

**University of Salahaddin
College of Engineering
Department of Architecture**



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.



Hotel characteristics [Mid-range :suburban hotels

Influences on development

The development of hotels in suburban areas has been accelerated by:-

- High land costs and taxes affecting inner city and town development.
- Development restrictions in sensitive city areas.
- Traffic congestion in towns and trends towards pedestrianization.
- Decentralization of offices and perimeter siting of new industries.

Suburban developments generally permit **more** convenient access and parking, **more** space for amenity and leisure and

larger room sizes without cost penalty.

The hotel location may be **advantageously associated** with other new commercial properties, including business and research parks and institutions such as hospitals and universities, trade centers and airports.

In other situations hotel development is usually

subject to **planning and zoning** restrictions and specific controls over access and signing, **including** directional signing on the highway.

Hotel characteristics [Mid-range :suburban hotels]

Hotel facilities

- 1 Reception desk & front office
- 2 Lift & invalid hoist
- 3 Fire exit
- 4 Toilets & powder room
- 5 Housekeeping
- 6 Family, twin & disabled bedrooms

Meeting & Function Rooms

- 7 Entrance foyer & anteroom
- 8 Chair store
- 9 Meeting & boardrooms
- 10 Syndicate rooms

Fitness & leisure facilities

- 11 Gymnasium & changing rooms
- 12 Pool
- 13 Filtration plant
- 14 Children's play area

Food preparation & Service

- 15 Cocktail bar
- 16 Restaurant
- 17 Display server
- 18 Main kitchen

Food storage

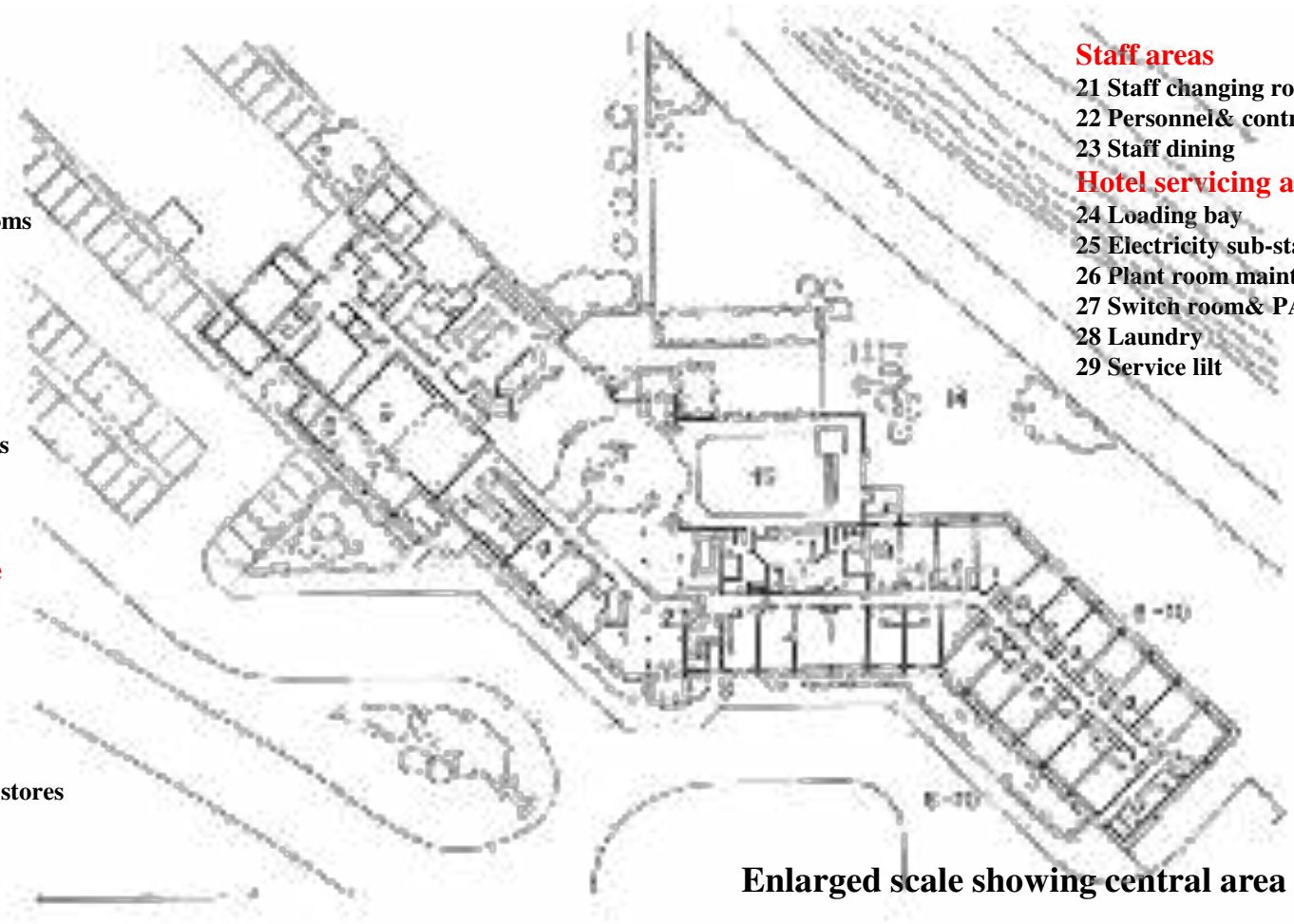
- 19 Wine & beer stores
- 20 Cold stores deep freeze & dry stores

Staff areas

- 21 Staff changing rooms
- 22 Personnel & control
- 23 Staff dining

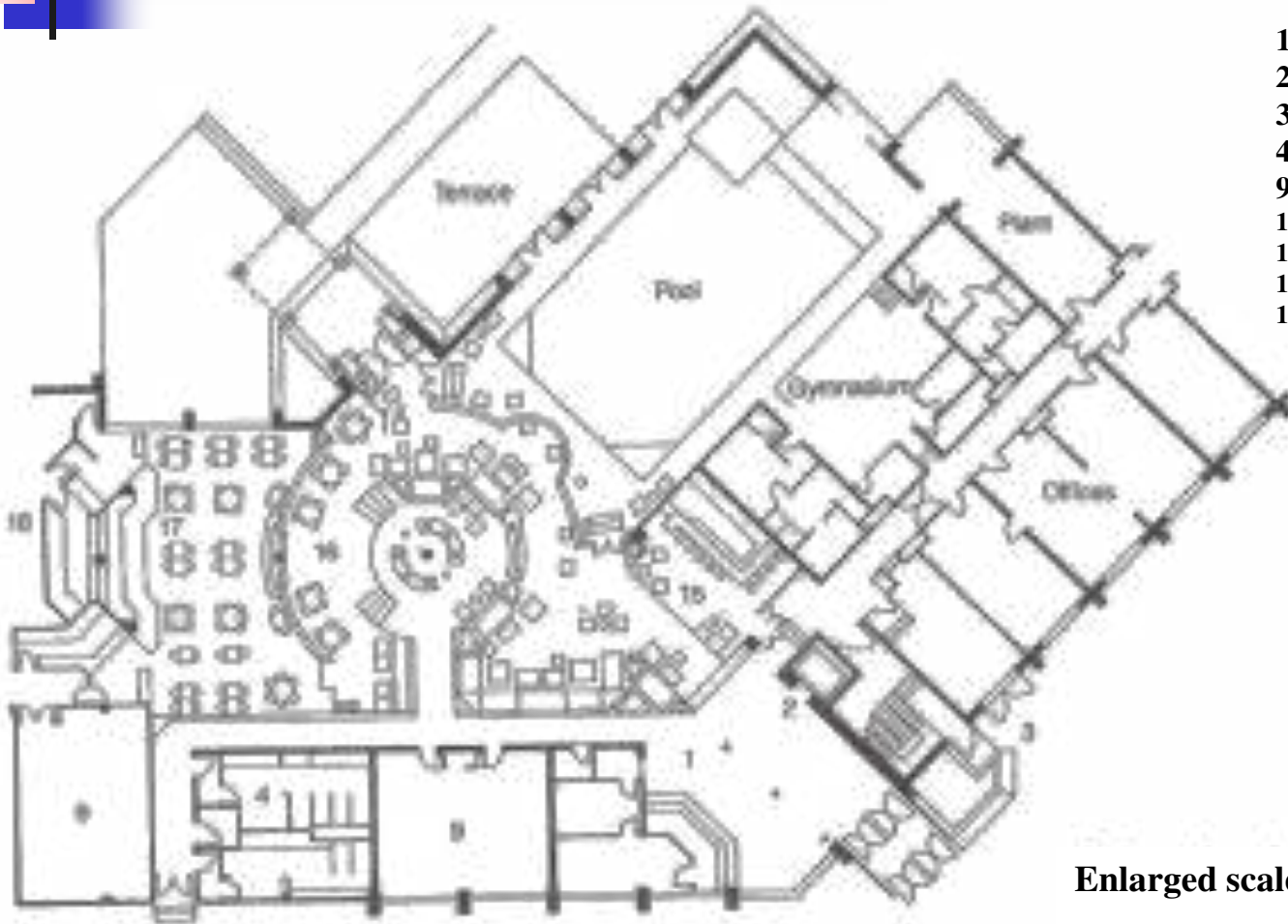
Hotel servicing areas

- 24 Loading bay
- 25 Electricity sub-station
- 26 Plant room maintenance
- 27 Switch room & PABX
- 28 Laundry
- 29 Service lift



Enlarged scale showing central area

Hotel characteristics [Mid-range :suburban hotels



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Enlarged scale showing central area



Hotel characteristics [Mid-range :suburban hotels

Airport hotels

Special situations arise near airports and ferry ports where transfers are likely **to require** over night or day accommodation.

Other markets include aircrew and airport staff accommodation **in addition** to the needs of other tourism developments around the airport.

Airport hotels also **provide** a convenient meeting place for international representatives and most offer extensive conference facilities.

Disadvantages may arise from the **lack of character** in the surroundings, **height** restrictions, **noise** disturbance and **isolation** from other amenities.

To counter this new airport hotels are increasingly designed with **distinctive** styling to serve as landmarks and may be in atrium form

(Hyatt Regency, Roissy, Hilton Hotel Heathrow)

using **impressions** of light and transparency to **contrast** the restrictions of travel.

In developing airports, hotels may be **directly linked** by walkways to the terminal buildings. **For other locations**, transport to and from the terminals must be provided but the hotel may offer extended parking.

Hotel characteristics [Mid-range :suburban hotels

Hyatt Regency, Paris-Roissy



An ultra-modern hotel (a) incorporating a 21 m) high glass atrium (b) linking parallel buildings, the Hyatt Regency, which opened October 1992, is just 5 minutes from both the Charles de Gaulle airport and the Villepinte trade show and exhibition centre.

Hotel characteristics [Mid-range :suburban hotels



Elstree Moat Hotel

Redevelopment of an existing hotel which had become uneconomic involved replacement of most of the older premises with a new three-storey building.

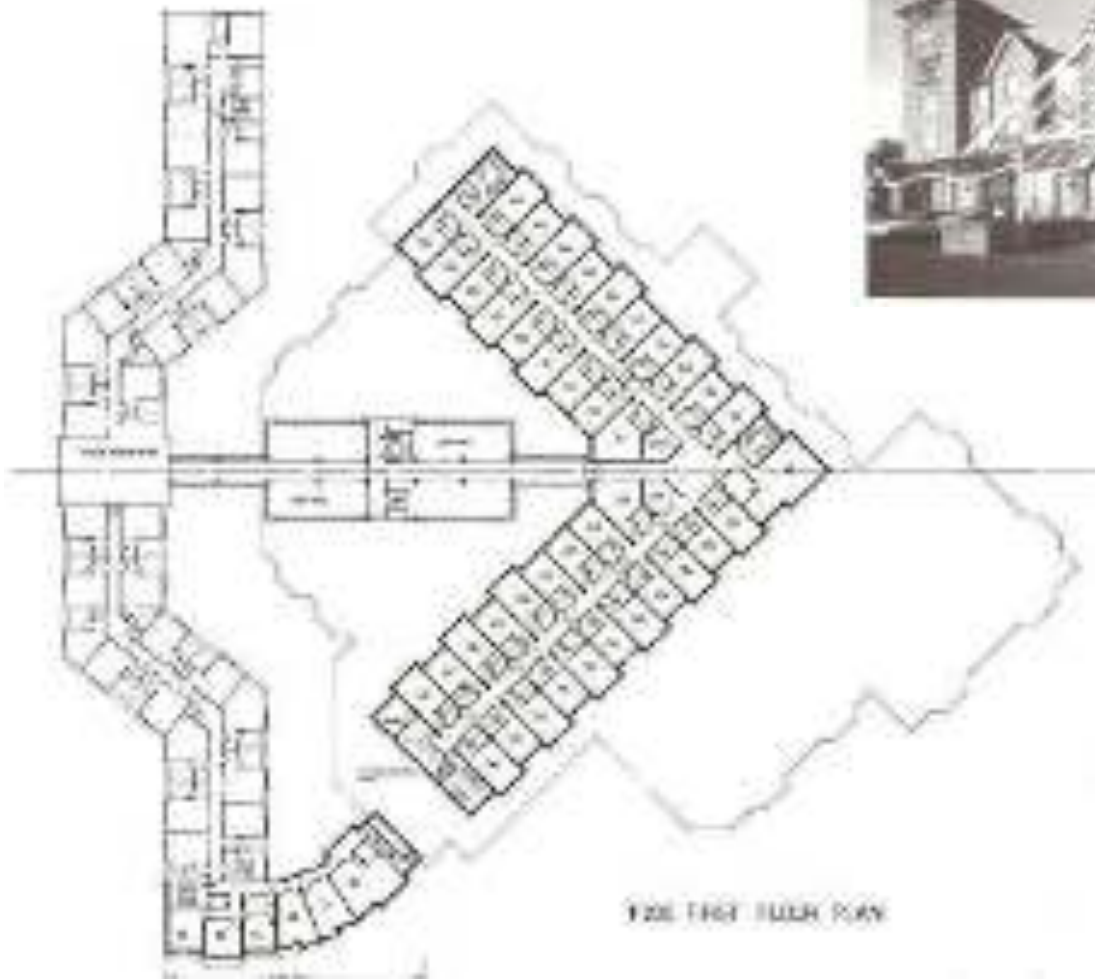
Eighty new guestrooms were added to a retained wing of sixty refurbished rooms.

Public and support areas occupy the ground floor and include a banquet conference suite for up to 400, business centre and leisure centre with 6.8 m pool.

Construction was carried out during 1990-1991 at a cost of £9.0 million (\$13.4 million) excluding furnishings and loose equipment.

Completion was arranged in stages to allow progressive takeover and furnishing.

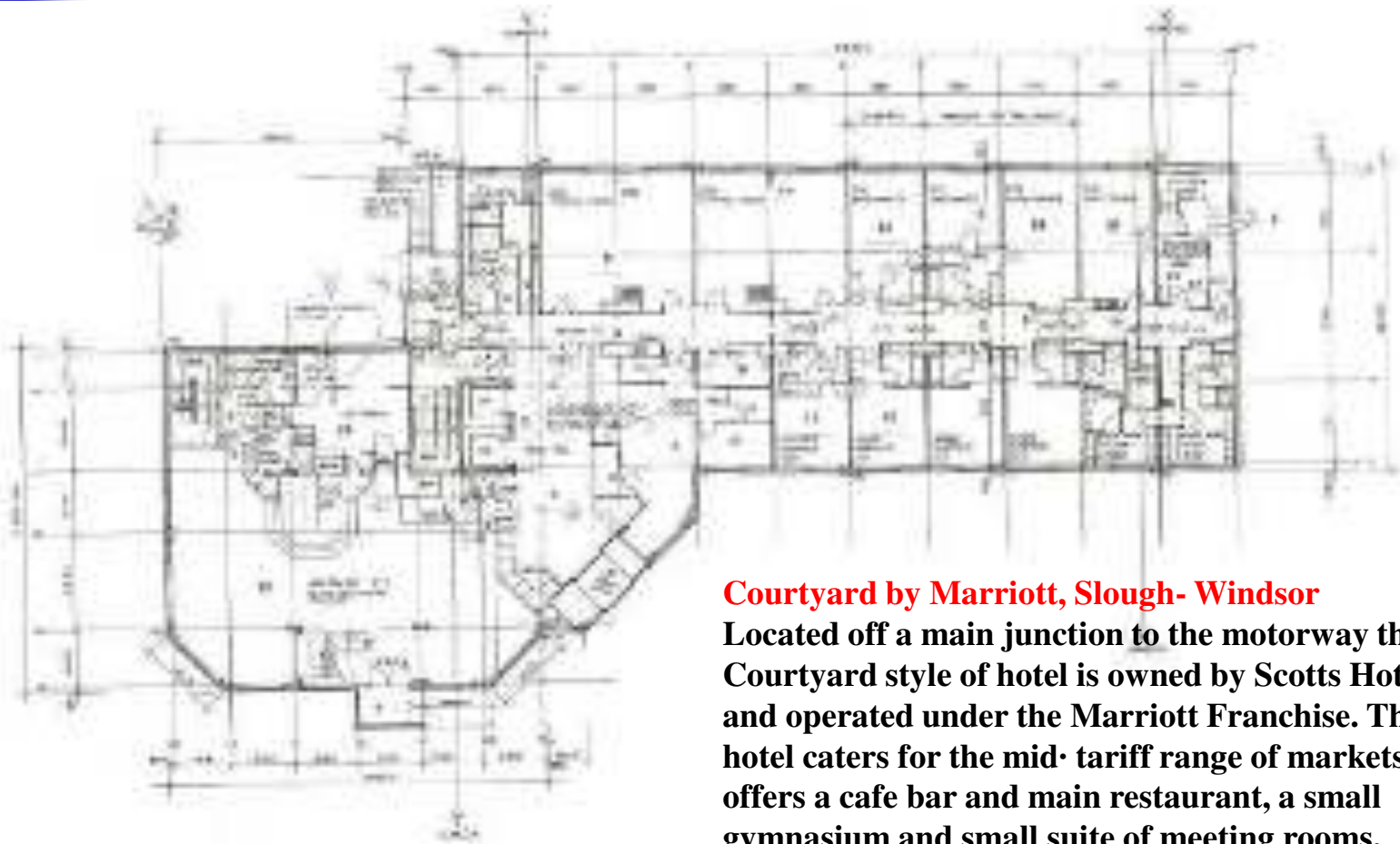
Hotel characteristics [Mid-range :suburban hotels



FIVE FIVE FIVE FIVE FIVE

100 1000

Hotel characteristics [Mid-range :suburban hotels



Courtyard by Marriott, Slough- Windsor

Located off a main junction to the motorway this Courtyard style of hotel is owned by Scotts Hotels and operated under the Marriott Franchise. The hotel caters for the mid- tariff range of markets and offers a cafe bar and main restaurant, a small gymnasium and small suite of meeting rooms,



Hotel characteristics [Mid-range :suburban hotels

Categories

New suburban hotels mostly fall into two tiers of standards:-

- 1) **Main company hotels** with superior accommodation, conference facilities, business and leisure centers including enclosed swimming pool and choice of restaurants.
- 2) **Motor and courtyard-style hotels** offering less sophistication with a simpler style of building. The facilities generally include one or more small meeting rooms, a fitness room and a cafe-restaurant open to non residents.

Suburban developments also include:-

- 3) **Individual older hotels or converted hotels**, usually set in their own grounds, which require refurbishment and/or appropriate extension.

Planning issues

Suburban hotels cater for diverse markets(transient, business, conference and local visitors)

Visibility, convenience of access and first impressions are important considerations.

Normally, the lobbies and public areas need not be extensive unless there is a local catchment demand for quality restaurant and function rooms.

Leisure facilities can provide a marketing advantage (particularly for week end promotions) and may attract local club memberships.



Hotel characteristics [Mid-range :suburban hotels

A- Car parking

For motor hotels and suburban locations car parking is usually provided in the ratio 1.25 spaces per room

B-Guestroom

Standard twin rooms are generally required with a proportion of alternative double bed studio rooms. Corridors may be off-centre to provide rooms in two sizes and specific blocks of ground floor rooms may be designed for easy conversion into syndicate rooms for business use.

C-Special needs

High sound insulation standards are essential -40dBA near motorways and airports and 35dBA generally - requiring double glazing and insulation of roof areas. This will usually necessitate full or partial air-conditioning unless rooms are well screened.

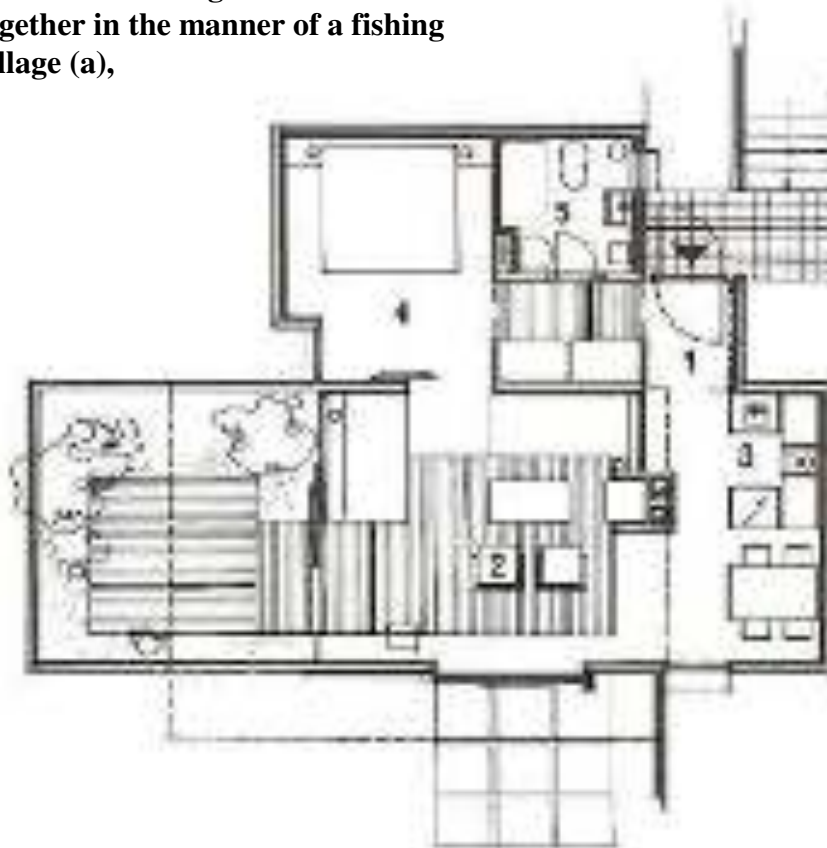
Trends

- Sensitivity in location and design to meet environmental concerns.**
- Greater distinction from budget hotels with better facilities for business, meetings and functions.**
- Accelerated checking in and out systems, including in-room registration and account presentation.**

Hotel characteristics [Mid-range :suburban hotels

Hotel complex, Haludovo, Croatia

At one end of the site buildings of conventional design are clustered together in the manner of a fishing village (a),



- Key
- 1 Entrance
 - 2 Living
 - 3 Kitchen
 - 4 Bedroom
 - 5 Bathroom



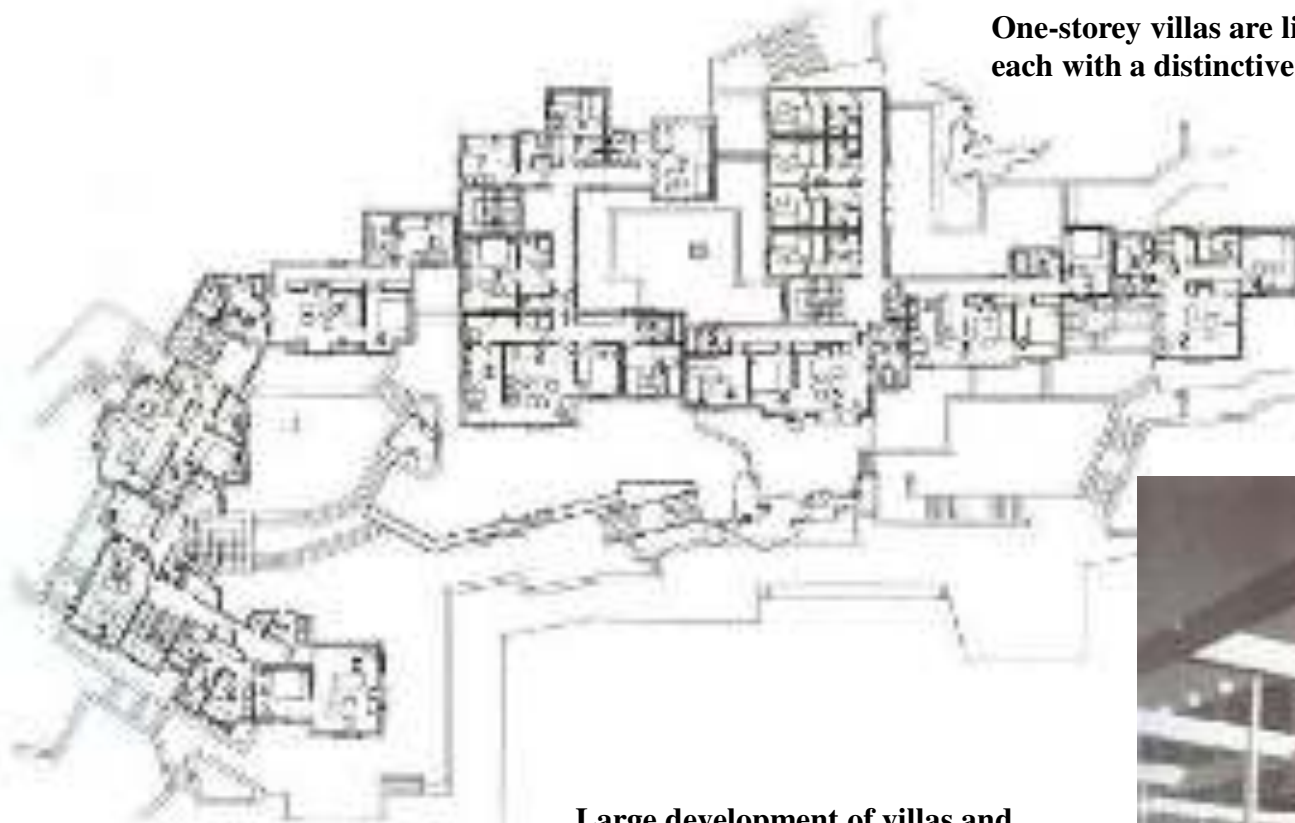
Hotel characteristics [Mid-range :suburban hotels

Hotel complex, Haludovo, Croatia

One-storey villas are linked together in small groups each with a distinctive elevated roof.

Key

- 1 Entrance
- 2 Living
- 3 Kitchen
- 4 Bedroom
- 5 Bathroom
- 6 Service-bedroom
- 7 Independent bedroom



Large development of villas and apartments grouped around the 5-star Palace Hotel (d)





High-grade :City centre and downtown hotels

Restrictions on development

Sites in the most prestigious city locations in Europe are usually limited and subject to stringent town planning controls.

In these situations most **hotel development** arises from the conversion of other buildings and the refurbishment and complementary enlargement of existing hotels to maximize the advantages of their sitting and character.

Conversion and refurbishment generally applies to medium size hotels (150-350 guest rooms) offering a distinctive individual character and personal service.

Plot ratio and height restrictions generally limit the massing of hotels to five to ten stories but there are many notable exceptions such as the Hotel Concordela Fayelle, Paris with 1000 rooms towering 130 m high.

In other urban areas **affected by obsolescence and declining** employment, redevelopment may be positively encouraged by planning proposals, local tax concessions and other incentives .

Hotels may be **included in large scale** mixed developments or provided by conversion of redundant industrial and dock lands buildings.



High-grade :City centre and downtown hotels

Commercial zones

Else where, new city hotels tend to be large and impressive, featuring amongst the most prominent buildings in downtown districts.

To gain advantages in marketing as well as economies of scale in high-rise construction, hotels commonly have 300- 600 rooms and sometimes more.

With some reservations as, for example, in the City of Washington and for reasons of safety, there are virtually no limitations on height.

Many of the new urban hotels are over twenty five stories high.

Mixed developments

Urban redevelopment programme are usually on a large scale to attract the levels of investment and appreciation of land and property values required or regeneration.

Hotels often feature as **part of comprehensive schemes, combined with office buildings,** shopping malls, convention centers, exhibition and trade centers and serviced apartments.

The hotel accommodation **may occupy only upper floors as part of a vertical complex but must be served by exclusive elevators or escalators from a distinctive lobby or reception hall at street level.**



High-grade :City centre and downtown hotels

The main lobby providing front desk and lounge services may be located at the hotel floor levels. Separate goods and service access is required together with appropriate control, temporary storage and transportation to the 'back-of-house' areas.

The hotel's marketing and facility requirements may be strongly influenced by the associated use - for example, in convention and exhibition centers. As a rule, extensive public facilities (restaurants, cafes, bars, shops, meeting rooms, recreation club) are required for the local shopping and business markets generated by the development.

Building design

A- Adaptive re-use

Where hotels are provided by extension or conversion of existing buildings, the shape and character is largely predefined. Often the sizes of rooms and proportions of space cannot be easily changed and a disproportionately high ratio of public areas and circulation space usually results.



High-grade :City centre and downtown hotels

On the credit side, the converted properties often have unique character, historical associations and a personal atmosphere which attracts discerning guests and visitors.

B-Purpose-designed buildings

While new hotels are planned around the functions and spaces specified there is often wide scope for architectural interpretation.

Planning issues

Lobbies

In bustling urban surroundings, hotel interiors generally create an environment which is inviting and reassuring as well as interesting. The lobby is invariably spacious and provides the focus for reception and public facilities. Alternative design approaches include the use of huge spectacular atriums, more traditional halls expressing grandeur and interlinked spaces providing more intimate areas for personal attention.



High-grade :City centre and downtown hotels

Public facilities

High-standard city hotels generally provide extensive facilities for visitors as well as guests.

The larger scale and accessible location usually justifies a choice of restaurants, an arcade of shops, a ballroom and function room suite, business centre and health and leisure club. Unless the hotel attracts regular convention business the percentage residential take-up of such facilities after breakfast is likely to be low and feasibility will depend on external marketing. The peak demands for breakfast meals can be moderated by offering continental menu room service with planned circulation from pantry facilities.



High-grade :City centre and downtown hotels

Conference and function facilities

Being accessible to populous catchment areas, city centre hotels are well placed to offer facilities for business meetings, conventions and social events.

This advantage is reflected in the high annual occupancy rates generally achieved marketing being mainly targeted to create off season and weekend attractions.

A high percentage of conference usage increases the extent of food and beverage facilities.

The size and location of large column-free ball room and function areas also has a major influence on the design of the building (in structural, servicing and access requirements).

Guestrooms

Guestrooms in high -grade city hotels are generally to standard 3.65 x 8.5 m dimensions with some 5- 10 percent being suites, but the high percentage of single occupancy in business hotels may justify rooms of 3.6 x 8.0 m in studio-style layouts. Full room service is invariably required.



High-grade :City centre and downtown hotels

Parking

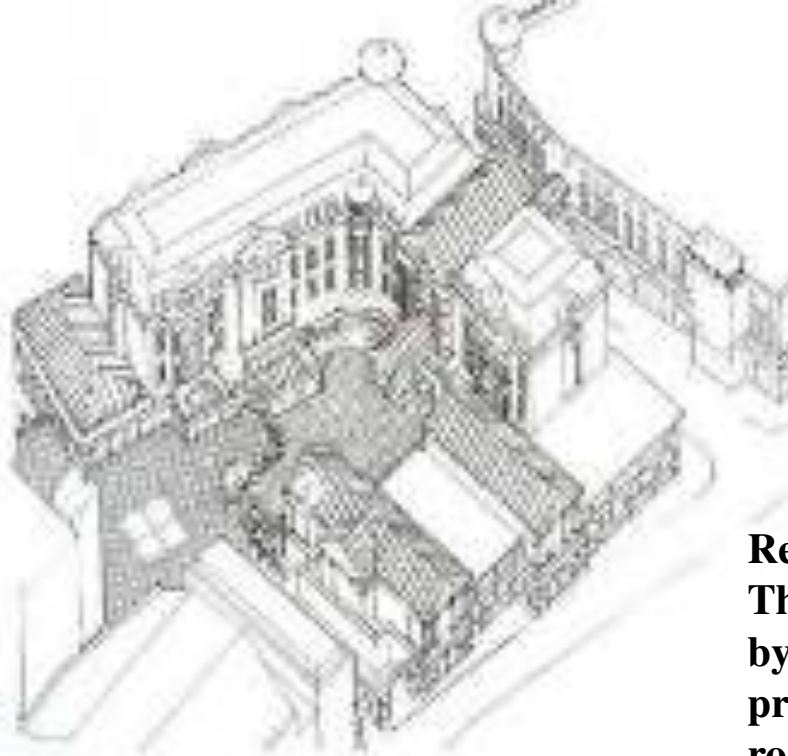
A major consideration in development cost is the extent of parking in basement construction. This will depend on local authority requirements and the availability of alternative public car parks including contract arrangements. A fairly common standard is 0.3 car spaces per room but in some areas 1.0 spaces per room may be stipulated. In luxury hotels valet car parking may be offered.

Trends

The trend is towards increasing technical sophistication in the business facilities available in individual rooms and personalized Information /reservation services. Operational developments have been mainly towards card accessing of rooms and facilities, accelerated reservation and checking out arrangements and the extended use of management systems for accounting, personnel and property operations.



High-grade :City centre and downtown hotels



06. Fountain



**Redevelopment of sensitive city site in 8th
This design was the winning entry selected
by the city authorities. The proposals will
provide 150 hotel bedrooms, function
rooms, catering and leisure amenities.
Additional multi storey car parking will be
built below and above ground level.**

High-grade :City centre and downtown hotels

Hotel Sofitel, CNIT, Paris



(a) Facade view



(c) Reception



(b) Facade view



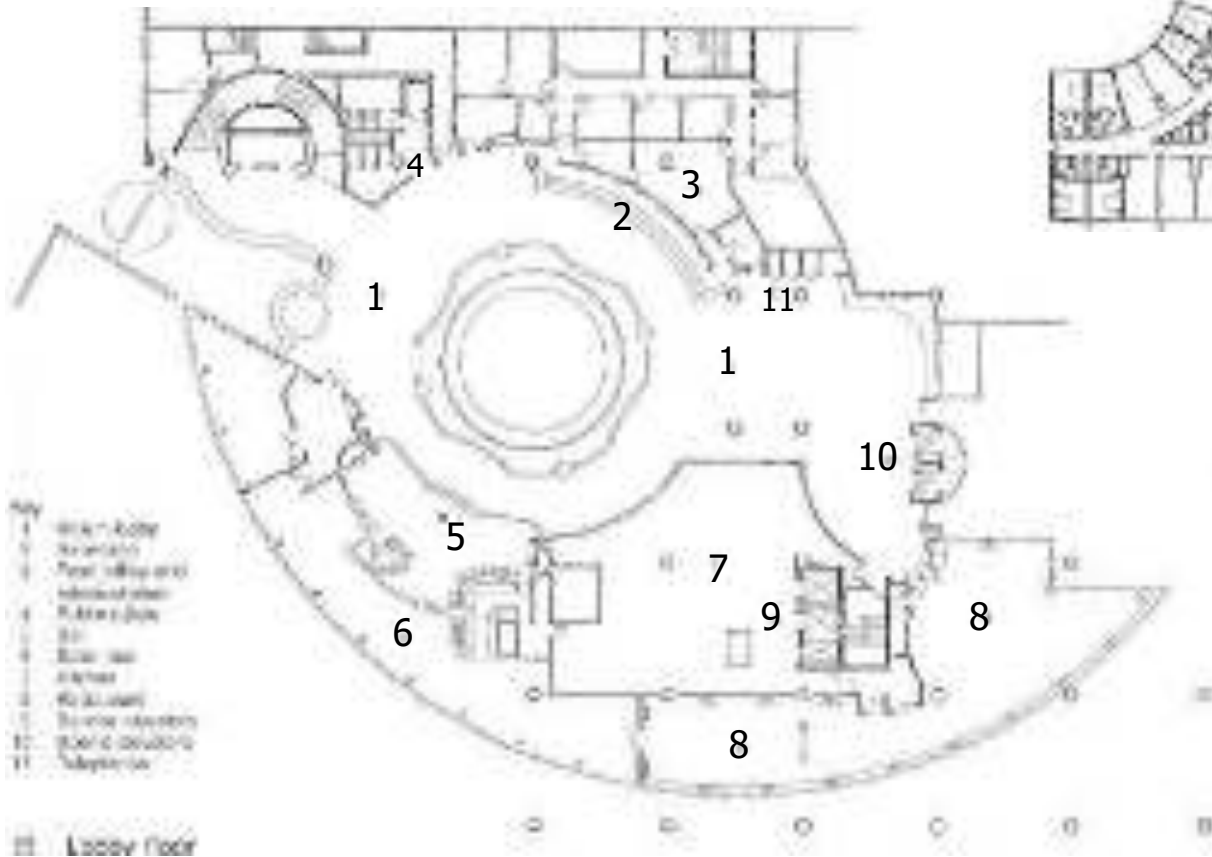
(d) Restaurant



(e) Reception floor lobby

High-grade :City centre and downtown hotels

Hotel Sofite/, CNIT, Paris



High-grade :City centre and downtown hotels

The Oriental, Singapore



Eleventh floor plan



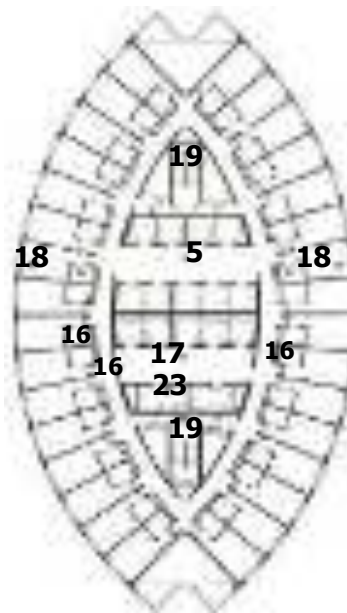
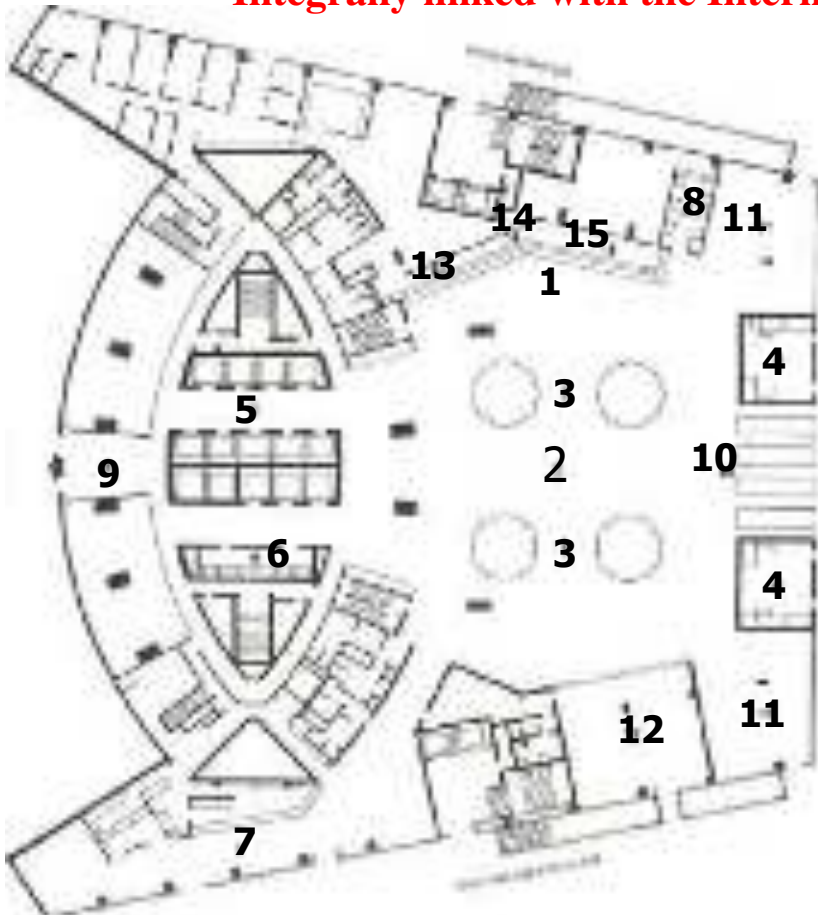
High-grade :City centre and downtown hotels

Hotel Concorde La Fayette. Paris

Integrally linked with the International Congress Centre of Paris,



Bill Voss



Key

- | | |
|-------------------|-----------------------|
| 1-Reception | 14-Receptionist |
| 2 -Lobby | 15-Porter |
| 3 -Sealing area | 16-Bathroom |
| 4-Luggage | 17-Service lifts |
| 5 -lifts | 18-Guestroom |
| 6 -Left luggage | 19-Fire escape |
| 7-Coffee shop | 20-Specialty grill |
| 8-Telephones | 21-Tourist restaurant |
| 9-Convention hall | 22-Escalator |
| 10-Entrance | 23-Service room |
| 11-Lounge | 24-Kitchens |
| 12-Bar | 25-To hotel |
| 13-Cashier | 26- Function rooms |

High-grade :City centre and downtown hotels

Shanghai Hilton International Hotel

Situated in a low rise residential district in the heart of Shanghai



11. Swimming pool



12. Floor of lobby



13. Building



14. Building



15. Atrium



16. View

High-grade :City centre and downtown hotels

Shanghai Hilton International Hotel



High-grade :City centre and downtown hotels

Four Seasons Hotel, New York



(C)

Guest room



(M)

Foyer



(S)

Public space



High-grade :City centre and downtown hotels

The Mandarin Oriental, San Francisco



(a) View of hotel (building on the right)

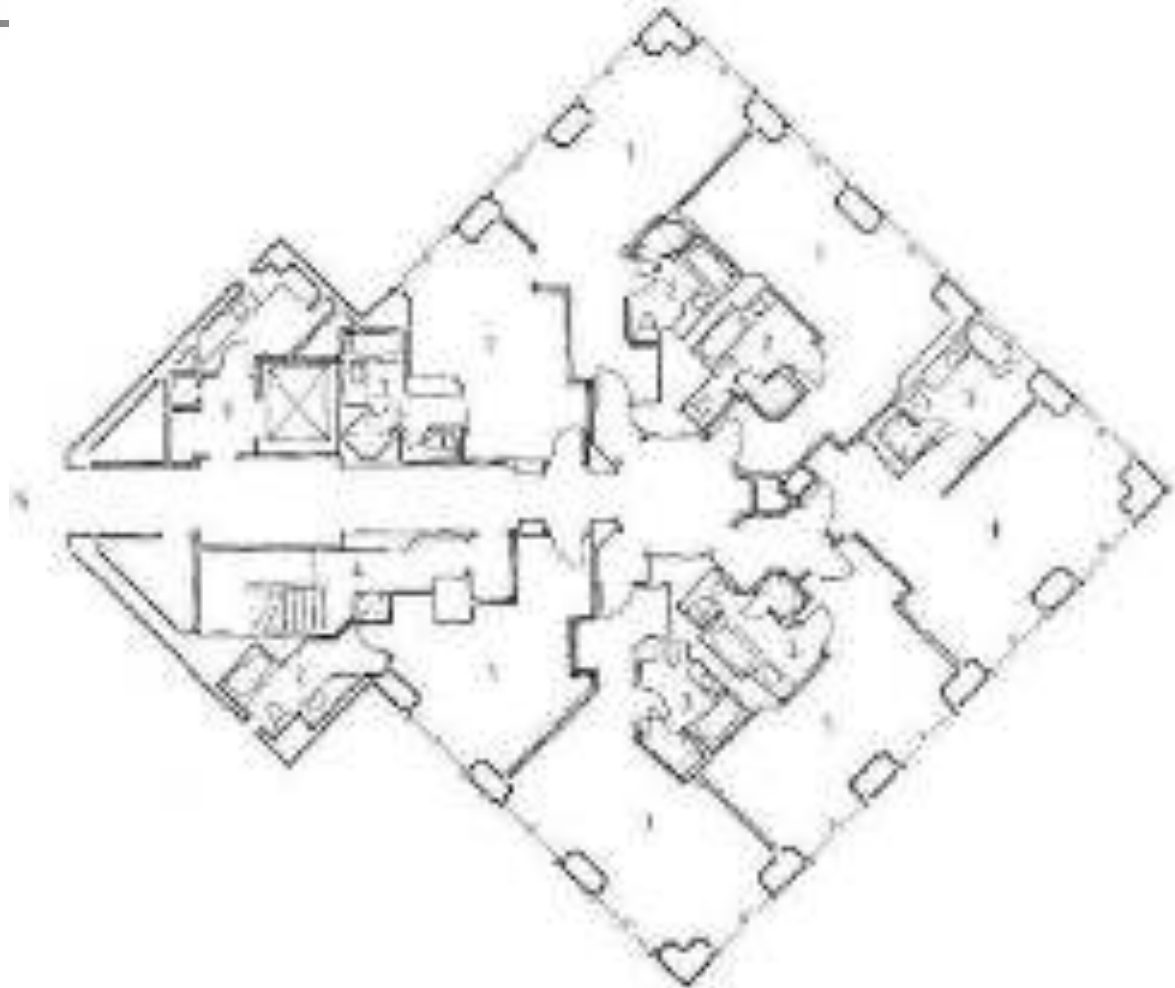


(b) The Embassy

High-grade :City centre and downtown hotels



Westin Hotels, Raffles City, Singapore



The Mandarin Oriental, San Francisco
Typical guestroom floor plans, East tower