



# **LISTED BUILDING CONSENT DESIGN & ACCESS STATEMENT**

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

**Melia Hotels International**

**Basement refurbishment  
November 2020**



## 01 INTRODUCTION

# 01 INTRODUCTION

## DESIGN STATEMENT FOR BASEMENT REFURBISHMENT PROPOSAL

This report addresses the Melia Hotel International Group's wish to refurbish a portion of the existing basement of the White House Building transforming it into a guest swimming pool and spa.

The refurbishment of the basement includes the alteration and conversion of a meeting room into a swimming pool and builds on other recent applications for the same site, with application references 2020/3754/L

The current layout and decoration of the basement was completed in the year 1999. The original interior layout or detailing do not appear to remain and this is highlighted within the Historic Building Report' which accompanies this planning application. Overall, the works will improve on the refurbishment carried out in 1999 and won't have a detrimental impact to the Listed Building.

The operator's aim is to offer an extra service to its guests whilst simultaneously upgrading a part of the building which was previously not in use. The new pool area will include a guest swimming pool as well as changing facilities and a small Sauna.

The access to the pool will be from the existing circular staircase located on the North-western corner of the site which connects the basement floor to the ground floor and from there to the hotel lobby. The basement pool will also have a secondary means of access and escape via an existing staircase which leads onto Albany street.

The new interior to the pool and the access zones has been designed by Melia Hotel Group's designers ASAH. The quality of the detailing and materials will enhance the quality of the hotel and will align with the operator's compromise to keep the hotel in good condition and offering good services to the clients while respecting the characteristics of the listed building.



1. Melia White House



# 01 INTRODUCTION

## DESIGN STATEMENT FOR BASEMENT REFURBISHMENT PROPOSAL

The building is a Grade II listed, 9 storey structure arranged in a star shape. The building was originally constructed in 1936 as serviced flats but is currently used as a hotel, known as The Melia White House Hotel. The elevations are clad in pale cream faience tiles which are slightly darker to the ground floor and to the banding at each floor.

From 1959 the building was gradually converted into a hotel and by 1970 the building operated officially in hotel use. In 1972 the hotel was purchased by Rank Organisation who undertook a three-year renovation.

During the 1980s a new lift system was installed and many of the public and private areas were refurbished, including the main lobby, the bar and the bedrooms. By 1990 a business centre, leisure centre and new conference and banqueting suites had been formed. Between 1974 and 1995 the building was altered with the addition of several extensions located between the west and east wings, which on-site inspections have revealed are single storey.

Sol Meliá is the hotel operator of the building since 1999 and completed a major renovation project, including works to the entrance lobby, bedrooms, meeting rooms and restaurant. The total number of available hotel bedrooms is 548.



1. Melia White House



2. The White House, Regent's Park 1946



## 02 SITE PHOTOS



## 02 SITE PHOTOS

AERIAL VIEWS OF THE WHITE HOUSE HOTEL



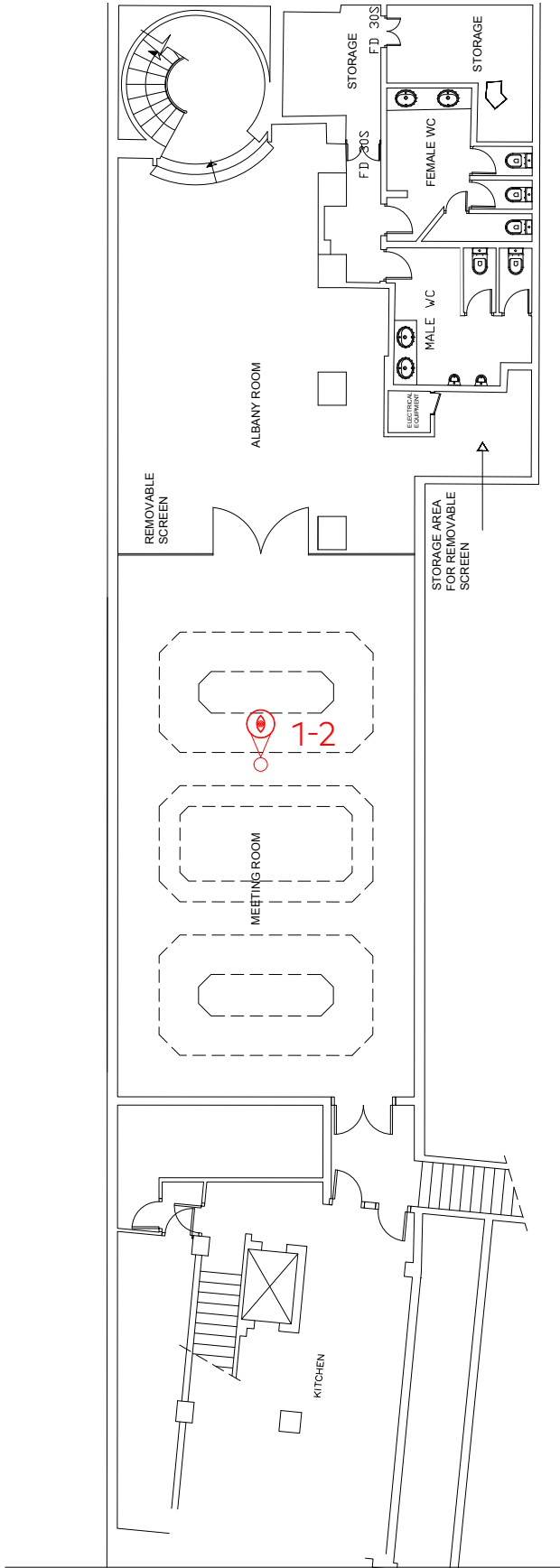




## **03 EXISTING PHOTOS**

03 EXISTING PHOTOS

EXISTING PHOTOS OF THE INSIDE OF THE BASEMENT



Key plan of existing basement



1

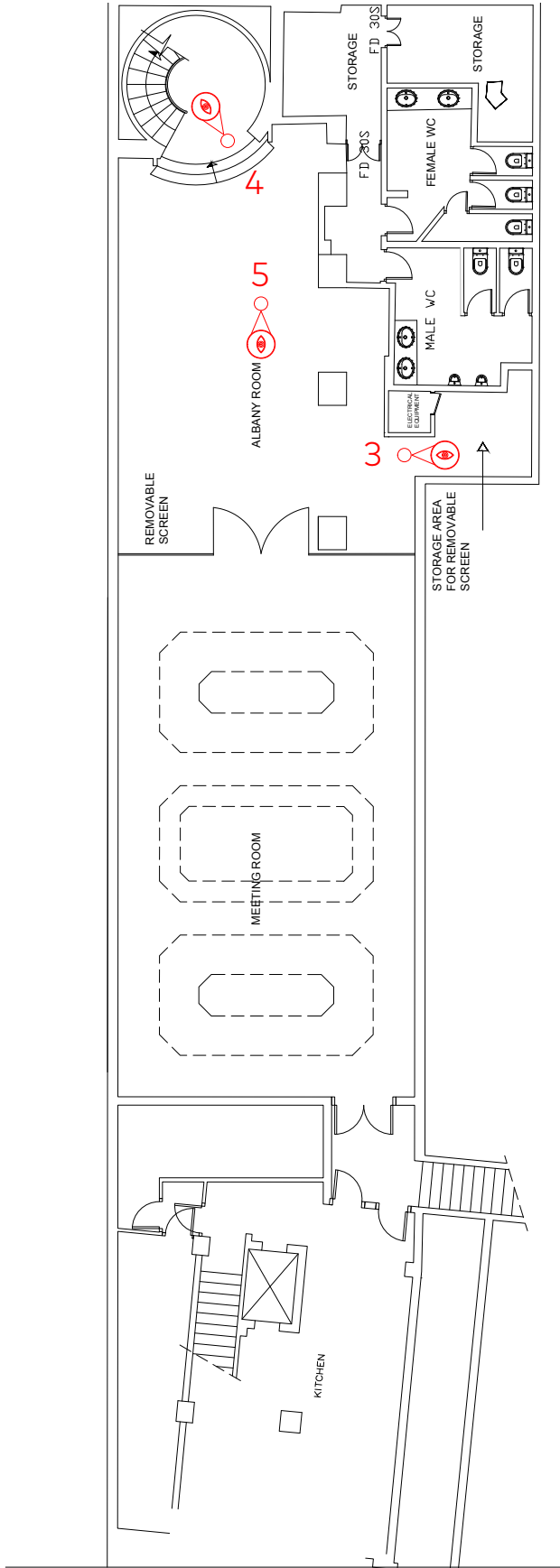


2



03 EXISTING PHOTOS

EXISTING PHOTOS OF THE INSIDE OF THE BASEMENT



Key plan of existing basement



3



4

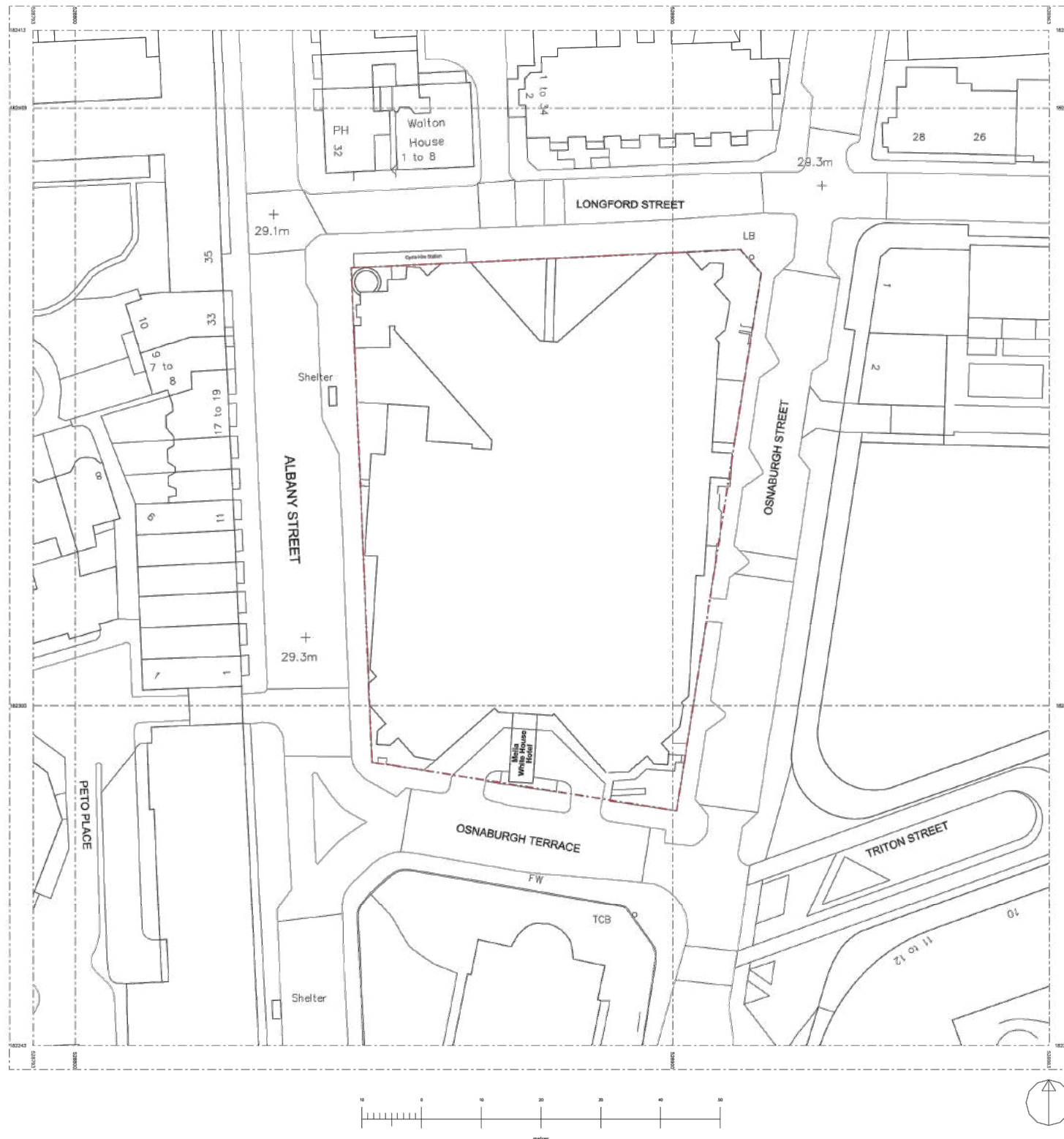


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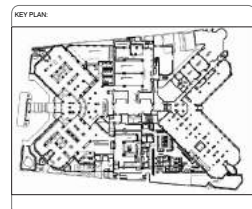


## 04 PROPOSED PLANS





- GENERAL NOTES:
1. This drawings should be read in conjunction with all relevant consultant and specialist drawings and contract documentation.
  2. Do not scale from this drawing.
  3. All dimensions are to be checked on site.
  4. The Architect is to be notified in writing, of any discrepancies before proceeding.
  5. This drawing is subject to Copyright.



17-19 Lever St, Clerkenwell, London EC1V 3QU		
PROJECT: MELIA WHITE HOUSE HOTEL		
DRAWING STATUS: PLANNING		
DRAWING NO: 200701_MW_EX_100		
DRAWING TITLE:		REV:
EXISTING SITE PLAN		
SCALE AT A1:	SCALE AT A3:	DATE:
1:1250	1:2500	30/07/2020

EXISTING SITE PLAN

E

F

B

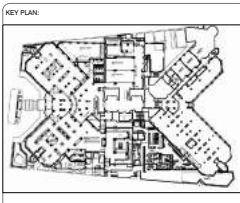
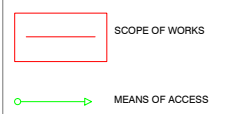
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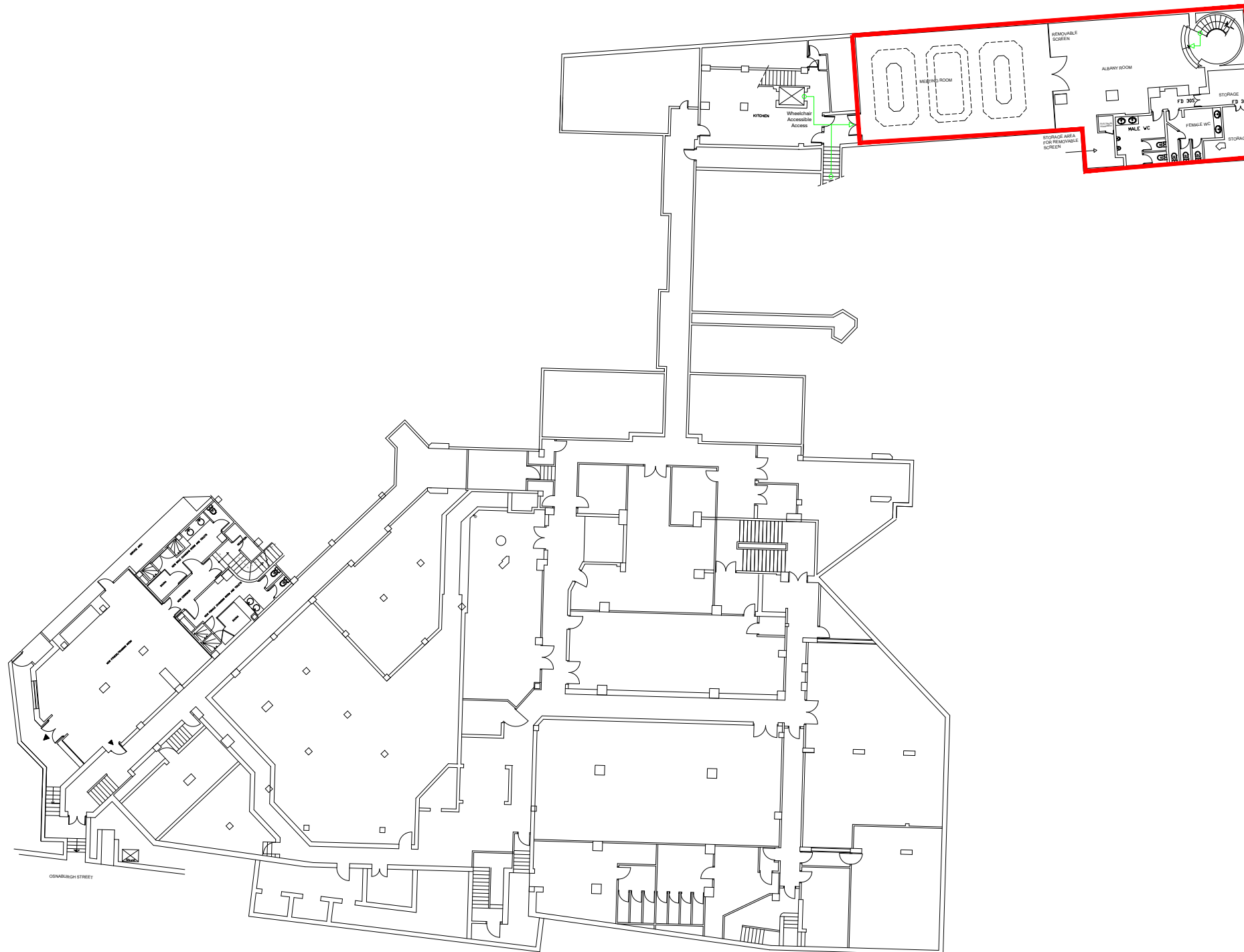
EXISTING GROUND FLOOR PLAN

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 CREATE BETTER LIVES		
17-19 Lever St, Clerkenwell, London EC1V 3QU		
PROJECT: MELIA WHITE HOUSE HOTEL		
DRAWING STATUS: PLANNING		
DRAWING NO: 200701_MW_EX_110		
DRAWING TITLE: EXISTING GROUND FLOOR PLAN		
SCALE AT A0: 1:100	SCALE AT A2: 1:200	DATE: November 2020

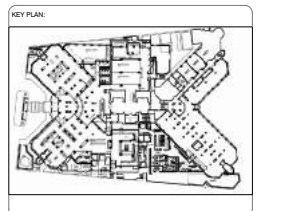




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— SCOPE OF WORKS

→ MEANS OF ACCESS



**CREATE BETTER LIVES**

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

PROJECT: MELIA WHITE HOUSE HOTEL

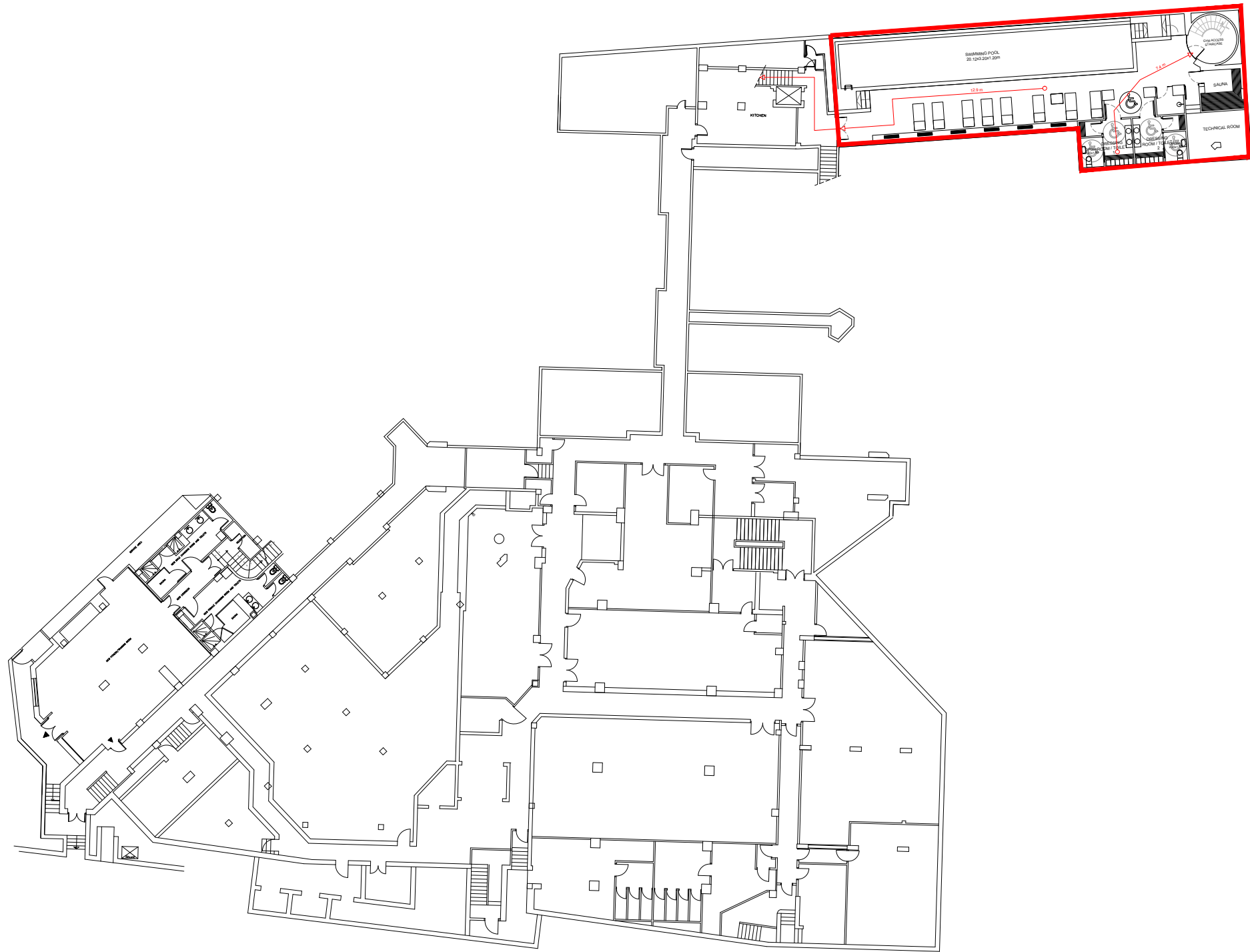
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DRAWING NO: 200701\_MW\_EX\_109

DRAWING TITLE: EXISTING BASEMENT FLOOR PLAN

SCALE AT A0: 1:100 SCALE AT A2: 1:200 DATE: November 2020

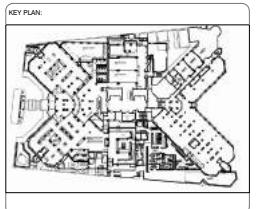
EXISTING BASEMENT FLOOR PLAN



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SCOPE OF WORKS

EVACUATION ROUTE



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PROJECT: MELIA WHITE HOUSE HOTEL

DRAWING STATUS: PLANNING

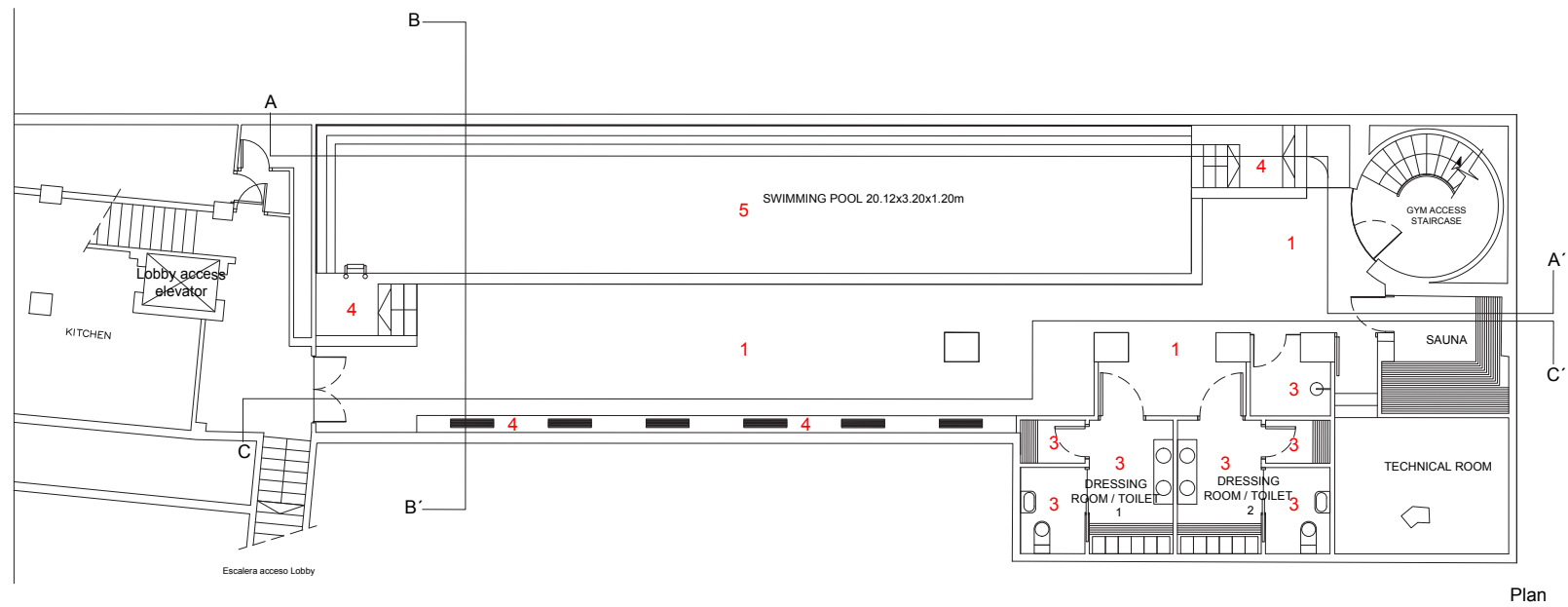
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DRAWING TITLE: PROPOSAL BASEMENT FLOOR PLAN

SCALE AT A0: 1:100 SCALE AT A2: 1:200 DATE: November 2020

PROPOSAL BASEMENT FLOOR PLAN





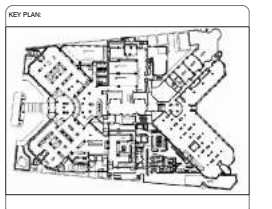
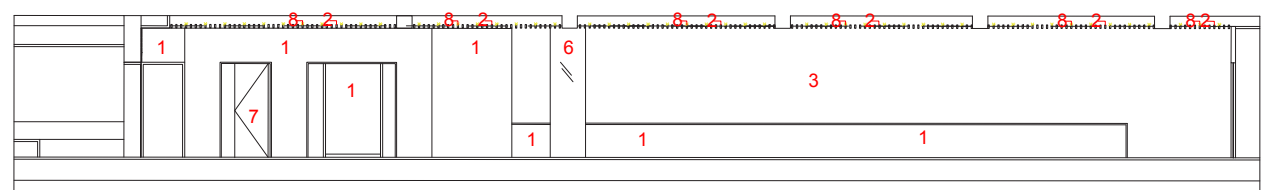
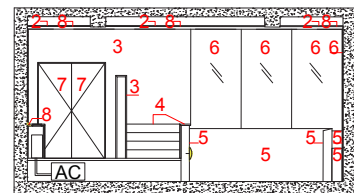
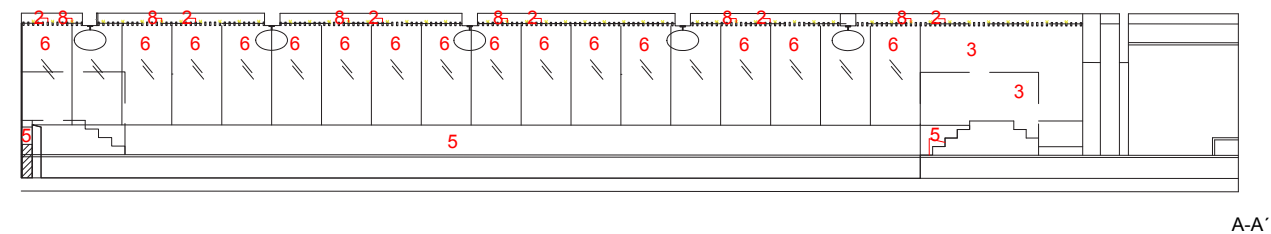
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#### WALL AND FLOOR FINISHES

1. NATURAL TEAK FLOORING
2. TECA LAMA 3X8cm
3. LARGE FORMAT MACAEL MARBLE POLISHING
4. AGED MACAEL MARBLE
5. PINK GRES MISTERY GREY
6. BRONZE MIRROR
7. GLASS
8. LED LIGHTING

#### FLOOR TEXTURES

- MACAEL MARBLE: AGED FINISH
- MACAEL MARBLE 80X80 cm AGED FINISH
- PINK GRES MISTERY GREY LARGE FORMAT (48,8X79) + SPECIAL PIECES
- NATURAL TEAK FLOORING



**CREATE BETTER LIVES**

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

PROJECT: MELIA WHITE HOUSE HOTEL

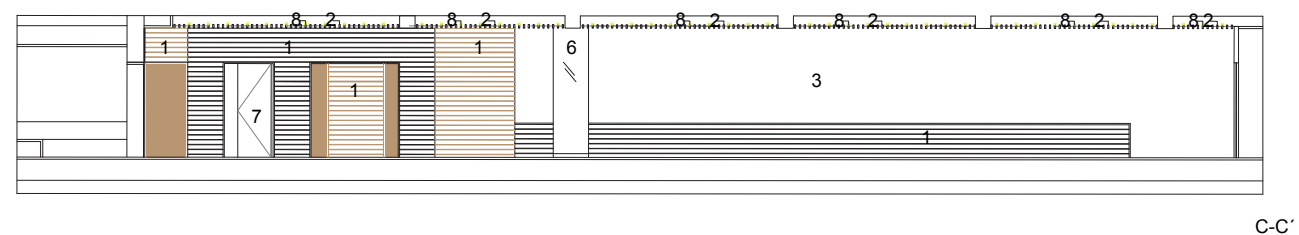
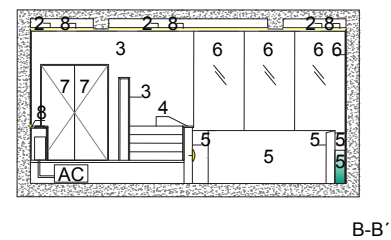
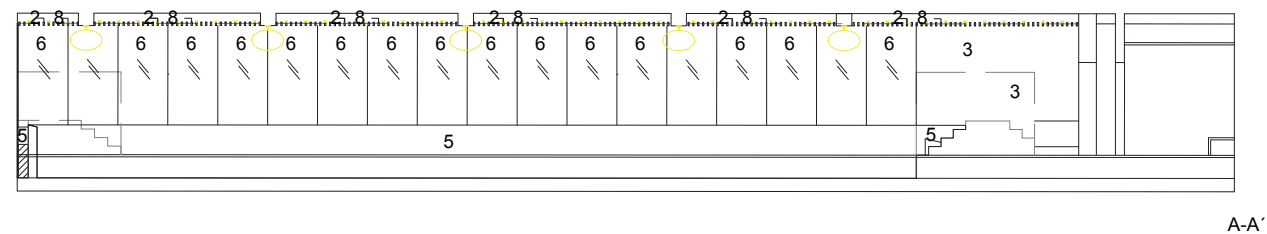
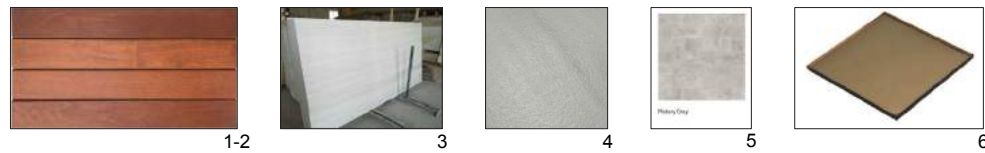
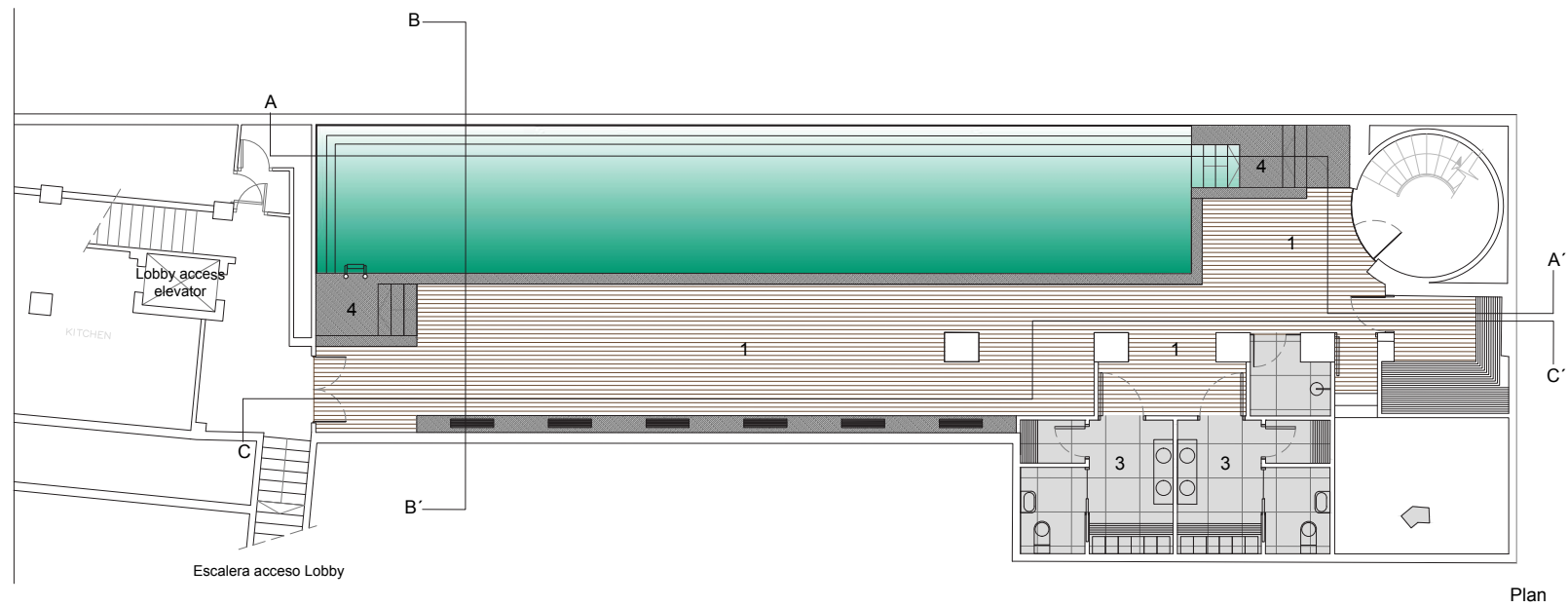
DRAWING STATUS: PLANNING

DRAWING NO: 200701\_MW\_FL\_204

DRAWING TITLE: PROPOSAL BASEMENT FLOOR PLAN AND SECTIONS

SCALE AT A1: 1:50 SCALE AT A3: 1:100 DATE: November 2020

## PROPOSAL BASEMENT FLOOR PLAN AND SECTIONS



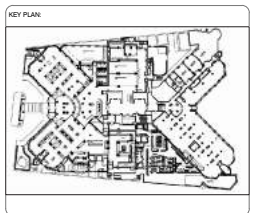
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WALL AND FLOOR FINISHES

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- PINK GRES MISTERY GREY LARGE FORMAT (48,8X79) + SPECIAL PIECES
- NATURAL TEAK FLOORING



**CREATE BETTER LIVES**

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

PROJECT: MELIA WHITE HOUSE HOTEL

DRAWING STATUS: PLANNING

DRAWING NO: 200701\_MW\_FL\_205

DRAWING TITLE: PROPOSAL BASEMENT FLOOR PLAN AND SECTIONS MATERIALS

SCALE AT A1: 1:50 SCALE AT A3: 1:100 DATE: November 2020

REV: -

PROPOSAL BASEMENT FLOOR PLAN\_MATERIALS





## **05 IMPACT TO LISTED BUILDING**

## 05 IMPACT TO LISTED BUILDING

### 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.

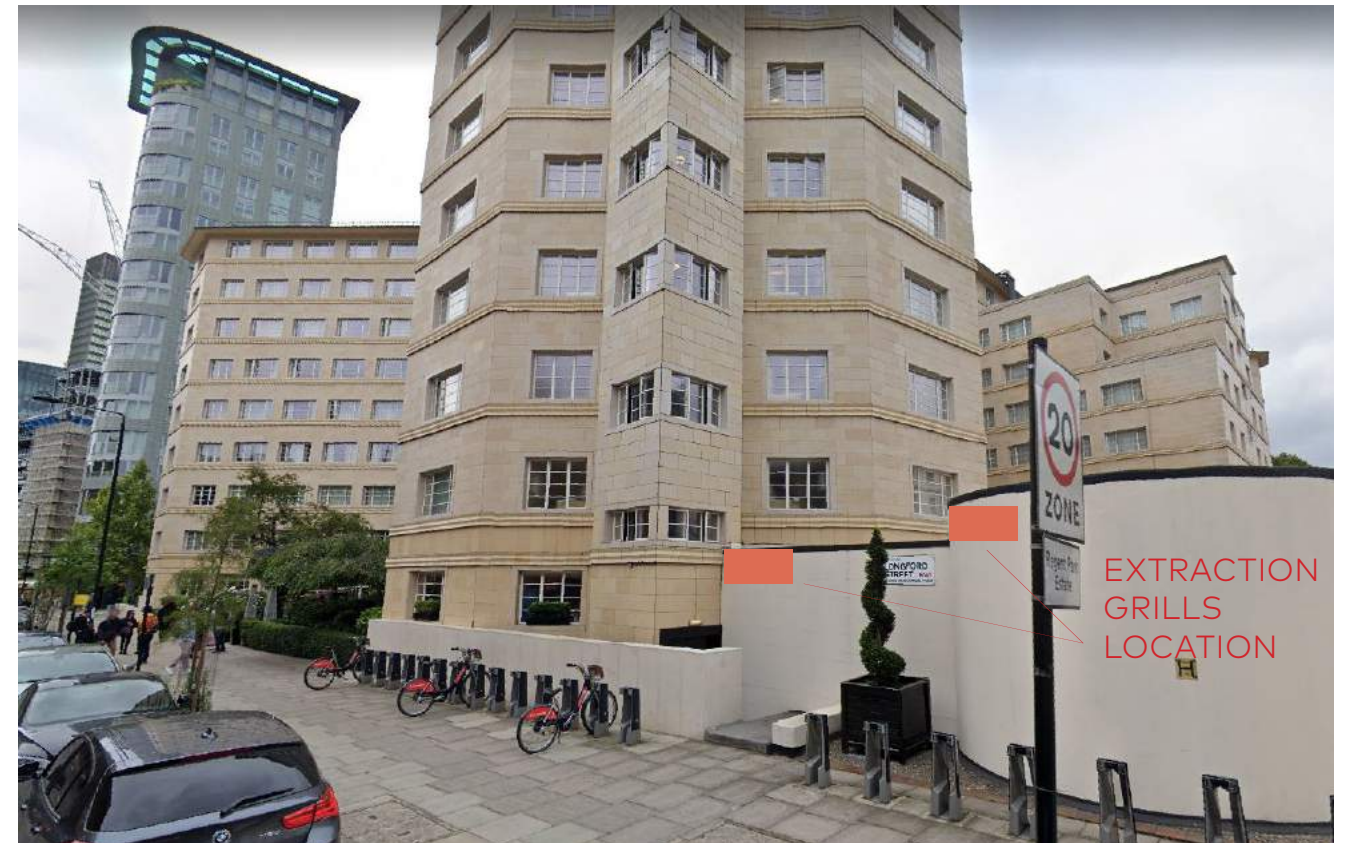
The grills will be located at raised ground floor level on the circular volume which is located on the Longford Street corner.

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.



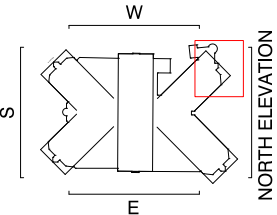
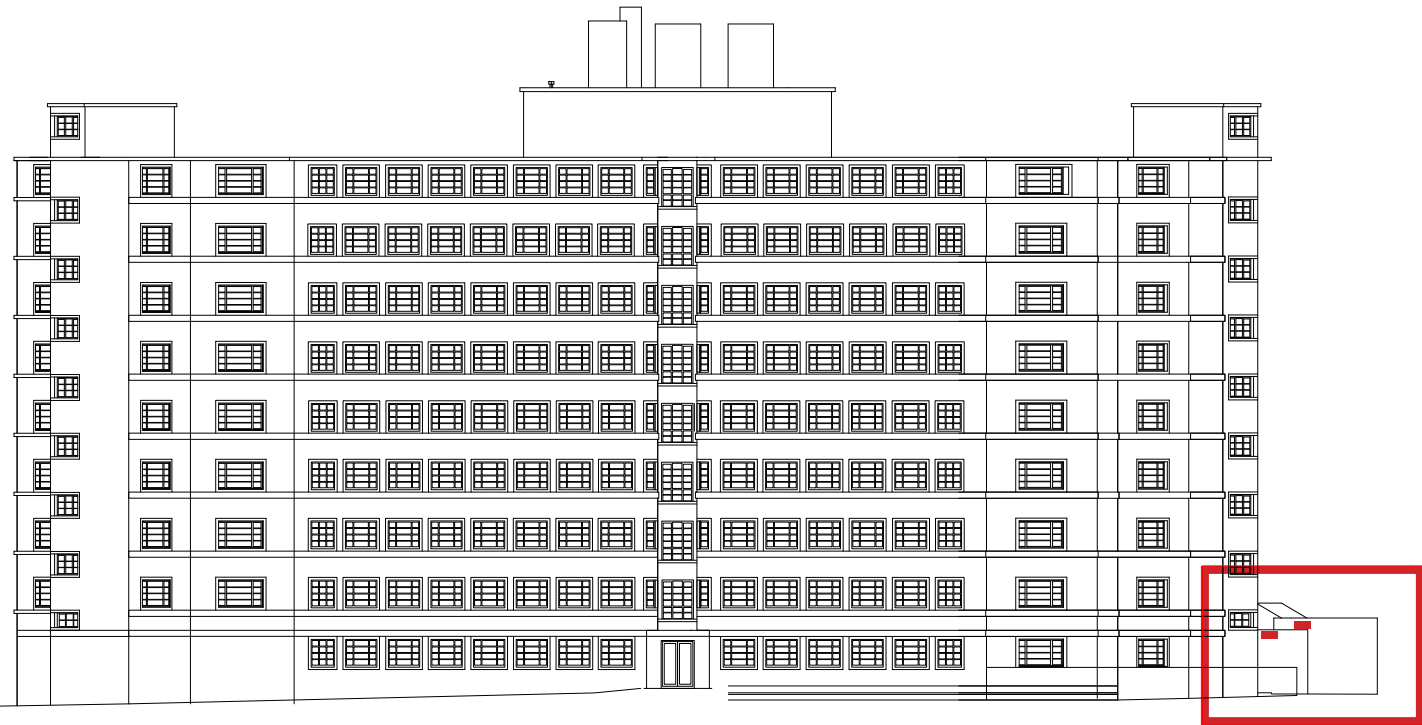
1. Melia White House\_ Area of Intervention



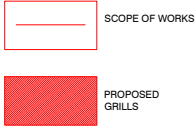
2. Melia White House\_ North façade



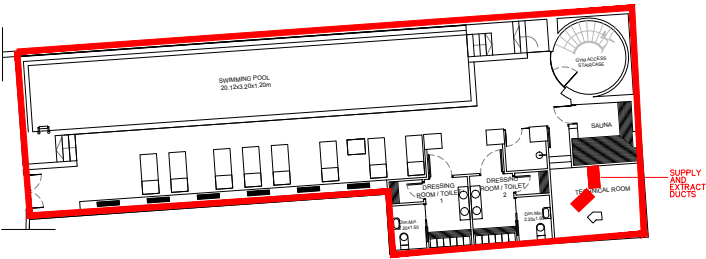
NORTH ELEVATION



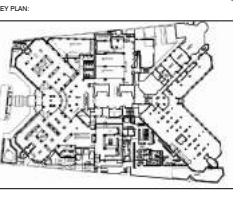
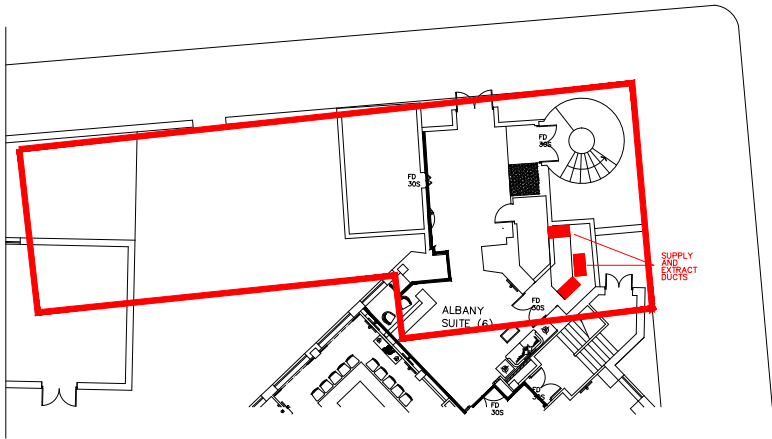
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BASEMENT



GROUND FLOOR



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PROJECT: MELIA WHITE HOUSE HOTEL		
DRAWING STATUS: PLANNING		
DRAWING NO: 200701_MW_FL_006		
DRAWING TITLE: PROPOSAL EXTRACTION GRILLES		REV: -
SCALE AT A1: 1:100	SCALE AT A2: 1:200	DATE: November 2020

PROPOSAL EXTRACTION GRILLES



**THE END**