

Former Cinema Building Structural Condition Survey



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UXBRIDGE

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**FORMER RAF CINEMA BUILDING AND SQUASH COURTS,
ST ANDREW'S PARK, UXBRIDGE**

STRUCTURAL CONDITION SURVEY REPORT

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1.0 INTRODUCTION

- 1.1 Conisbee were instructed by Vinci St. Modwen (VSM) to assess the structural condition of the former cinema building and squash courts at St Andrew's Park, Uxbridge, London, UB10 0XP. The purpose of the structural condition survey was to inspect both the exterior and interior masonry walls, as well as providing an assessment on the overall structural condition and stability of the building. Additionally, this document serves the dual purpose of supporting the submission of a Listed Building Consent (LBC) application for refurbishing the former cinema building and squash courts to re-provide a gym and a new café.
- 1.2 A Conisbee structural engineer carried out a visual inspection of the former cinema building and squash courts on Tuesday 19th September 2023. At the time of the inspection, the weather was cloudy with light showers of rain.
- 1.3 The former cinema building and squash courts are to be refurbished and re-used. The proposed remediation and alterations aim to keep as much of the original superstructure as possible. The main cinema auditorium is to be converted into a gym, while the squash courts are to become a café. The former squash court area does not currently have a roof. A new roof is proposed as part of the refurbishment to enable this area to come back into an active use.
- 1.4 This Structural Condition Survey Report is based on a visual inspection only of areas within the building which were reasonably accessible.

2.0 BUILDING HISTORY

- 2.1 From the early 18th century, the area now known as the former Cinema site was part of the Hillingdon estate. With the formation of the Royal Air Force (RAF) in April 1918, the estate became RAF property, transforming into a base known RAF Uxbridge. Initially, the base focused on demobilising air personnel after World War 1, then on training and character-building of servicemen.
- 2.2 In April 1918, Lieutenant J.G.N Clift of the Royal Engineers designed the building that later became the former Cinema. Originally conceived as a lecture hall, it could also serve as a cinema or concert hall. It is believed that the squash courts, built around 1919, were constructed at the same time as the former Cinema. In the 1960's. several single-storey extensions were added to the south-eastern and Hillingdon Road elevations, including a flat-roof extension over the original pay office window and external plant room at the first floor level.

3.0 FOMER CINEMA AND SQUASH COURT DESCRIPTION

- 3.1 The former cinema building floor was originally constructed as a ground bearing concrete slab, which historically supported a timber suspended floor. However, only remnants of timber packers attached to the ground bearing concrete slab are currently present. Traditional load bearing masonry walls support the main structure and portico. Large brick buttresses encompass the former main cinema building and squash courts, providing lateral stability. To the front and rear of the former cinema building, elaborate Dutch style gables have been constructed with brick parapets. A central chimney can be found protruding through the main roof structure, providing ventilation.
- 3.2 Within the auditorium, a large timber stage is supported off steel columns and beams located in an undercroft beneath the stage. A visible change in timber joists beneath the stage indicates that the stage has undergone an extension at some point. Above the stage, a timber observation deck/stage grid has been built.
- 3.3 In the auditorium, the domed ceiling features a central ventilation opening. The primary roof structure comprises of steel trusses, which span east to west, supporting timber purlins and timber ceiling joists. Various ducting can be found within the former cinema building, as well as black pipes which are attached to the auditorium ceiling. Furthermore, a first floor plant room can also be located just off the main auditorium.
- 3.4 The former squash courts have been constructed with 215mm thick solid brick load bearing walls. The load bearing walls are supported on mass concrete strip footings. The original roof over the former squash courts has been removed due to the roof being structurally unsafe.
- 3.5 To the front elevation, two single story extensions have been built with flat roofs. These additional extensions have been constructed using concrete floors, load bearing brickwork and felt covered concrete roof panels. Within the portico, a single timber staircase provides access to various rooms at first and second floor within the former cinema building.

4.0 OBSERVATIONS

4.1 GENERAL INFORMATION

- 4.1.1 For the purposes of the Structural Condition Survey Report, the entrance of the main cinema building has been taken as facing due South.
- 4.1.2 In the main auditorium, the timber framed observation deck/stage grid, which is positioned above the stage, was unable to be inspected. The timber stage beneath the access ladder had deteriorated, providing no stable platform to ascend to the observation deck/stage grid. The second access ladder to the observation deck was blocked. However, a visual inspection was carried out at stage level.
- 4.1.3 The roof space above the cinema auditorium was also not inspected.
- 4.1.4 Please refer to Appendix A, B, C and D for locations and photographic evidence exhibiting structural concerns and defects associated with the former cinema building and squash courts.

4.2 GENERAL OBSERVATIONS

- 4.2.1 On large areas of the exterior, to both the cinema building and squash courts, vast amounts of graffiti and black stains can be seen, see **Pictures 1, 3, 14 and 15**.
- 4.2.2 Throughout the main cinema building and squash courts, a number of window panels have been damaged, see **Picture 6, 15, 27 and 28**. A number of windowsills have also been damaged, see **Picture 4**.
- 4.2.3 Found on various brick buttresses around the former cinema building and squash courts, a number of clay coping tiles, located on the step details, have weathered or showed signs of damage.
- 4.2.4 In general, the overall brickwork was in fair condition for its age. However, a number of areas did show damaged brickwork and bed joint erosion, see **Picture 5, 12 and 32**.
- 4.2.5 The metal access ladder, which serves the men's bathroom roof, was corroded.
- 4.2.6 **Picture 29** shows a particular area where the brickwork has suffered from efflorescence.
- 4.2.7 The main central chimney and single flue brick chimney, which both protrude through the auditorium roof, appeared to be in a good condition.
- 4.2.8 Most of the ground floor rooms, which lead off the auditorium, are in bad condition and require extensive renovation. Large amounts of ceiling board have also cracked and fallen away. However, these observations are merely cosmetic remediation works.

4.2.9 In one particular area, the timber stage had collapsed into the left-hand side room, see **Picture 35**.

4.2.10 Various gutters and rainwater down pipes were found to be in a poor condition, see **Picture 14, 22, 27 and 28**. Gullies and drains were also found to be blocked full of vegetation, see **Picture 19**.

4.3 FORMER CINEMA BUILDING AND SQUASH COURT EXTERIOR

4.3.1 On the front elevation gable wall, a diagonal crack can be identified in the render, see **Picture 1**.

4.3.2 To the portico and single storey extensions, the flat and gable roofs have been covered in felt with lead flashing and remain in good condition.

4.3.3 A diagonal crack, around 3mm wide, can be found within the brickwork on the left-hand single storey extension, see **Picture 2**.

4.3.4 On the front elevation, four small holes were identified below the central window, see **Picture 6**. The holes appear to have been used to anchor a historic signage panel.

4.3.5 On the left-hand single storey extension, it appears a vertical crack has been masonry stitched. The bed joints have been repointed. The brickwork appears to be in good condition with no signs of additional cracking, see **Picture 7**.

4.3.6 At eaves level, the soffit board has weathered and cracked, see **Picture 8 and 9**. The cracking has likely occurred due to water ingress from an ill fitted or damaged guttering.

4.3.7 Below the windowsill on the East elevation, a diagonal crack, around 2mm wide, was identified in the brickwork, see **Picture 10**.

4.3.8 A large crack was identified on the brickwork to the male bathroom, see **Picture 11**. The vertical crack has occurred at the butt joint between the two brickwork walls.

4.3.9 In a number of areas on the cinema and squash courts, vegetation was seen growing from cracks in the render and mortar beds, see **Picture 13 and 27**.

4.3.10 The single pitched slated roof on the small extension, adjacent to the former squash courts, was in poor condition. The covering to the roof was damaged, as well as being covered in vegetation. Furthermore, the soffit board, at eaves level, was also damaged, see **Picture 14 and 15**.

4.3.11 Areas of render, to the main cinema building and squash courts, showed signs of flaking and damage. The render to the squash courts was in a particularly bad condition, see **Picture 17 and 18**.

4.3.12 Large amounts of diagonal cracking were identified on the squash court external walls, see **Pictures 23, 24 and 25**. We were unable to determine if the cracking was superficial or whether the brickwork underneath the render had cracked.

4.3.13 On the east elevation to the squash courts, a slight bulge was identified in the brickwork, see **Picture 16**.

4.4 FORMER CINEMA BUILDING INTERIOR

4.4.1 A number of interior brickwork walls had been stripped and appeared to be in sound condition, see **Picture 36**. Some areas of brickwork had been previously stich repaired and repointed.

4.4.2 In the auditorium, a large timber stage is supported by steel columns and beams. The structural timber joists and stage floor covering show signs of deterioration and extensive damage, see **Pictures 35**.

4.4.3 Above the timber stage, a large vertical crack can be seen within brickwork wall. The large crack has had remediation works carried out. The brickwork wall has been stitched and repointed. No further movement or cracking was identified, see **Picture 34**.

4.4.4 Beneath the stage, within the under croft, two prominent cracks within the brickwork were identified, see **Picture 37 and 43**. Extensive amounts of cracking to the render was also identified on the rear gable elevation.

4.4.5 A timber framed observation deck/stage grid, which runs the full length of the stage, had been constructed. The observation deck/stage grid is accessed by fixed ladders, either side of the stage. A visual inspection of the timber frame structure was carried out at stage level, due to unsafe and restricted access. The timber joists, observation deck/stage grid and wall plates appeared to be in good condition, see **Picture 38 and 39**.

4.4.6 The large domed ceiling, within the auditorium, showed signs of considerable wear and damage, see **Pictures 33 and 41**. A number of light fixtures were attached to the ceiling. No water ingress was identified.

4.4.7 The rooms within the portico had been stripped, the timber floor/ceiling joists and brickwork were in good condition. The staircase leading to the first and second floor was also in good condition.

- 4.4.8 Beneath the concrete floor, within the auditorium, there are a number of unidentified voids or ducts. The underfloor voids or ducts run around the perimeter and through the centre of the room, see **Picture 40**. These can be accessed through openings within the ground bearing concrete slab.

4.5 SQUASH COURT INTERIOR

- 4.5.1 On the cinema gable wall, large amounts of vertical and diagonal cracking in the render were identified, see **Picture 45, 46, and 48**. A crack, around 5mm wide, was identified in the brickwork, close to where the previous remediation works had taken place, see **Picture 47**.
- 4.5.2 The stairs that once granted access to the observation deck have been removed. The removal of the stairs has resulted in distinct voids in the gable wall where the brickwork is absent, as depicted in **Picture 47**. The decision to remove the former squash court stairs was prompted by a collapse, posing a significant hazard to safety.
- 4.5.3 Near the squash court entrance, a large void space within the floor can be found, see **Picture 55**. A scaffolding plank currently forms a bridge over the void.
- 4.5.4 A solid brickwork wall, which separates the squash courts and internal walkway, showed signs of wear and damage. The original floor had been removed. In certain areas of the separating wall, this has caused a void between the brickwork wall and the floor. Furthermore, brickwork was missing around end bearings of lintels, see **Picture 49, 50 and 51**.
- 4.5.5 The internal intermediate squash court walls showed areas of cracking and render detaching from the brickwork, see **Picture 54 and 56**.

4.6 BUILDING FRONT ENTRANCE

- 4.6.1 The concrete steps and landing area, which provide access to the cinema building, were found to be uneven and in bad condition.

5.0 RECOMMENDATIONS

5.1 GENERAL RECOMMENDATIONS

- 5.1.1 Many parts of the exterior brickwork have suffered from large amounts of graffiti, black stains and, in specific areas, suffered from efflorescence. The brickwork requires extensive cleaning. The cause of the black marks appears to have originated from ill fitted gutters, which has allowed water to splash onto the render.

- 5.1.2 In some instances, the gutters, downpipes, gullies and drains were full of vegetation and debris. Rainwater goods require a thorough clean. Faulty or damaged rainwater goods should be repaired or replaced. Scheduled maintenance should be implemented to ensure the rainwater goods remain in good working order.
- 5.1.3 Any damaged windows or windowsills should be repaired or replaced.
- 5.1.4 The brickwork buttresses, which encompass the building, showed signs of deterioration. The weathered clay coping tiles will need attention, as well as areas of brickwork requiring repointing. In order to securely fix the coping tiles to the buttresses, the use of stainless steel dowels and/or cramps is recommended. However, the overall structural integrity of the brickwork buttresses remained, providing lateral stability to brickwork elevations.
- 5.1.5 The corroded exterior ladder should be cleaned and made free of any corrosion. A corrosion resistant paint should be applied to the ladder. However, it may be more economical to purchase a new ladder or remove completely.

5.2 FORMER CINEMA BUILDING

- 5.2.1 Overall, the exterior brickwork to the main cinema building was in fair condition for its age. However, in some areas, the brickwork showed signs of bed joint deterioration. The mortar in the affected bed joints will need to be cleaned out and repointed. Any damaged brickwork should be replaced and repointed.
- 5.2.2 **Picture 1** depicts a diagonal crack on the front elevation. It is advised the render to be removed. Further investigation works are required to determine if the crack is superficial or whether the crack has originated from the brickwork beneath.
- 5.2.3 As seen in **Picture 2**, it appears the extension brickwork has cracked due to some slight differential settlement. The mortar bed should be cleaned out, masonry stitched and repointed.
- 5.2.4 At eaves level, on the main cinema building, small areas of soffit board will require remediation. Guttering at eaves level should be checked and, if required, made good. Prior to any remediation works, the soffit boards should be tested for asbestos.
- 5.2.5 On the east elevation, as seen in **Picture 10**, a small crack had been identified, which followed the line of the bed joint. The crack has likely been caused by weathering and was of no structural concern. However, the bed joint should be cleaned out and repointed.

5.2.6 A large crack in the brickwork was identified in the male bathroom exterior wall, as seen in **Picture 11**. The crack had occurred at the butt joint. It appears that the rainwater head and down pipe are new, indicating there may have been an issue with water ingress and weathering. The joint should be cleaned and allowance made for diagonal masonry stitching, driven through both walls. Once the remediation has been completed, the void should be filled and appropriately sealed.

5.2.7 Many of rooms were dilapidated and require extensive repair and replastering. In some instances, the ceiling boards had collapsed and will need complete restoration. However, these are regarded as cosmetic remediation works.

5.2.8 The Interior brickwork walls to the auditorium were regarded as sound. Lintels throughout the building also appeared to be in good condition. Previous masonry stitching and repointing also appeared to be in good condition with no further movement evident, see **Picture 42**.

5.2.9 Within the portico, the brickwork walls and timberwork were found to be in good condition. Redecoration and some localised repair work will be required. However, these remediation works are regarded as cosmetic.

5.2.10 A considerable amount of vertical and diagonal cracking to the render was evident. In some areas, the render had completely lost its bond.

Extensive hammer-tap testing is required, where areas of render showed extensive wear and flaking. Any areas of render which are deemed not fit for purpose, should be removed and render reapplied.

5.2.11 The large domed ceiling, within the auditorium, showed signs of considerable wear and damage, see **Pictures 33 and 41**. Allowance should be made for extensive remediation and decoration. Light fixture connections should be checked and pull out tests conducted.

5.2.12 Within the auditorium, a maze of underfloor voids or ducts beneath the original concrete ground bearing slab can be found, see **Picture 40**. The underfloor network of voids or ducts should be surveyed to check their condition. The original purpose of these voids or ducts is unknown.

In order to cover the openings and as part of the new proposed works, a new concrete covering is to be cast in-situ over the original ground bearing slab. Localised mesh reinforcement will be used to strengthen the slab over the openings around the perimeter of the auditorium.

5.2.13 In the under croft below the stage, movement within brickwork was identified, see **Picture 37** and **Picture 43**. The cracks do not appear to have increased in size or severity. However, the cracks should be cleaned out, existing mortar bed joint removed and masonry stitched.

- 5.2.14 An inspection of the timber observation deck/stage grid was carried out at stage level. No structural concerns were noted. However, the observation deck/stage grid should be inspected more closely once the timber stage has been refurbished.

Any damaged and broken timber floor joists are to be remediated or replaced.

- 5.2.15 We have not carried out or appointed any specialist inspections relating to the existing ceiling and hanging fixtures. Additionally, no intrusive tests have been carried out to any timber member or structure.

Whilst these specialist inspections to the ceiling, fixtures and timber are being conducted, an inspection and assessment of the roof structure can run concurrently. It is highly recommended these specialist inspections take place to ensure any concerns are identified.

5.3 SQUASH COURT BUILDING

- 5.3.1 The former squash court exterior and intermediate brickwork walls were in a satisfactory condition. However, a slight bulge was identified in the squash court brickwork, seen in **Picture 16**. The bulge in the brickwork wall could be associated with the debonding of the render. It is strongly advised the render, in large parts of the squash court exterior walls, be removed. Further investigation works required to assess the brickwork and mortar beneath.
- 5.3.2 The small extension, adjacent to the former squash courts, should be cleaned and any broken roof tiles to the mono-pitched roof replaced. The damaged soffit board and gullies should be also made good.
- 5.3.3 As illustrated in **Picture 55**, the large void, found near the side entrance of the squash courts, should be filled with well compacted hardcore. Allowance should be made for a new concrete floor, which has localised mesh reinforcement spanning across the opening.
- 5.3.4 The solid brickwork wall, which separates the former squash courts and the internal walkway, currently shows signs of wear and damage, especially around end bearings of lintels. Due to the original floor being removed, some areas of the wall have a void between the brickwork and floor, see **Pictures 49, 50 and 51**.

The design proposals for café show the service corridor wall being removed and replaced with a partition wall.

5.4 BUILDING FRONT ENTRANCE

- 5.4.1 Allowance should be made for remediation work to the front entrance. The steps and landing area were in poor condition. The concrete slab and kerbs are cracking and breaking up. These should be repaired or replaced, where required.

6.0 CONCLUSION

- 6.1 The former cinema building structure is in fair condition. Cracks within the rear gable end were identified. Remediation works have already taken place to the large vertical crack above the stage area. The crack appears to be stable with no further movement. However, allowance should be made for further masonry stitching in areas identified within the report. This includes the brickwork on the men's bathroom exterior wall, where weathering has occurred between the butt joint.
- 6.2 The internal brickwork walls were in good condition, having previously experienced masonry stitching and repointing. A number of rooms, which lead off the main auditorium will require an extensive amount of repair and redecoration. However, these are regarded as cosmetic concerns, rather than structural. The portico was in good condition with the brickwork showing no signs of deterioration. The floor and ceiling timber joists were also in good condition, having been previously replaced.
- 6.3 The roof covering to the former cinema building appeared to be in good condition. Extensive repair and redecoration will be required to the ceiling within the auditorium. We do not know the structural condition of the roof structure. However, whilst the specialist inspections relating to the existing ceiling and hanging fixtures are being conducted, an inspection and assessment of the roof structure can be carried out.
- 6.4 As part of the proposed works, in both the cinema building and squash courts, a new reinforced concrete floor will be cast in-situ over the existing ground bearing concrete slab. Localised mesh reinforcement will provide strengthening over areas where openings can be found within the existing concrete floor.
- 6.5 The former squash court walls were in satisfactory condition. However, further investigation is required to discover whether the extensive cracking and bulging in the render are superficial or whether this originates from the brickwork. Extensive areas, to both the cinema and squash courts, should be hammer-tap tested to determine the integrity of the render.
- 6.6 Although this report identifies recommendations, generally, from an overall structural perspective, the building is in sound condition.
- 6.7 The refurbishment and proposed building works of the former cinema building and squash courts will not require a significant amount of structural work. All proposals are sympathetic to the existing fabric of the building and, if required, can be reversed back to their original historic form.

- 6.8 A summary of the structural works which will be required for the proposed alterations and re-use of the building can be found within Section 7.0.

7.0 PROPOSED STRUCTURAL WORK

7.1.1 New Timber Flat Roof Over Squash Courts

A new timber flat roof is proposed over the squash courts. The timber roof will span onto the existing brickwork load bearing elevations and separating squash court walls.

7.1.2 New Openings Through Squash Court Separating Walls and Eastern Elevation

In order to create an open space within the café, the proposed works involve creating openings through the separating squash court walls. Furthermore, a new window opening on the eastern elevation of the former squash courts will also be created, allowing for a new window as those proposed on the Northern / Front Elevation.

7.2 Remediation Works to The Existing Timber Stage

As part of the proposed works, the existing timber stage will be refurbished. The refurbishment will involve replacing any broken stage joists and damaged stage covering.

New Concrete Floor Covering

Due to the current condition of the existing concrete floor, the proposed works involve casting a new in-situ reinforced concrete slab. The reinforced concrete slab will contain reinforcement mesh in order to strengthening the areas where openings can be found within the existing concrete ground bearing slab.

7.3 New Opening to Squash Court Front Elevation

Three new openings for fenestration have been proposed to the squash court front elevation. The openings will be created through the solid brickwork and supported by lintels. A considerable amount of the existing brickwork is to remain and used as feature walls.

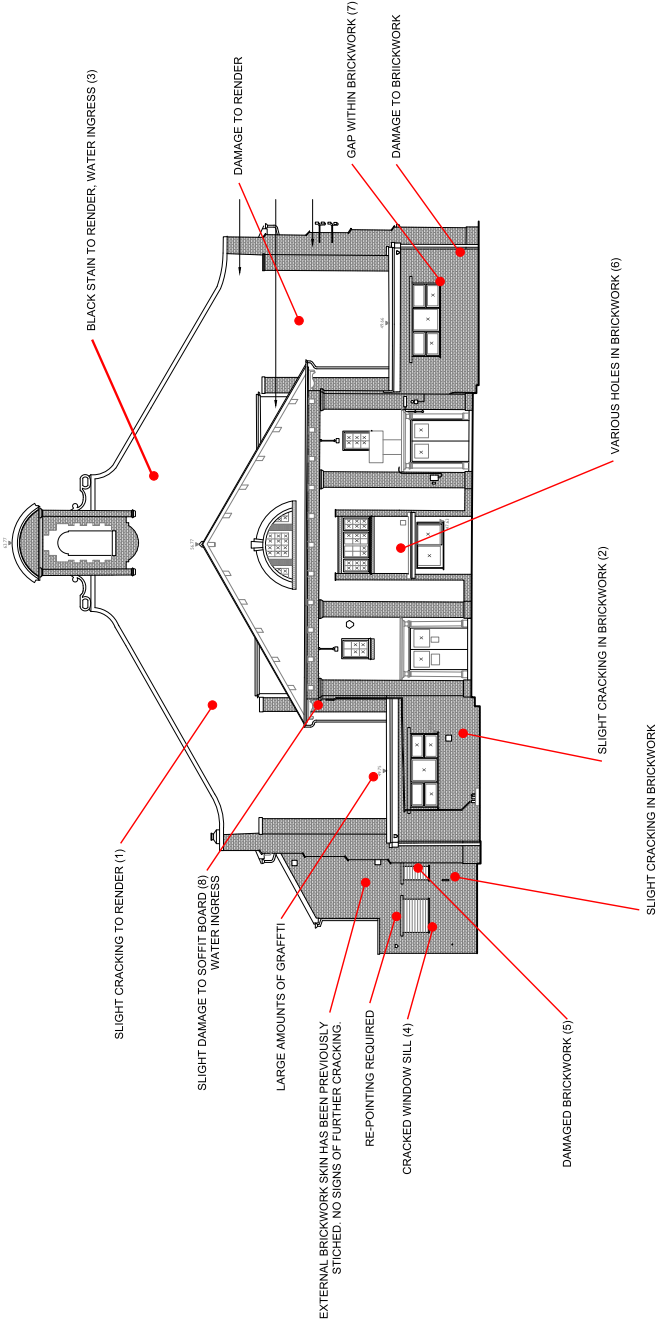
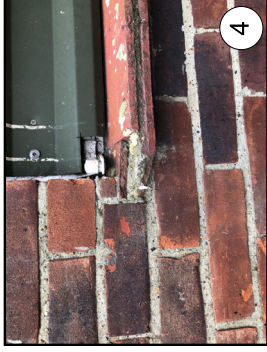
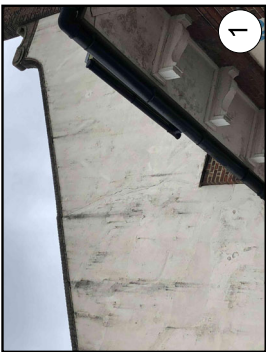
9.0 APPENDICES

APPENDIX A

EXTERNAL ELEVATIONS

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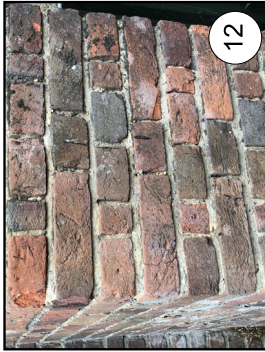
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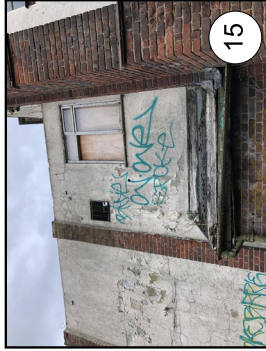
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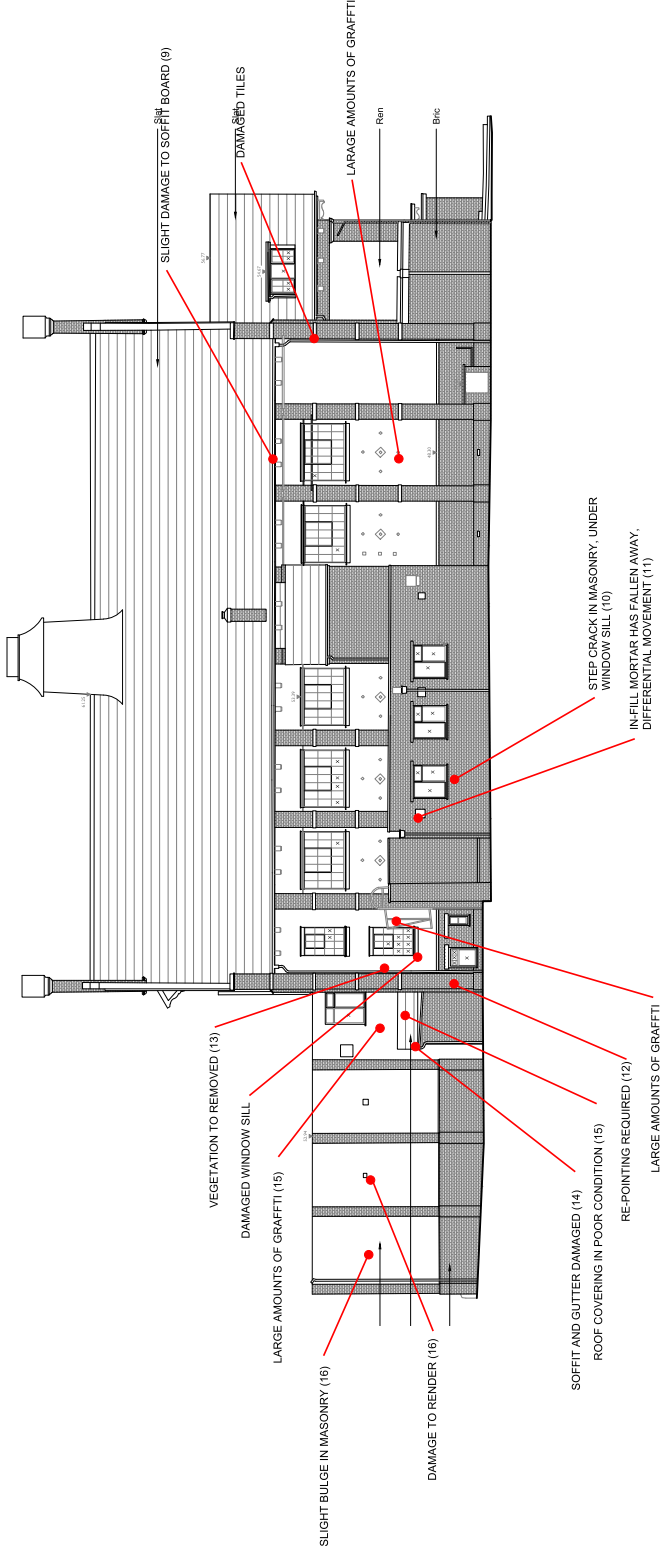
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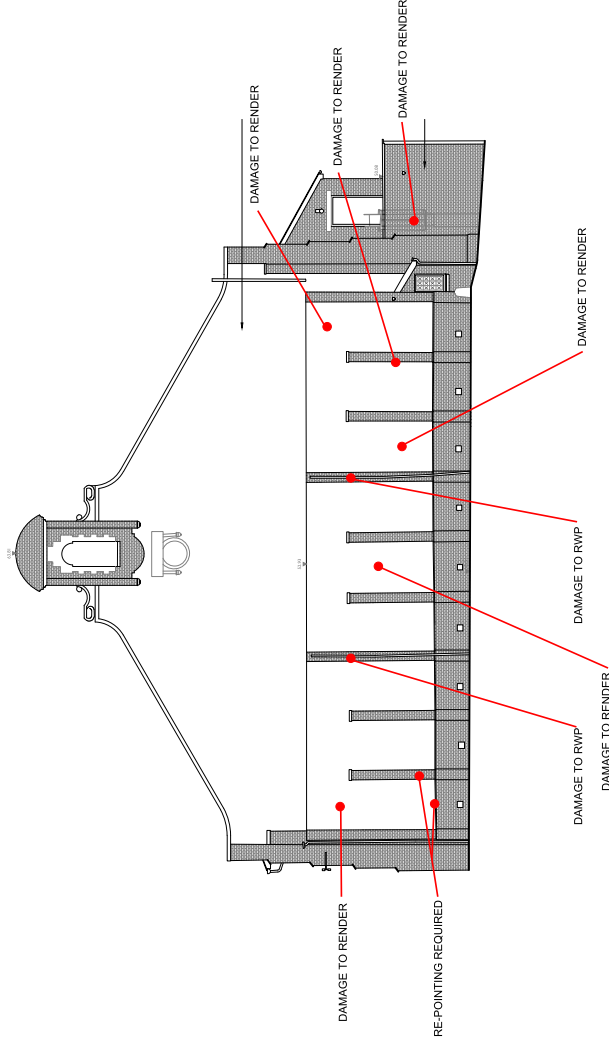
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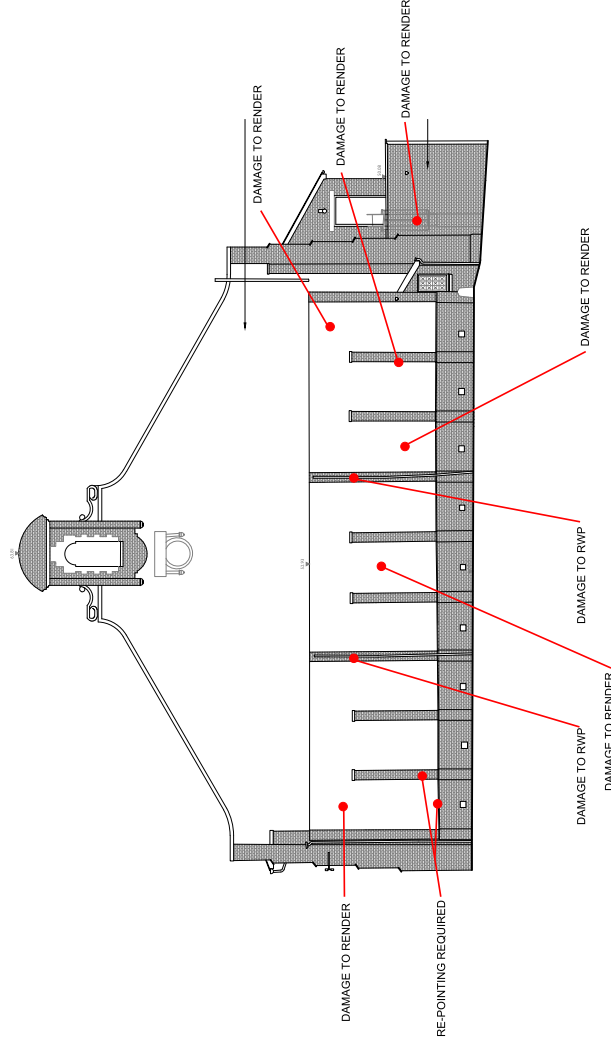
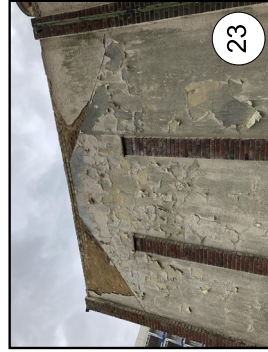
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P1 04/10/23	ISSUED FOR INFORMATION	CC	CC	
Rev	Date	Description	Drawn	Check

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Drawing Status	S2 - ISSUED FOR INFORMATION	Date	04/10/23
Project	LUXBRIDGE CINEMA	Scale	NTS
	LUXBRIDGE LONDON	Drawn	CC
	UB10 DWP	Engineer	CC
Title	BUILDING SURVEY	Project No	220131
	EXISTING WEST ELEVATION	Revision	P2
Drawing No	220131-CON-XX-ZZ-SK-S-0003		

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS
2. DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY.



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Rev	Date	Description	Drawn	Check

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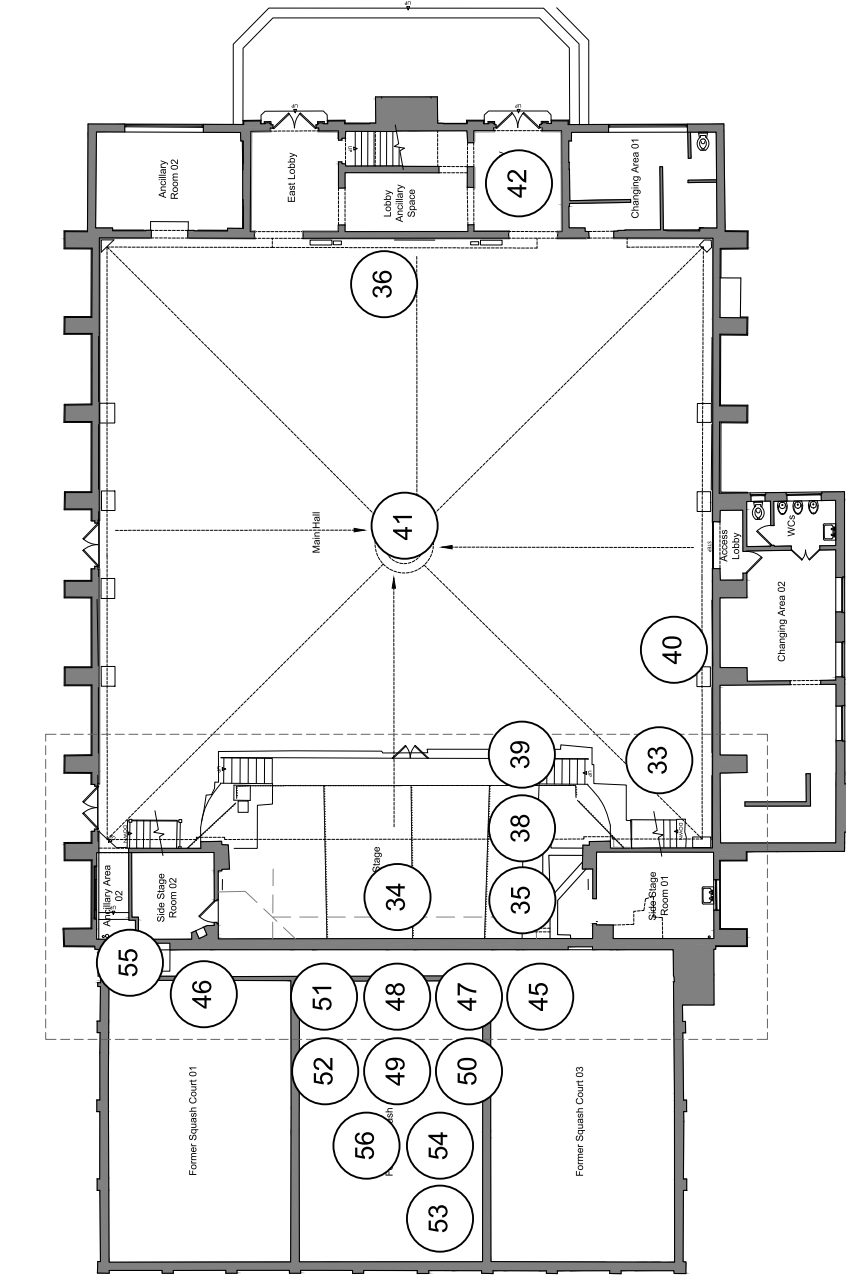
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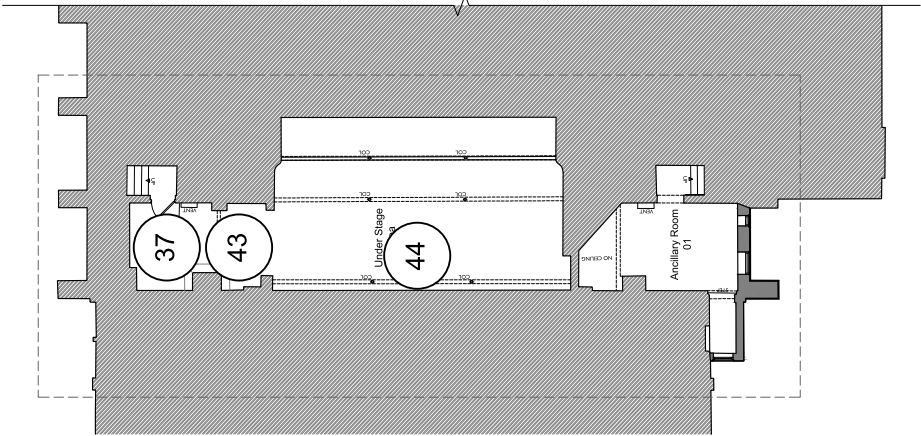
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Date	04/10/23
Scale	NTS
Drawn	QC
Engineer	QC
Project No	220131
Revision	P2
Drawing No	220131-COM-XX-ZX-SK-S-0003

APPENDIX B

FORMER CINEMA BUILDING AND SQUASH COURT SITE PLAN



EXISTING GROUND FLOOR LAYOUT



EXISTING GROUND FLOOR LAYOUT

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P1	04.10.23	FOR INFORMATION	CC	CC	CC							
Rev Date Description												
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NTS	CC	CC	OCT 23									
Drawing Status	Project No	Revision										
S2 - FOR INFORMATION	220131	P2										
Drawing No												
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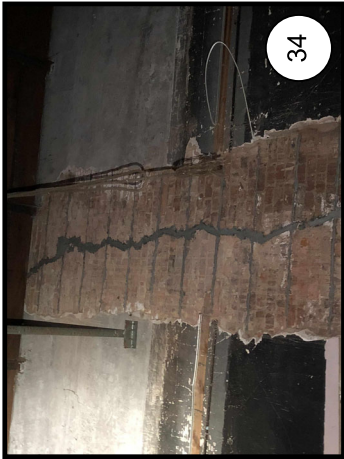
APPENDIX C

INTERIOR – FORMER CINEMA BUILDING

INTERIOR - FROMER CINEMA BUILDING



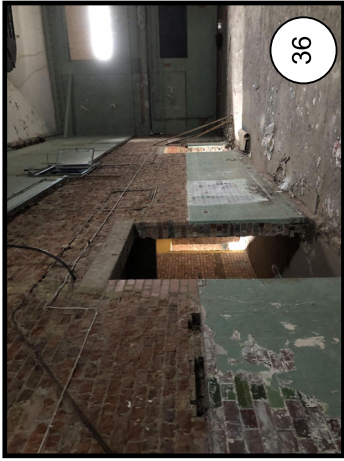
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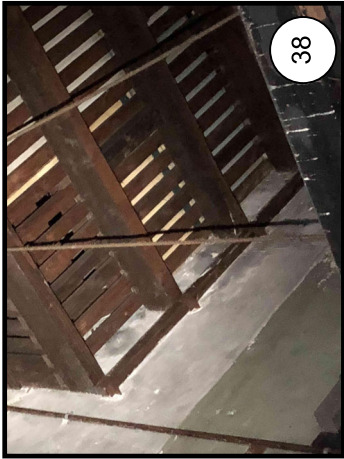
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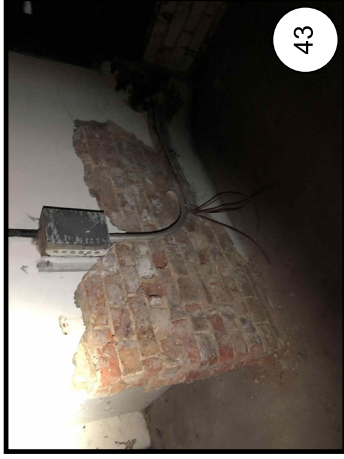
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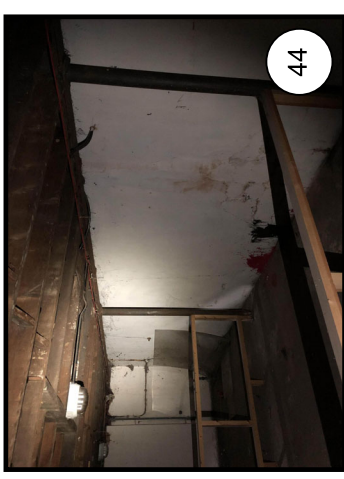
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4 MODIN PLACE
UXBRIDGE, LONDON, UB10 0WP

Title

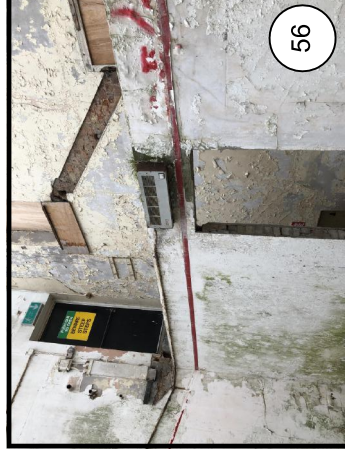
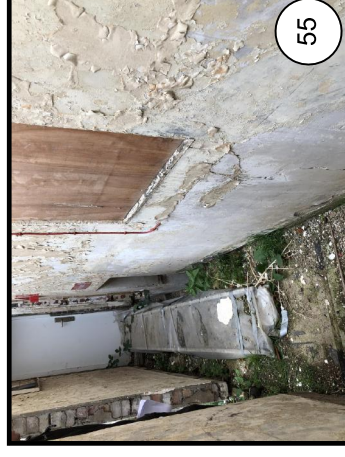
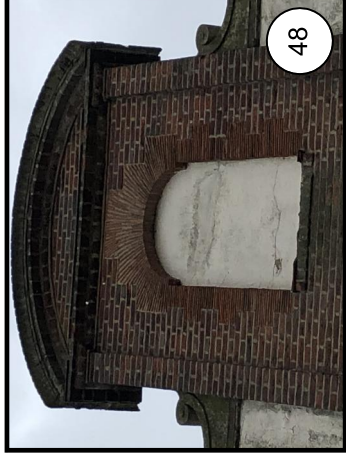
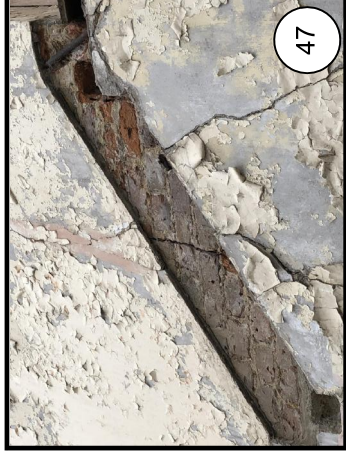
BUILDING SURVEY
INTERIOR - MAIN CINEMA BUILDING

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P1	04/10/23	FOR INFORMATION	CC	CC
Rev	Date	Description	Drawn	Engineer
			CC	CC
Scale	NTS			Date
				OCT 23
Drawing Status		Project No	Revision	
S2 - FOR INFORMATION	220131	P2		
Drawing No	220131-CON-XX-ZZ-SK-S-0006			

APPENDIX D

INTERIOR - SQUASH COURT

A close-up photograph of a weathered wall. The wall is made of light-colored material, possibly plaster or concrete, which is heavily peeling and cracked, revealing a darker surface underneath. A wooden door is visible in the upper right portion of the frame. A thick, dark, horizontal wooden beam or log is positioned across the middle of the wall. In the top right corner, there is a circular inset containing the number '45'.



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