



LISTED BUILDING CONSENT DESIGN & ACCESS STATEMENT

White House Hotel
Albany Street, Regent's Park
London NW1 3UP

Melia Hotels International

Basement refurbishment
March 2025



01 INTRODUCTION

01 INTRODUCTION

DESIGN STATEMENT FOR BASEMENT REFURBISHMENT PROPOSAL

This report accompanies a reapplication for Listed Building Consent for the refurbishment of a portion of the existing basement of the White House Building, transforming it into a guest swimming pool and spa. Consent for these works was previously granted in 2021 (application reference 2021/0140/L), but as it has now lapsed, we are submitting the application again for exactly the same scope of work. The hotel intends to proceed with the works as soon as the new consent is granted.

The refurbishment includes the conversion of a meeting room into a swimming pool, building on previous applications for the same site. The current basement layout and decoration date back to 1999, with no apparent remnants of the original interior layout or detailing, as highlighted in the Historic Building Report accompanying this application. The proposed works will enhance the 1999 refurbishment without negatively impacting the Listed Building.

The operator's objective is to provide an additional amenity for guests while upgrading an underutilized part of the building. The new pool area will include a guest swimming pool, changing facilities, and a small sauna.

Access to the pool will be via the existing circular staircase in the northwestern corner, connecting the basement to the ground floor and the hotel lobby. A secondary access and escape route will be available via an existing staircase leading onto Albany Street.

The interior design of the pool and access areas has been developed by Melia Hotel Group's designers, ASAH, ensuring a high-quality finish that aligns with the operator's commitment to maintaining the hotel's standards and services, while respecting the character of the Listed Building.



1. Melia White House

01 INTRODUCTION

DESIGN STATEMENT FOR BASEMENT REFURBISHMENT PROPOSAL

The Melia White House Hotel is a Grade II listed, nine-storey building arranged in a distinctive star shape. Originally constructed in 1936 as serviced flats, the building has undergone multiple transformations and is now a luxury hotel. Its elevations are clad in pale cream faience tiles, with a slightly darker shade used at the ground floor level and for the horizontal banding at each floor, giving the façade a refined and elegant appearance.

The building was gradually converted into a hotel from 1959 onwards, and by 1970, it was officially operating as a full-scale hotel. In 1972, the property was acquired by Rank Organisation, which undertook an extensive three-year renovation.

Throughout the 1980s, a new lift system was installed, and several public and private areas were refurbished, including the main lobby, bar, and guest bedrooms. By 1990, additional facilities were introduced, such as a business centre, leisure centre, and expanded conference and banqueting suites. Between 1974 and 1995, the building underwent further modifications, including several single-storey extensions located between the west and east wings, as confirmed by on-site inspections.

Since 1999, the hotel has been operated by Sol Meliá, which has carried out a major renovation project encompassing upgrades to the entrance lobby, guest rooms, meeting spaces, and restaurant facilities. Today, the Melia White House Hotel offers 548 elegantly designed bedrooms, catering to both business and leisure travelers.



1. Melia White House



2. The White House, Regents Park 1946



02 SITE PHOTOS

02 SITE PHOTOS

AERIAL VIEWS OF THE WHITE HOUSE HOTEL

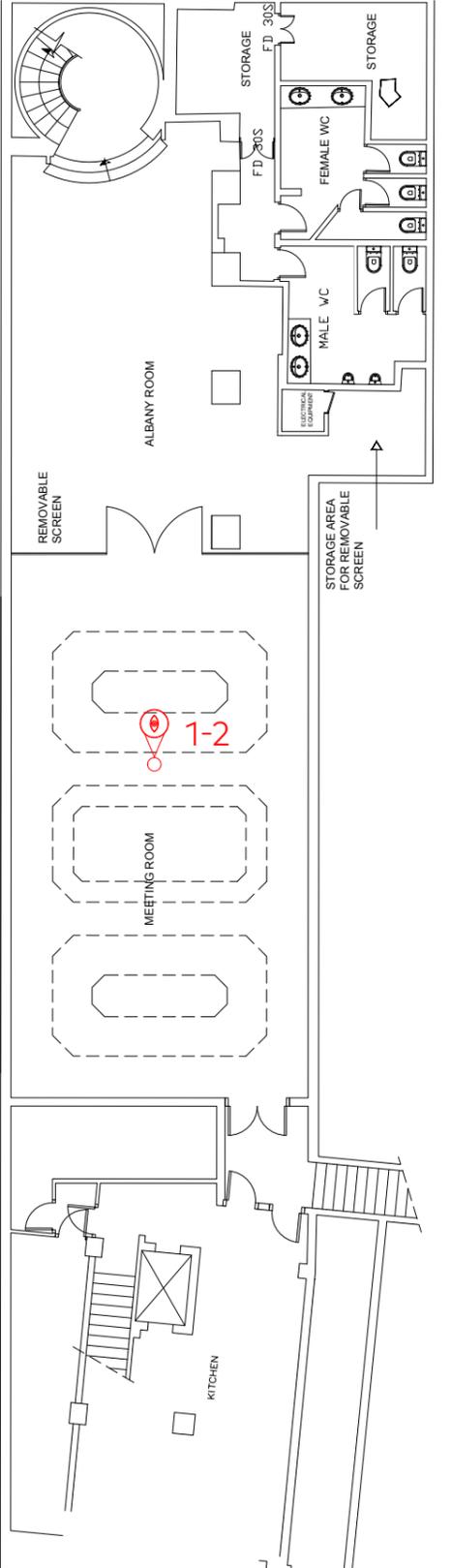




03 EXISTING PHOTOS

03 EXISTING PHOTOS

EXISTING PHOTOS OF THE INSIDE OF THE BASEMENT



Key plan of existing basement



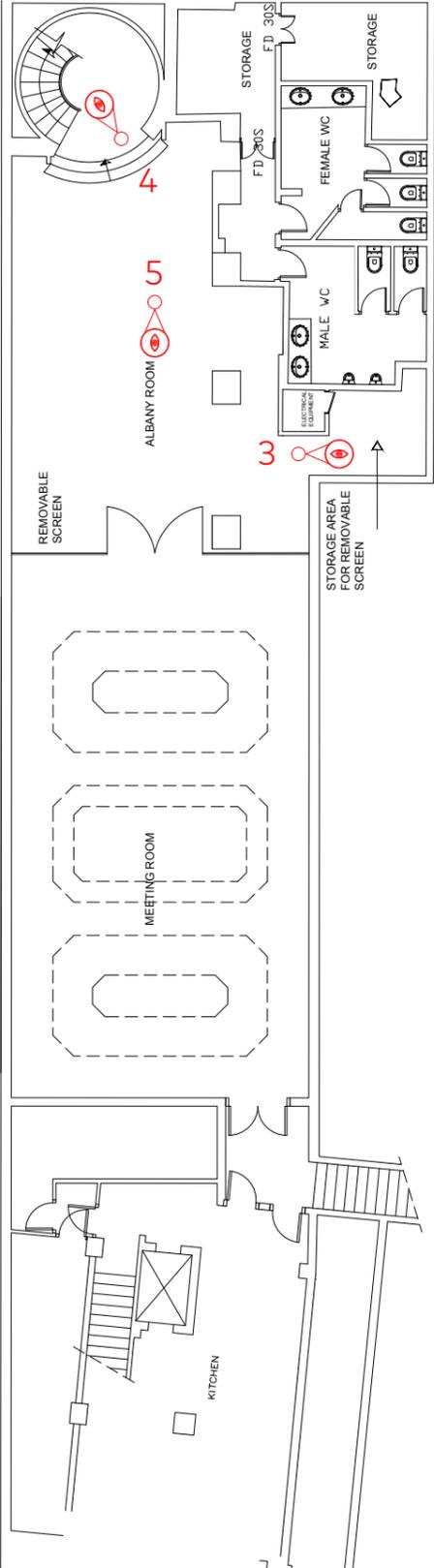
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03 EXISTING PHOTOS

EXISTING PHOTOS OF THE INSIDE OF THE BASEMENT



Key plan of existing basement



3



4

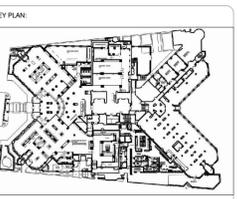
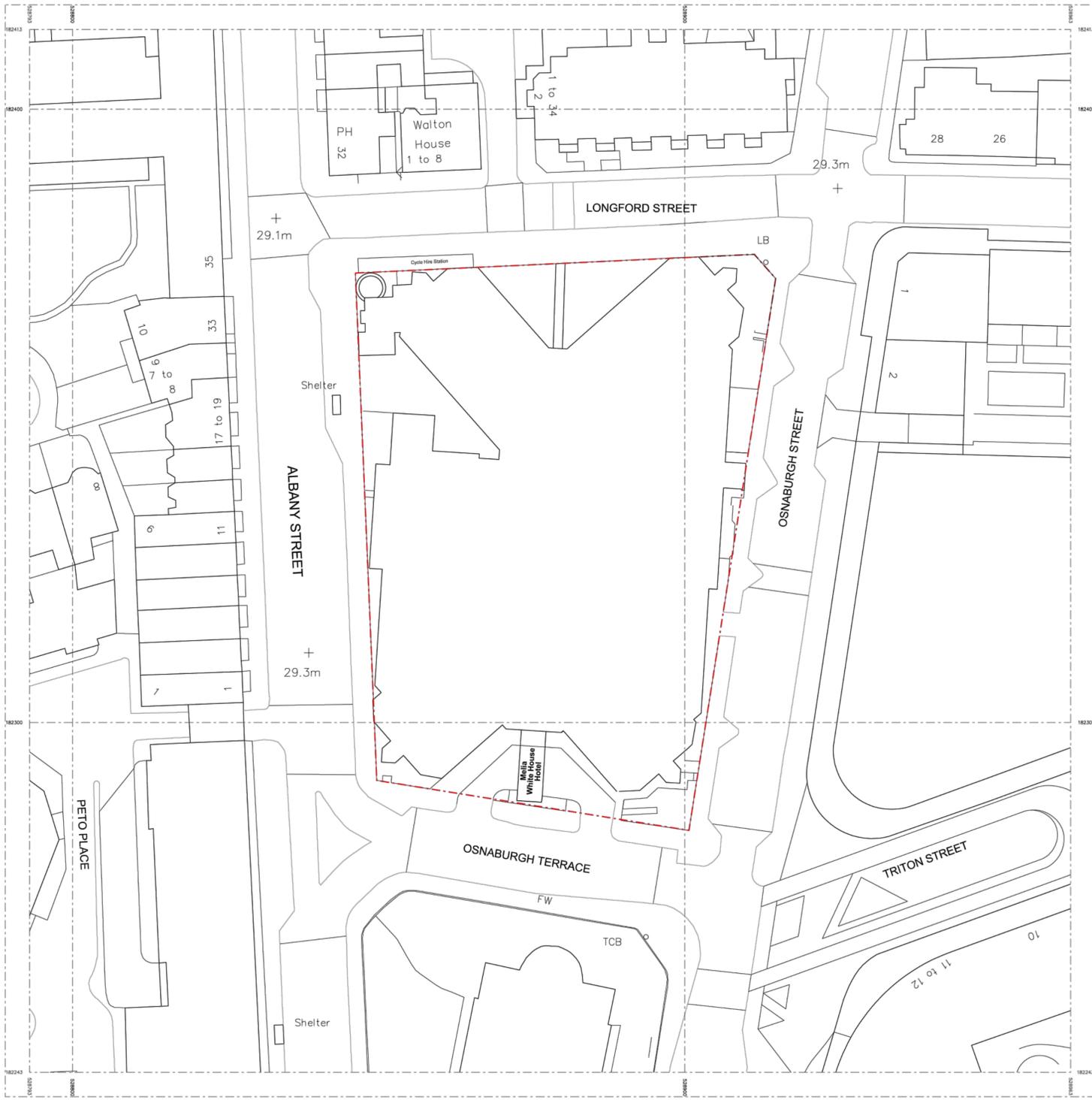


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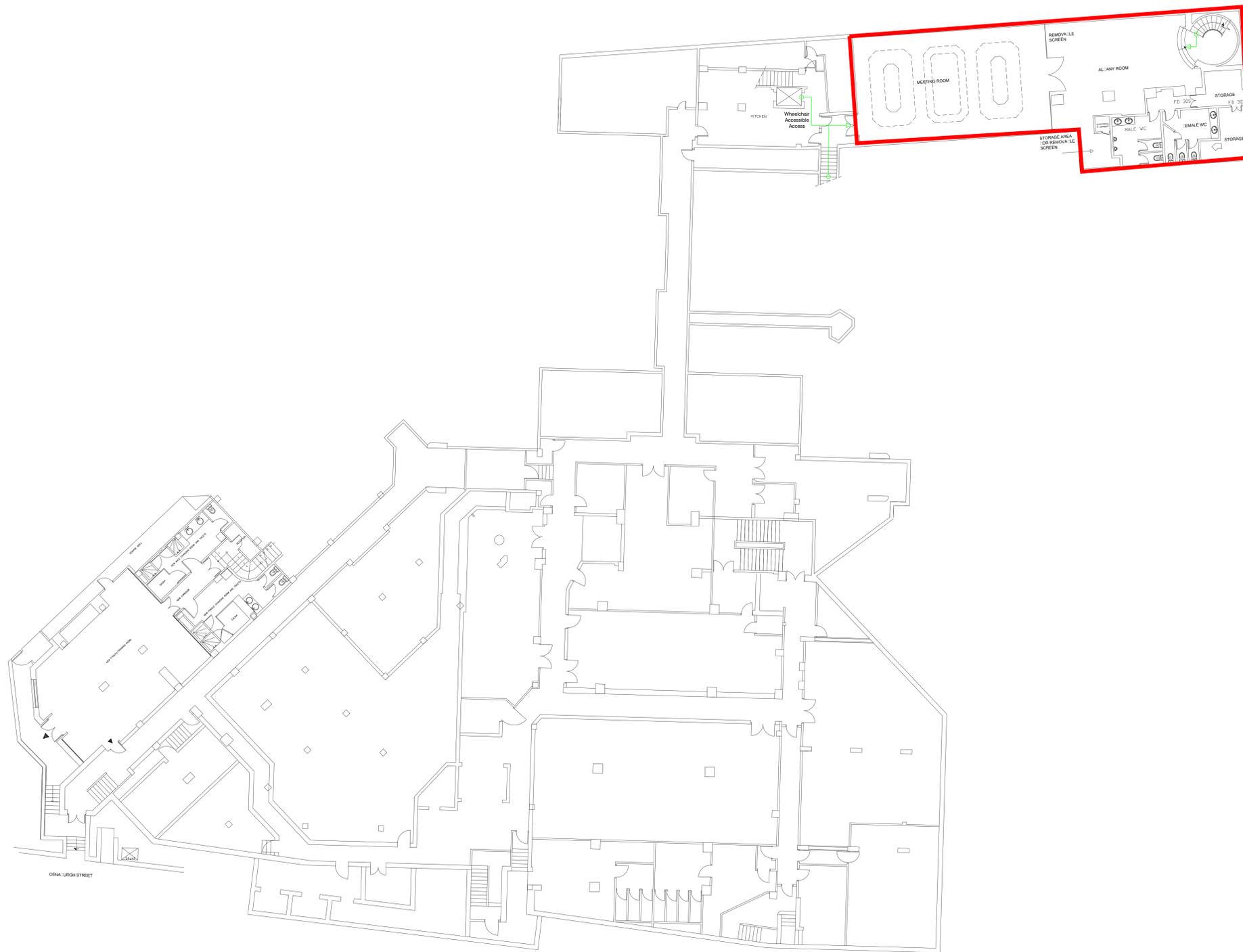
04 PROPOSED PLANS

- GENERAL NOTES:**
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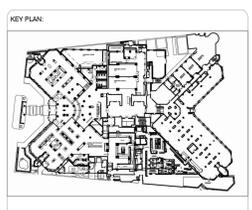
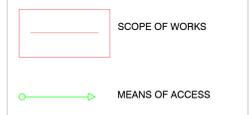
17-19 Lever St, Clerkenwell, London EC1V 3QU

PROJECT:	MELIA WHITE HOUSE HOTEL	
DRAWING STATUS:	PLANNING	
DRAWING NO:	250319_MV_EX_100	
DRAWING TITLE:	EXISTING SITE PLAN	
SCALE AT A1:	SCALE AT A3:	DATE:
1:1250	1:2500	18/03/2025



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CREATE BETTER LIVES

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PROJECT: MELIA WHITE HOUSE HOTEL

DRAWING STATUS: **PLANNING**

DRAWING NO: 20018_MW_EX_100

DRAWING TITLE: **EXISTING BASEMENT FLOOR PLAN**

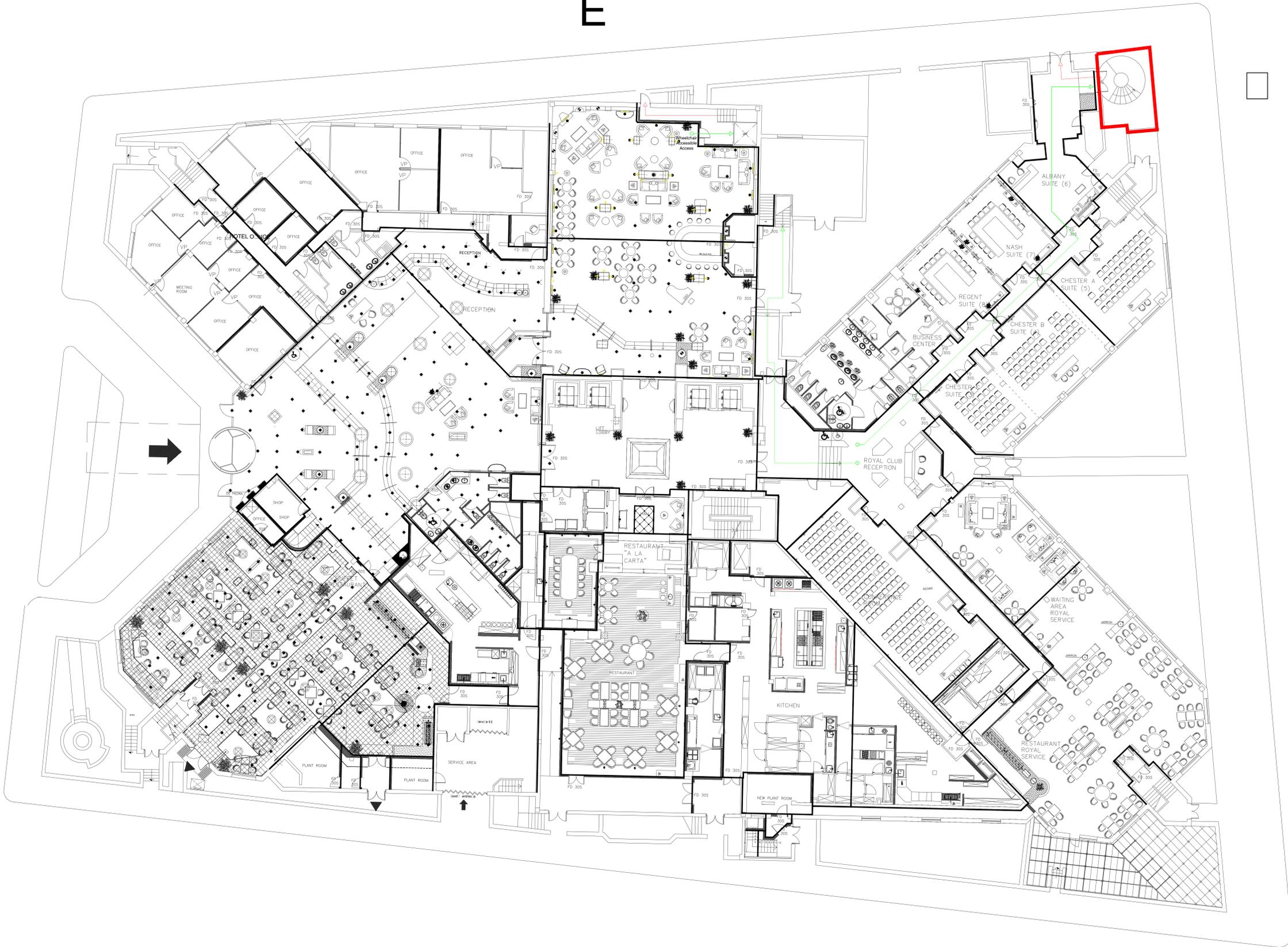
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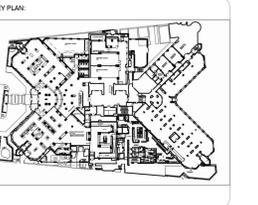
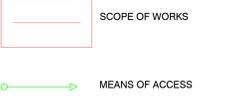
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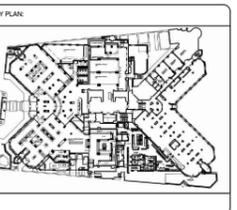
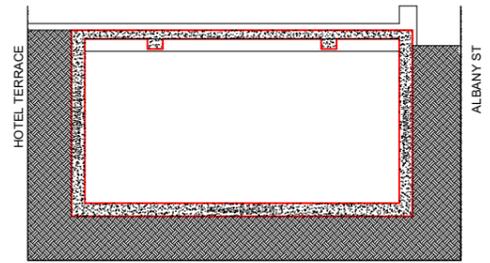
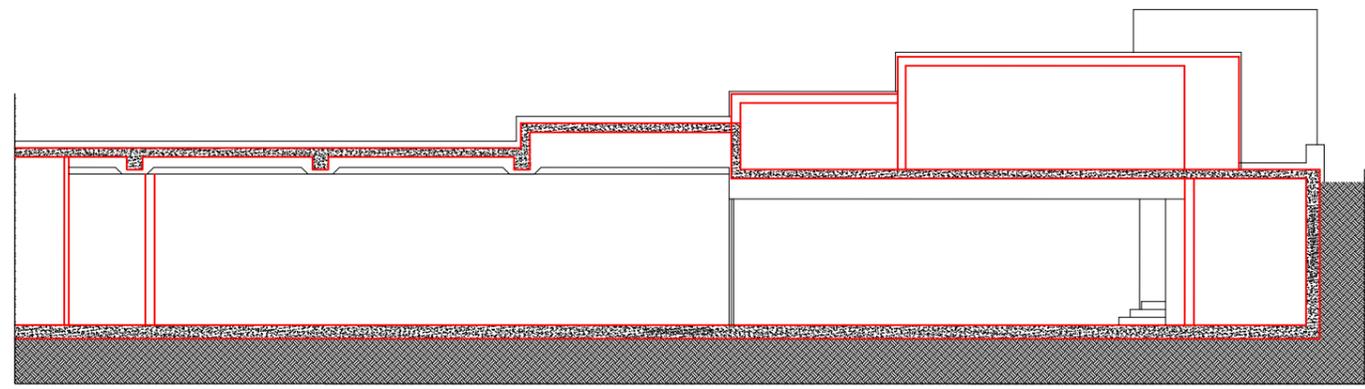
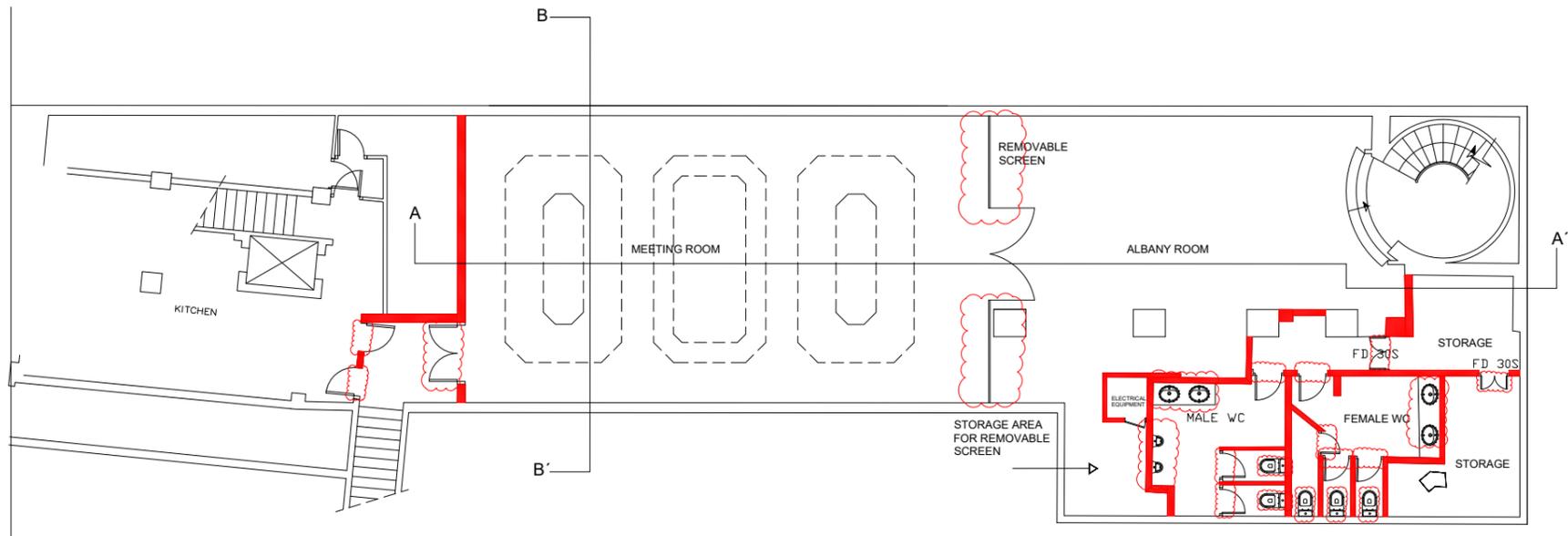
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DRAWING NO: 250118_MW_EX_110

DRAWING TITLE: EXISTING GROUND FLOOR PLAN

SCALE AT A0	SCALE AT A2	DATE
1:100	1:200	18/03/2025

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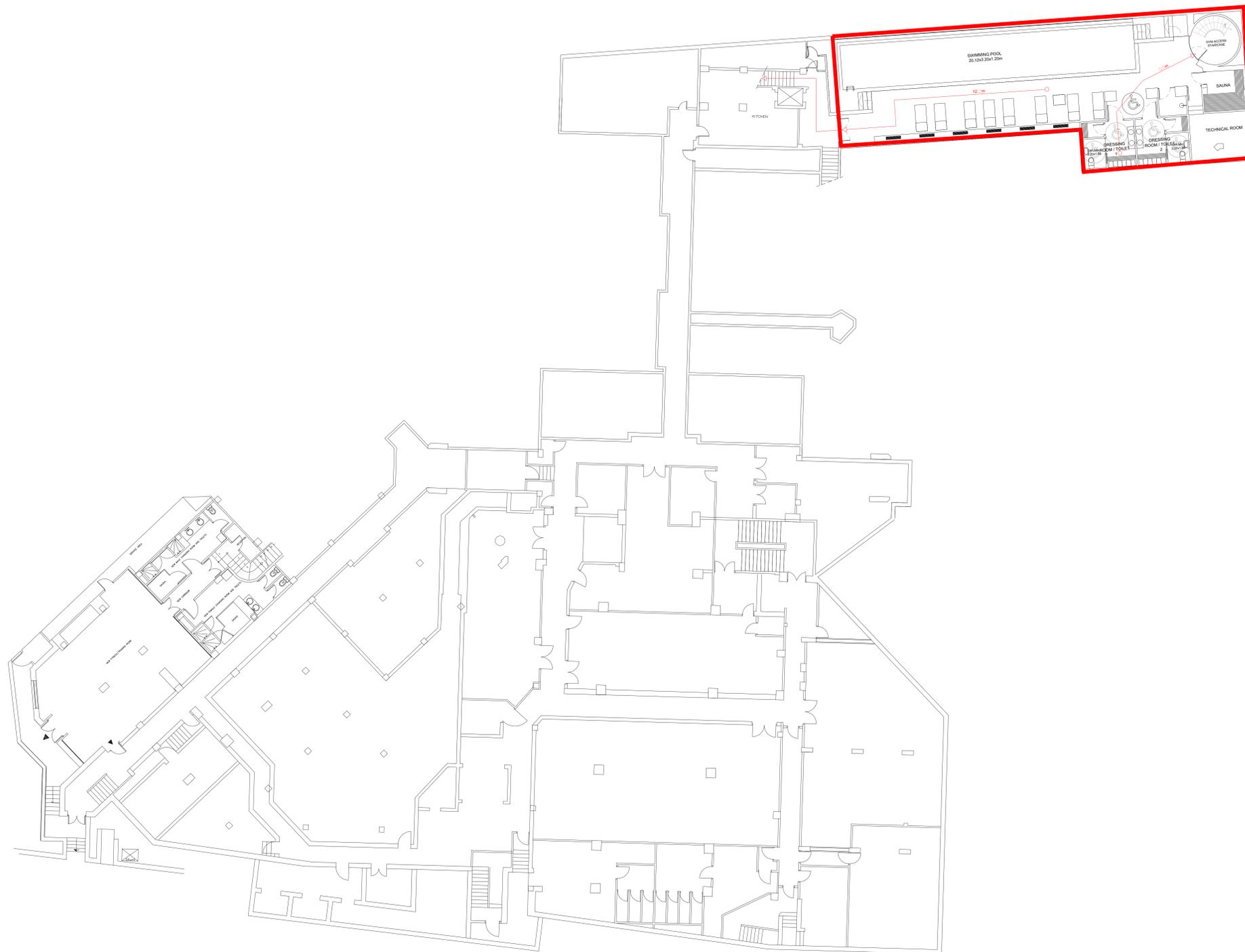
PROJECT: MELIA WHITE HOUSE HOTEL

DRAWING STATUS: PLANNING

DRAWING NO: 250116_MWH_EX_204

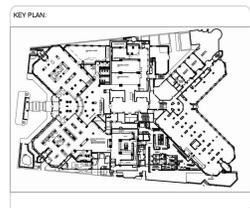
DRAWING TITLE: EXISTING BASEMENT FLOOR PLAN DETAIL

SCALE AT A1: 1:50 SCALE AT A2: 1:100 DATE: 18/03/2025



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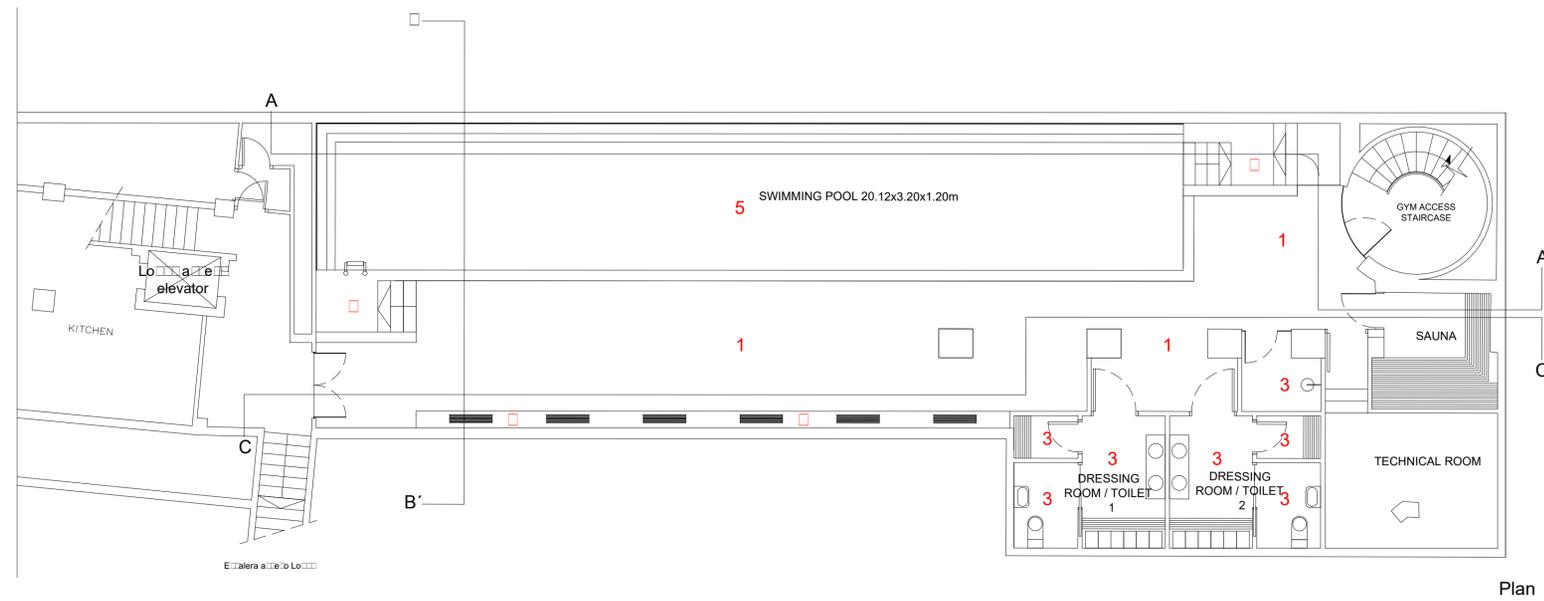
PROJECT: MELIA WHITE HOUSE HOTEL

DRAWING STATUS: **PLANNING**

DRAWING NO: 20018_MW_P_100

DRAWING TITLE: **PROPOSAL BASEMENT FLOOR PLAN**

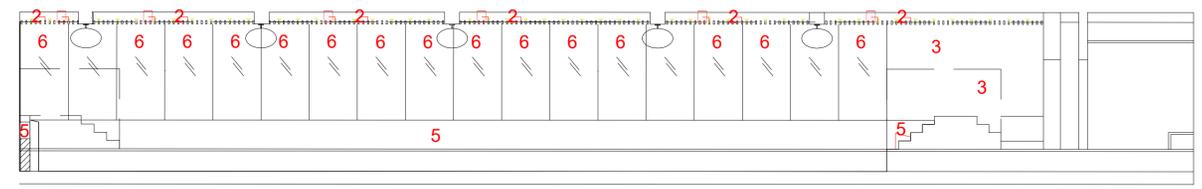
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1:100	1:200	18/03/2025	-



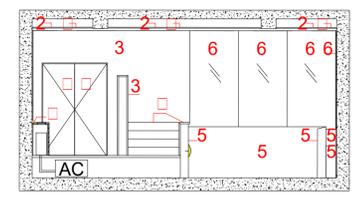
Plan

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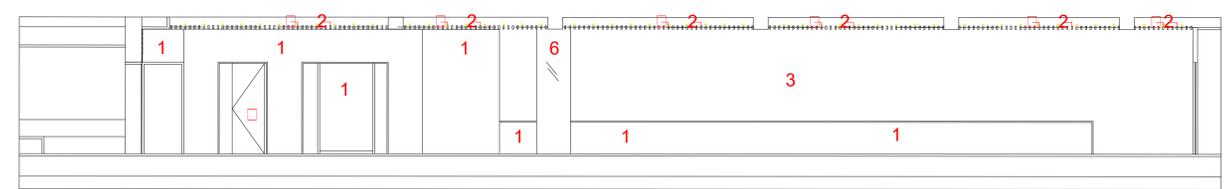
- WALL AND FLOOR FINISHES
1. NATURAL TEAK FLOORING
 2. TECA LAMA 3X3m
 3. LARGE FORMAT MACAEL MARBLE POLISHING
 4. AGED MACAEL MARBLE
 5. PIN GRES MISTERY GREY
 6. IRON MIRROR
 - GLASS
 - LED LIGHTING
- FLOOR TEXTURES
- MACAEL MARBLE AGED FINISH
 - MACAEL MARBLE 3X3.0m AGED FINISH
 - PIN GRES MISTERY GREY LARGE FORMAT SPECIAL PIECES
 - NATURAL TEAK FLOORING



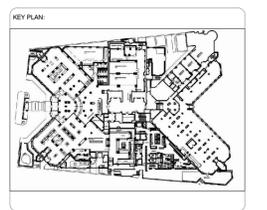
A-A'



B-B'



C-C'



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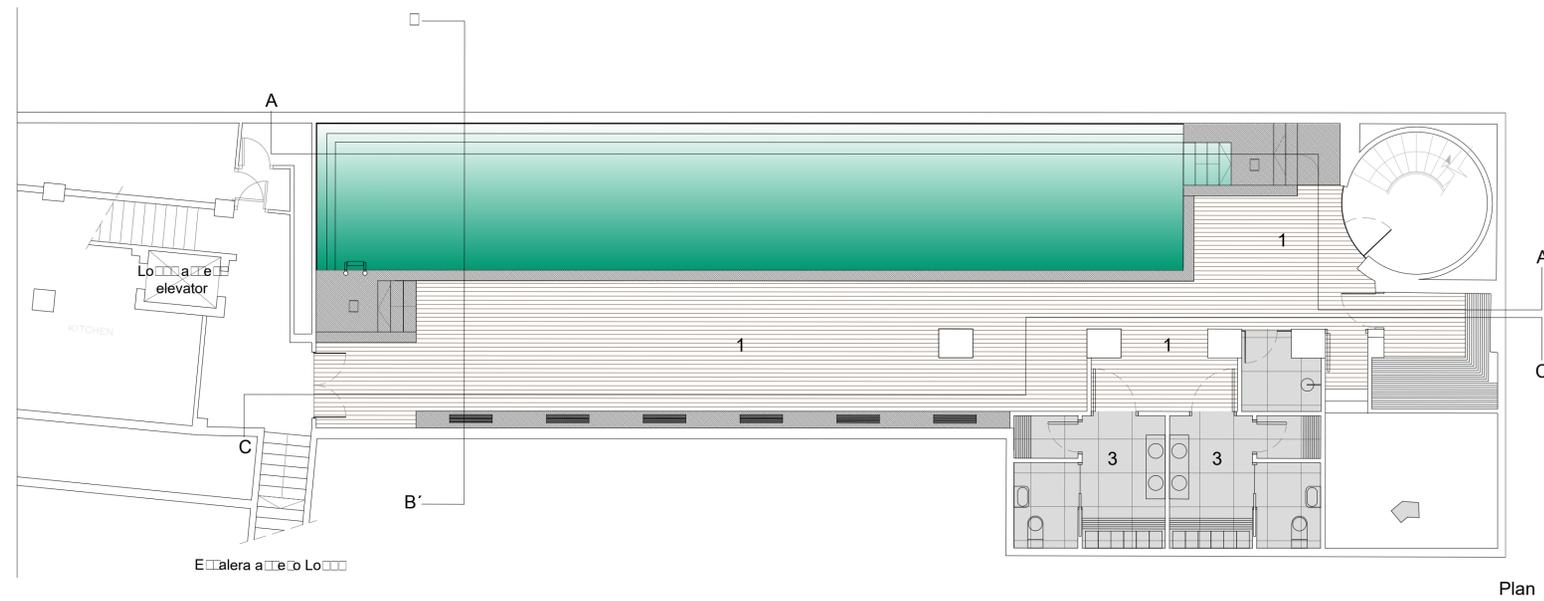
PROJECT: MELIA WHITE HOUSE HOTEL

DRAWING STATUS: PLANNING

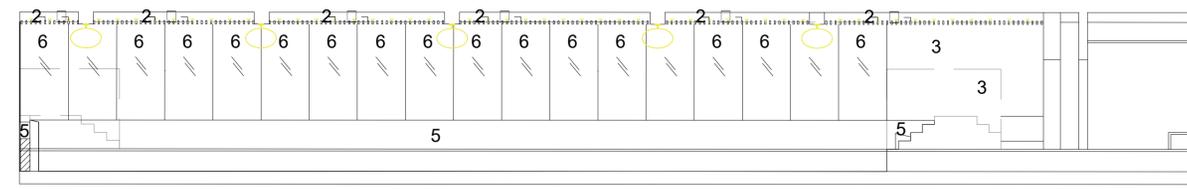
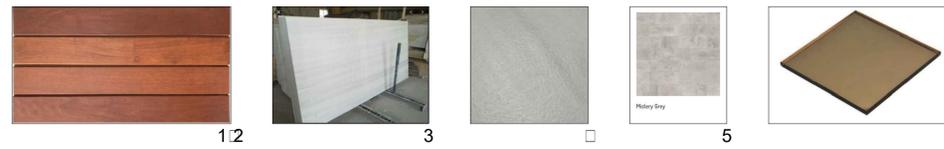
DRAWING NO: 20019_MW_P1_204

DRAWING TITLE: PROPOSAL BASEMENT FLOOR PLAN AND SECTIONS

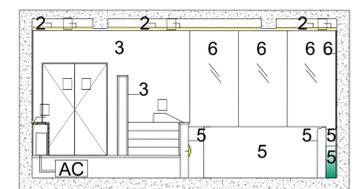
SCALE AT A1: 1:50 SCALE AT A3: 1:100 DATE: 18/03/2025



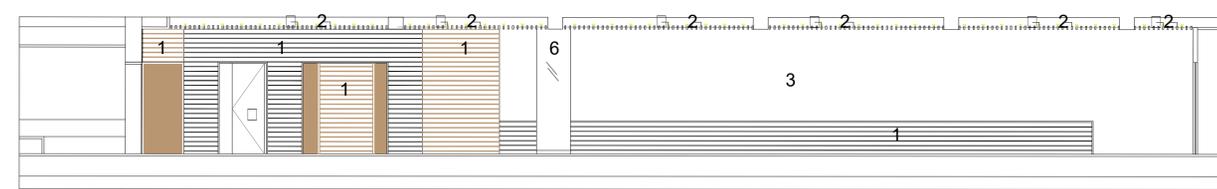
Plan



A-A'



B-B'

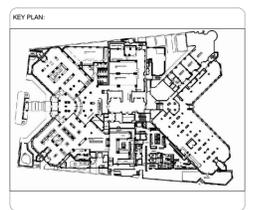


C-C'

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 7. GLASS
 8. LED LIGHTING
- FLOOR TEXTURES**
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 - MACAEL MARBLE 3X3m AGED FINISH
 - PIN GRES MISTERY GREY LARGE FORMAT SPECIAL PIECES
 - NATURAL TEAK FLOORING



17-19 Lever St, Clerkenwell, London EC1V 3QU

PROJECT: MELIA WHITE HOUSE HOTEL

DRAWING STATUS: PLANNING

DRAWING NO: 20019_MW_P1_200

DRAWING TITLE: PROPOSAL BASEMENT FLOOR PLAN AND SECTIONS MATERIALS

SCALE AT A1: 1:50 SCALE AT A3: 1:100 DATE: 18/03/2025



05 IMPACT TO LISTED BUILDING

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DESIGN STATEMENT FOR BASEMENT REFURBISHMENT PROPOSAL

In order to guarantee the correct operation of the swimming pool services it will be necessary to introduce 2 air extraction grills on the Longford street façade.

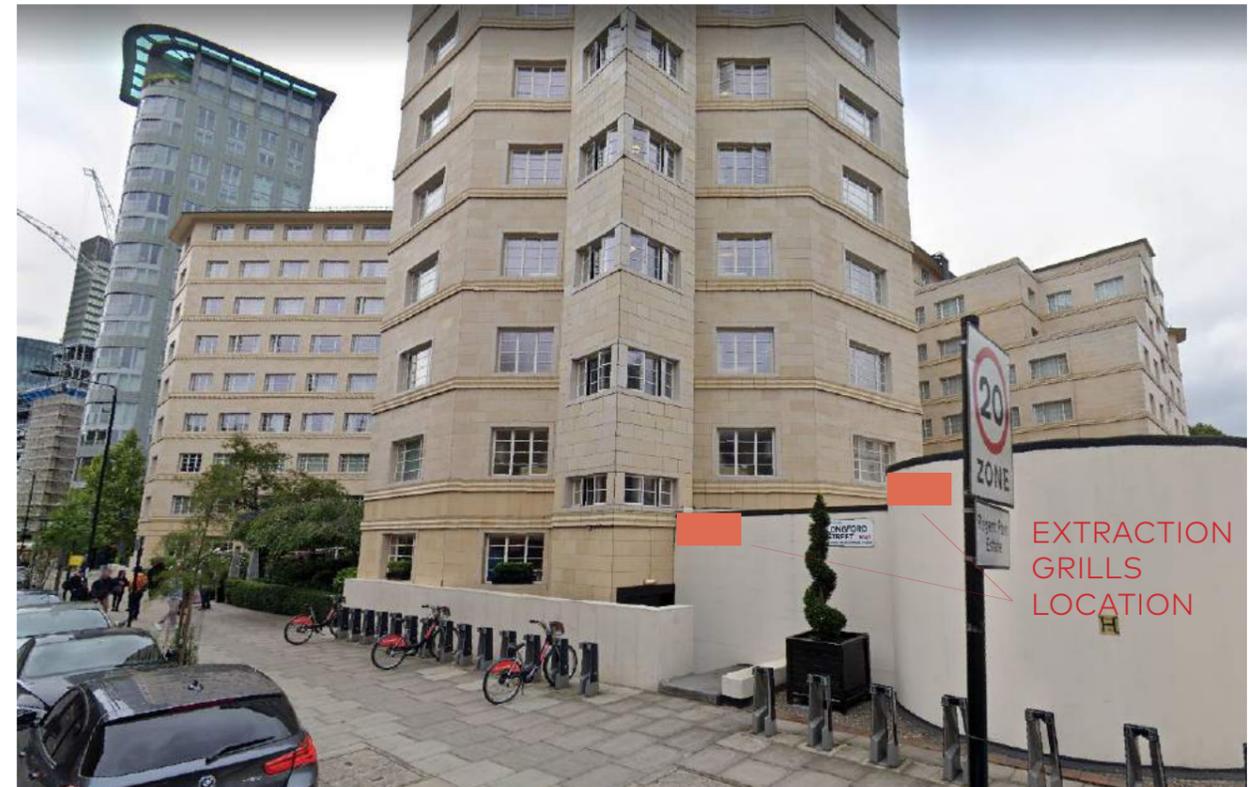
The grills will be located at raised ground floor level on the circular volume which is located on the Longford Street corner.

The grills will feed fresh air and release exhaust air from the swimming pool plantroom located in the basement and the approximate size of the 2 grills in the façade will be 80cm High x 160cm Wide.

The grills themselves will be made of high grade metal and will be in keeping with the rest of the façade metalwork on the building.

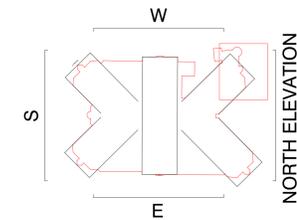
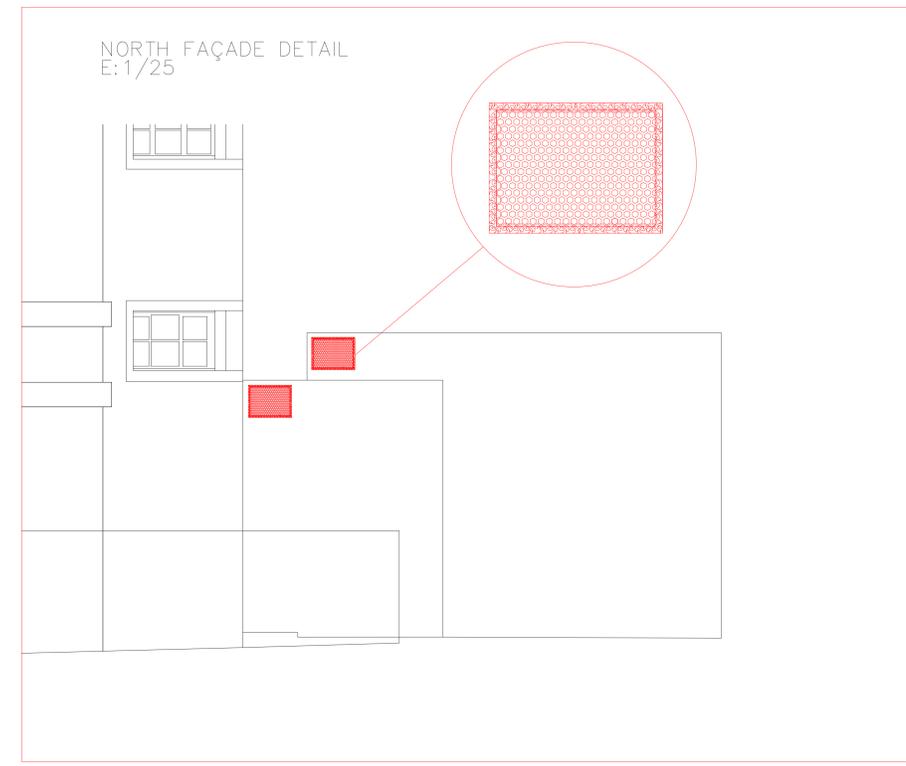
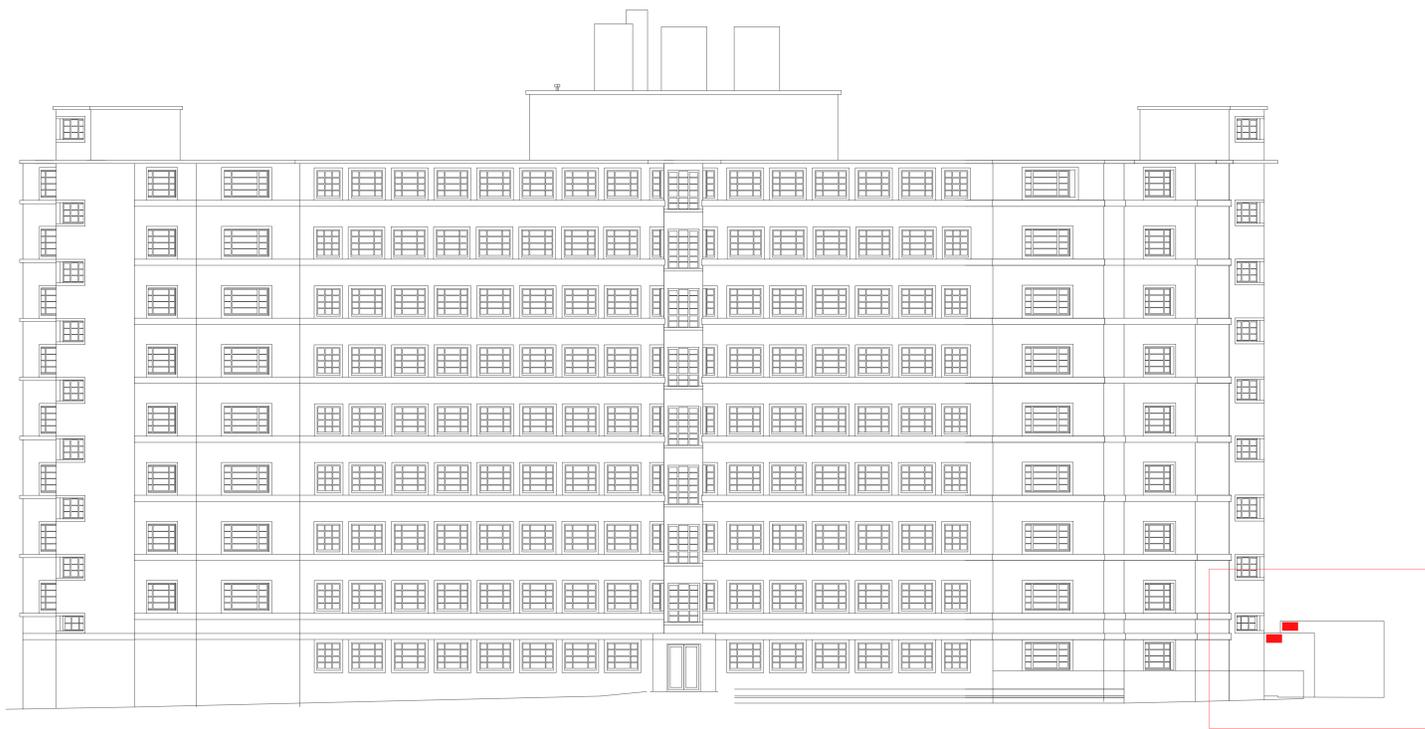


1. Melia White House_ Area of Intervention

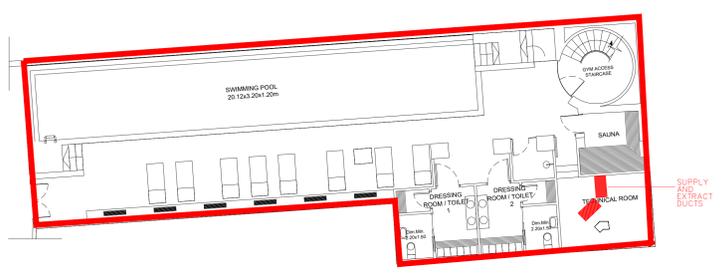


2. Melia White House_ North façade

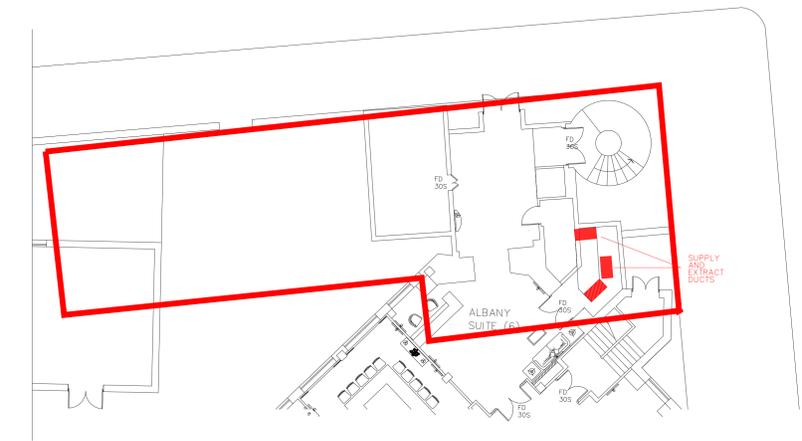
NORTH ELEVATION



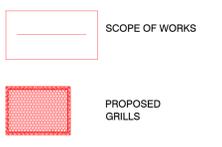
BASEMENT



GROUND FLOOR



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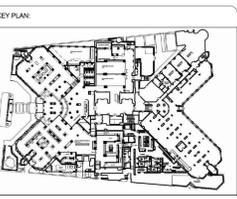


GRILLES SPECS:

1. Cast Iron Heritage Vent and Drain Grilles painted white 160x120mm.

Heritage grilles as the name suggests, are ideal for period properties. These grilles have been used on many properties in the UK, USA and Europe.

Heritage by name and heritage by nature, these stunning, Scottish made, hand moulded castings are perfectly and already find themselves ventilating many iconic British properties including Barton Manor (ICW) former home of Queen Victoria and Albert, Holyrood House in Edinburgh and Regents Parks Clarence Gate Lodge.



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PROJECT: MELIA WHITE HOUSE HOTEL

DRAWING STATUS: PLANNING

DRAWING NO: 250318_MW_PL_208

REV:	DATE:
1	18/03/2025

SCALE AT A0: 1:100 SCALE AT A2: 1:200



THE END