

**University of Salahaddin
College of engineering
Department of architecture**



Hotel characteristics

**Supervised by
Dr. Muhannad G. Rassam
M.Sc. Nazik Jamal
2022-2023**



Budget hotels

Characteristics

Budget hotels and motels cater for mainly transient markets requiring reliable accommodation at economy room rates. They may be described as Inns, Lodges, Motels or by more specific product names (e.g. Arcade).

To control quality and costs the designs are highly standardized with extensive pre fabrication in building and fitting out. Rooms are normally planned for family use within suite bath or shower rooms but some units (e.g. Formula I, targeted mainly at drivers) offer shared toilet facilities (which are automatically sanitized after use).



Budget hotels

Planning issues

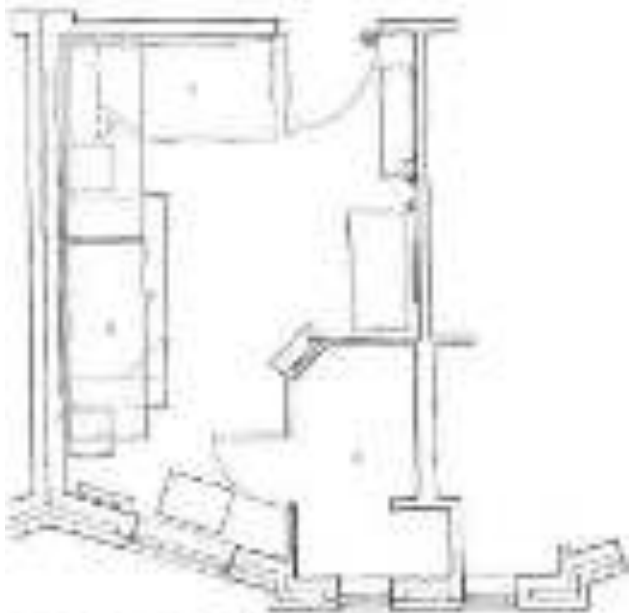
Public facilities and back-of-house areas are rationalized and accommodation units may be conveniently associated with other public restaurants, cafes and garage service stations to share investment and infra structure costs.

Developments are mainly one or two storeys and may be in motel style, courtyard grouping, pavilion arrangement with separate blocks or in individual purpose-designed buildings. Most budget hotels and motels are small, Separating broadly into 20-50 room units for family operation and 50-100 room units for company or franchise management.

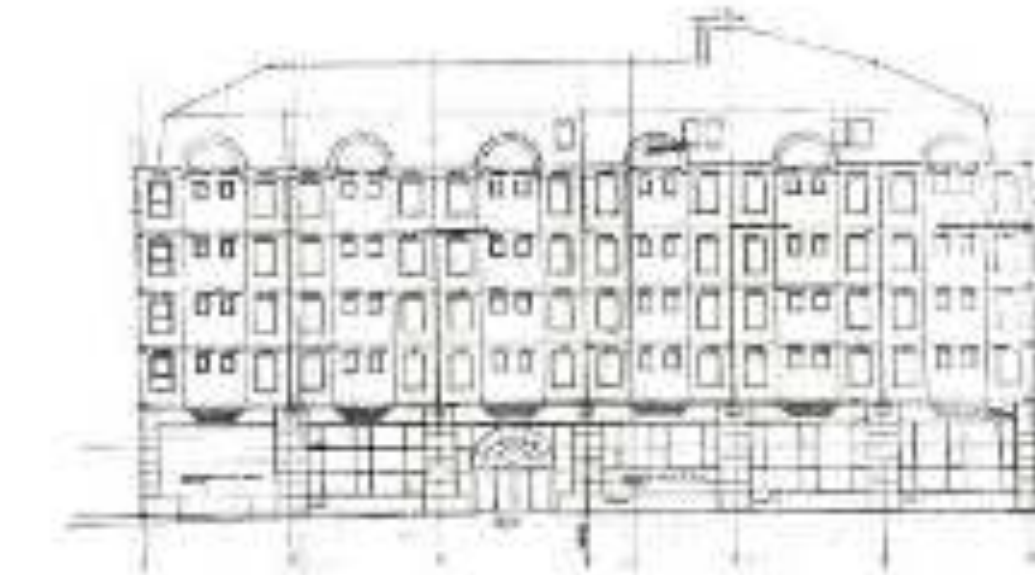
Budget hotels

Arcade Hotel, Lady well Walk, Birmingham

The Arcade Group are international leaders in developing the budget hotel concept. Arcade brand hotels are constructed to detailed designs using extensive prefabrication to reduce costs and time. The standard bedrooms provide two 900 mm (3 ft) beds with overhead bunk beds for family use within an area 3.205 m wide x 4.413 m (10'6" x 14'6"). Prefabricated 2.23 m² (24 sq ft) shower rooms are interest on external walls and the division walls provide for interspacing of furniture and shower fillings.



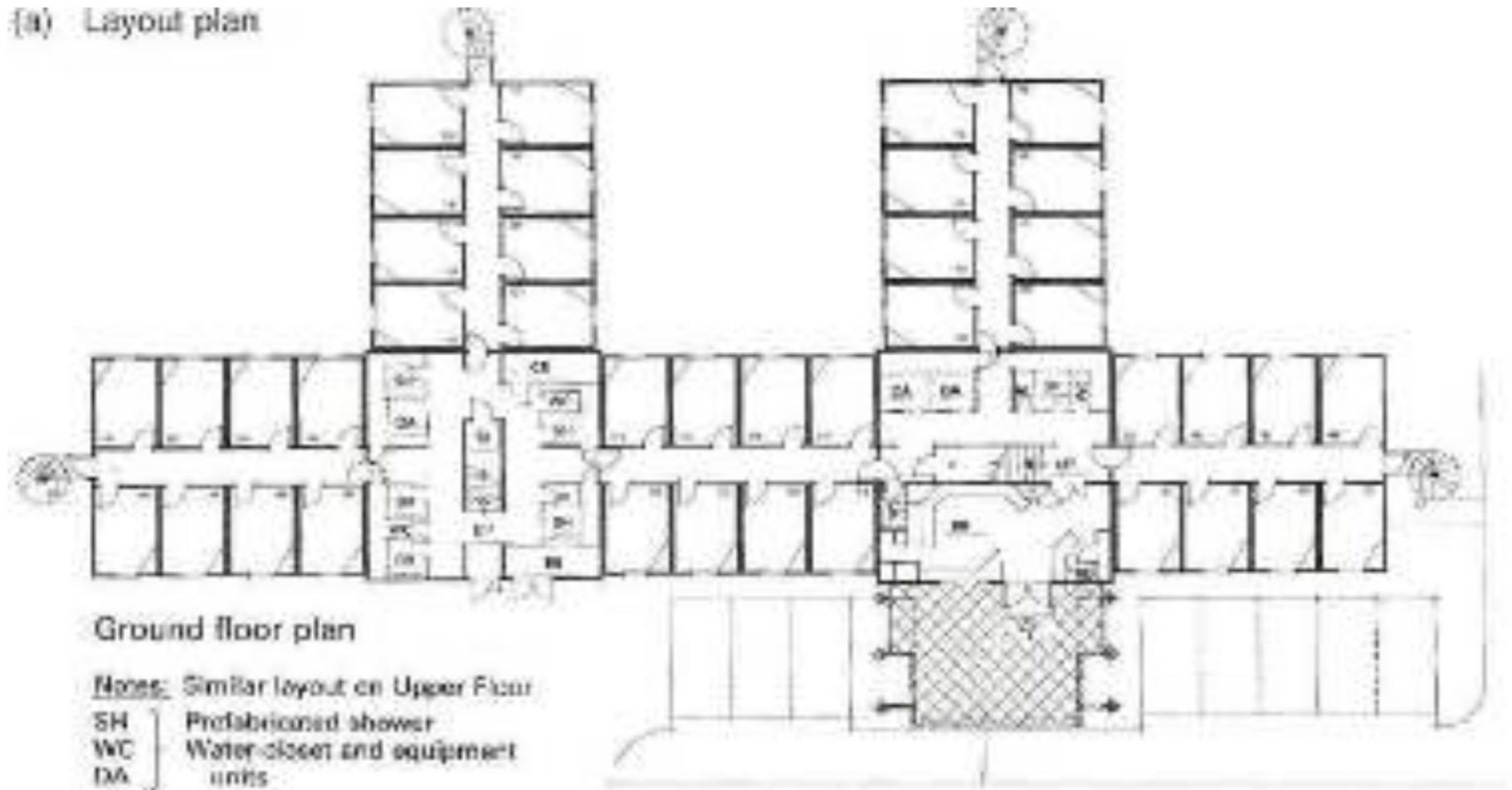
(a) Typical room plan



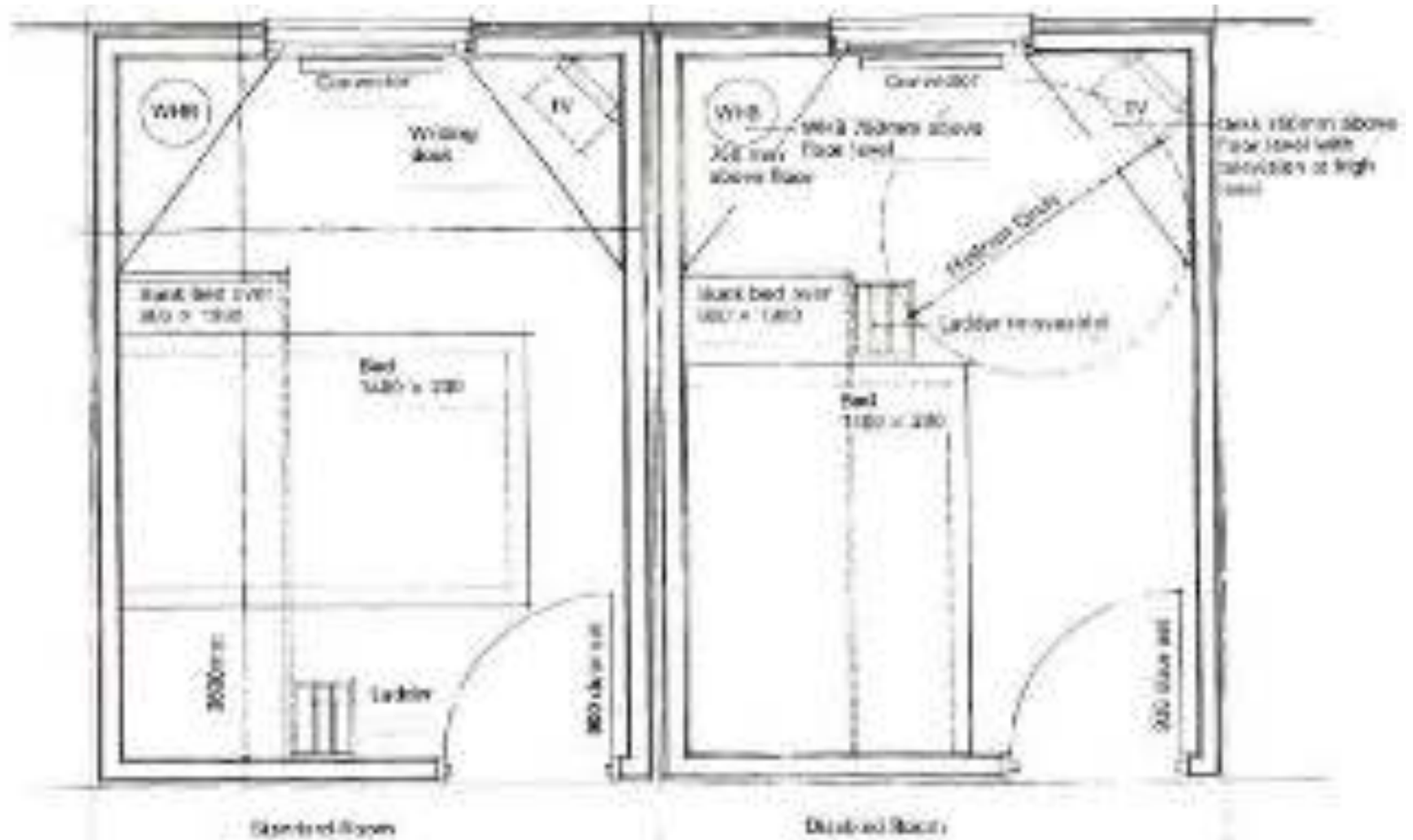
(b) Elevation view

Budget hotels

(a) Layout plan



Budget hotels



(b) Room plan



Budget hotels

Trends

Trends in budget hotels are towards more innovative design to achieve attractive, compact layouts with minimal cleaning and service attention.

Budget hotels are also increasingly branded to serve a wider range of market needs with different pricing levels, styles and catering services.



Resort hotels

Resort development

Hotels in resort destinations show wide diversity, responding to the tourist attractions of the locality as well as marketing requirements.

The large-scale dominant resort developments were catering to the mass travel and packaged holiday markets of the 1970s have been overtaken by more sensitive designs reflecting concerns over the

environment and the need to cater for more diverse tourism interests. In

particular many new resort developments offer residential ownership (condominiums, time sharing and residential properties) and Self catering options in addition to hotel services (Table 2.1).

Integrated developments, including the improvement and revitalization of existing resorts, are covered in the companion volume Tourism and Recreation facilities.

Resort hotels [Development of resort locations]

Location	Emphasis in development
Existing traditional resorts	Improvements in resort facilities and environment to increase convention and recreational use: pedestrianization, urban and beach-front landscaping, investments in sophisticated sports/entertainment facilities
Concentrated resorts in new destinations	Integrated development with control over zoning and planning. Include themed resorts, marinas, mountain resorts and beach resorts near airports (within one hour transfer) in expanding tourist regions
Individual resort hotels in secluded areas	Mainly high-grade hotels based on exclusive golf, parkland, beach or lake side attractions. Include converted mansions and chateaux
Vacation villages and mixed developments mainly in isolated areas	Resorts catering for family vacations and/or specific interests in sport. Generally low-rise vernacular buildings carefully integrated with the landscape, and recreational facilities



Resort hotels[Mountain resorts]

Development of ski resorts

Ski hotels and mountain lodges are planned to serve the markets for winter sports. They are located in areas of high altitude having access to mountain slopes suitable for skiing. Most of the traditional resorts in Europe are founded on original mountain villages at altitudes of 1200-1500 m although some of the new resorts are at 1500-2000 m. This higher altitude allows longer skiing seasons but, being above the tree line, is less attractive for dual summer use.



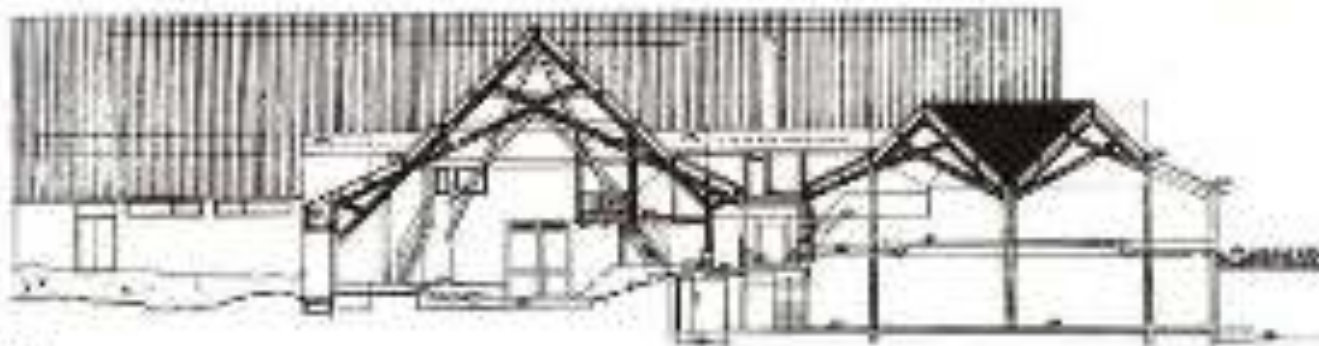
Resort hotels[Mountain resorts]

Development of ski resorts

As a rule a minimum of four months' snow cover is necessary for national marketing. The potential of an area for skiing depends also on the gradients of the mountain slopes (average 25- 35% with short sections up to 60%), the vertical drop for downhill ski pistes (1000-1500m for national standards), tree cover and terrain and orientation avoiding long exposure to sun (melting) and wind.

Resort hotels[Mountain resorts]

Village Equestre de Pompadour, Correze, France

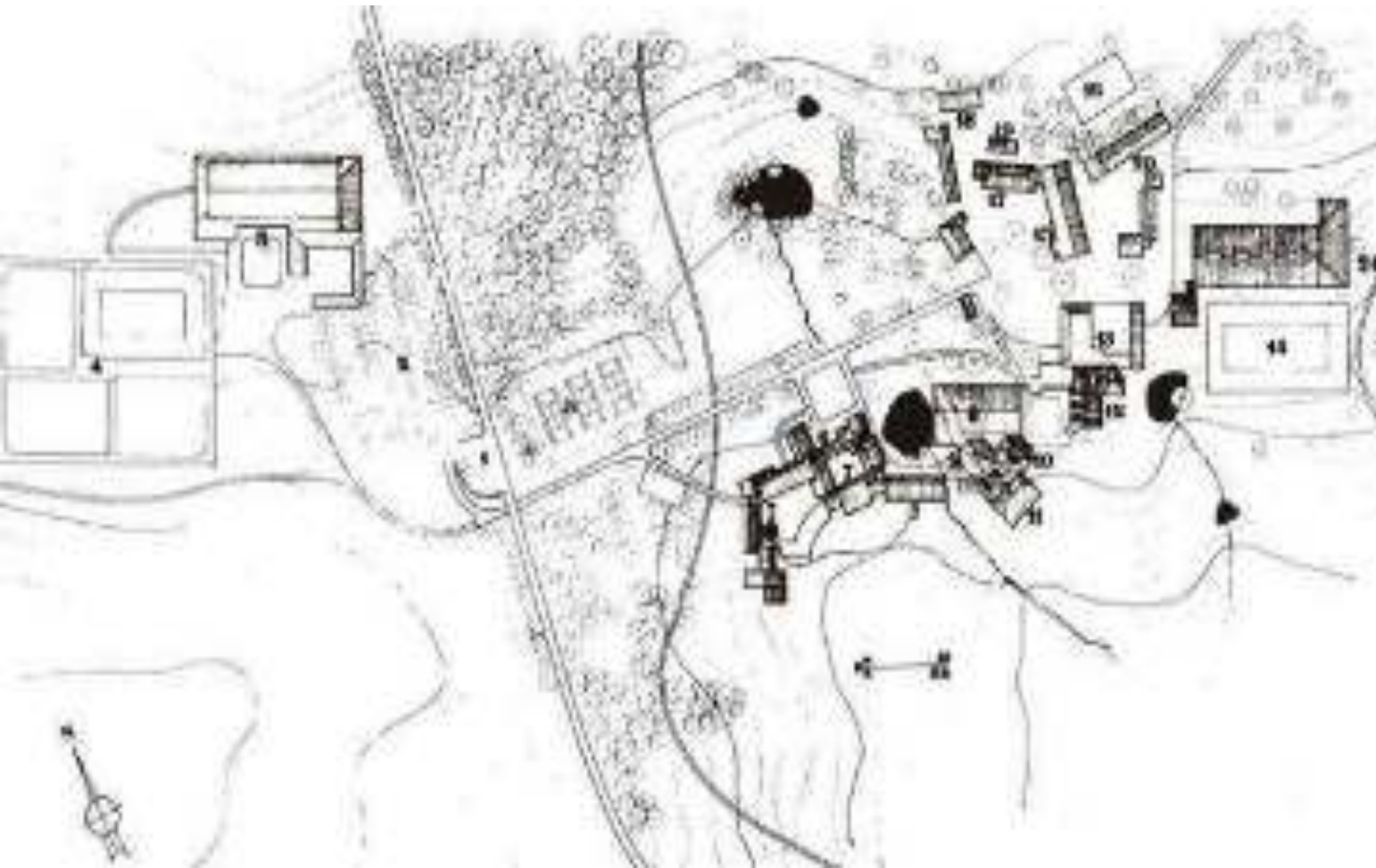


- Key
- 1 Billiard school
 - 2 Visual instruction
 - 3 Bar
 - 4 Patis
 - 5 Swimming pool

Resort hotels[Mountain resorts]

Village Equestre de Pompadour, Correze, France

- Key
- 1-Entrance
 - 2 -Car park
 - 3 -Olympic riding school and stables
 - 4 -Jumping course
 - 5 -Tennis
 - 6 -Administration
 - 7 -Guestrooms
 - 8 -Riding school
 - 9- Visual-instruction
 - 10 -Bar
 - 11 -Swimming pool
 - 12- Restaurant, stables
 - 13 -Kitchen
 - 14 -Exercise paddock
 - 15 -Children's riding
 - 16-School and pony stables
 - 17- Trekking horses
 - 18 -Horses' sick bay
 - 19-Forge
 - 20 -Maintenance shops
 - 21 -Riding school 20 x 60 m





Resort hotels[Mountain resorts]

Hotel and lodge design

Hotel rooms and balconies should be orientated towards the sun and be sheltered from wind.

Roof design is important to create character and also minimize danger from dislodged snow, including damage to balconies.

The design of the hotel must allow for protective lobbies, ski rooms and equipment storage, located adjacent to the entrance.

Public areas are designed to create a social atmosphere of comfort and warmth as part of the après-ski attractions.

Log fires are often used and durable materials (wood paneling, ceramic tiles) should be softened with rugs, tapestries and curtaining.

Guestrooms tend to be smaller than in other resorts and may provide bunk beds for family use.



Resort hotels[Mountain resorts]

Hotel and lodge design

Mountain resorts provide extensive facilities for sports (enclosed swimming pools, hockey ice-skating rinks, curling rinks) and for entertainment; hotels may also provide individual pools and gymnasiums but usually on a smaller scale and, in some cases, with shared facilities.

The summer season is important for commercial viability and provision must be made for dual use of central areas, such as for tennis courts and gardens in the summer months.

Parking requirements depend on the modes of transport provided to the resort.

In some isolated locations cars may be restricted or banned to ensure freedom from noise and pollution. A secure alternative parking base should be available conveniently near the transport terminal.



Resort hotels[Health resort and spas]

Development of health resorts

Development of health resort hotels derives from the therapeutic benefits of local mineral springs and other related forms of treatment.

Traditional spa resorts have experienced a resurgence in demand a rising from a combination of several factors: increasing concerns over stress ,diet, health and fitness; ageing populations; and in some countries, health insurance reimbursement of treatment costs.

Modern spa hotels cater for a variety of needs and include wide-ranging provisions for individual and family recreation.

New hotels may also be located in or near traditional spa towns or be Individually developed to provide self-contained health and fitness centers. Set programmes may extend over days, 1-2 weeks or longer. The quality and range of restaurant and lounge facilities is important.



Resort hotels[Health resort and spas]

Planning

Spa hotels have broadly similar planning requirements to those for high-grade resort hotels but need also to provide for specific needs:-

- 1. Car parking and spa reception area [or day visitors as well as resident guests.**
- 2. Spa complex with changing, wet and dry zones as a focus for interest and activities**
- 3. Planned circulation to provide for disabled access and shelter in all weathers.**
- 4. Generally more spacious guestrooms with large bathrooms and dressing areas.**
- 3. Some or all of the bathrooms equipped with showers and jacuzzis in addition to dual washbasins, water closets and bidets.**



Resort hotels[Health resort and spas]

Planning

Facilities for disabled guests and visitors, depending on marketing, 5- 10 per cent of guest rooms should be equipped for ambulant disabled with a higher ratio in hotels specializing in treatment. Adaptable rooms (removable fittings) may be provided.



Resort hotels[Health resort and spas]

Spa design

Spa facilities can be grouped into separate 'wet' and 'dry' areas with access via a reception area and changing rooms. The locker and changing facilities for men and women are also usually separated and some spa areas may be designed for exclusive use by women or men.

Pools maybe arranged on different levels, or separated into leisure-exercise and spa treatment areas.

The pools for spa treatment (plunge pools, surge and jet pools) are often surrounded by alcoves or rooms for individual treatments (sauna, steam, massage, therapy).

Similarly, the 'dry' areas for exercise, body toning and fitness may be associated with the clubhouse facilities for sports (golf, tennis, squash, etc.).

Resort hotels[Health resort and spas]

Thermal Hotel, Aquincum, Budapest



(a) View



(b) Pools

The Danubius Hotel Aquincum is a modern 4 star spa hotel located on the Buda side of Budapest overlooking the Danube and green Margit Island.



Resort hotels[Health resort and spas]

Facilities

The range of services and facilities varies widely and may include:-

- 1. Reception hall or gallery with pro-shops, supervision and stores, consulting rooms,beautician, hairdressing manicure-pedi cure,boutique services.**
- 2. Lockers and changing rooms with washing, shaving, shower and drying facilities.**
- 3. Spa areas with hot and cold plunge pools, surge pools, jet pools, swiss showers, sauna, steam and environmental rooms or cabinets. Wet and dry massage, including hydrotherapy (underwater jets); fango (volcanic mud) , thalassotherapy (seaweed) and aromatherapy (massage with aromaticoils) treatments. Inhalation and specialist treatments. Reflexology.**



Resort hotels[Health resort and spas]

Facilities

4. Exercise and leisure pools with solarium areas.
5. Dry areas with workout rooms for weight training, body building, cardio-Muscular exercise.
6. Gymnasium equipment including nautilus and free-weight machines, rowing, treadmill, cycling and stretching machines, trampolines.
7. Mirrored classrooms for aerobics, dance and movement, stretching and toning, yoga and bar exercises.
8. Sports hall for basketball, volleyball, racquet ball , badminton, indoor tennis courts, squash courts.
9. Clubhouse facilities for golf, tennis, croquet, volleyball, horse riding.
10. Outdoor leisure pool.



Resort hotels[Rural resorts and country hotels]

Development

Inland resort hotels are more difficult to market than those offering beach, lake or mountain attractions.

Hotels in rural surroundings, isolated from business and local users, need to create their own individual amenities.

In many cases the property is surrounded by extensive grounds for golf courses (championship standard), tennis, equestrian, fishing and/or shooting interests.

Country hotels are usually combined with club facilities for wider marketing and, in variably, provide banquet halls and meeting rooms for executive conferences and functions.



Resort hotels[Rural resorts and country hotels]

Development

Indoor swimming pools, health and fitness facilities (including spa equipment) squash courts and tennis/badminton halls are usually included.

The quality standards of high-grade country hotels are similar to those for beach resorts.

Many of the hotels are converted from historic buildings to provide unique character.

Others may be integrated with the larger scale development of property for lease or sale under management agreements.



Resort hotels[Beach resort]

Location

Most resort hotels are based on the leisure attractions of water both as a visual setting and recreational amenity. The hotel sites may front beaches, lagoons or lakes directly or provide elevated views with convenient access to the waterfront activities.

Planning and regulatory controls generally require beach areas and sensitive coastlines to be kept free from obscuring development and hotel building is usually subject to zoning requirements. Controls include wide setbacks from the beach front (often sixty to eighty meters) and, in many cases, restrictions on building height and density. In new resorts, plot ratio limits of 2:1 are common.

To protect the environment and other views, hotels may be integrated into the back land with appropriate landscaping; built into cliffs and



Resort hotels[Beach resort]

amongst rocky outcrops to reduce the outline; stepped down slopes screened by planted terraces or kept below the height of the indigenous trees.

While the views and setting of the sea or lake are critical, much of the recreational activity is normally focused in the grounds of the hotel itself. The location and landscaping of swimming pools may be used to create an interest [or rooms and restaurants separated from the beach.

In larger hotels compensatory views may be provided through the development of associated golf courses and other outdoor sporting interests.

Generally, beach resorts offer a range of attraction for family vacations but high-grade hotels may specifically target markets seeking more sophisticated requirements.

Resort hotels[Beach resort]

Bahari Beach Hotel, Tanzania



Complex of 25 two-storey round cottages built of coral rock with thatched roofs in village grouping around a central public building.



Resort hotels[Beach resort]

Planning

Individual hotels often need to be large for effective marketing and to finance extensive recreational provision. 300-400 rooms are common for major developments and 200-300 rooms for more exclusive luxury hotels.

Hotels associated with existing resorts generally cover a wider range. In addition to the main hotel building the development may include supplementary accommodation in the form of executive lanai suites, individual villas or village-style developments to provide alternative choice for long-stay or family visitors. Smaller-scale units can be integrated into the grounds, associated with particular recreational interests (golf, riding, fishing) and constructed to traditional design.



Resort hotels[Beach resort]

Planning

Site areas are usually extensive to allow for recreational needs and landscaping. Future phases of extension and infrastructure requirements need to be incorporated at the initial planning stage. Orientation of the guestroom wings perpendicular to the sea or lake is most efficient allowing rooms on each side of a double loaded corridor to enjoy 90° views.

External walls and balconies may be serrated to increase the viewing angle. Single loaded corridors add 12- 15 per cent to the cost but may be required for linkage areas or high-value rooms and suites.

Tower, atrium and step-terraced buildings may also be warranted by increased value.



Resort hotels[Beach resort]

Facilities [Rooms]

The guestrooms in a resort hotel need to be large allowing for vacation (1-2 weeks or more)and convention (4- 7 days) user requirements.

Extensive wardrobe and luggage storage must be provided with adequate day space as well as sleeping areas. Balconies are an advantage and must be at least 1.5 m (5ft) wide [or two sets of loungers and chairs plus a table.

Rooms are normally planned for twin beds with a proportion of double bedrooms and family room combinations.



Resort hotels[Beach resort]

Iberotel Art-Kemmer, Turkey



Lobby



Hotel courtyard



Resort hotels[Beach resort]

Iberotel Art-Kemmer, Turkey



Standard room



View from villa



Resort hotels[Beach resort]

Facilities [Public areas]

In resort hotels the lobby serves as a focus for information, assembly and relaxation . Shops may form part of the lobby or an arcade Outside the main building to allow easier access.

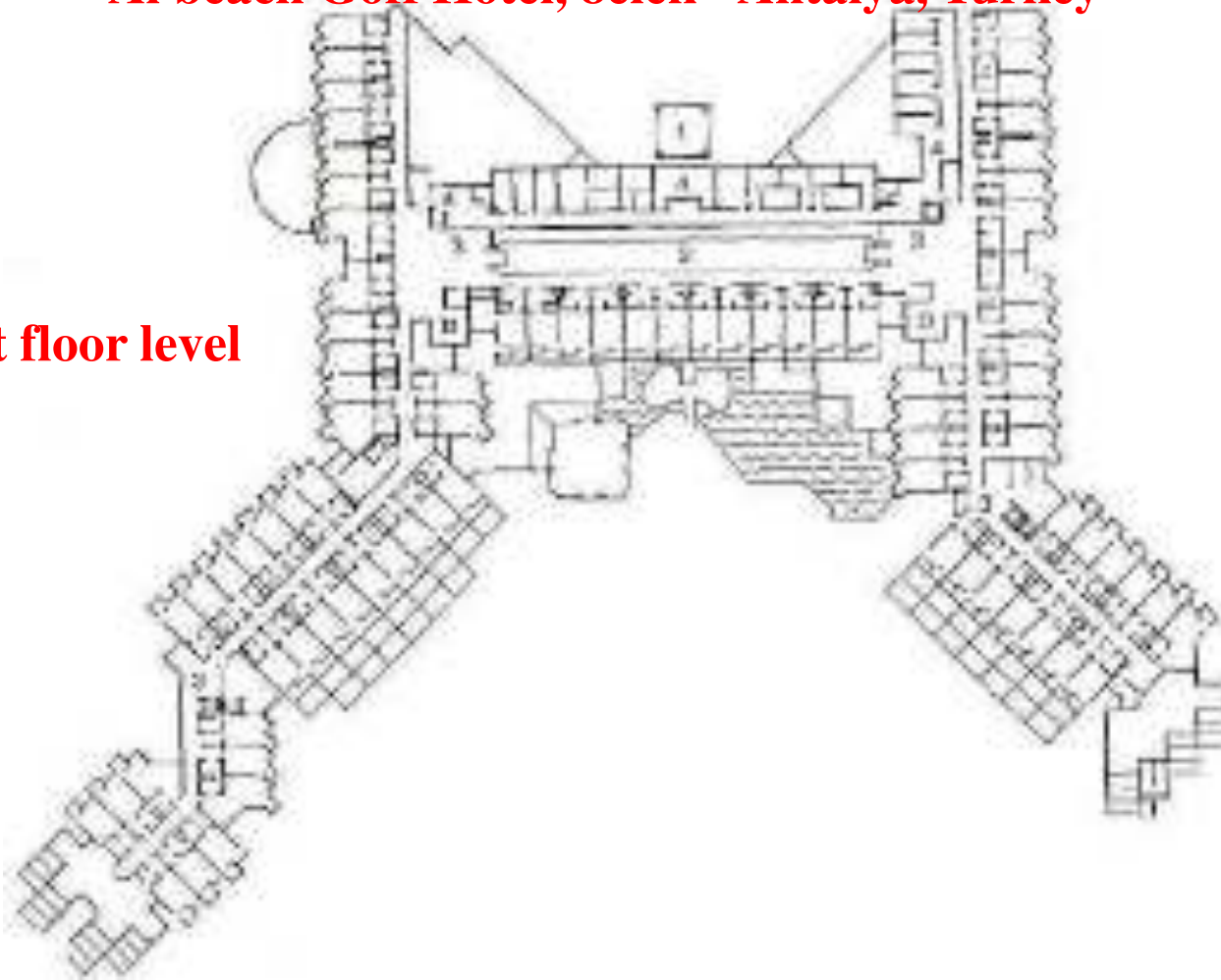
Restaurants and lounges are more extensive to provide for the high coincidence of demand at breakfast and evening meals. The lounge, piano bar and traditional areas may be adjacent to allow extension for entertainment events.

The main restaurant is often subdivided to create more personal space and variety of choice is offered, typically with a themed specialty or gourmet restaurant, cafe-bar, pool bar and barbecue area.

Resort hotels[Beach resort]

Al beach Goff Hotel, Selek - Antalya, Turkey

First floor level



Key

- Reception floor level
- 1- Porte-cochere
- 2- Lobby with central atrium
- 3 -Elevators
- 4 -Administration
- The lower floor accommodates restaurants, a health club, nightclub and back-of house services



Resort hotels[Beach resort]

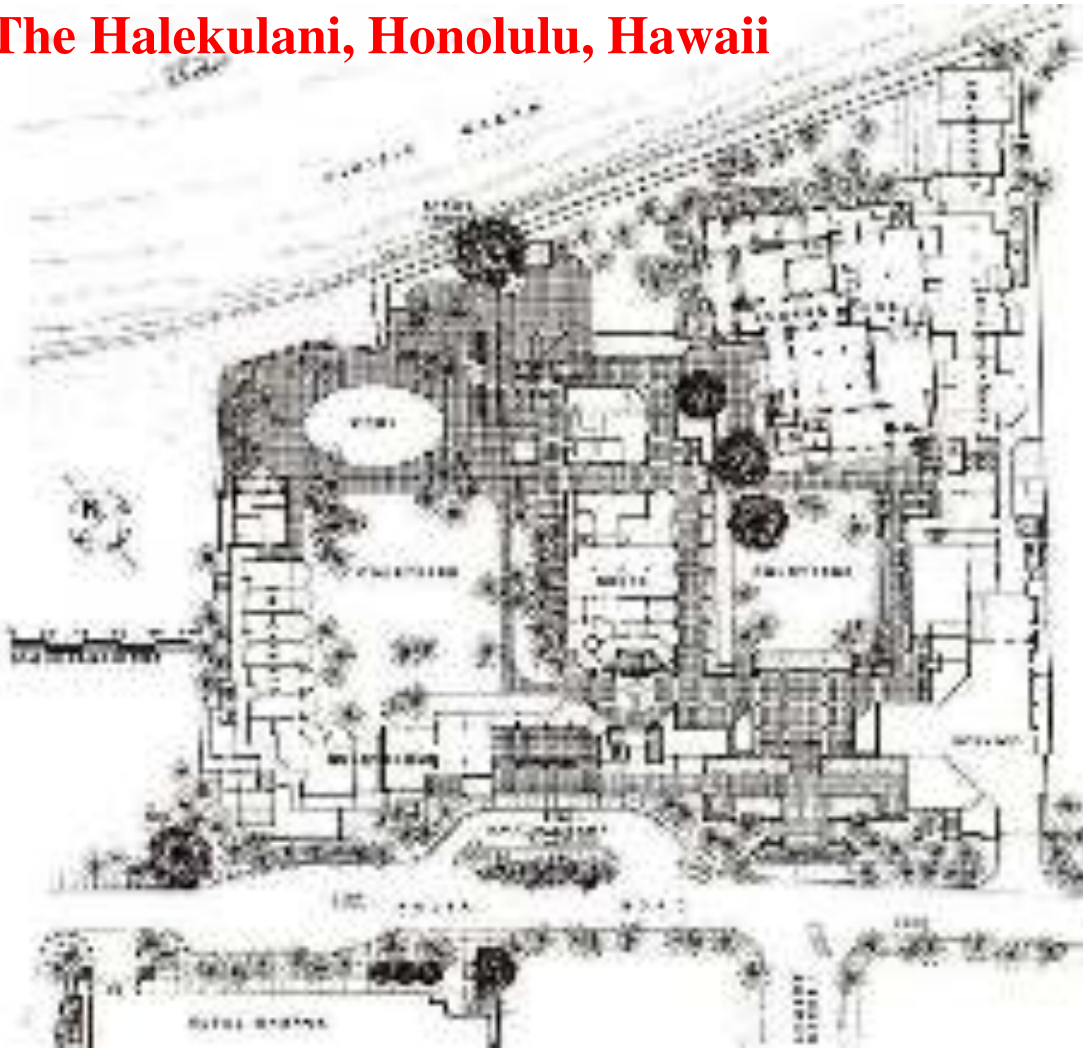
Facilities [Back-of-house]

The extent of individual provision for kitchen, laundry, maintenance and plant areas is usually large because of the lack or remoteness of outside services.

In developing countries, in particular, local utility supplies may be inadequate or unreliable requiring extensive installation of storage, treatment and generating plant.

Resort hotels[Beach resort]

The Halekulani, Honolulu, Hawaii

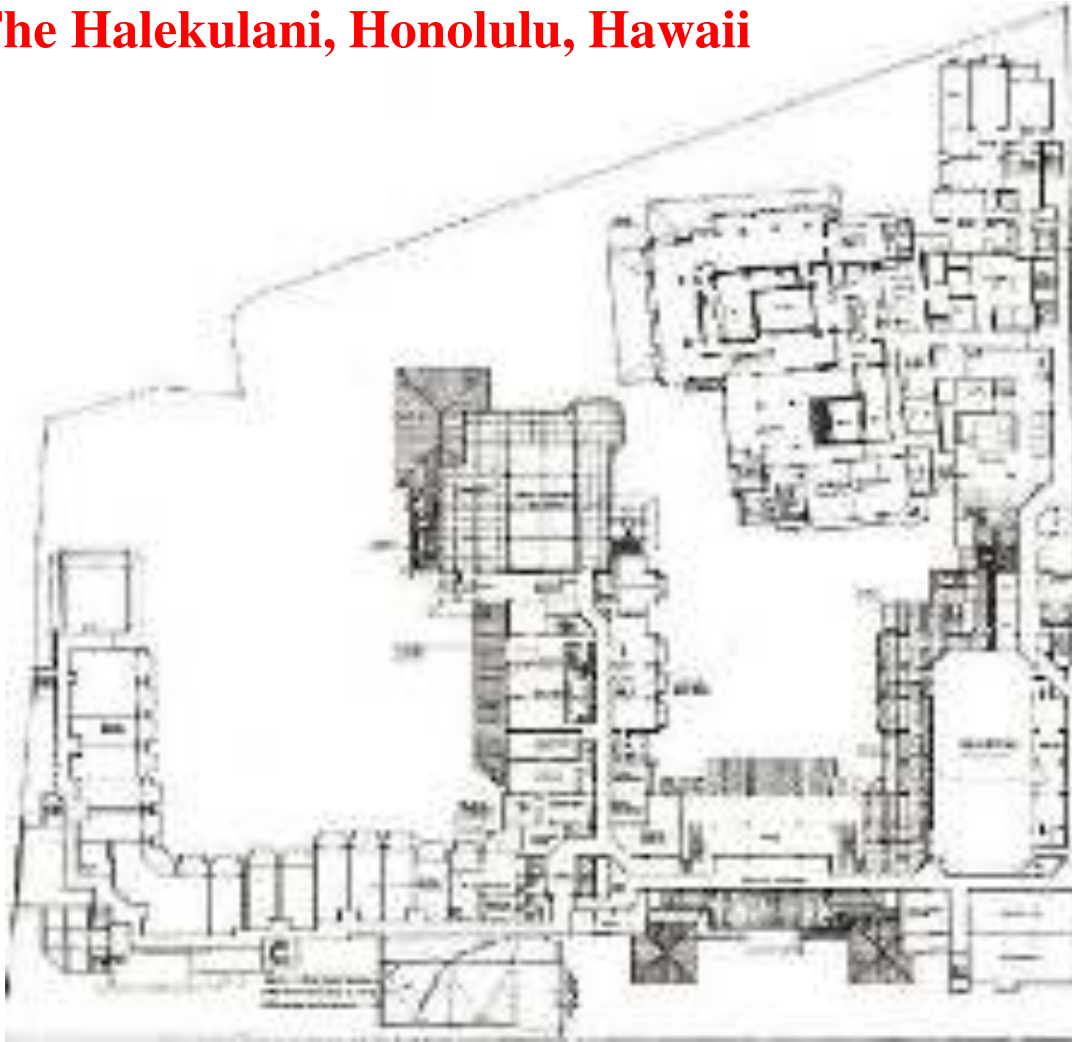


Ground floor plan showing the entrance lobby, shops, day restaurant and service area. The back of house is concentrated in 3 floors above the service area, under guestrooms extending from floors 5 to 11



Resort hotels[Beach resort]

The Halekulani, Honolulu, Hawaii



Second floor plan



Resort hotels[Beach resort]

The Halekulani, Honolulu, Hawaii



Guestroom floor



Swimming pool

Resort hotels[Beach resort]

The Halekulani, Honolulu, Hawaii





Resort hotels[Beach resort]

Facilities [Recreation]

Facilities are mainly sited externally in landscaped grounds but an indoor swimming pool, activity area and gymnasium may be required for extended season marketing.

Clubhouse facilities are usually provided where there are high-standard tennis courts and golf courses. Hotels may also be associated With other recreational developments (marinas, harbours, theme parks).

Resort hotels[Beach resort]

Bali Hilton International, Indonesia



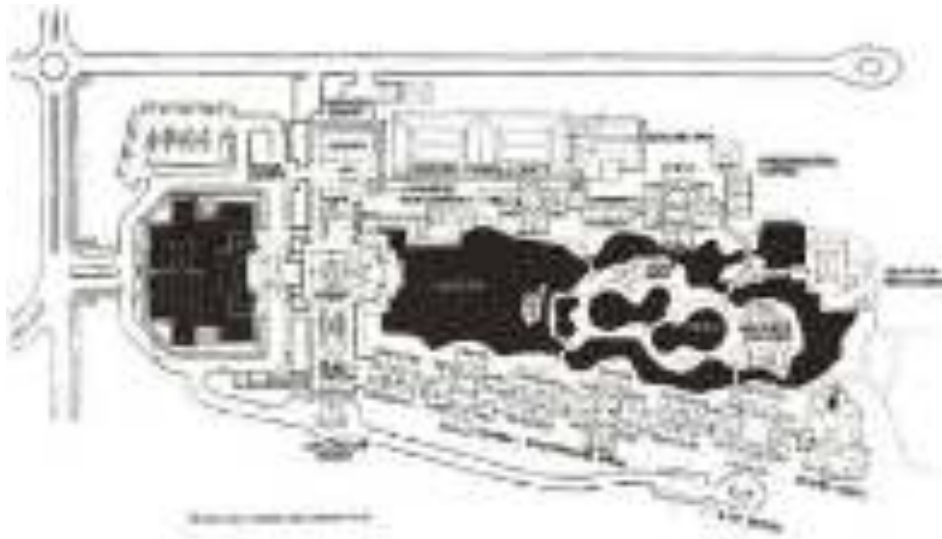
hotel carvings and artifacts express the mythological characters of the legend of the Ramayana



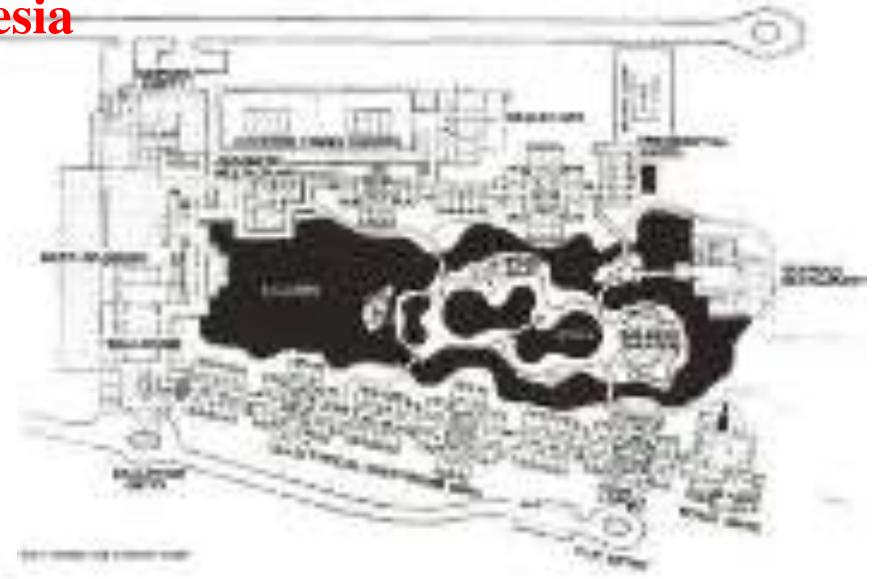
544 guestrooms

Resort hotels[Beach resort]

Bali Hilton International, Indonesia



Lobby level



First guestroom level

Resort hotels[Beach resort]

Bali Hilton International, Indonesia

Plan of guestrooms



Suite

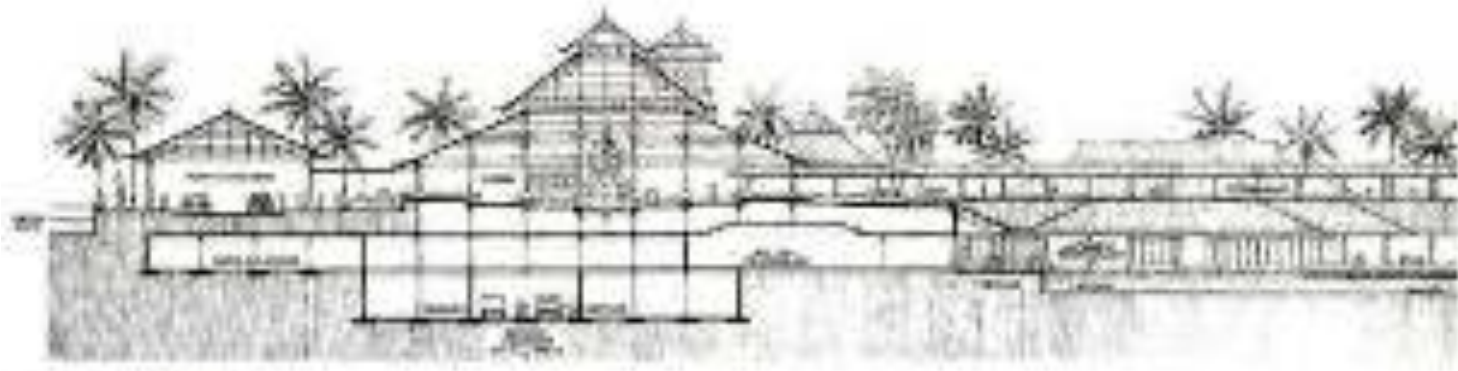


Typical guestroom

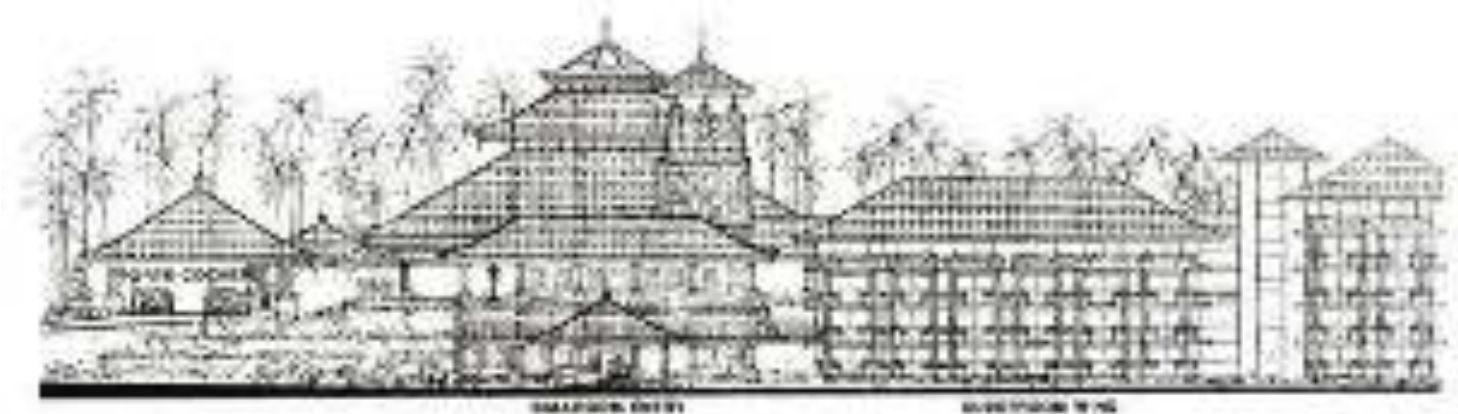
Resort hotels[Beach resort]

Bali Hilton International, Indonesia

(f) Section through lobby



(g) South elevation





Resort hotels[Beach resort]

Trends

- 1. Provision of spa and therapeutic treatment for non-seasonal**
- 2. Marketing.**
- 3. Mixed development of hotel and serviced residential accommodation.**
- 4. Innovative extension of recreation and learning experiences.**
- 5. Environmental sensitivity in the siting and integration of hotel buildings.**



Resort hotels[Themed resorts]

Development

Themed resort hotels cover a wide range of developments:-

- 1. Associated with themed leisure parks, entertainment complexes (euro Disney).**
- 2. Offering specific attractions (Safari Lodges, Dude Ranches)**
- 3. Providing 'atmosphere' and experiences (historical / archaeological restorations).**



Resort hotels[Themed resorts]

Specialized needs: casino hotels

Casinos and gaming rooms are restricted to areas in which casino gambling is legalized and are subject to licensing conditions.

Specialist casino hotels tend to be concentrated into specific resorts (Reno, Las Vegas, Atlantic City, Sun City) or located in tourist destinations having access to large affluent markets such as the Caribbean.

In addition to hotel residents (average stay four days) many resort hotels attract large numbers of day visitors.

Most provide extensive amenities including multiple-choice restaurants and bars, health clubs, convention facilities and entertainment ranging from cabaret/piano bars to sophisticated nightclubs



Resort hotels[Themed resorts]

Specialized needs: casino hotels

Guestrooms tend to be large - 30-35 m' (330-3170 sq ft) with a high proportion of suites.

A high degree of security is maintained with individual safes in rooms as well as safe deposit facilities near the cashier desk.

Floors must be designed for heavy loading: 14 k N/m² (300 Ib/sqft) from machines and cash accumulation; and be vibration free, unobtrusive and noise absorbent.

High-quality air conditioning and lighting is necessary.



Resort hotels[Themed resorts]

Convention and conference hotels

Large conventions are mainly held in autumn and spring, extending the peak vacation season by some four months, and most large hotels provide ballrooms, with meeting and banquet areas for conventions.

In resorts, multipurpose congress/arts centers may be developed through public investment to increase the resort amenities and accommodate larger groups. Room accommodation is often extended through the letting of condominiums and rented properties.

Many resort hotels also attract incentive travel groups and corporate meetings. A more specialized facility is provided by conference centers which are planned - often in university and college campuses - to meet the needs of executives and others requiring sophisticated meeting, tutorial, lecture and professional training programmes. This is usually combined with high-standard sports facilities.



All-suite hotels

Benefits

A suite offers several advantages over the large conventional guest room:-

- Meetings and other work , entertainment and dining are separated from the privacy of the bedroom.**
- Suites allow wider flexibility for sale as condominiums or residential apartments.**
- In some cases the building plan can be more efficiently used (in single corridor and atrium arrangements).**
- Suites can often be more easily provided in building conversions, particularly where the installation of bathrooms is restricted or the existing rooms are small.**
- Although a suite takes up some 50 per cent more net space than an equivalent quality guestroom and can increase the gross factor in double loaded corridors by 80 per cent, there may be savings in space required for public facilities.**



All-suite hotels

Benefits

The re is an increasing market demand for business suites - in which the living room serves as an office - as well as hotel suites for executives (especially females), families and long-stay visitors.

With self-contained suites, hotels may be relatively small, provide minimal public facilities and be operated with few staff - many of the services being contracted out.

At the other extreme, all-suite hotels can be designed with an extensive range of amenities to deluxe standard.

Purpose-designed suites may also be provided as an alternative type of Accommodation in convention al hotels, either on one or more floors of the main building or as units within the grounds.

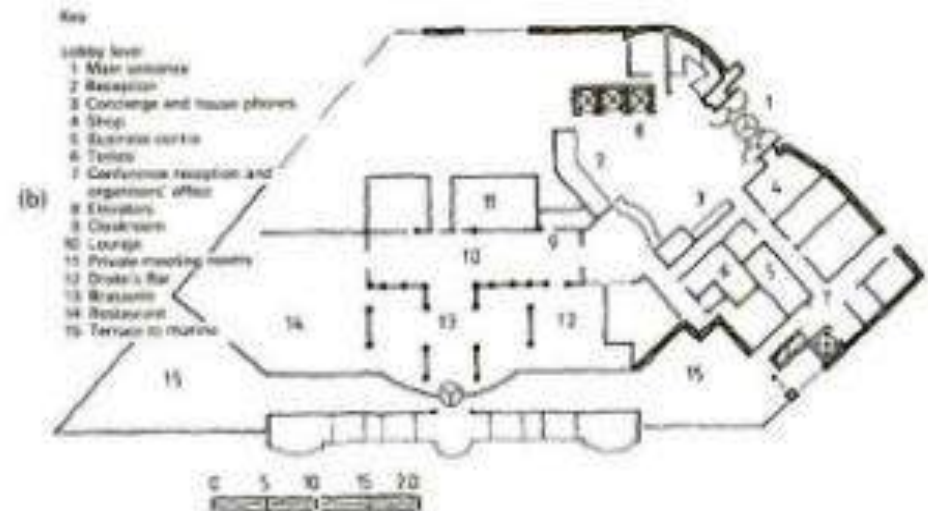
All-suite hotels

Conrad Hotel, London

Located in the new Chelsea Harbour development on the River Thames, Conrad Hotel is the first all suite hotel in London.



(a) View



(b) Lobby level

All-suite hotels

Conrad Hotel, London



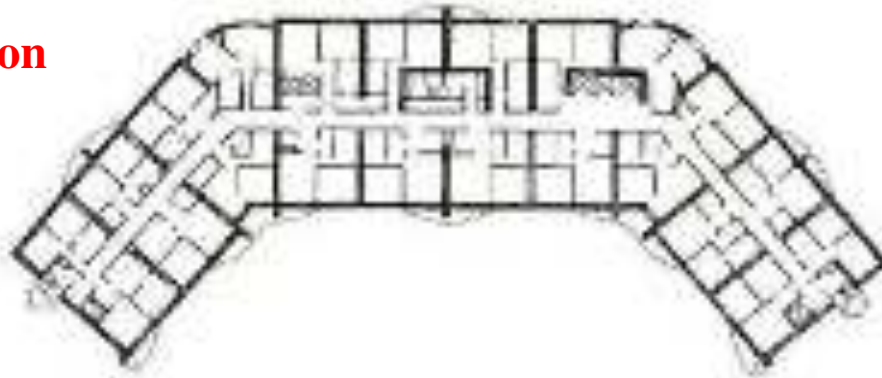
(c) Marina level



(d) Lower level

All-suite hotels

Conrad Hotel, London



(e) Guestrooms floor



(f) Suite plan



(g) Disabled suite plan



All-suite hotels

Planning

By separating the living room, the bedroom area can be reduced - for a standard twin-bedded to 14.5 m' (156 sqft). With a smaller lobby to the bedroom, the bathroom can be enlarged or an entrance dressing room provided.

The living room is usually to a similar size and can include a fully equipped kitchenette or a bar with limited cooking facilities. The latter avoids ventilation problems and is more suitable when a public restaurant is available or a room catering service provided.

The living room and bedroom may be back to back at right angles to the corridor or side by side in parallel. Bathroom and kitchenette areas are adjacent, sharing common ducts and shafts for the engineering services.



All-suite hotels

Planning

The back-to-back arrangement requires borrowed natural light to the living room (with sound insulation and curtaining) from either a glazed single loaded corridor or atrium layout with roof lighting.

With bedroom and living rooms side by side both rooms can have outside windows and the living area may extend into a balcony.

Alternatively, the living room and bedroom may be on a different floors linked by internal stairs in the form of duplex units.

This also allows mezzanine arrangements, which can be useful in designing or converting rooms with high ceilings and tall windows.



Condominium, time-share and residential developments

Association

The condominiums and other units for sale and/or letting provide a wider variety of choice and are usually designed to a smaller domestic scale and more closely integrated with the recreational facilities of the resort.

In city centre hotels, the residential apartments may be on one or more floors (usually upper floors) of the main building or in a separate, linked block. Access may be shared but an exclusive entrance, lobby and elevators must also be provided for residents' use. Service circulation to the residential units must be planned as part of the hotel's operation and may require a service tunnel to separated buildings.



Condominium, time-share and residential developments

Benefits

The benefits of incorporating properties for sale are particularly important in reducing capital debt at times of high interest charges and the hotel is able to let and service rooms and suites on behalf of the owners for a fee income.

In addition to managing condominiums in individual ownership, the hotel may provide similar services under contract for other resort Properties.

Condominium, time-share and residential developments

Isola 200

Floor plans of typical apartments in a ski resort in the Maritime Alps.





Condominium, time-share and residential developments

Planning

Condominiums and other residential units may be self-contained houses and apartments, convertible studios or suites of one or more bedrooms. Since letting rates are usually based on the number of persons accommodated, living rooms are often adaptable with convertible sofas and fold-away beds. In resort developments the trend is away from uniform rows to variety with a choice of sizes and shapes of property in compatible designs clustered around particular attractions (piazzas, marinas, swimming pools, gardens, golf courses, etc.). Duplex units may be preferred in marinas and other activity-related properties.



Condominium, time-share and residential developments

Planning

The landscaping is closely integrated with buildings providing contact with the environment and screening where required. Zoning Requirements for resorts must provide for the separation of cars and other traffic from pedestrianized areas.

Urban development of condominiums is often closely integrated with that of hotels enabling the rooms to be operated as part of the hotel complex.

As a rule this necessitates multistory buildings with planned guest and Service circulations together with hotel support facilities.

Secure storage for the owner's personal items is usually required in each condominium.