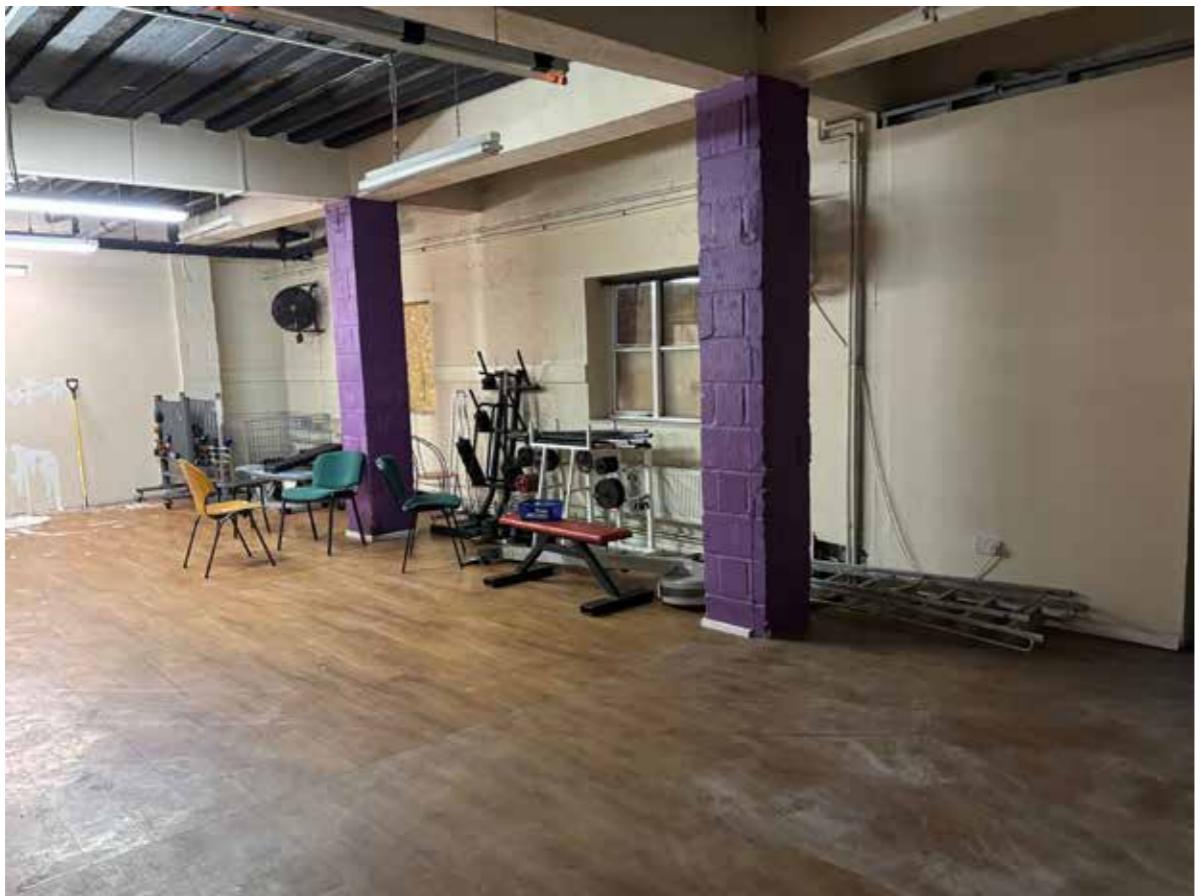


Gym entrance lobby.



Gym space - formerly the stage to the cinema.

2.16 Gym facilities photographic study:



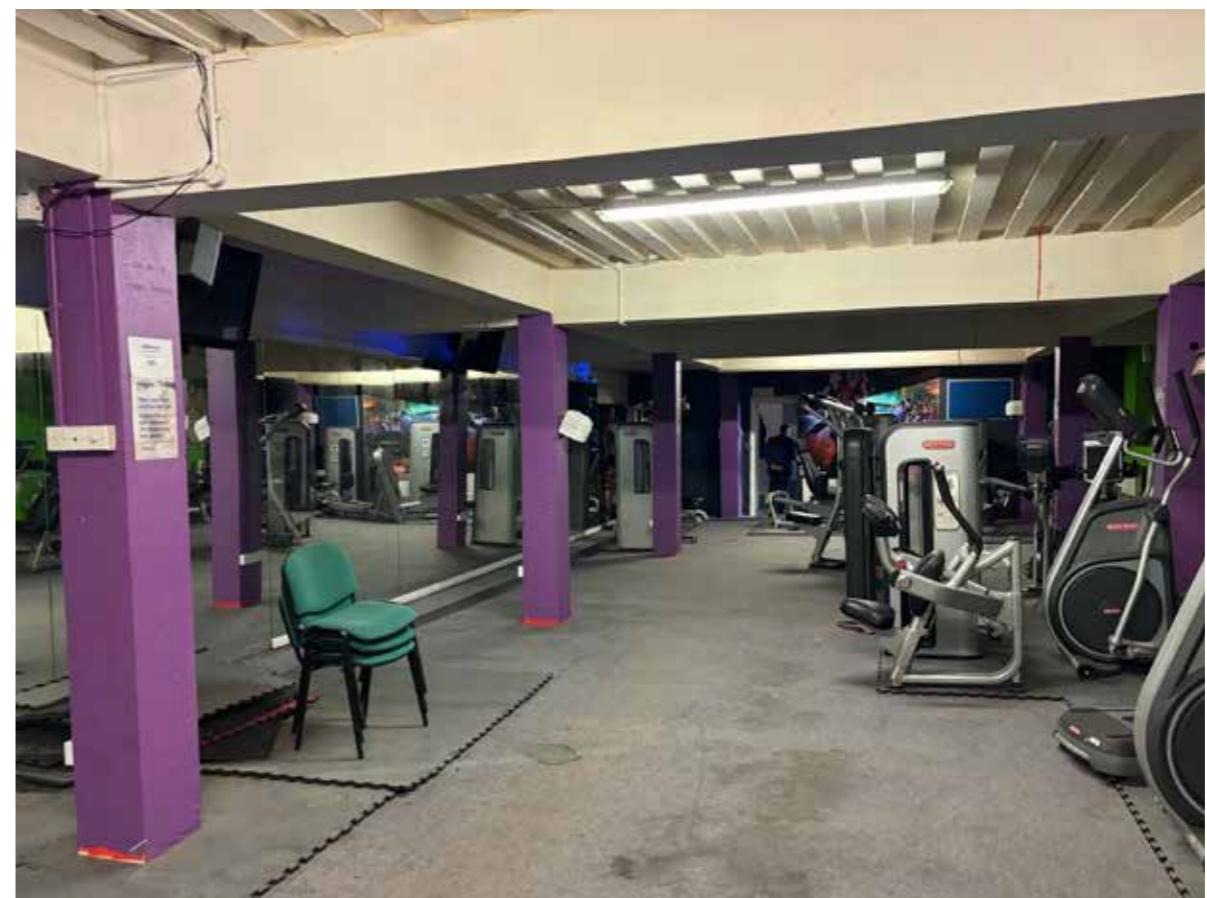
Gym space/studio.



Gym space.

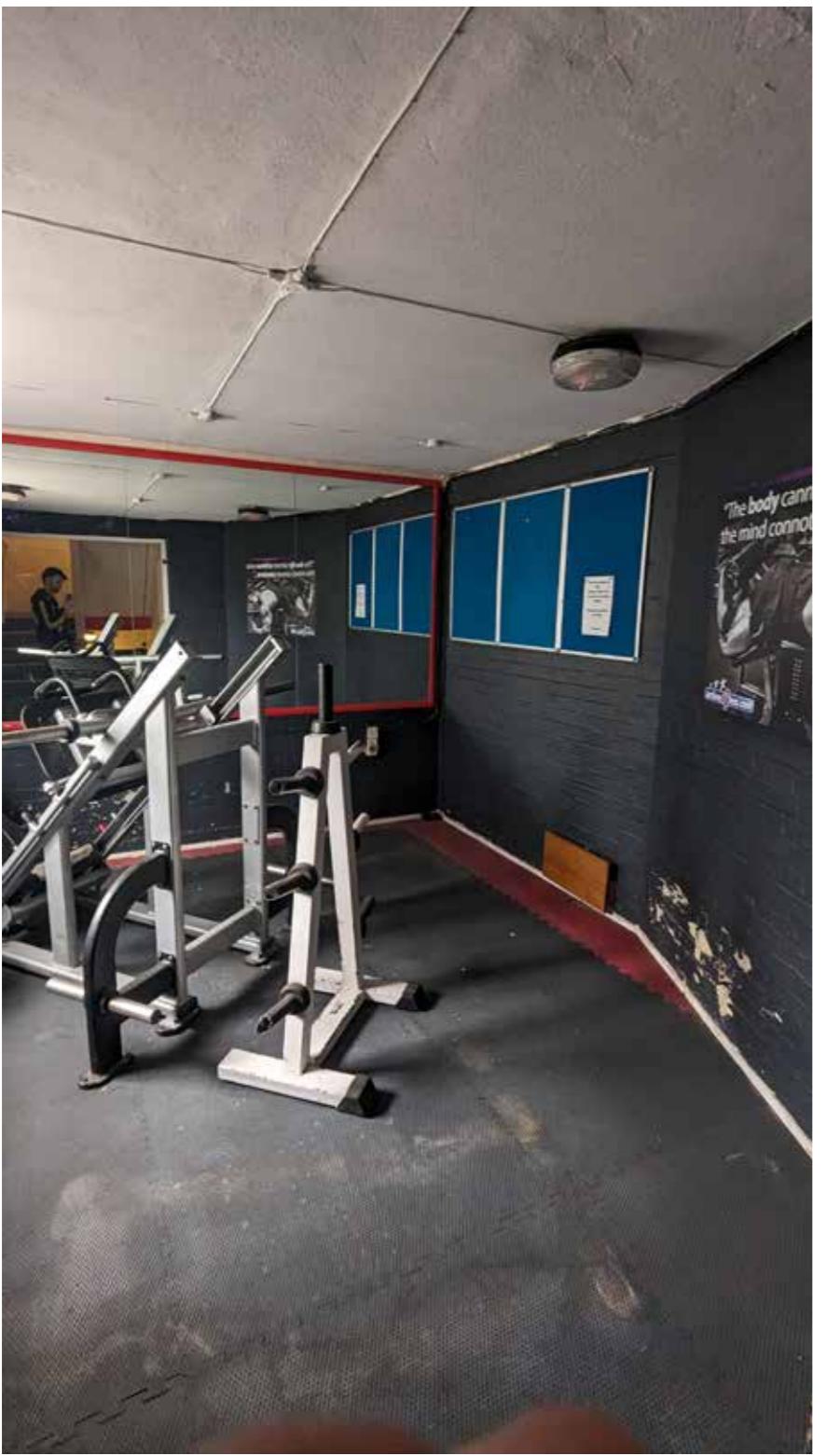


Gym rooms.



Gym space.

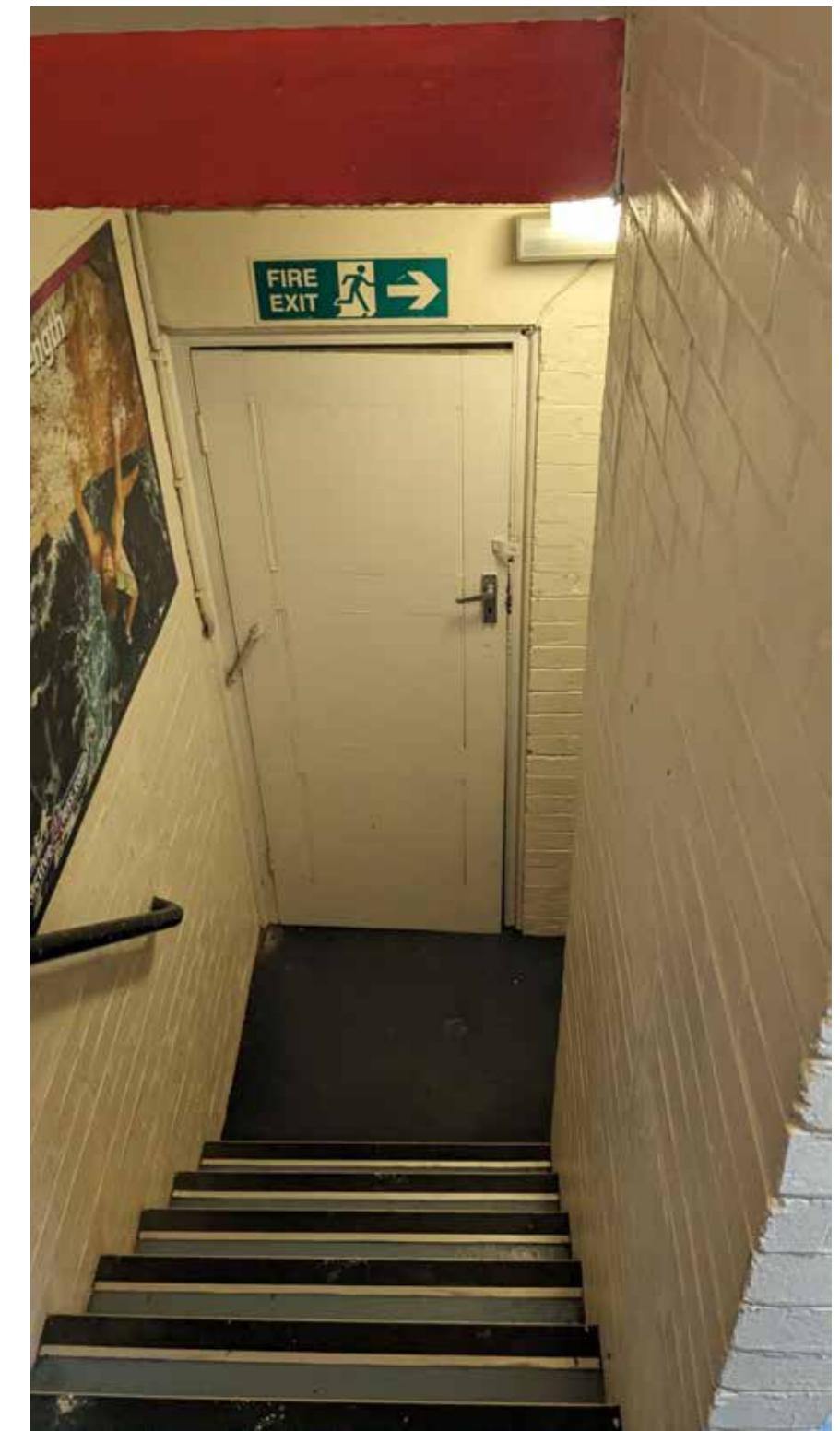
2.17 Gym facilities photographic study:



Gym space.



Gym space.



Gym stairs - former back of stage access steps when in use as the Regal cinema.

Steps to be removed as part of the full hotel application.

2.18 Gym facilities photographic study:



Gym spaces.



Changing rooms.



Changing rooms.

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"

Brief Description

Regal Cinema Uxbridge. Wonderful Grade II listed Art Deco cinema with Egyptian style façade
Heritage Category: Listed Building
Grade: II*

Mid-Century Transitions (1935-1977)

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

List Entry Number: 1080111
Date first listed: 15-Nov-1976

List Entry Name: DISCOTHEQUE ROYLE
Statutory Address: DISCOTHEQUE ROYLE, HIGH STREET

Nightclub Era (1984-1993)

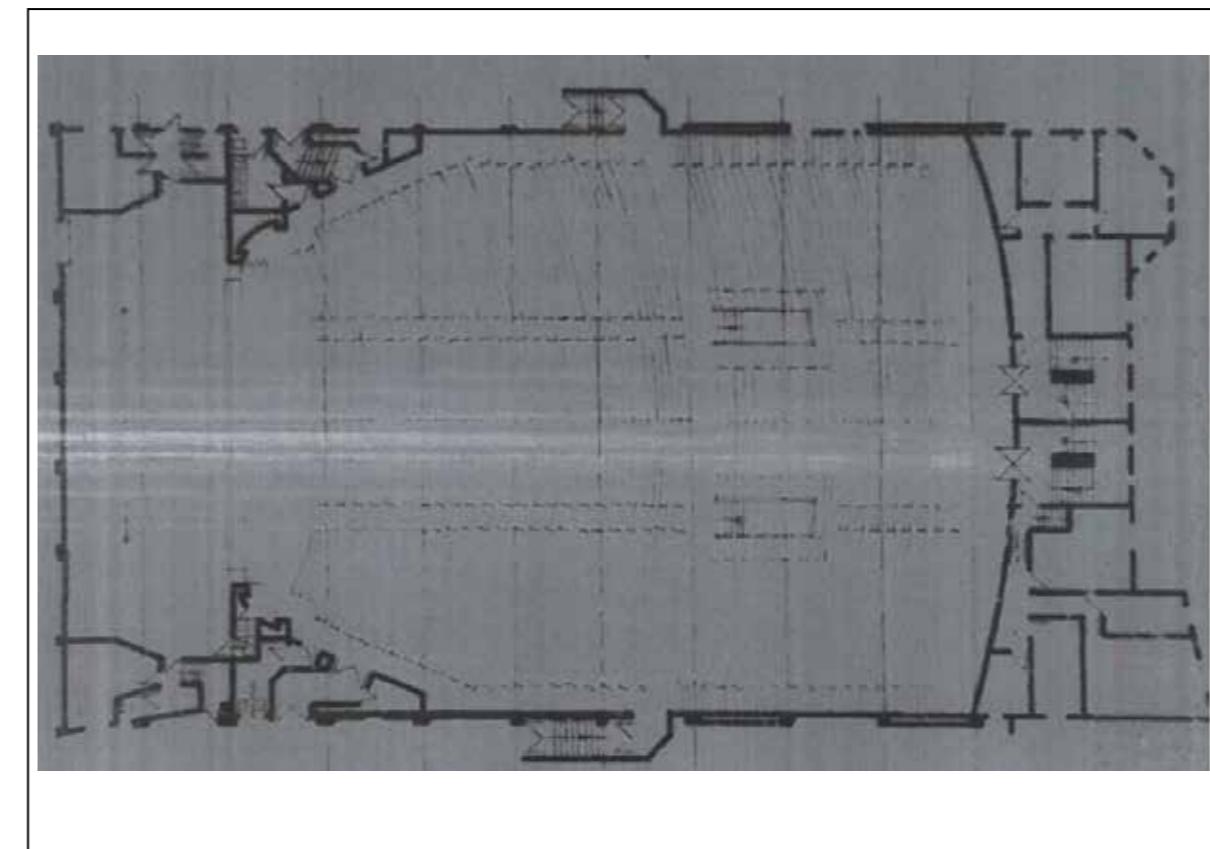
- Conversion to Regal's Nightclub
- Modifications and preservation status
- Condition of the Compton organ

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



Original hand drawn ground floor plan.

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.



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:

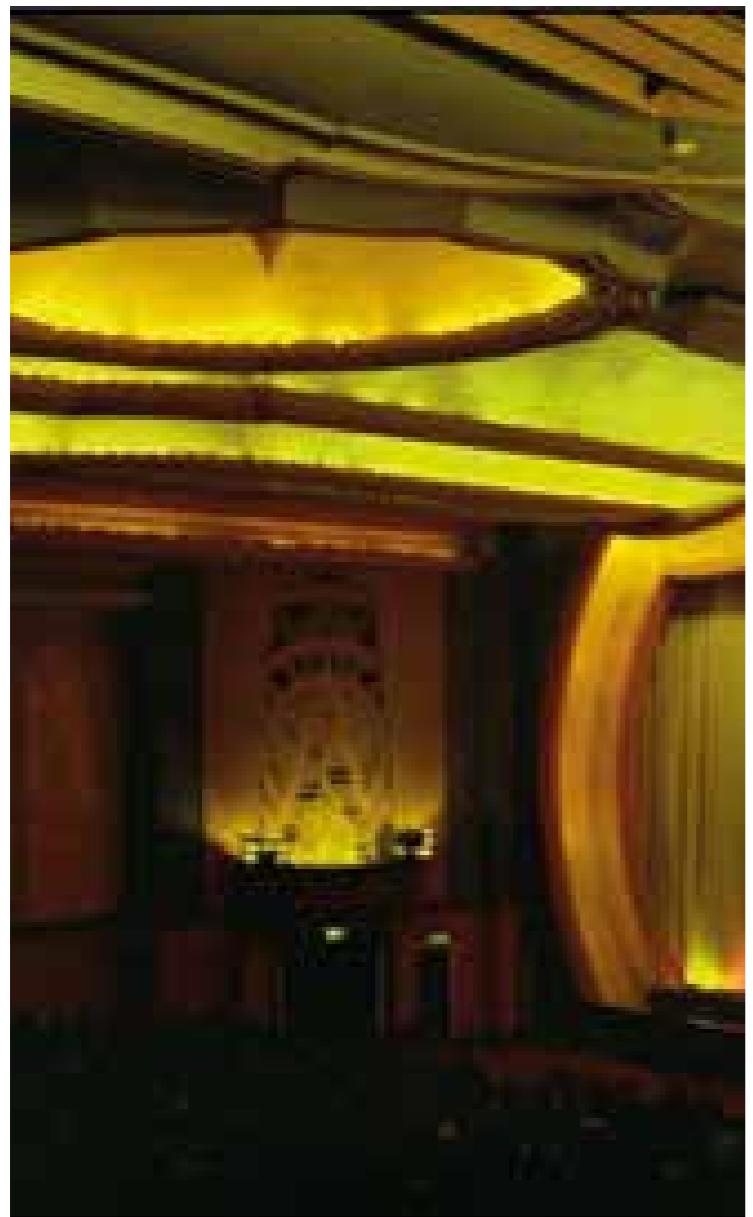


The Auditorium and Proscenium. 1935

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

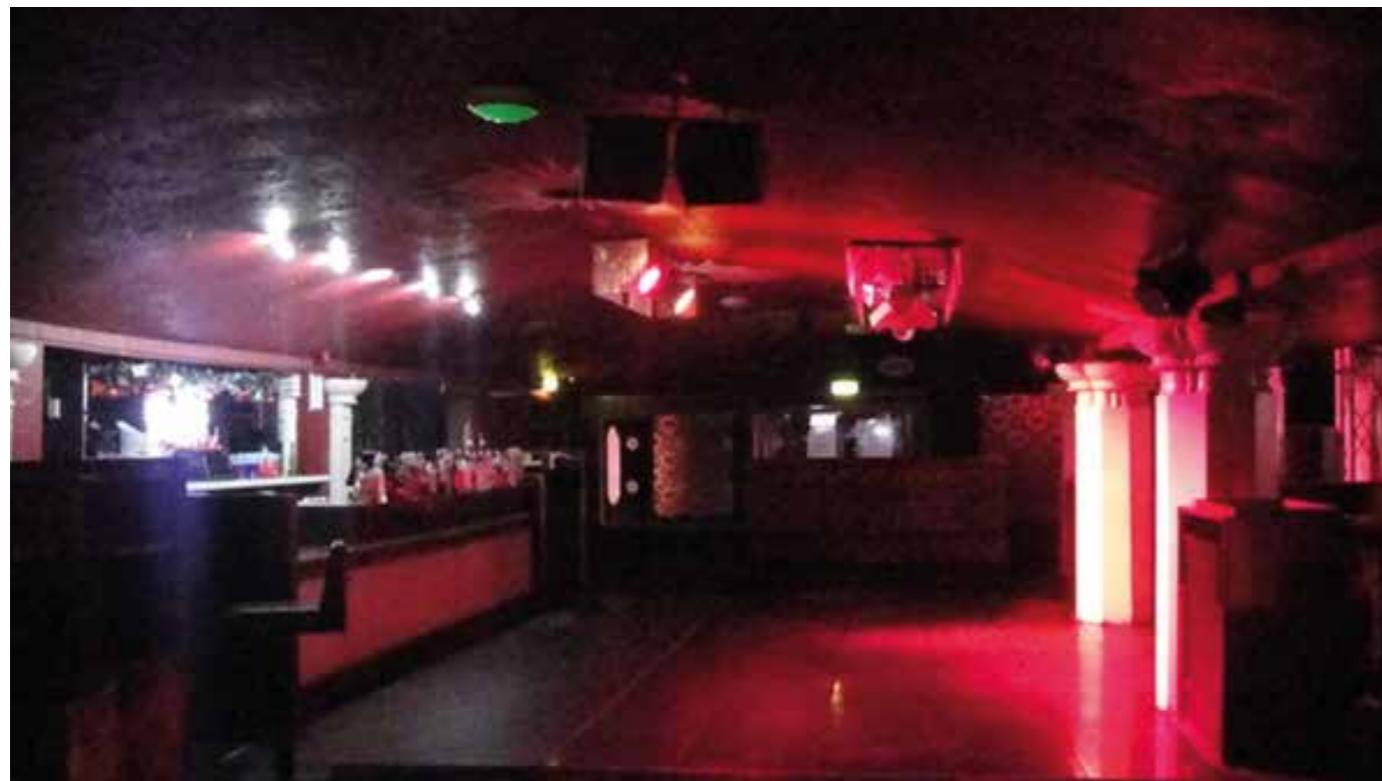
Source. (Bulletin Lite. Cinema Theatre Association)



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

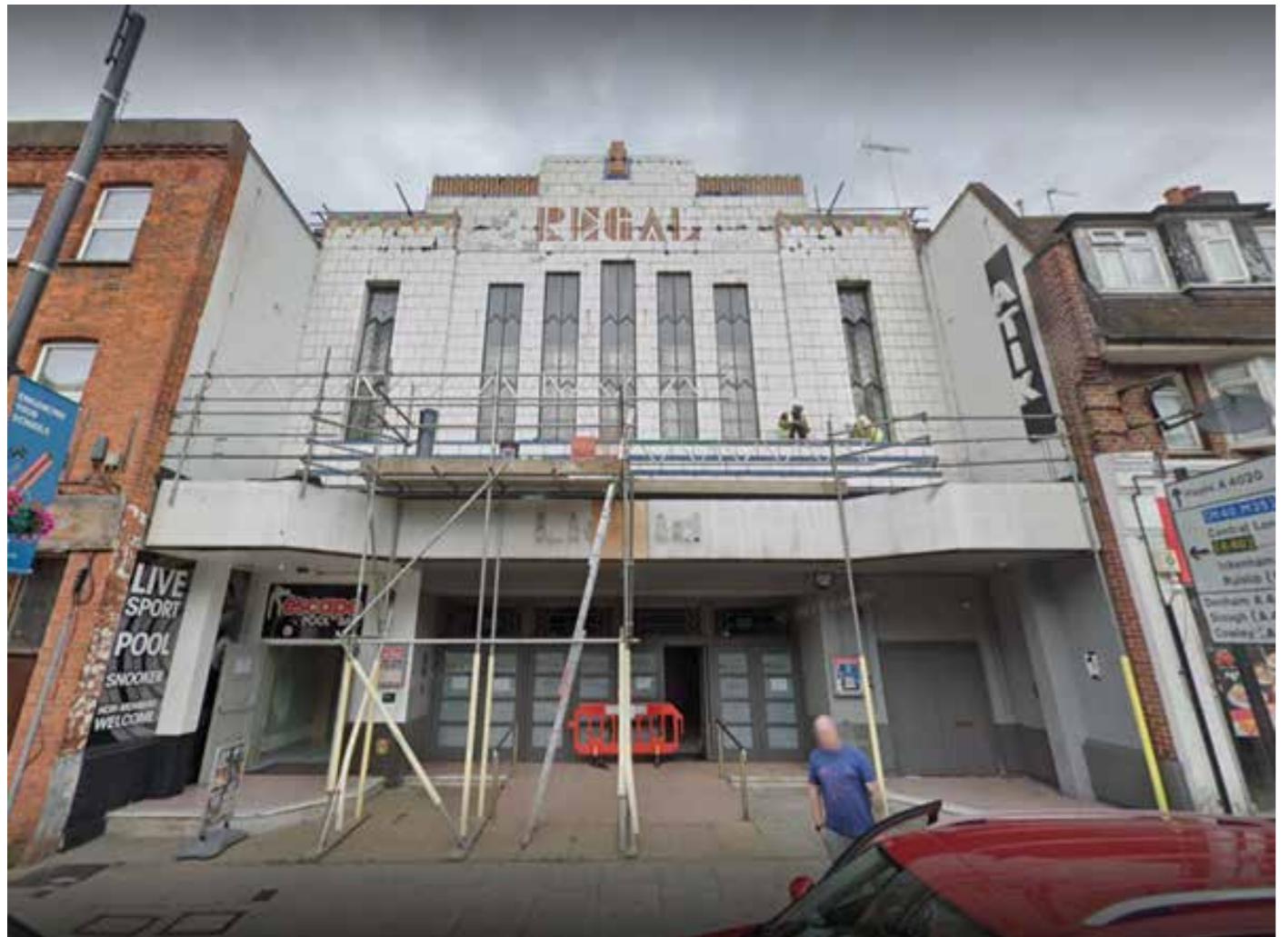
Source. (Cinema Treasures)
<https://cinematreasures.org/theaters/13729/photos/118380>



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 re-branded 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 re-purposed 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 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 colour 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/Envoy 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.

3.12 Architectural features and historical alterations: Post watching brief work

As part of our work, and to aid with the overall project, we carried out a series of watching brief exercises whilst the old night club debris was removed and cleaned away.

This allowed us to observe the peeling back of the later night club additions to reveal the original fabric, elements, features and history all of which is used as inspiration and reference in the new designs for the hotel and overall scheme.

We have included a few key photographic records of interesting found examples, and also propose a display area next to the organ that will exhibit a few pieces found during the strip out as a historical record.



Original clinker floor blocks that supported the original timber floor.



Original timber skirting, fluted plaster and light fittings



Original plaster work, moulding and colour.



Original metal railing from the cinema seating and stairs.



Original edging to the stage timber work.

3.13 Architectural features and historical alterations: Post watching brief work during strip out



Original sloped dado and painted timber work.



Original wall plaster detailing to mezzanine.



Original plaster vents to the upper floors.



Original pull handle for cinematographer hatches.

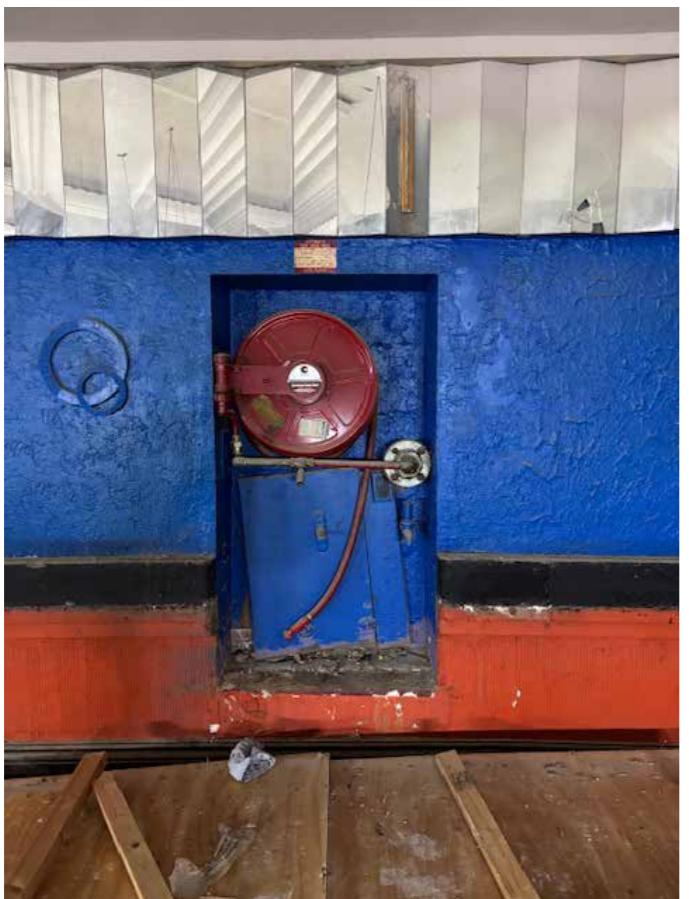
3.14 Architectural features and historical alterations: Post watching brief work



Examples of the skirting and architraves from the original spaces.



Original wall plaster detailing to mezzanine.



Original plaster detailing and hydrant alcove.



Original metal connection for the cinema handrail.

4.0

Townscape and context

4.1 Townscape and context: High street frontage and rhythm.

The Regal cinema building has a frontage to the high street that then forms a grander entrance hall and corridor link to the main hall and ancillary spaces behind the high street. The frontage of the cinema is a great example of the Egyptian design of the period, and uses a mixture of coloured ceramic tiled sections and white ceramic tiles. The glazing to the front is a mixture of black metal framed with lead chevron panels and a painted timber framed glazed door below.

The building along the street frontage are similar in height apart from the new shopping centre to the left of the cinema. The terraced building adjacent to the cinema is a three storey red brick building with a repetitive pattern for fenestration at first and second floor. The ground floor units along this terrace are all retail.

The row of buildings to the right of the cinema are of a newer period and have a mansard upper floor with flats above and retail at ground floor.

The white tiled facade of the Regal is a contrast to the predominantly red brick façades either side of it. This reflects the varying period of design and Architecture.



4.2 Townscape and context: High street frontage and rhythm.

The Regal cinema is located on the northern side of the High Street. To the south of the street there are more modern and much larger buildings that include the council building complex and commercial offices. Again these building are predominantly red brick with regular fenestration. The council building has a loggia in red brick which is similar to the larger building at the end of the road up from the cinema.

An area of green space is located to the left of the council offices which sits next to the main road and round about.



Larger brick buildings to the south of the site. Trees and park to the SE.

5.0

Pre application feedback analysis

5.1 Pre application feedback and review Ref 3638//PRC/2024/208:

1. Design: Conservation area feedback.

Exterior

Former Gym

We would welcome this being used as kitchen space with rooms above. This would give the space a purpose and preserve the important original primary spaces. There appear to be few if any historic features surviving in this area (not notwithstanding the organ lofts which must not be harmed.)

Proposed new hotel.

These Urban Design comments assess the proposed new hotel building adjacent to the existing building at 233 Uxbridge High Street. The proposals for the repurposing of the listed building are covered by the above Heritage comments.

We would not object to this in principle as it closes a gap site in the high street and the elevation of the cinema is of no particular interest at this location.

Height, scale and mass We would not object to the scale, mass or location of the structure, subject to additional information detailed below.

The proposed new extension to the existing Former Regal is four storey block with additional fifth floor elements associated with the garden terrace on the roof. It is positioned against the north western site boundary which edges the footpath between this site and the relocated heritage buildings which are two storeys with pitched roofs.

There is some concern regarding the massing and proximity of the proposed hotel to the adjacent buildings to the northwest. It is considered the approach to the scale and massing could be more sensitive to the surrounding properties creating a better transition in scale and massing. Some additional information such as a townscape study and section drawings would assist with the assessment.

It would be helpful to see a model of the proposals in Vucity to assess in more detail.

Response:

We have taken on board the response above, the massing and proximity have been addressed. The hotel building has been brought in from the boundary. This creates a landscaped buffer zone between the hotel and the surrounding properties. Furthermore we have included a townscape study and sections as part of the application.

Concern is raised the roof top garden elements deliver visual clutter on the top of the building. These should be removed and the garden set back from the edge to eliminate any potential privacy issues for the residential flats above the shops along the High Street.

Response:

We have taken on board the response above, the garden terrace elements have been removed so that the height of the new hotel is comparable with the existing host building.

Site layout

The site layout of the new hotel delivers a small rectangular slither of left over space between the building and footpath. This would not be a space that could deliver a positive landscape or public realm enhancements. It would be a piece of left over land of no quality. Accordingly, it is recommended an increased space between the hotel extension and pitched roof buildings would help create urban repair and a positive frontage to the footpath. This approach would limit any daylight/sunlight impact to the existing buildings. The space between could include a generous landscape strip to enhance the footpath experience and make it safer.

There is concern that there is limited space for the number of bedrooms for parking, deliveries and emergency vehicles. The entrance to the site should be enhanced.

Response:

We have taken on board the response above, the space between the hotel and the pitched roof buildings has been increased and a new garden area proposed. This new landscape strip will enhance the footpath and make the access safer. The landscaping runs around to a new urban and public area to the front of the hotel.

The front of the site has been enhanced with new landscaping and access way. In addition the building will now have a basement for car park, and delivery access. This will also allow for wheel chair accessible parking. Emergency vehicles can pull up the road and in front of the old cinema.

Appearance

The option 2 appearance concepts are preferred. The appearance of the proposed new extension should take reference from the window arrangement of the host building and frontage buildings along the High Street.

Whilst we would be more in favour of option two design wise it may be useful to contemplate more closely reflecting some of the Egyptian revival architecture of the 1920s such as Hend House, Carreras cigarette factory, or the former Carlton Cinema. A more in depth study "Influences of Ancient Egypt on architecture and ornament in Scotland" by John Packer may also be worth reviewing online. (See university of Edinburgh PhDs) for ideas and concepts. This should be referenced if used.

Alternatively one could draw some influences from contemporary Egyptian architecture to reference the original building whilst showing it is of its time. Perhaps it could consider influences such as Dar Afara architects Darb Al labbana in particular the use of decorative metal screens or the moated plaza at El Gouna Egypt.

Response:

We have taken inspiration and used the above references as precedent and to inform the latest designs. The scheme takes reference from the existing building arrangement and also the frontage buildings along the high street. The appearance has a regular rhythm and pattern with the use of stone, tile and terrazzo sections. A stepped and articulated facade references the profile and depth of the octagonal element of the existing cinema. The decorated metal screens have been referenced in parts of the new scheme too.

5.2 Pre application feedback and review Ref 3638//PRC/2024/208:

1. Design: Conservation area feedback.

Landscaping

Landscaping of the site should be considered with these works. We would recommend that timescales for completing work are agreed either through condition or with a legal agreement.

Response:

We have considered the landscaping design as part of the new scheme. The hotel now has a series of landscaped areas to the sides and in front of the hotel. The front includes an area of hard landscaping and steps that allow access into the new hotel and that link to the new entrance to the south of the building. A series of gardens run along the western edge of the site between the hotel and the public pathway.

Summary

Overall we would be broadly supportive of the scheme (not notwithstanding the issues around the levelling/ loss of a section of slope. The principle of an extension is accepted, although the scale and massing should create a better transition to the adjacent buildings to the northwest and a positive frontage along the footpath with increased space between the hotel and existing buildings.

Response:

We have taken onboard the comments regarding the hotel in this application and the revised designs. The previously approved listed building application has addressed the points raised regarding the main hall and leveling.

3. Amenity: Feedback.

There are dwellings nearby to the premises and any future application would need to demonstrate that the proposed use of the building as a banqueting Hall would not impact on the amenity of the area. The building would likely need to be reduced in depth to increase the separation distance to the dwellings located northeast on Cumbrian Way and the flats above the retail units on High Street to the south. It appears the separation would be less than the 21metre standard.

The roof garden has the potential to harm the residential amenity of neighbours due to overlooking and noise. This element would need to be reduced in scale or omitted entirely. Further information would be required detailing activities associated with the use including those that are noise generating. Any assessment should cover the impacts on neighbouring residents and occupants of the hotel. Similarly any new hotel use could potentially be noise generating and these impacts also require assessing.

Details of any plant and machinery would be required including an assessment of noise levels. The operating hours of both the hotel and banqueting hall need to be clarified and reasonable measures ought to be incorporated into the proposed design to mitigate the risk of noise and odour impacts.

The acoustic performance of the building ought to be reviewed and a noise and odour management plan supplied, including proposals to monitor and limit music levels. A plan for stakeholder engagement in advance of events should also be supplied as part of any formal planning submission.

Response:

We have taken onboard the comments regarding the hotel in this application and the building has been brought in from the boundaries, new soft and hard landscaping areas have been created to the sides to soften the boundaries and to increase the space between the new hotel and the adjacent properties.

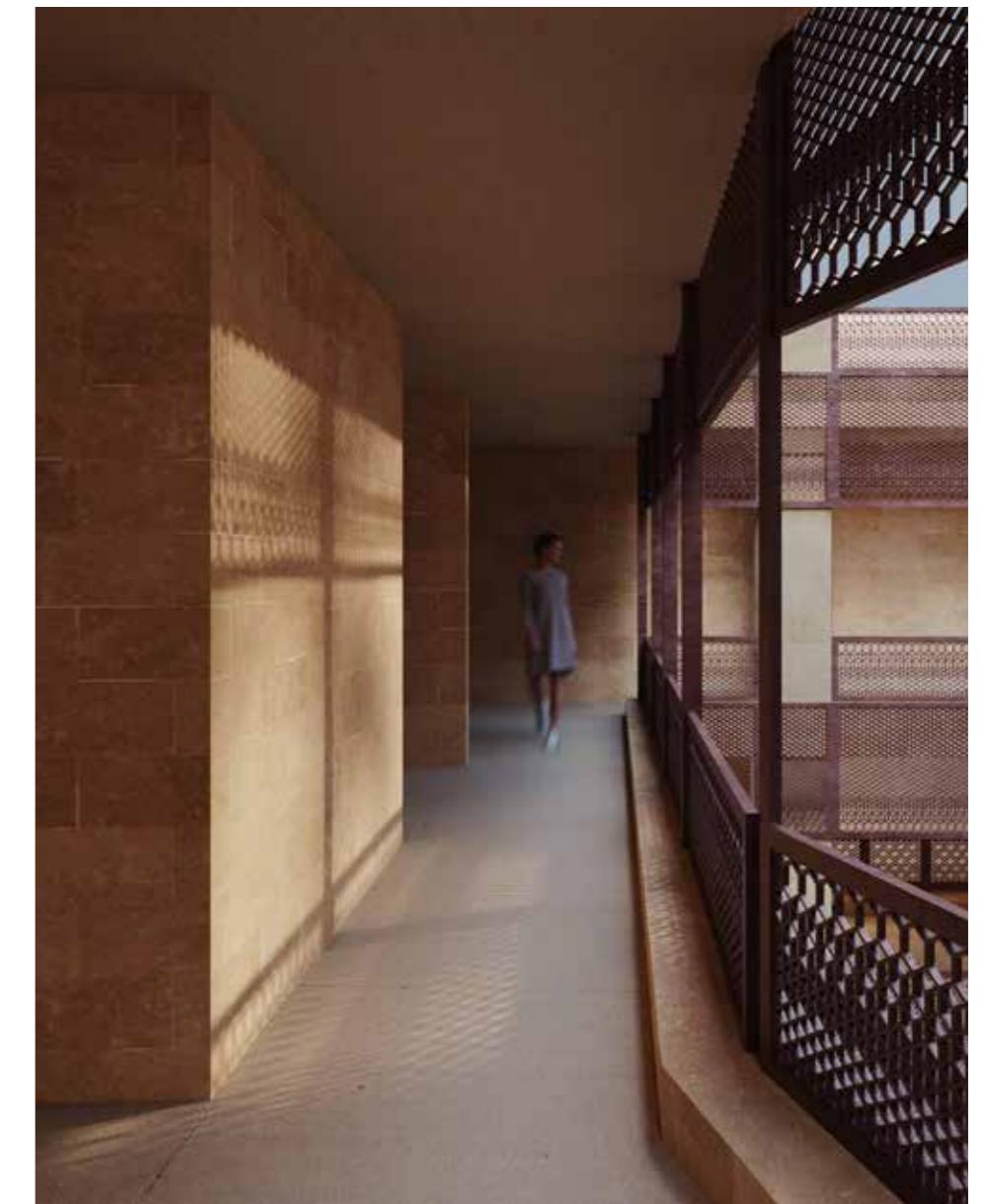
The roof garden space has been removed from the latest scheme.

An acoustic assessment and report has been included in this full application.

6.0

Design Statement

6.1 Precedents studies:



Dar Afara architects Darb Al labbana.

We were recommended to research this project, as inspiration of a modern approach to the Egyptian designs in the Regal cinema. We have used this as a precedent and influence with regards to the monolithic forms and the perforated metal screening.

This approach complements the Regal Cinema design and art deco approach - mostly noting the window styles and internal monolithic panels.

6.2 Concept overview:

This Design & Access Statement show the proposals for the refurbishment and change of use of the existing Grade II* Listed Regal Cinema building into a banqueting hall alongside an extension to develop a new hotel.

The images and drawings show our early ideas and direction for a new addition to the west of the cinema building and also areas internally that can be brought back to life, and conserved as part of the new hotel works.

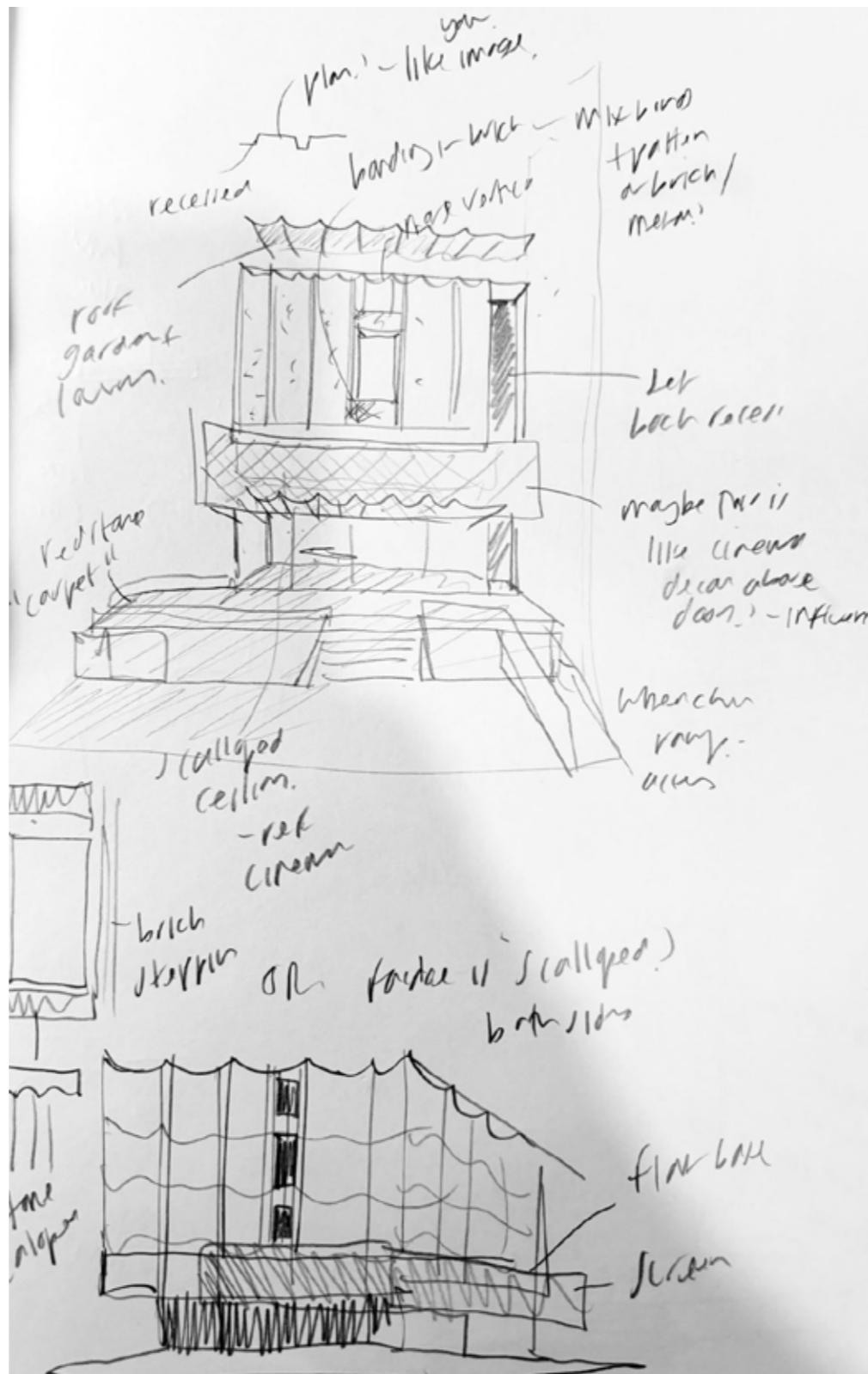
The introduction of a new potential 31 room hotel will bring an acceptable and symbiotic use to the site, which in turn helps restore and enhance, conserve the listed building for many years to come. A large building such as the listed cinema will require an ongoing new function and the proposed hotel and banqueting facilities would assist with this.

Conceptually the following images, drawings and designs explore the form, materiality and massing of a new hotel building along the side of the cinema, they also explore how the new addition would join the old cinema, whilst at the same time respecting the listed fabric, and features. We have studied the key features of the building and used this to inform our new conceptual ideas and narrative.

As part of the designs, we are proposing to refurbish and activate the unused gym areas as part of the hotel, with some new carefully located openings in the side wall that will respond to the hotel spaces and entrance.

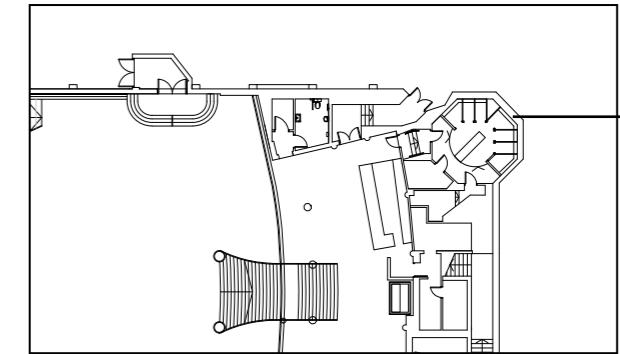
Furthermore we propose to refurbish and conserve the original music rooms and instruments that are still intact, these rooms can become display and archive features as part of the hotel and banqueting functions.

In tandem with the new build elements we have also included some ideas of areas where we could restore and conserve the existing cinema spaces such as the foyer and entrance stairs.

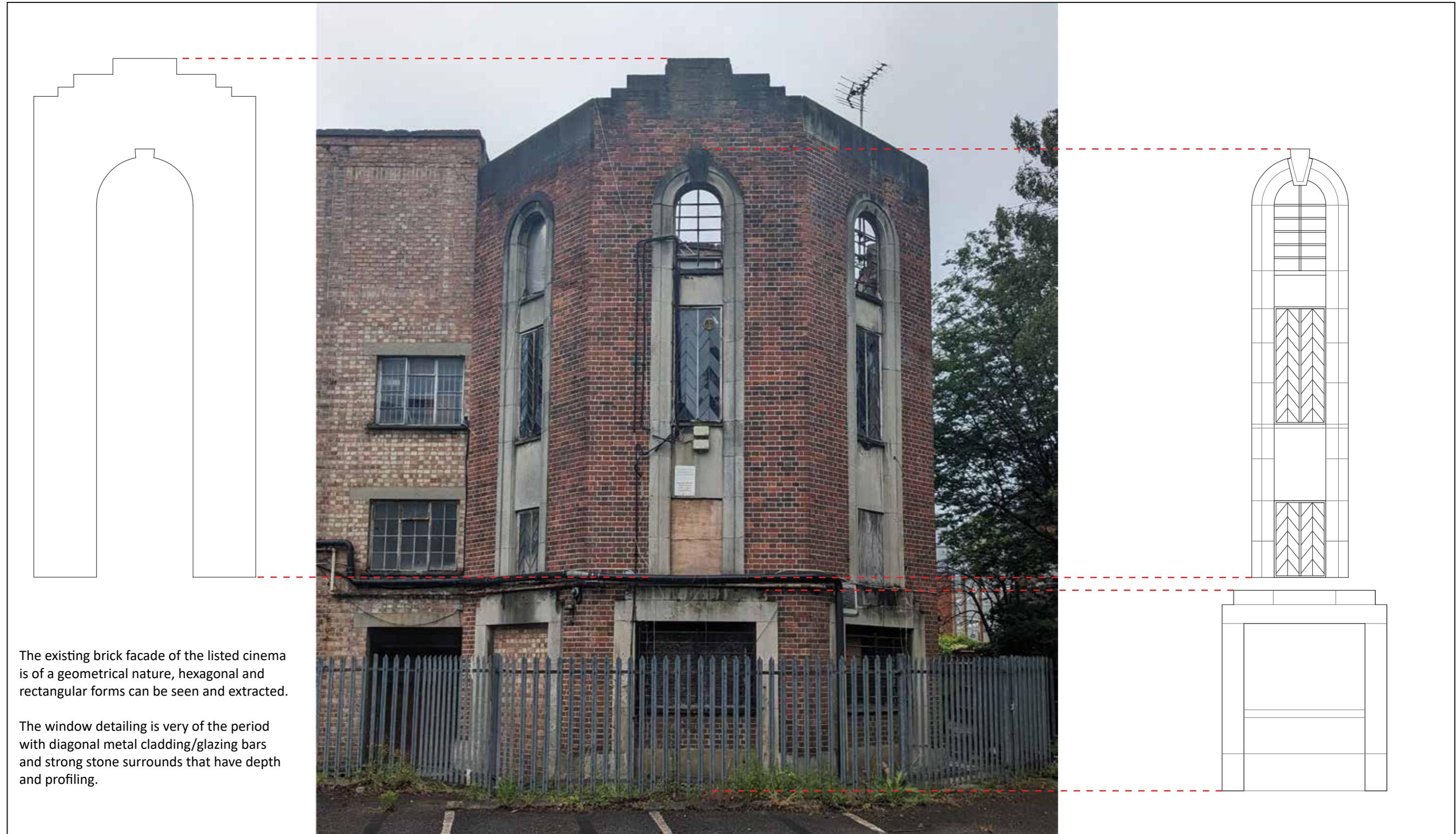


Entrance and foyer conceptual image

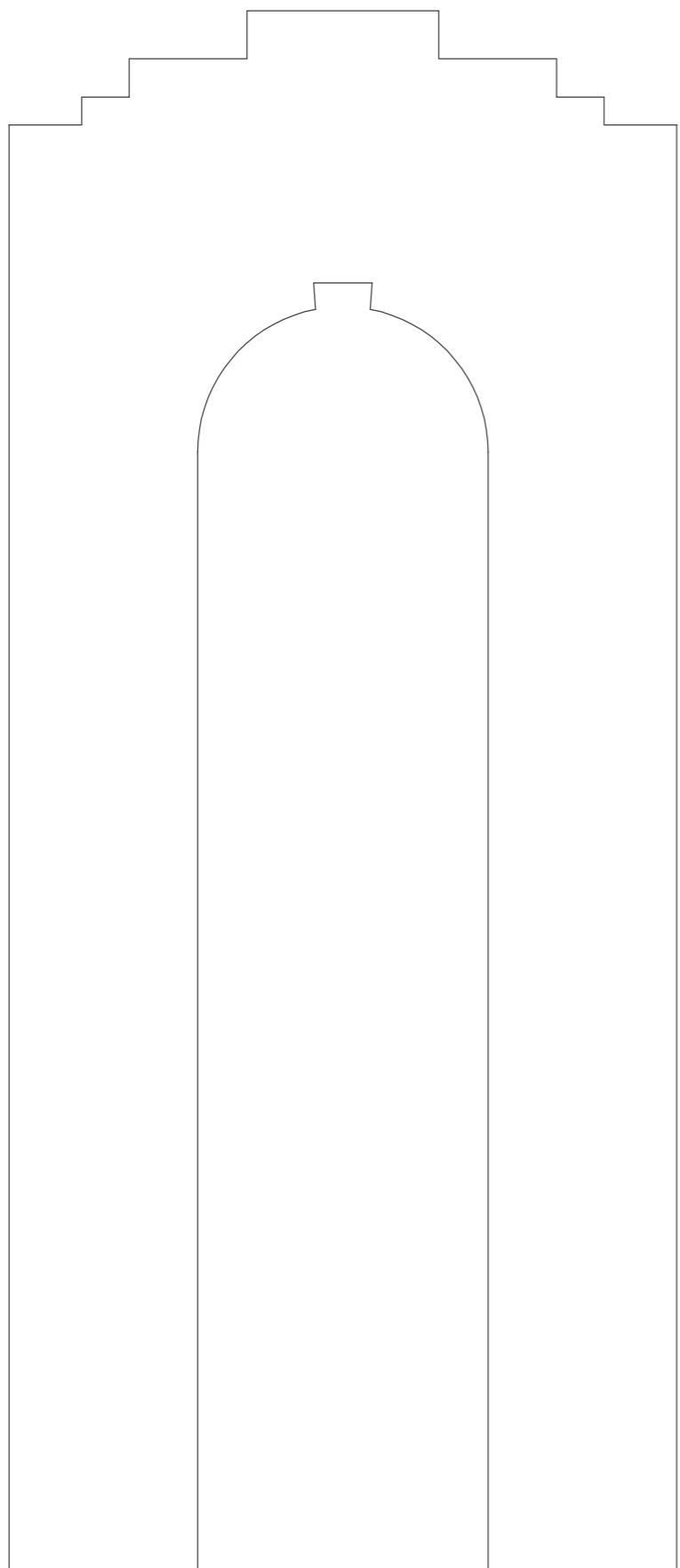
6.3 Concept overview: Existing building analysis.



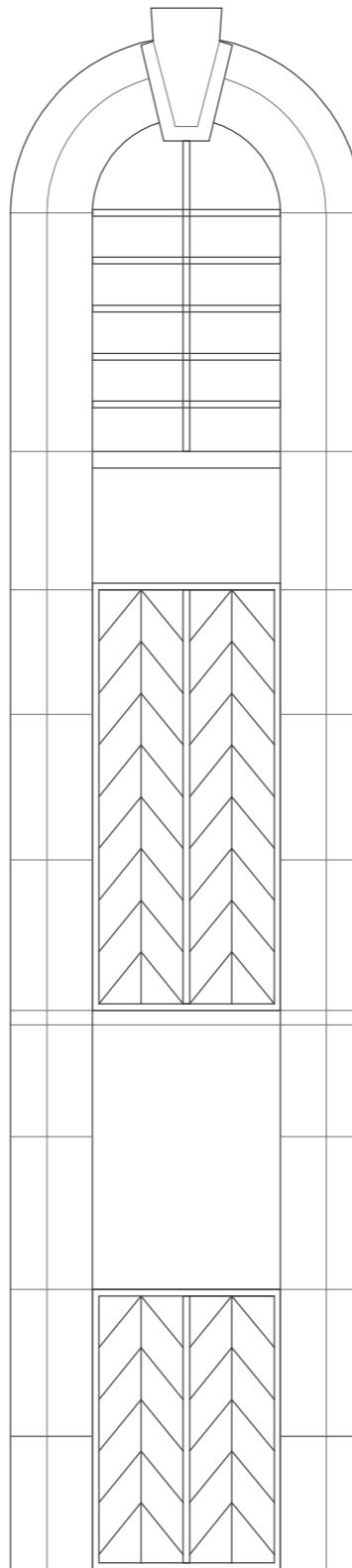
Key plan



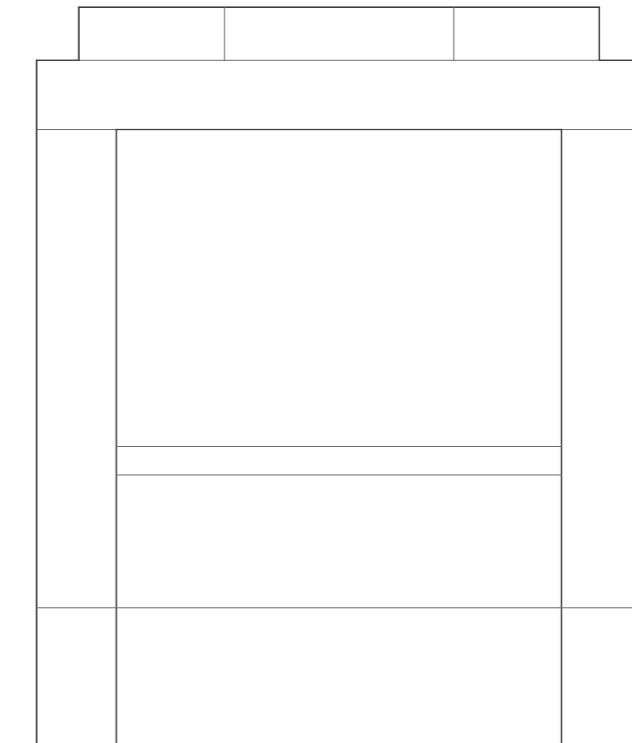
6.4 Concept overview: Existing building analysis.



Overall form



Glazing features



Entrance, door portico

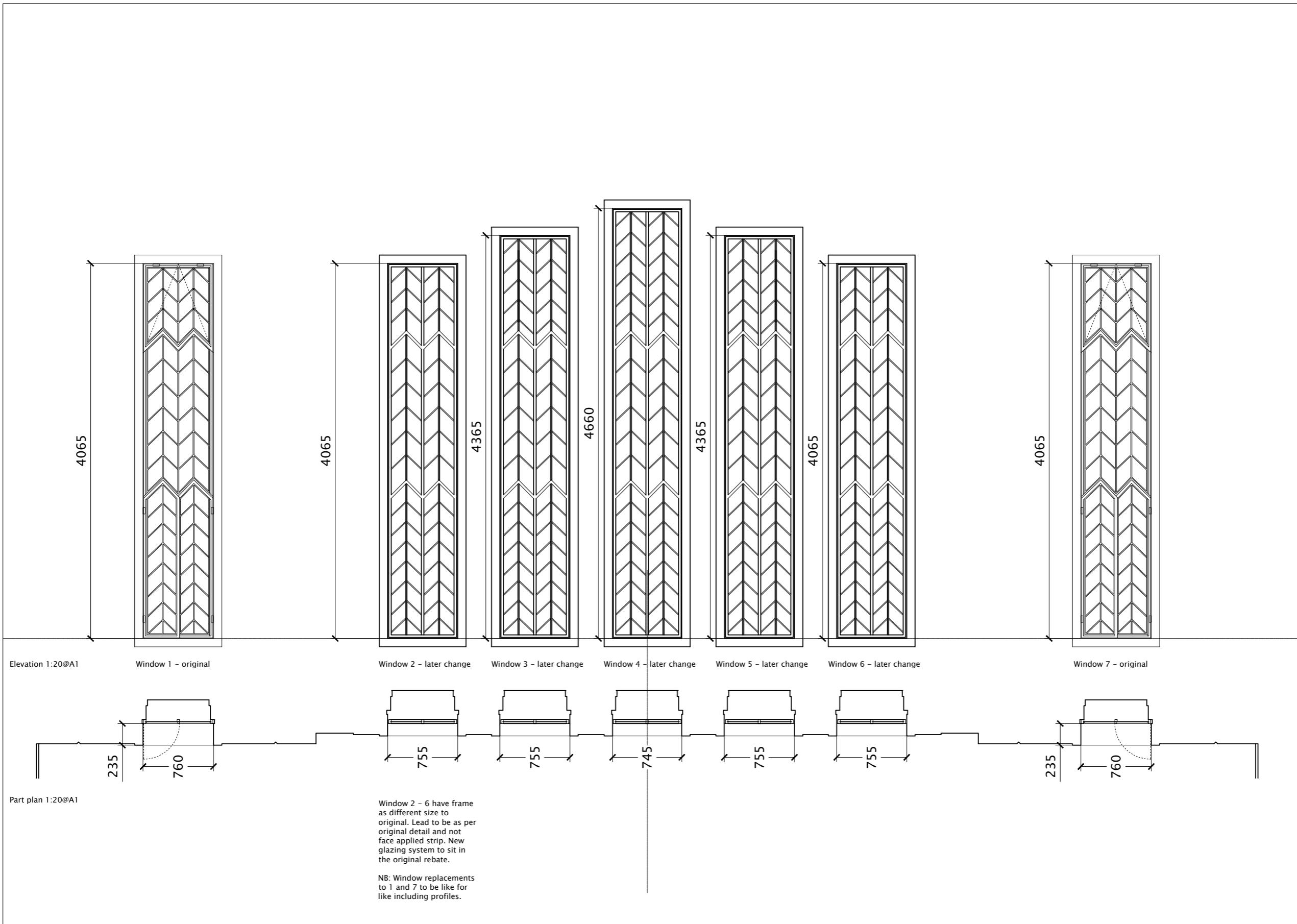
2D drawings and extrapolation of key features from the window and stone detailing.

We have incorporated the key features into the proposed conceptual elevations and designs, taking inspiration and reference from the scale, proportion and materiality of the window detailing and designs of the listed building.

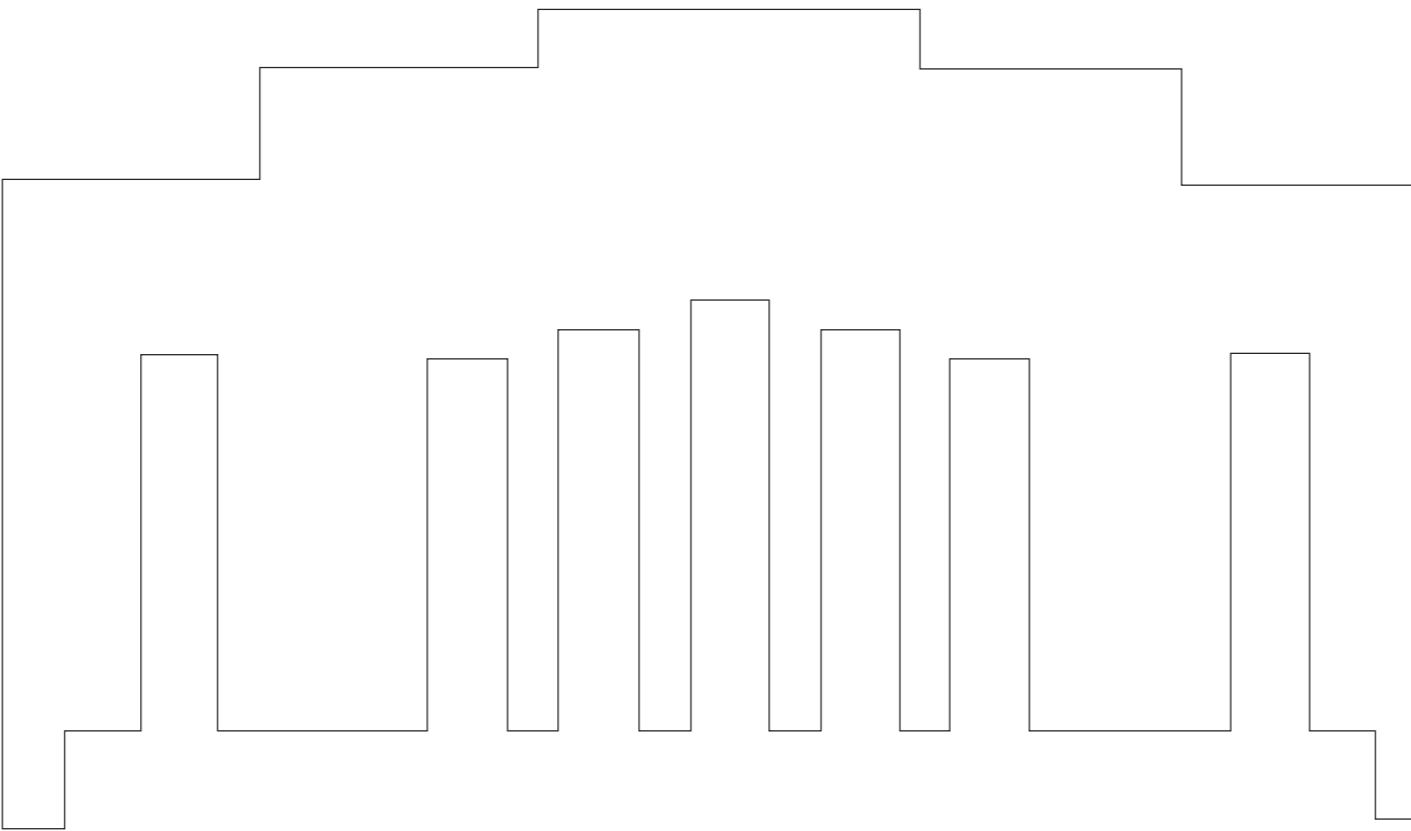
6.5 Concept overview: Existing building analysis.



6.6 Concept overview: Existing building analysis.

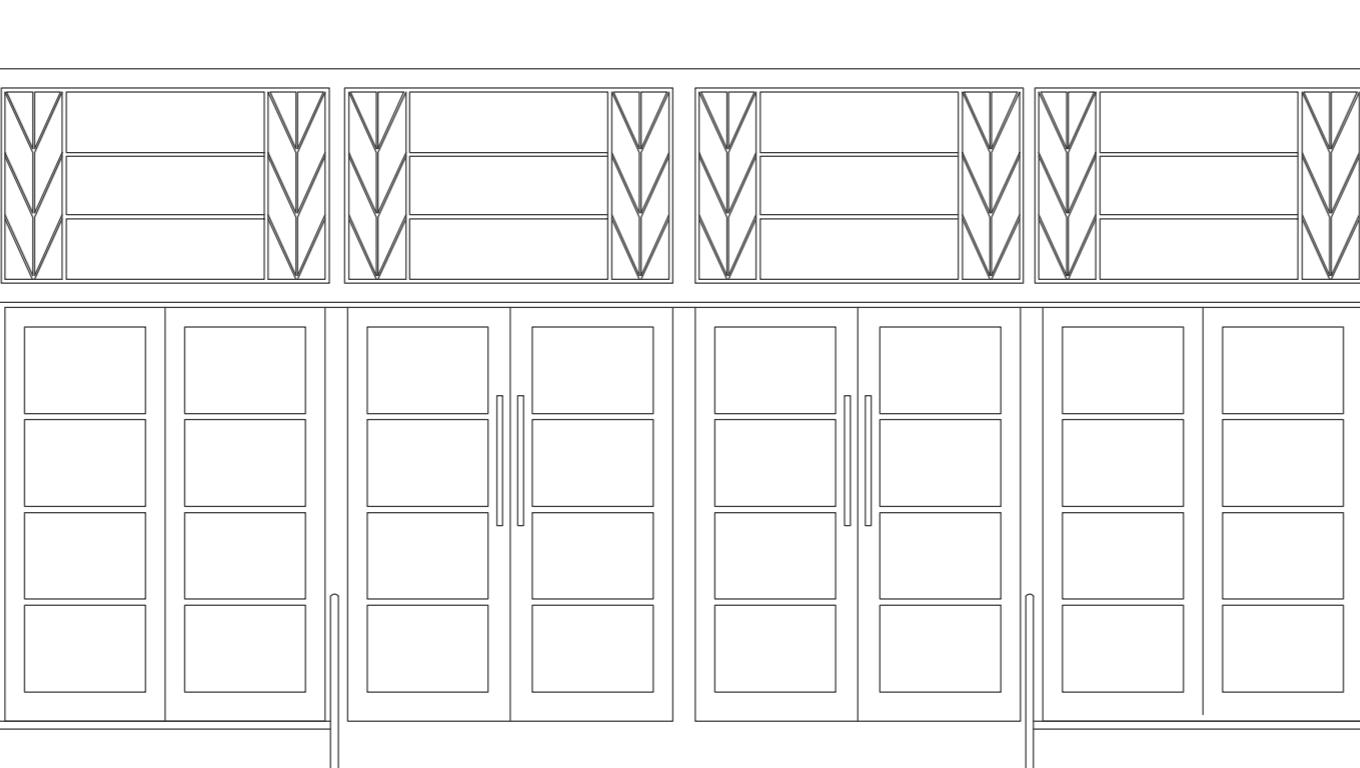


6.7 Concept overview: Existing building analysis.

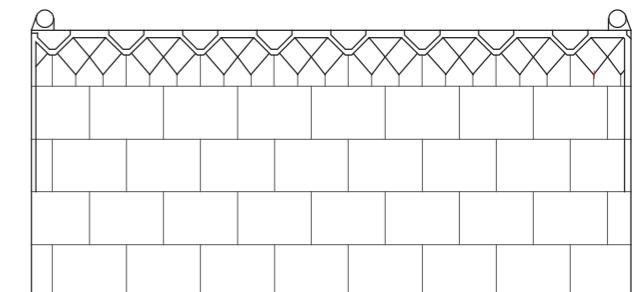


Overall form

2D drawings exploring the key features of the frontage, the material treatment, proportion and strong diagonal representation in the detailing and glazing bars.

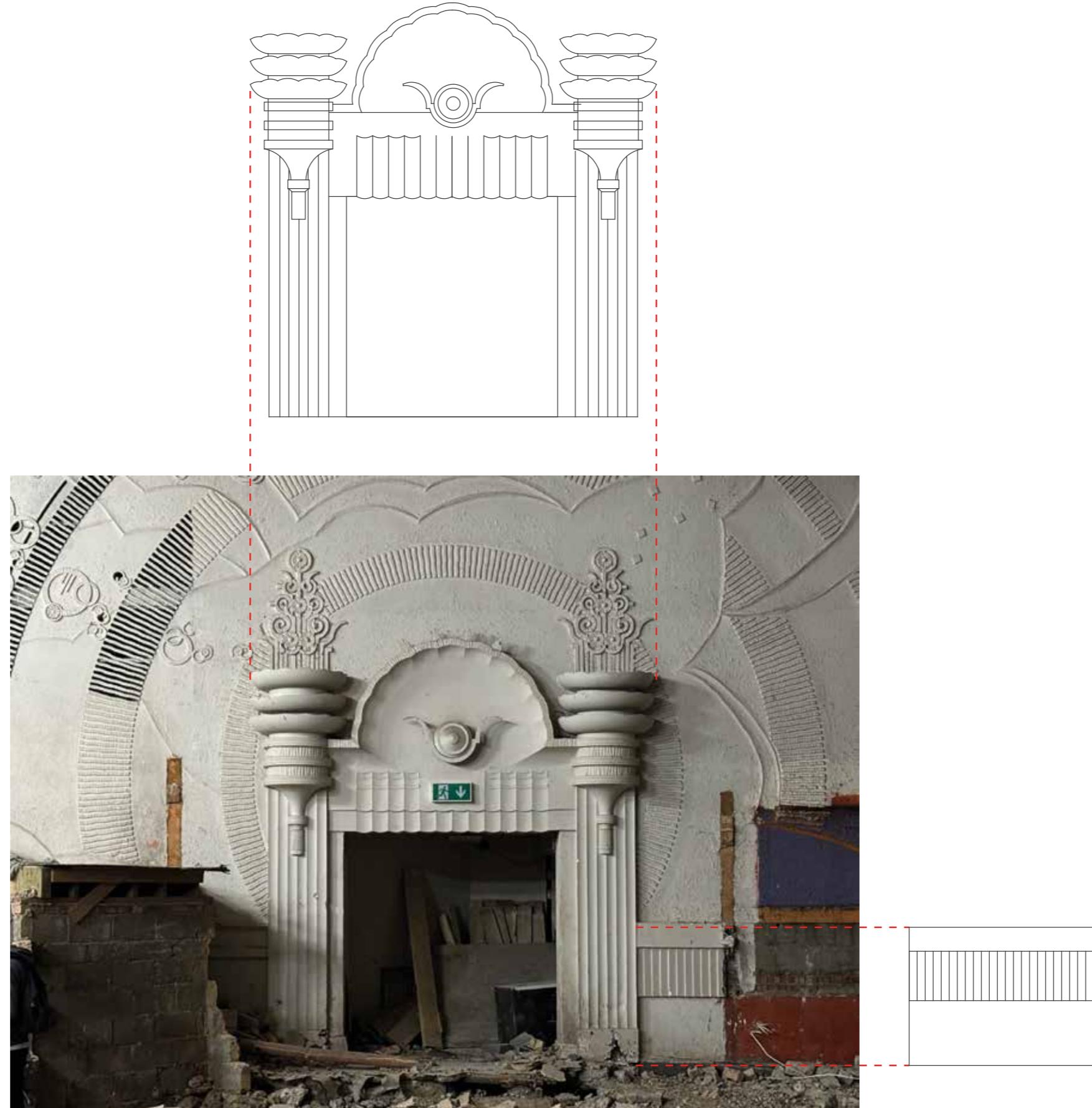


Glazing and cladding designs.

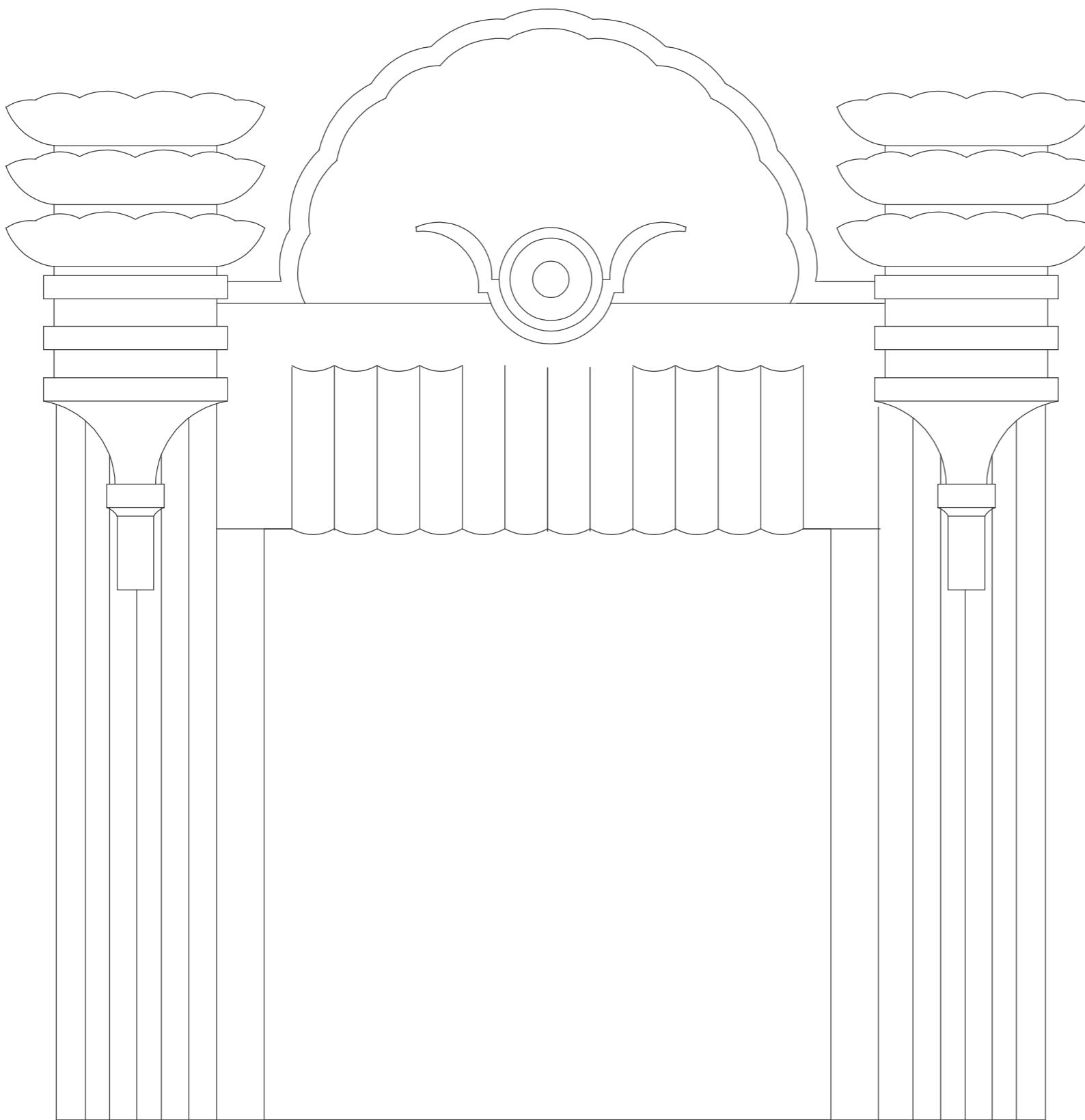


6.8 Concept overview: Existing building analysis.

Internally the plasterwork and detailing around openings and as part of the screening to the music rooms is highly articulated and of relatively good condition, the curved forms and scalloped features are continued around panelling, doors and across the ceiling.



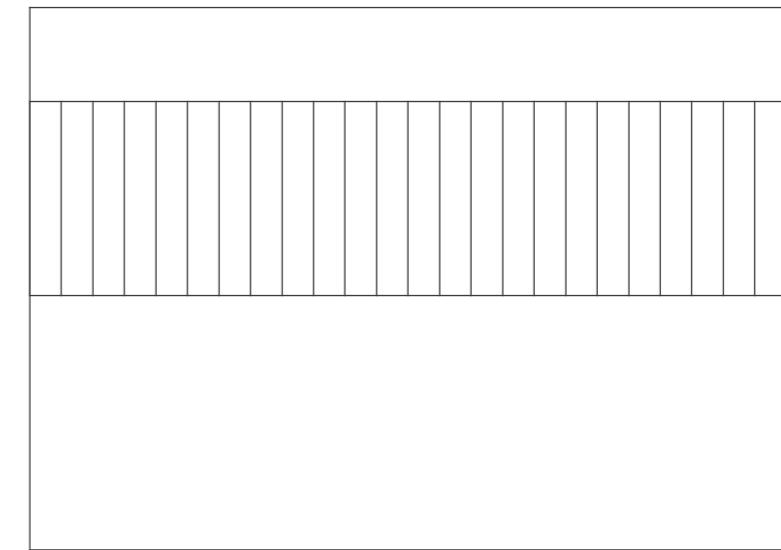
6.9 Concept overview: Existing building analysis.



Existing listed building internal plasterwork and detailimg.

2D extrapolation and drawings from the key internal features around doors, and the wall panelling.

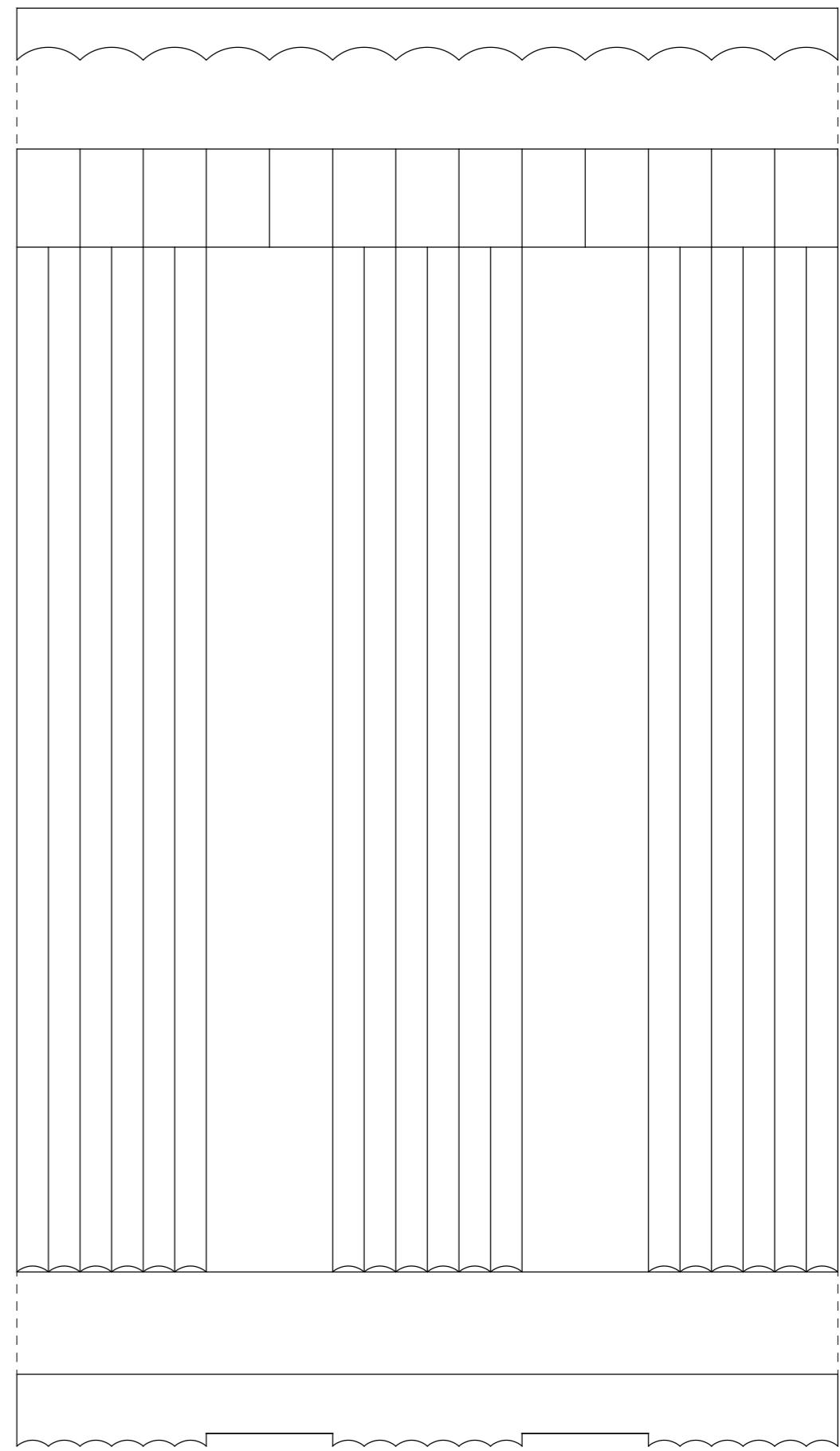
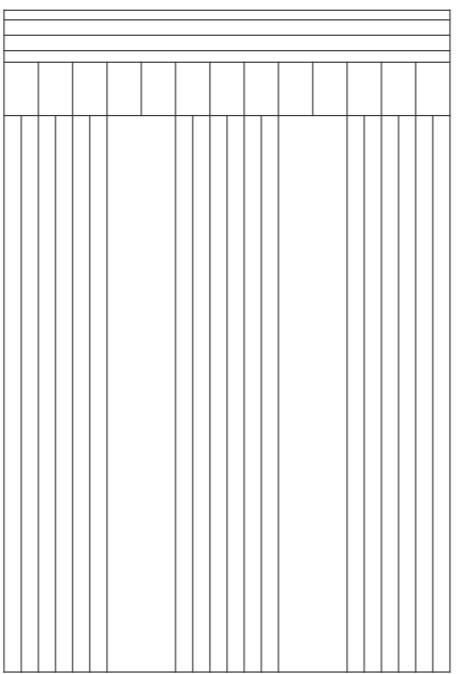
We explored the scalloping and curved plaster detailing as part of the conceptual designs for the new additions, and the façades and profiles around windows.



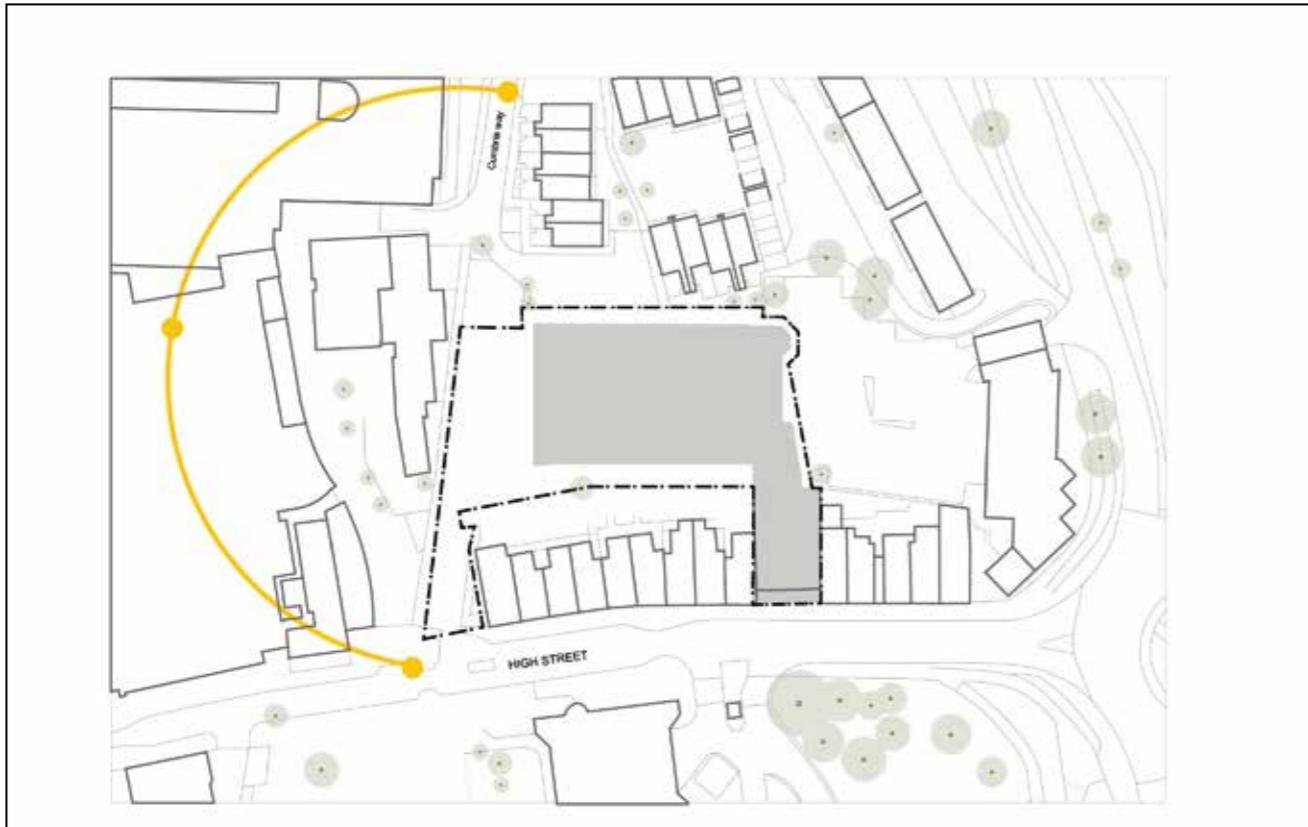
6.10 Concept overview: Existing building analysis.

Internally the plasterwork and detailing on the walls is of a fluted and scalloped form. The mirrored strips have been added later as part of the night club changes.

As part of any new work, the plaster work would be restored, repaired and extended to be where it should be originally, all of which would be overseen by a plaster expert.



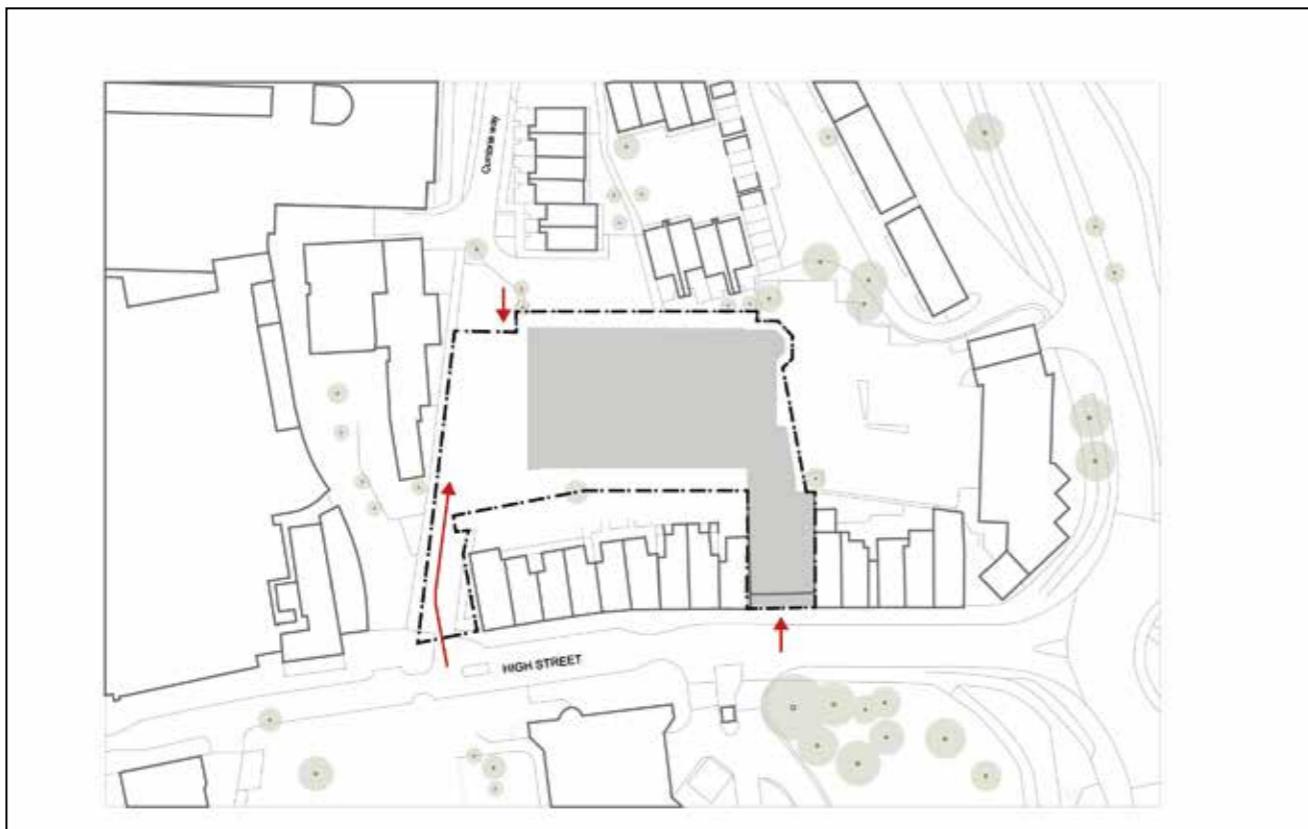
6.11 Concept overview: Site strategy



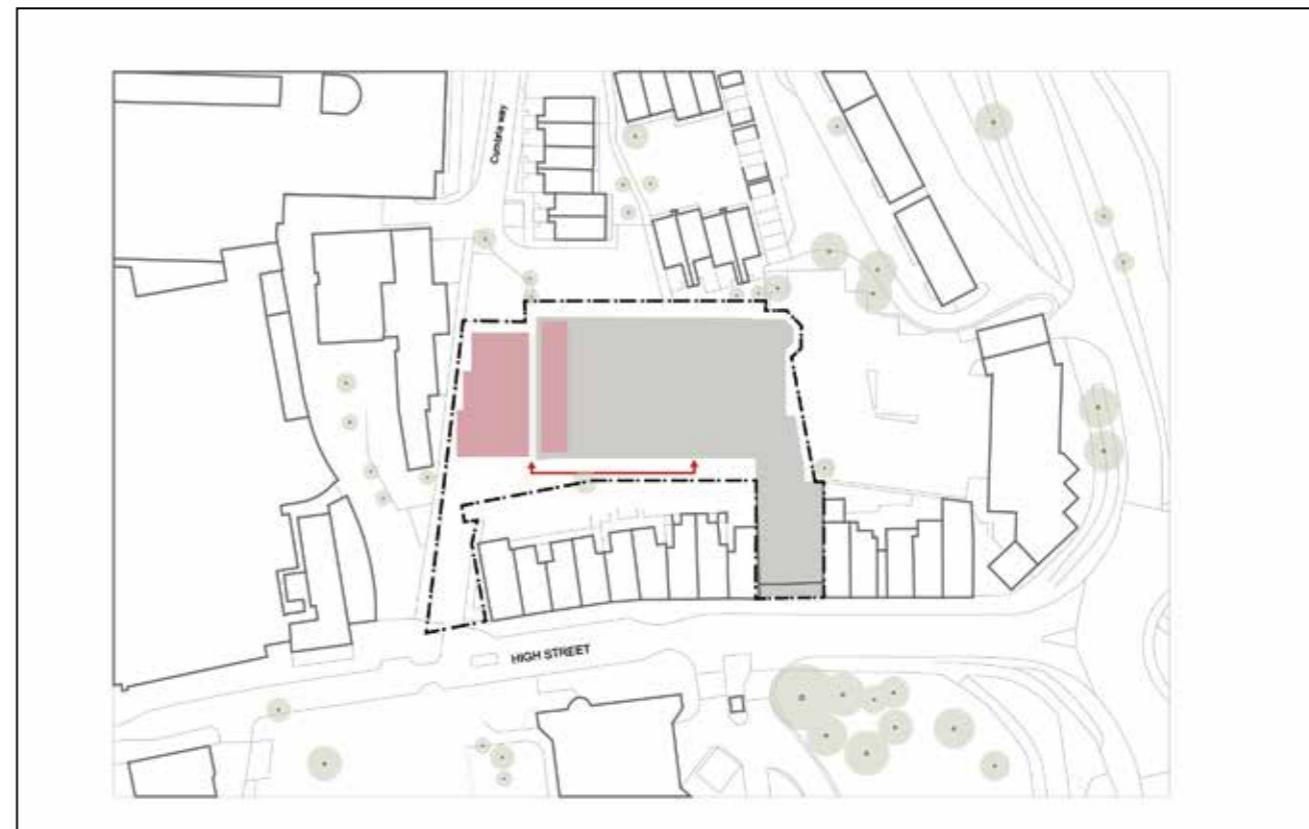
Existing site with sun path.



Proposed use diagram - Red is the hotel.



Proposed access to the site, pedestrian and car. A new access from Cumbrian Way will be made.



Proposed heritage links - old hall linked via existing gym space.

6.12 Concept overview: Drawing strategy and layouts

Along with the new hotel spaces and addition to the west of the building, we are proposing the refurbishment and improvement to the following areas of the existing listed building in connection with the change of use to a banqueting hall:

1. Entrance area, foyer and stairs restored to the original spaces and finishes.
2. Street frontage restored and canopy restored.
3. Cinema floor levelled and wall panelling restored and made good.
4. Ceiling restored and painted an off White to match the original cinema walls.
5. Cinema lighting carefully reviewed and concealed LED lights installed to reflect the original.
6. Musical rooms/sound equipment restored and made safe. The equipment will become a display piece and this will be visible from hotel areas and behind a protective glass screen.
7. Organ cleaned and displayed carefully.
8. External façades restored including windows and brick/ceramic tiling to the front elevation.
9. BOH spaces refurbished and used as office and hotel staff spaces.



2.



1.



8.



9.



3.



4/5.



6.

6.13 Design Statement

1. Amount

The proposed extent of the new proposals are below:

A new 30 room hotel with basement level parking.
A new banqueting function in the existing cinema hall.
Restoration works to the Listed building including the main entrance.
New entrance structure to the south of the main hall.

3. Layout and concept of the proposals

The conceptual narrative for the proposal has been developed through various iterations with the client, brief and the approach to the site and context. This has produced a site specific series of spaces that sit comfortably on the site, and respond to the orientation, Listed Building and context.

As Architects we have been involved with a careful study of the original fabric, spaces and finishes. This has been through a close analysis of the spaces, history and current condition of the building, we have carried out two series of watching briefs when debris and elements of the old nightclub materials and elements were removed. As part of this process we have been able to record and discover original areas, elements of the Listed building. These have been recorded in previous submissions and are summarized in the previous sections of the DAS.

The peeling back of layers fabric to uncover the original has resulted in an accurate and detailed set of drawings and photographic studies that inform the new design, whilst also providing clues to the uses, and key spaces of the original building. The conceptual starting points for the new hotel building and associated designs all start from the original research and buildings concepts,

The new hotel and basement sit on an empty and underused area of the site to the west of the listed building. The layout and massing have been carefully design to sit comfortably in the context and to compliment the cinema building. The hotel has a ground floor entrance lobby that is accessed from the front of the site via steps and a platform lift. A central stair rises through the building from the lobby with a staggered arrangement of rooms around it. The articulated and staggered nature of the plan provides a sculpted appearance and a scalloped design that references the plaster work in the existing cinema.

A new glazed space and canopy elevation links the new stone hotel elements and the existing brick cinema. This provides a clear delineation between new and old but also allows the retained western brick wall to become an archive of the old building that can be viewed from the new hotel circulation. Various new penetrations will be made into the western brick wall to create access into a lift and staircase core within the old gym spaces and new break out spaces for the hotel use. A large roof light above will continue the glazed link concept. The gym spaces will be incorporated into the new hotel and will accommodate hotel rooms and BOH functions as well as allowing access to view the existing cinema music rooms as a museum type piece.

The new hotel will be built from high quality materials that take reference from precedent studies and the existing cinema. Stone, terrazzo and tile all form an articulated facade that has depth and profiled sections to provide shadow, pattern and rhythm along the elevations. The scalloped nature in plan also provides a rich facade with depth of materiality and structure. Windows and reveals will be in metal that will reference the existing building metal work and glazing patterns.

As part of the overall scheme and application, the existing hall will be changed to a banqueting facility with new kitchen spaces in the basement of the existing gym area. This will bring the old building back to life and a viable use. Furthermore the front entrance and hall from the high road will also be refurbished and the main stair opened up to reflect the original arrangement. New replacement heritage windows and decorations are also proposed as part of a general refurbishment project.

4. Scale and massing

The proposed new hotel development sits comfortably in the context and against the existing Listed building.

Following the pre-application feedback we have removed the roof top structure and so the new hotel is now not higher than the original building. The new elements of the hotel also sit well in the town scape and the staggered and scalloped nature of the design provide an articulated massing with depth. In addition the new building elements are set back from the main facade with an open lobby/concierge/lounger at ground floor, glazed link and a landscaped garden to the western edge that separates the new from the public path and adjoining buildings.

5. Access

The access to the new proposals will be via the existing high street access road which will lead into a new car park at basement level and a stepped pedestrian access to the hotel reception. Parking and drop off spaces will be possible in front of the hotel. Accessible parking spaces are located within the new basement parking areas with direct access to the hotel via a lift core.

Deliveries and servicing will be possible from the new basement or the corner of the new proposals where a part of the old gym space has been changed to BOH use at ground floor. A new access path will link the existing access at the rear of Cumbrian way. This new landscaped path will run to the rear entrance of the hotel and into the glazed link and lobby. The link to Cumbrian way allows for another location for taxi, bus and car drop off when visitors are arriving by car and bus in numbers. Cycle stands will be available at the front of the site. The Uxbridge tube station is also very close to the site.

Please refer to the transport statement for more details.

6.14 Design Statement

6. Landscaping

The approach to the landscaping for the proposal is integral to the overall design, the new spaces allow for the following areas of landscaping enhancement and landscape creation. The current site and scheme has very little in the way of green space and landscaping.

1. Sedum roofs:

The roof of the hotel will be a green sedum.

2. Landscaping to the western edge:

The hotel will have a landscaped buffer between the facade and the side alley that runs down to the high street, this will increase bio diversity but also soften a harsh edge to the site.

3. Hard landscaping to the southern areas

We are proposing new area of stone and trees to the southern edge of the hotel building which will create a new public pathway and space that provide a more civic and welcome entrance to the new hotel and southern entrance at the side. This will form a new stone and terrazzo series of steps and terrace into the hotel.



A mixture of hard and soft landscaped areas around the building.



Flower beds to aid with bio diversity and to soften the boundaries.



Stone floor



Stone floor

6.15 Design Statement

7. Appearance and materiality

The new additions will use a range of sympathetic and natural materials that reflect the palette of the original Listed building. The materials are as below

1. Walls

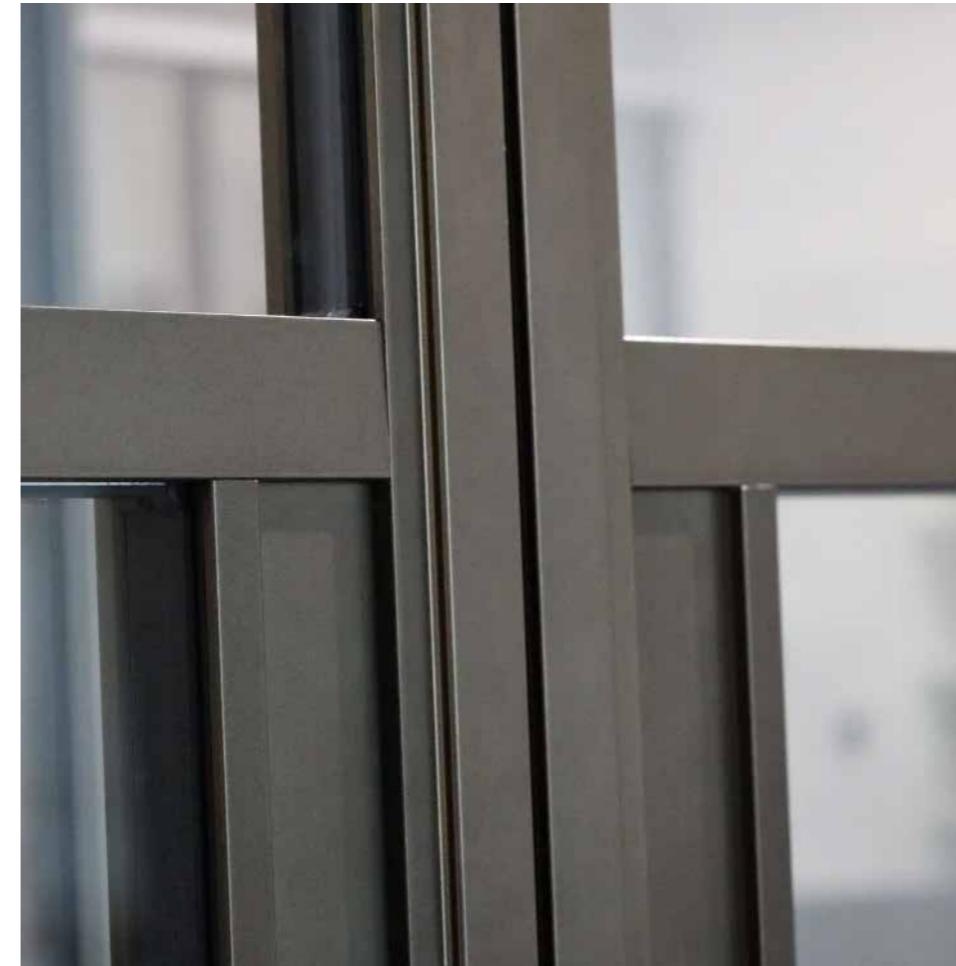
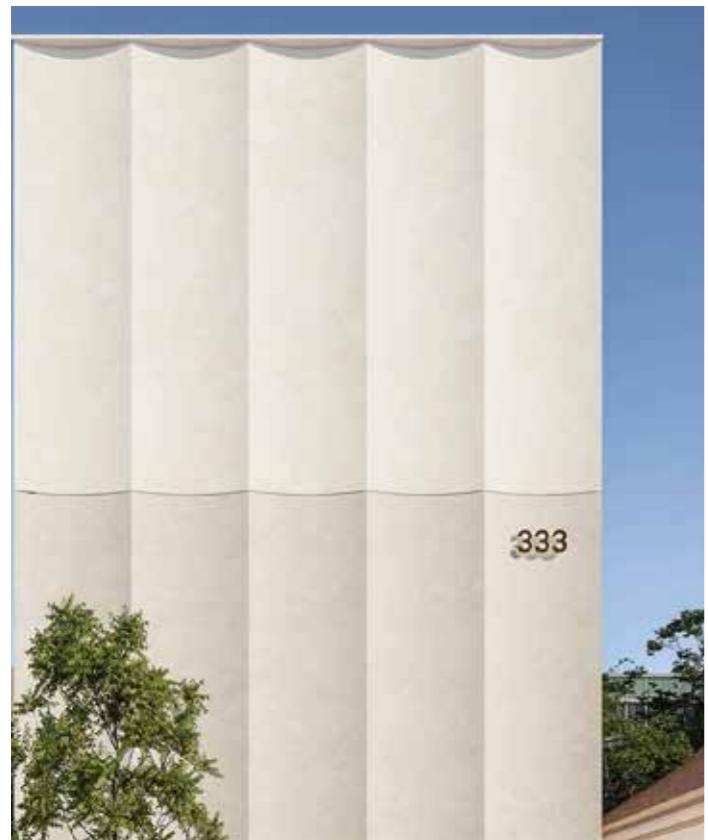
The walls of the new elements will be a mixture and a palette of stone, terrazzo and white render.

2. Roofs

The roofs to the hotel and link will be a mixture of glazed sections and sedum.

3. Windows and doors

The windows and doors will be metal to match.



6.16 Design Statement

7. Appearance and materiality

Materials key:

1. New tiled façades.
2. Fluted brick and stone features.
3. Fluted stone and terrazzo base.
4. Stone banding elements.
5. Metal framed glazing.
6. Metal railings.



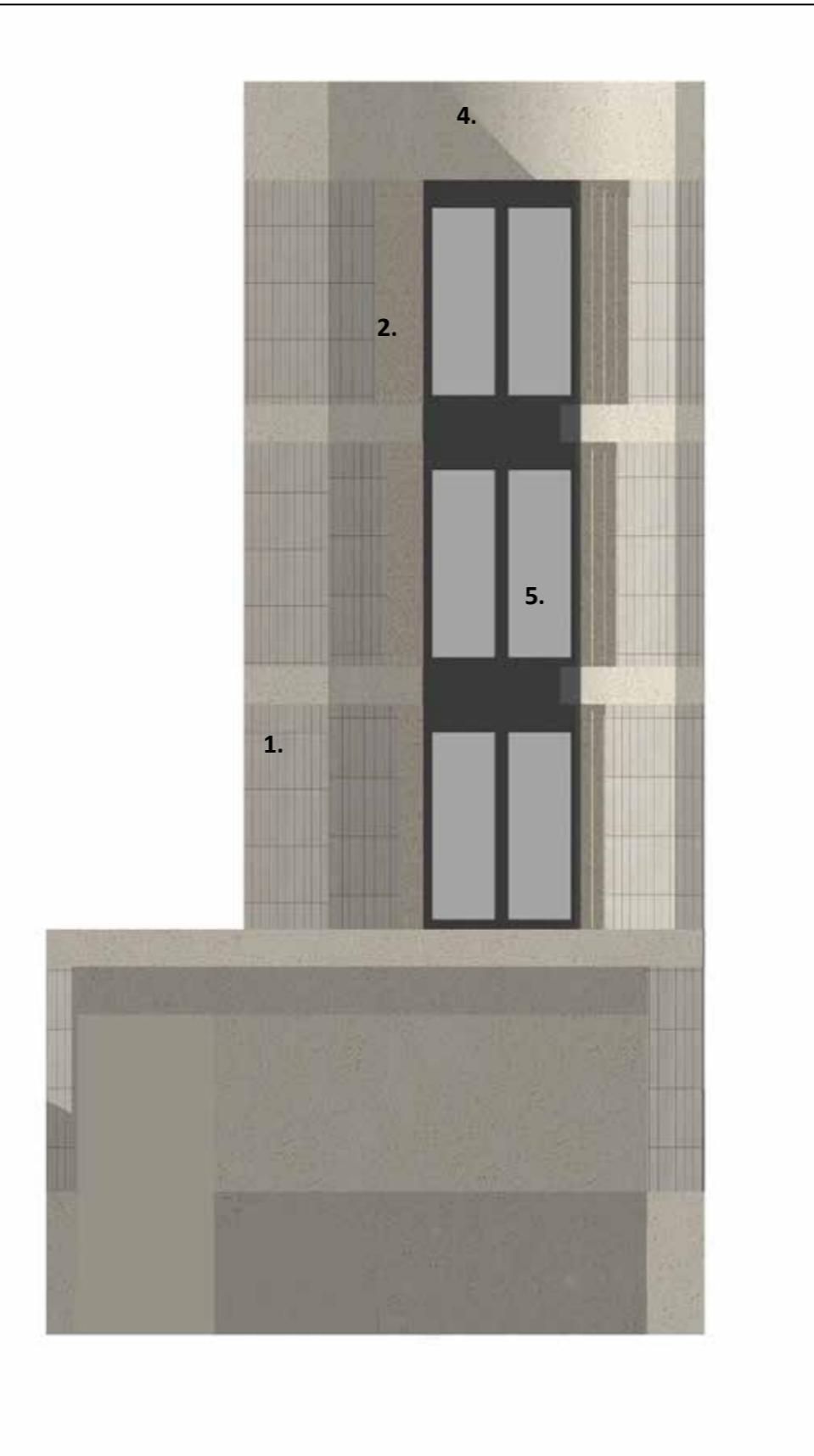
Elevation study between new and old.

6.17 Design Statement

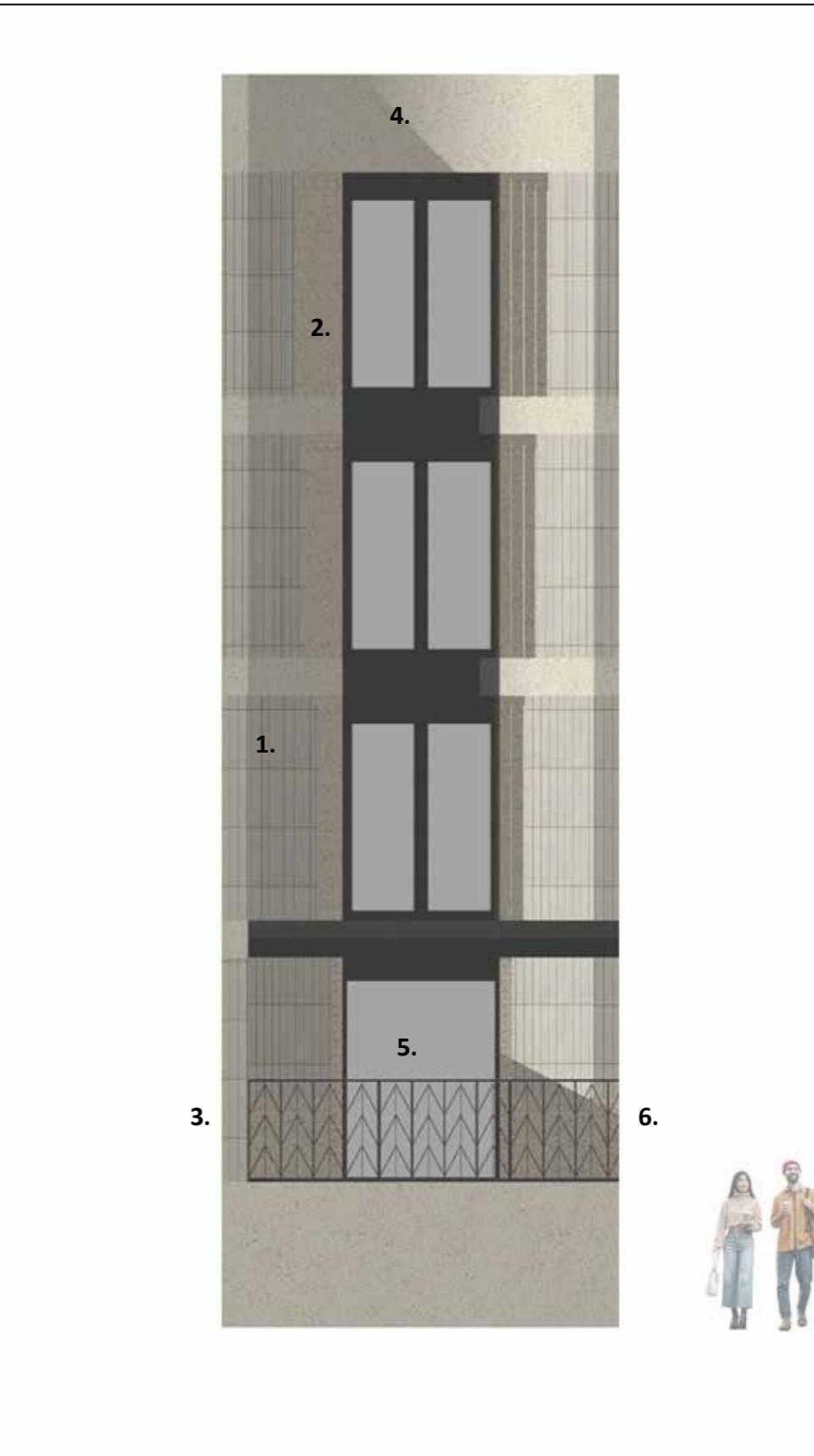
7. Appearance and materiality

Materials key:

1. New tiled façades.
2. Fluted brick and stone features.
3. Fluted stone and terrazzo base.
4. Stone banding elements.
5. Metal framed glazing.
6. Metal railings.



Elevation study of the end bay over the car parking entrance.



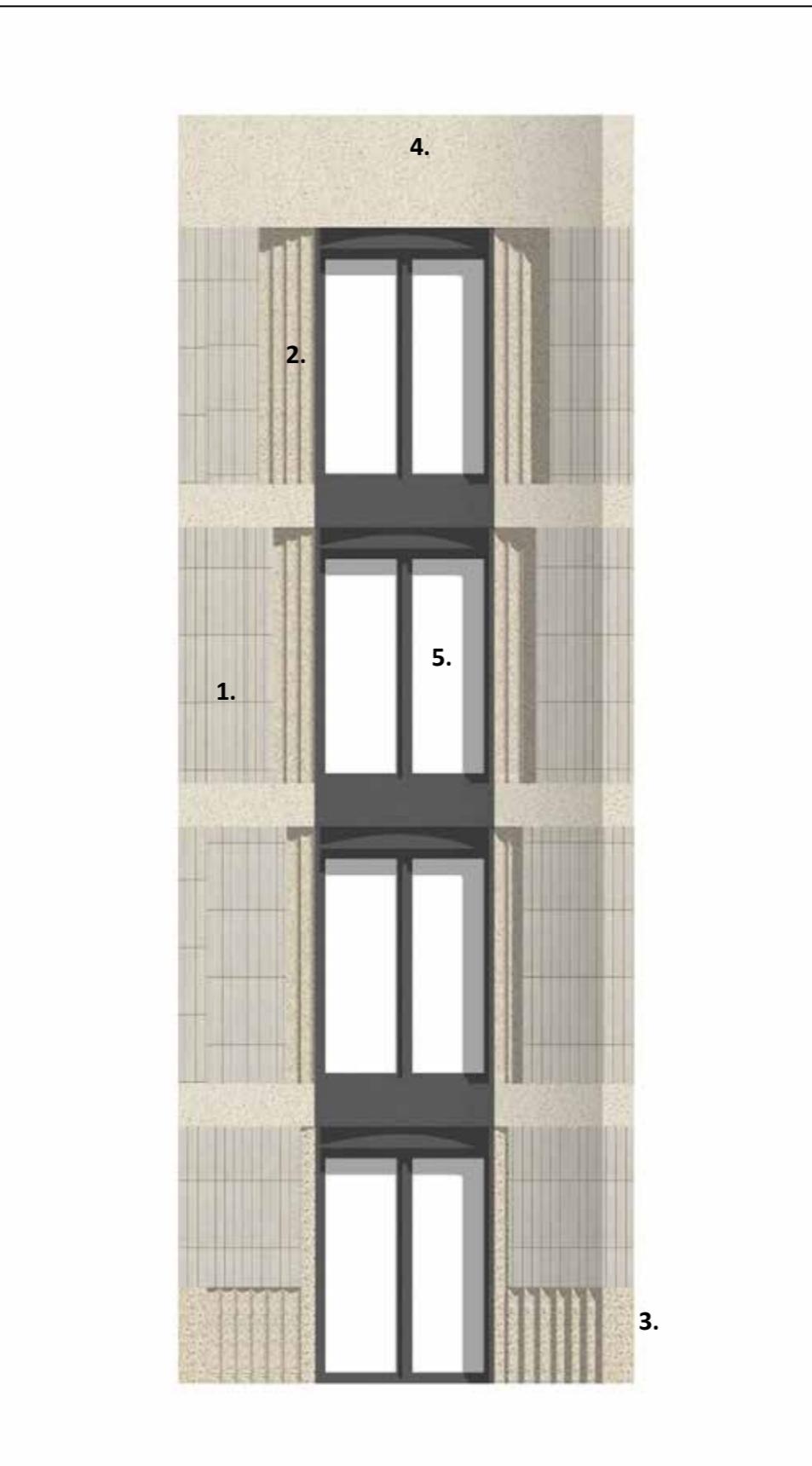
Elevation study of a typical western bay.

6.18 Design Statement

7. Appearance and materiality

Materials key:

1. New tiled façades.
2. Fluted brick and stone features.
3. Fluted stone and terrazzo base.
4. Stone banding elements.
5. Metal framed glazing.
6. Metal railings.



Elevation study of a typical bay.



Elevation study of the western side.

6.19 Townscape and visual studies.



Northern elevation study



Southern elevation study

6.20 Townscape and visual studies.



Western elevation study

6.21 Townscape and visual studies.



Visual of the entrance to the hotel in context.

6.22 Townscape and visual studies.



Visual from the high street to the hotel in context.

6.23 Townscape and visual studies.



Visual from Cumbrian way to the hotel in context.

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