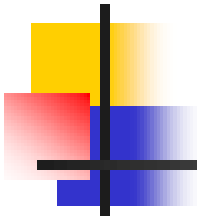


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# Hotel characteristics

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# Hotel characteristics [Influence on design]

## Influences on design

### A- Parameters

Hotel design is normally dictated by three parameters:

- **Location and site considerations:**

space, surroundings, development constraints

- **Market and operator requirements:**

Facilities mode of use, extent of standardization

- **Cost land time:**

level of sophistication, cost-limits, programme requirements.

### B-Types of hotels

Current hotel development tends to be identified with five main types of property :-

- **Mid-range:** commercial hotels in suburban areas, near airports, ferry ports and towns.
- **High-grade:** city centre hotel , including adaptive reuse and mixed development.
- **Budget hotels:** for transient users.



## Hotel characteristics [Influence on design]

- **Resort hotels:** including mixed development resorts, vacation villages and adaptive reuse of country houses.
- **Suite hotels:** condominiums and serviced apartments.

### C-Other tourist accommodation

The provision of tourist accommodation and associated facilities may be encouraged and assisted by incentives and cooperative marketing and regional reservation systems.

Examples include:

- Conversion of redundant farm buildings, dock warehousing, institutional buildings and uneconomic hotels.
- Provision of temporary holiday accommodation in schools, student residences, caravan and camping sites (sensitively sited).
- Adaptation of chateaux, stately houses and other residential properties.