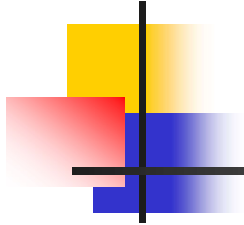


**University of Salahaddin
College of Engineering
Department of Architecture**



Hotel characteristics 1



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.