

**KWAME NKRUMAH UNIVERSITY OF SCIENCE AND TECHNOLOGY,
KUMASI**

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DESIGN THESIS:**

WATERFRONT HOTEL RESORT- SAKUMONO

**A DESIGN THESIS REPORT SUBMITTED TO THE DEPARTMENT OF ARCHITECTURE OF
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DIPLOMA IN ARCHITECTURE.**

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August 2009

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DECLARATION

I hereby declare that this thesis report has been undertaken solely by me and is an original and not a duplicate or plagiarised work. It has resulted from thorough research and logical analysis and synthesis under department staff supervision.



Annie Naa Densua Addy

18/10/09

Date

I hereby declare that this work is an original research undertaken by my student and has been done under my supervision



Mr. Edward Botchway

18th Sept 2009

Date

I hereby Certify that this design thesis report has been wholly undertaken by the student and contains no previously published material by another person which has been accepted for the award of any other degree of the university except where due acknowledgments has been made in the text

Prof. G.W.K Instiful

Date

DEDICATION

ACKNOWLEDGEMENTS

This design thesis is dedicated to God whose strength has and is always with me, to my parents, Mr. And Mrs. D.P.A. Addy, I have reached where I have now simply because you never stopped playing your role as parents, your constant prayers, encouragement, support and care has taken me through my life till this point.

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To Fitzgerald Cofie, you have and will continue to be a great rock in my life.



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Abstract

The soothing, relaxing effect of water bodies cannot be substituted in any way, as many uses as one may find for water, its simple use of quenching our thirst cannot be substituted, its use and presence always has an impact on human life. Waterfront developments are a great source of income generation for any establishment because it creates means by which people utilise these to its greatest potential.

The United Arab Emirates has expanded its income generation prowess to the highest level, the once growing oil boom in the country is on its way to be diminished in the next 6 years. Alternatively the country has taken up tourism as its next growing source of income for the country. Artificial islands, artificial ski resorts and sun skiing just to mention a few have been created purposely to increase tourist attraction in this growing nation.

Statistics at the Ghana Tourist Board has showed the growing number of tourist visiting the country, Ghana being the gateway to Africa shows the potential of having the greatest number of tourist visits, this proves that we can utilise tourism to the greatest level.

It would be improper to neglect our water bodies, our coastal front, our sandy beaches to ruins, to leave them to pollution and contamination, would be to poison the one thing that serves to maintain our existence. The use of land by waterfronts for constructive establishments will seek to help in the prevention of such contamination and improve on the appraisal of these bodies.

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CHAPTER 1

1.0. Introduction

The Ghanaian tourist industry from 1986 till 1998 has seen a 6.9% increase in tourist attraction in the country, more especially because of the fact that Ghana is termed "Gateway to West Africa".. According to the Ghana Tourist Board, the Ghanaian tourist industry sees an increase in the number of tourist visiting the country every year. The establishment of the Ministry of Tourism in 1993 was mainly to provide a body to greatly organize and manage the tourism industry together with the United Nations Development Program (UNDP) and the World Tourism Organization (WTO), a 15 year tourism development plan (1996-2010) has been drafted.

Ghana has moved from the seventh position in 1985 as a country with its number one foreign exchange earner to eight in 1998 and is currently at the third position as at 2009.

With the recent oil find in the Western region, the trouping of visitors will be on the increase. Accommodation for these foreigners will be in the form of hotels, guesthouses etc., there is a need however to increase the number of bodies hosting these foreigners in the country.

Accra being the capital and therefore the hub of most transactions, experiences the greatest amount of contact from visiting factions. Its population also makes it a great spot for even Ghanaians who want to go on vacations, go on honeymoons, retreats etc.

The United Arab Emirates estimated that by the year 2015, the country's oil supply would have diminished, in view of this the country found it necessary to pump resources into

alternative sources of income generation for the country, it is therefore wise to say that as Ghanaians, to take a hint from the U.A.E, we have to discover our alternative source of income to supplement the country's growth of economy. The statistics from the Ghana Tourist Board shows that tourism can be our alternate source of income generation for our country.

Settlement by waterfronts has since been common and has spread along many coastal fronts and water bodies. One of the most innovations in waterfront developments emerged in the early 1980's when International Marine Floatation Systems Inc. (IMF) demonstrated that the surface of the water can be transformed into real estate.

1.1 Problem Statement

The importance of water bodies in Ghana has not been properly established in the sense that most of these water bodies are being used as dumping grounds for rubbish, beaches are now serving as grounds for attending to nature's call and havens for weed-smokers etc.

There is a need to make the general public aware of the essence of these beaches and water bodies. Water forms about 70% of the earth's surface and contributes immensely to the living cycle on the earth and a means of sustaining plant and animals on the earth. The destruction of these water bodies has a ripple effect on vegetation, animals and the general environment as well as human life, fishes die, due to contamination of these water bodies and in cases where they don't die contamination of these fishes do end up on the plates of individuals for daily consumption, it would therefore be realized that the safety and health of human life depends on the way we treat and sustain our environment be it beaches, rivers lakes, and sewerage plants.

In Accra, sewerage collected from individual homes and establishments are in the long run pumped into the sea, this to a large extent is contaminating our coastal front and changing the face, color, richness and beauty of our coastal front.

In times past, settlement by water bodies was mainly because there was a need to tap from its uses for drinking, washing, bathing, fishing etc, though in present times some settlers do the same, It has become predominant that most people do so for commercial activities, land value by these water bodies are high and as such the ownership of such land will be best utilized through commercial activities such as hotels, restaurants residential areas, office blocks, resorts etc. In these areas the use of long lasting, weather resisting materials should be used and replaced as often as possible this makes it very expensive to build and maintain buildings by these water bodies.

Water bodies in and around the world has remained a blessing and a good omen, but in Ghana it is the opposite it is until recent times that the coastal front and other water bodies are beginning to look promising and people are seeing the need to take care and revitalize them. But in some areas they are used as rubbish dumping grounds, and places of convenience. In most cases there is a problem with land ownership of these areas as such everybody does whatever they want to do saying it is "No one's land".

Waterfronts over the world have been established as a great source of leisure and recreation as well as tourist attraction and revenue collection it has and will always be expanded and renewed. In Ghana the patronization of such establishments like the La Palm Royal Beach Hotel, the Labadi Beach Hotel, the Dutch Hotel, Manet Paradise, Coconut

Grove Hotel, Bojo Beach Resort, Afrikiko etc has lead to the belief they are one of the greatest investments to be made.

1.2. Objectives

1. To provide a data base for factors to consider in the decision of making the most use of developments by water bodies.
2. To analyze materials needed and the basic elements which need to be used in these areas where these developments are going to be undertaken.
3. To be able to interplay the major spaces and incorporate them in the overall design of the development.
4. To make and conclude on the right type of developments be it hotels, residential, resort, tourist village etc.

1.3. Scope

Studies will be carried on developments along the southern coasts and on water-bodies, mainly lagoons, estuaries, harbors, lakes, rivers. The development based on analysis on the feasibility of the particular type of development be it resorts, cultural village, hotel developments, will be located on either the strip of coastal front from Ada to Cape Coast, or on any of the harbours, lagoons, lakes. The choice made will be in a bid to inculcate whichever type of development to the setting best fit for it, the market available and how well it will thrive in that particular location.

1.4. Justification

The growing sprawl of Accra and the need of most tourists to remain within the confines of Accra on business will permit this development to be sited in Accra, patronization will be high and land value being so high in such places will allow a good reap into the investment into these facilities.

1.5. Methodology.

- Topographical maps of Accra and lakesides.
- For analysis- questionnaires, pictures, tables of statistics etc
- Google maps

1.6. Conclusion

Establishments of waterfront developments cannot be avoided because of its great patronization. People travel from land-locked countries to have vacations on islands and coastal front. In general it will be realized that people generally enjoy settling by waterfronts or having vacations by waterfronts the only hindrance comes with the fact that types of materials to be used, its cost and the general maintenance of the building.

Table 1: International Tourist Arrivals and Receipts

Year	Arrivals	(US \$m) Receipts
2000	100,000	10,000,000
2001	110,000	11,000,000
2002	120,000	12,000,000
2003	130,000	13,000,000
2004	140,000	14,000,000
2005	150,000	15,000,000
2006	160,000	16,000,000
2007	170,000	17,000,000
2008	180,000	18,000,000
2009	190,000	19,000,000
2010	200,000	20,000,000
2011	210,000	21,000,000
2012	220,000	22,000,000
2013	230,000	23,000,000
2014	240,000	24,000,000
2015	250,000	25,000,000
2016	260,000	26,000,000
2017	270,000	27,000,000
2018	280,000	28,000,000
2019	290,000	29,000,000
2020	300,000	30,000,000

LITERATURE REVIEW

2.0 INTRODUCTION

This chapter addresses the effect of tourism in the country and its future vision as well as what is pertaining to the hotel and resort industry and the various elements involved in the rating and function of the basic hotel or resort. The research has been carried out under these topics

2.1. Tourism in Ghana

2.1.0. GROWTH OF THE TOURISM INDUSTRY IN GHANA

Ghana's tourism industry has seen a rise in income generation over the years; it has therefore found the need to pump more resources into improving tourists' attraction, revitalizing the stale ones as well as discovering more sites to increase the income that the government gets from tourism. Tourism is linked to the hotel industry in many ways as such there should be a simultaneous increase in resort and hotel management in the country.

Table 1. **Ghana: International Tourist Arrivals and Receipts**

Ghana : International Tourist Arrivals and Receipts		
Year	Arrivals	(US \$M) Receipts
1998	147,952	284.96
Annual Average Growth	26.9%	41.7%

1988	113,784	55.34
1989	125,162	72.09
1990	145,780	80.83
1991	172,464	117.70
1992	213,316	166.90
1993	256,680	205.62
1994	271,310	227.60
1995	286,000	233.20
1996	304,860	248.80
1997	325,438	265.59
1998	347,952	284.96
Annual Average Growth Rate	20.5%	41.3%

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Source: Ghana Tourist Board, 1999

The growth in tourism can also especially be seen in the expansion of activities in the hotel sector. Table 2 depicts the growth in the number of hotel properties, rooms and beds between 1989 and 1998. The number of hotels approved and licensed by the Ghana Tourist Board increased from only 273 in 1989 to 730 in 1998, while the number of rooms more than doubled from 4,851 in 1989 to 10,879 in 1998.

Table 2. **Ghana: Growth in Lodging Sector**

Growth In Lodging Sector 1989-1998			
Year	Hotels		
	Number	Rooms	Beds
1989	273	4851	7449
1990	350	5682	8576
1991	419	6339	9189

1992	509	7666	10902
1993	587	8578	12112
1994	624	8883	12373
1995	580	8518	11938
1996	703	10263	13791
1997	751	10921	14164
1998	730	10879	14289
% Growth 1989-1998	167.4	124.3	9108
Average Annual % Growth	18.6	13.8	10.2

Source: Ghana Tourist Board, 1999.

2.2. The Hotel Industry.

2.2.0. INTRODUCTION TO HOTELS

The hotel is essentially a building for providing a service to guests. The variation in hotel types is extensive ranging from the simple motel to the complexity of luxury city hotels or an extensive tourist complex. The efficient running will be generated by satisfactory planning and thus it is vitally important for the architect to work in very close collaboration with his client and consultants.

2.2.1. HISTORY OF HOTELS

Originally a French word, "hotel" once meant a town mansion, a large house; hall, viz., Hotel de Ville, city hall." The first largest hospices for travellers, built in Washington New York, and Boston a century or more ago, were called "hotels". These structures had no equivalent in Great Britain or in Europe at that time. Thus, when large American-type inns were built overseas, they were called hotels.

E. M Statler is generally credited with having made a great contribution to the first truly modern hotels of the type now being built around the globe. The original Buffalo Statler, erected in 1907-1908, provided American travellers with such hitherto unknown conveniences as "a room and a bath for a dollar and a half" with telephones, circulating ice water and a morning newspaper under the door. The Hotel Pennsylvania, opened in 1919, was virtually a city within a city so far as guest services were concerned. The front office system introduced by Statler in 1919 still constitutes today's method for handling reservations in most hotels, despite advances of the Computer Age. Fifty years after

Statler's death, the hotels he built still compete with leading new hotels because the innovations he introduced became the standard.

However, a world is becoming more complex, and we in the hospitality industry must be prepared to consider a veritable upheaval in our thoughts and ideas as well as in our methods of operation. This calls for an evaluation and reappraisal of our traditional philosophies and concepts of construction and design.¹

Aside from labour, non functional design is the factor most often pinpointed by operating management as causing inefficiencies in various operating departments. It is felt that too many mistakes made in the past are still being designed into today's facilities and that insufficient attention being paid to traffic patterns within the hotel. More emphasis in the future will be placed on designing hotels and motels from the "inside out" rather than upon architectural concepts of exterior design.

The rise of the motor car as a means of transport in the 20th century caused a new wave of development that did much to restore the traditional wayside inn. It also provided alternative access to the resorts and to the countryside where many hotels and guesthouses were to be found, for example, the Lake District. In the latter part of the 20th century, the motor car and the aeroplane have become the dominant modes of travel. This has led to new forms of demand for hotel and catering services. Resort and city hotels tend now to be larger, especially where they are designed to meet the needs of international travellers arriving by air. In general, such hotels are designed to meet the needs of particular sections of the consumer market. They will be classified according to the level of service offered and priced competitively to appeal to particular segments of the market and what they can

afford. For the car traveller a great diversity of hotels is available, from the luxurious country-house hotel with fine restaurant to the modern budget hotel or motel with simple accommodation and service. Grading systems provided by tourist boards, guide books, and motoring associations provide consumers with information on hotel services and prices, which permits reasonably informed choice on what to expect. Competition between establishments and between branded groups keeps prices in check at the different levels of service. Prices vary considerably according to seasonal demand.

The future for the accommodation sector of the industry may depend as much on innovation as on purely social factors. Timeshare, also known as vacation ownership, is forecast to show significant growth in the 21st century. Better management, branding and more and improved service will increase the attractions of time-sharing.

Seaside resorts developed in the latter part of the 18th century in response to a popular belief in the health-giving properties of sea bathing. Some of the earliest hotels and boarding houses were built during this period in the resorts. The introduction of the steam locomotive and the development of the railways in the 19th century revolutionized transport and produced phenomenal growth of seaside towns. Large resorts such as Blackpool and Bournemouth scarcely existed until they were reached by the railway.

By the mid-16th century, inns had grown in importance as a consequence of the growth of trade in Tudor England. Roads and waterways were still the primary means of travel, so inns developed at key riverside points and in towns and villages close to main highways. Inns became larger; some could take up to 100 guests and separate rooms were available, although it was quite common for travellers to share rooms with strangers. The inns would

provide extensive stabling for horses and wagons, and the large courtyards might provide the scene for evening entertainments, perhaps even the performance of a play by Shakespeare or Marlowe.

Competition between hotels brought about a considerable rise in standards of service and comfort. The new establishments offered fine dining, with meals prepared by French chefs, available for residents and occasional diners. Hotels became social centres for private dining and banqueting for groups of non-residents.²

2.2.2. TYPES OF HOTELS

There are 6 classifications of hotels which are subdivided into 22 types to be discussed and defined below, these five classifications are;

- Urban Hotels mainly deals with an interior environment.
- Resort hotels try to create a stimulating environments, but not at the expense of the major environment which is the area or country in which it is located.
- Suburban Hotels
- Airport Hotels cater primarily to business people who fly in one night, spend the day conducting business in one of the hotel's meeting room, and fly out that night
- Old prestige Hotels and New Prestige hotels it caters to the genteel clientele who value service and privacy.
- Motels are an inexpensive place to spend the night along the highway without all the frills of a hotel.

2.2.3. Hotel subdivisions are as follows;

1. **Apartment Hotel-** An Apartment Hotel is a type of accommodation, described as "a serviced apartment complex that uses a hotel style booking system". It is similar to renting an apartment, but with no fixed contracts and occupants can 'check-out' whenever they wish. Apartment hotels are flexible types of accommodation; instead of the rigid format of a hotel room an apartment hotel complex usually offers a complete fully fitted apartment. These complexes are usually custom built, and similar to a hotel complex contain a varied amount of apartments. The length of stay in these apartment hotels is very varied with anywhere from a few days to months or even years. Prices tend to be cheaper than hotels. The people that stay in apartment hotels use them as a home from home therefore they are usually fitted with everything the average home would require.
2. **Bed and Breakfast-** A Bed and Breakfast (often referred to as a B&B) is a type of boarding house typically operating out of a large single family residence. Guests are accommodated at night in private bedrooms and breakfast is served in the morning either in the bedroom or, more commonly, in a dining room or the host's kitchen. Bathrooms can be private or shared (with other guests or with the family in smaller establishments) or en-suite (where the ablutions are directly accessed from the guest's bedroom).

3. **Boutique hotel** – Boutique hotel is a term originating in North America to describe intimate, usually luxurious or quirky hotel environments. Boutique hotels differentiate themselves from larger chain/branded hotels and motels by providing personalized level accommodation and services / facilities. Sometimes known as “design hotels” or “lifestyle hotels,” boutique hotels began in the 1980s in major cities like New York, London, and San Francisco. Typically boutique hotels are furnished in a themed, stylish and/or inspirational manner. Although usually considerably smaller than a mainstream hotel (often ranging from 3 to 100 guest rooms), boutique hotels can often have hundreds of rooms in major cities. Guest rooms and suites are fitted with telephone and Wi-Fi Internet, air-conditioning, honesty bars and often cable/pay TV. Guest services are attended to by 24 hour hotel staff. Many boutique hotels have on-site dining facilities, and the majority offer bars and lounges which may also be open to the general public. Despite this definition, the popularity of the boutique term and concept has lead to some confusion about the term. Boutique hotels have typically been unique properties operated by individuals or companies with a small collection. However, their successes have prompted established multi-national hotel companies to establish their own brands. The most notable is Starwood Hotels and Resorts’ W Hotels.

4. **Capsule hotel** – A capsule hotel is a hotel system of extremely dense occupancy. Guest space is reduced in size to a modular plastic or fiber-glass block roughly 2m by 1 m by 1.25 m, providing room to sleep and little more, although facilities usually include a television and other electronic entertainment. These capsules are

then grouped and stacked, two units high. Luggage is usually stored in a locker away from the capsule. Privacy is maintained by a curtain at the open end of the capsule but noise pollution can be high. Washing facilities are communal and there are often restaurants, or at least vending machines, and other entertainment facilities. This style of hotel accommodation was developed in Japan and has not gained acceptance outside of the country. The Japanese capsule hotels vary widely in size, some having only fifty or so capsules and others over 700. They are often male-only. There are also capsule hotels with separate male and female sleeping quarters. Clothes and shoes are sometimes exchanged for a "yukata" and slippers on entry. A towel may also be provided. The benefit of these hotels is convenience and price. Such hotels are not necessarily regarded as only an option for those with lower incomes—a typical customer would be the business *salary* man after a night of drinking who has missed the last train home. Some capsule hotels offer low daytime discounts for those needing an afternoon nap or other mid-day hotel accommodation

5. Caravanserai - means home or shelter for caravans ("caravan" meaning a group or convoy of soldiers, traders or pilgrims engaged in long distance travel). A caravanserai was a roadside inn where travelers could rest and recover from the day's journey. Caravanserais supported the flow of commerce, information and people across a network of trade routes of Asia, North Africa and South-Eastern Europe. Most typically it was a "building with a square or rectangular walled exterior, with a single portal wide enough to permit large or heavily laden beasts such as camels to enter. The courtyard is almost always open to the sky, and along

the inside walls of the enclosure are ranged a number of identical stalls, bays, niches or chambers to accommodate merchants and their servants, their animals and merchandise.

6. Casa particular - A casa particular is basically a private family establishment that provides paid lodging, usually on a short-term basis. In general under this term you can find full apartment and houses, rooms inside people homes, mini-apartments or rooms with separate entrance (studio or efficiency type rooms). It is also considered a type of boarding house typically operated out of a single family residence where guests can be accommodated at night in private bedrooms (which may or may not be equipped with private baths) and where breakfast, sometimes continental and sometimes the full English variety, is served in the morning. The business may be operated either as a primary occupation or as a secondary source of income, and the staff often consists of the house's owner(s) and members of their family who live there. Because they are usually small, rarely with room for more than about 5-6 guests, it is advisable for anyone wanting to stay at a particular casa particular during high season to make advance reservations. However, outside the season there is no need because there are often many such casas, causing competition and opening opportunities to strike a deal.

7. Choultry - Choultry is a resting place for visitors where rooms and food are provided by a charitable institution for nominal rates. Some were guest-houses where accommodation is free of charge. Choultries were famous in Colonial India.

It was a Hindu-Caravanserai or a Colonnade. It was a typical ancient Indian type of hotel.

8. Condo-hotel - A condo-hotel or a hotel-condo is a building used as both a condominium and a hotel. This type of residential building meets several needs that make it attractive. As development costs increase, the cost of hotel development can make developing new hotels difficult, especially in major cities. By selling the units as condos, the developer moves much of the development cost to the condo owners. By owning units that can be rented as hotel rooms, the owners are able to get a return on their investment allowing them the ability to own a residence in a resort or major city.

9. Destination hotel - A destination hotel is a place of lodging whose inherent location and amenities attract visitors regardless of the route needed to arrive or the area wide features of interest. The destination hotel concept has existed at least since the 19th century and occupies a significant market share of all lodging in the world as of 2006. From the late 1980s to the present the extent of amenities and conference facilities has greatly expanded for many destination hotels. Destination hotels are also called destination lodgings and destination resorts. Considerable academic and business analysis has been conducted in the field of destination hotels. In the Arnold Encyclopedia of Real Estate a destination hotel is characterized as a place of lodging not chosen for convenience and not chosen for people in transit to other areas.

10. Flophouse - A flophouse or doss house is a place that offers very cheap lodging, generally by providing only minimal services. Occupants of flophouses generally share bathroom facilities and reside in very cramped quarters. The people who make use of these places are often transients, although some people will stay in flophouses for long periods of time—years or decades. Some people who live in flophouses may be just a step above homelessness.

11. Garden hotels - Many hotels have gardens designed by famous garden designers. This came about because of democratization of society: large mansions were built for aristocratic families and in most parts of the world the idea of a large extended family living under one roof has, to say the least, fallen from popularity. Alternative uses have had to be found for castles, palaces, monasteries, mansions and country seats - and their conversion into hotels has often been successful. This has led to the creation of 'garden hotels', many of which are better known for their gardens than for their modern use as hotels.

12. Grand Hotel - Grand hotel is a term for a large and luxurious hotel, especially one built in a traditional architectural style. More specifically, Grand Hotel may refer to: Grand Hotel Europe, a hotel in St Petersburg, Grand Hotel, a hotel in Vienna etc.

13. **Holiday cottage** - A Holiday Cottage is a type of vacation accommodation which has become common in the United Kingdom and Canada. They are typically small homes that vacationers can rent and run as if it were their own home for the duration of their stay. This gives them the freedom to eat in, eat out, stay in bed all day and generally come and go as they please. In contrast to this, accommodation in a bed and breakfast or hotel usually involves some sort of restriction on the time of day guests need to vacate their rooms for cleaning and so on.
14. **Hostel** - Hostels provide accommodation. When not in America or Australia an effort should be made to distinguish between establishments that provide longer term accommodation (often to specific classes of clientele such as Nurses, Students, drug addicts, arrested persons subsequently bailed to await trial and homeless people where the Hostels are sometimes run by Housing Associations and charities) and those offering short term accommodation to travelers or backpackers. In a Hostel guests often rent a bed (sometimes a bunk bed) in a dormitory and share common bathroom, kitchen, and lounge rooms. Private rooms are increasingly common in all types of Hostel. All Hostels are generally cheaper for both the supplier and the guest. A benefit of Bail Hostels and Youth Hostels will be the relatively closer supervision that can be exercised.
15. **Ice hotel** - An ice hotel is a temporary hotel made up entirely of snow and sculpted blocks of ice and therefore an example of novelty architecture. They are promoted by their sponsors and have special features for travelers who are interested in

novelties and unusual environments, and thus are in the class of destination hotels. Their lobbies are often filled with ice sculptures, and food and beverages are specially chosen for the circumstances.

16. Inn - Inns are establishments where travelers can procure food, drink, and lodging.

Found in Europe, they first sprang up when the Romans built their famous system of highways two millennia ago. Some inns in Europe are centuries old. In addition to providing for the needs of travelers, inns traditionally acted as community gathering places. In today's world of travel by automobile, real inns are fast dying out. The few that are left function primarily as pubs. In North America, inns are usually alcohol-serving restaurants that have never provided lodging or serviced the needs of travellers. The original functions of an inn are now usually split among separate establishments, such as hotels, lodges, motels, pubs, restaurants, and taverns. In North America, the lodging aspect of the word "inn" lives on in hotel brand names like Holiday Inn, and in some state laws that refer to lodging operators as innkeepers.

17. Motel - Entering dictionaries after World War II, the word **motel** (from **MO**torists' **hoTEL**) referred initially to a single building of connected rooms whose doors face a parking lot and/or common area or a series of small cabins with common parking. Their creation was driven by increased driving distances on the United States highway system that allowed easy cross-country travel. The concept originated with the Motel Inn of San Luis Obispo, constructed in 1925 by Arthur Heinman. The

motels are also found along highways in rural and urban areas across Canada. Unlike their predecessors, auto camps and tourist courts, motels quickly adopted a homogenized appearance. Typically one would find an 'T' or 'L' or 'U' shaped structure that included rooms, an attached manager's office, and perhaps a small diner. Postwar motels sought more visual distinction, often featuring eye-catching neon signs which employed pop culture themes that ranged from Western imagery of cowboys and Indians to contemporary images of spaceships and atomic symbols. Motels differed from hotels in their emphasis on largely anonymous interactions between owners and occupants, their location along highways (as opposed to urban cores), and their orientation to the outside (in contrast to hotels whose doors typically face an interior hallway). With the 1952 introduction of Kemmons Wilson's Holiday Inn, the 'mom and pop' motels of that era went into decline. Eventually, the emergence of the interstate highway system, along with other factors, led to a blurring of the motel and the hotel. Today, family owned motels with as few as five rooms may still be found along older highways. The quality and standards of every independent motel differ so it is always wise to cruise around for good motel before settling in a room. In seedy areas, motels also sometimes are located near strip clubs. These motels sometimes charge an "hourly" rate instead of a "nightly" rate. Motels with low rates sometimes serve as housing for people who are not able to afford an apartment.

18. Notel motel- A notel motel is a slang term for a motel that is particularly seedy. The term derives from "no tell", indicating that undisclosed activities go on there. Notel

Motel has been adopted in humor as the name of several different independent motels. Motel Motel is also the nickname self-assumed by West Dorm Harvey Mudd College, also intended to indicate immoral goings-on.

19. Resort - A resort is a place used for relaxation or recreation. As a result, people tend to seek out a resort for holidays or vacations. Generally, a resort is run by a single company, which attempts to provide for all or most of a vacationer's wants while staying there, such as food, drink, lodging, sports, entertainment, and shopping. Resorts combine a hotel and a variety of recreations, such as swimming pools. Towns that contain resorts—or where tourism or vacationing is a major part of the local activity—are often called resort towns. The term resort is sometimes misused to identify a hotel that does not provide the other amenities required of a resort. However, a hotel is frequently a central feature of a resort. The Walt Disney World Resort is perhaps the most famous example of a resort in the world; however, resorts exist throughout the world. Resorts are especially prevalent in Central America and The Caribbean.

20. Roadhouse - Roadhouse can refer to a type of building or business, principally in the USA, Canada and Australia: In the theatre, a "roadhouse" is a venue that does not house a production company of its own, but instead rents its facility to other companies. Most Broadway and Off-Broadway theatres can be considered roadhouses. Many cities have roadhouse theatres of their own that present the "road show" of successful Broadway musicals. A local inn or restaurant, the "roadhouse"

or "road house" commonly refers to an establishment that serves meals, especially in the evenings, and has a bar serving beer or hard liquor, and which features music and dancing for entertainment. Most roadhouses are located along highways or roads in rural areas or on the outskirts of towns. Early roadhouses provided lodging for travelers, but, with the advent of motels in the early 20th century, few now have rooms available. Roadhouses have a slightly disreputable image similar to honkytonks.

21. Ryokan (inn) - A *ryokan* is a type of traditional Japanese inn dating from the Edo Era (1603–1868), when they served travelers along Japan's highways. They typically feature tatami rooms, a communal bath, and other shared areas where visitors can wear yukata and talk with the owner.
22. Turbaza - A Turbaza is a, generally Soviet-era, Russian form of inexpensive, spartan, holiday accommodation—a tour camp or tour base. Turbazas are commonly leased-out to groups or firms renting the entire facility to provide holiday accommodation for their members or employees. They are generally rustic, located in rural areas that offer outdoor recreation. Dining, and often sleeping, is accommodated in a large, open, common area.

2.2.4. Star Classification

Stars are often used as symbols for classification purposes. In particular, a set of one to five stars is employed to categorize hotels.

In some countries, there is an official body with standard criteria for classifying hotels, but in many others there is none. There have been attempts at unifying the classification system so that it becomes an internationally recognized and reliable standard but large

differences exist in the quality of the accommodation and the food within one category of hotel, sometimes even in the same country.

General meaning of rating by stars

The five categories can be described (loosely) as follows:

* (one star) — low budget hotel; inexpensive; may not have maid service or room service.

** (two stars) — budget hotel; slightly more expensive; usually has maid service daily.

*** (three stars) — middle class hotel; moderately priced; has daily maid service, room service, and may have dry-cleaning, Internet access, and a swimming pool.

**** (four stars) — first class hotel; expensive (by middle-class standards); has all of the previously mentioned services; has many "luxury" services (for example: massages or a health spa).

***** (five stars) — luxury hotel; most expensive hotels/resorts in the world; numerous extras to enhance the quality of the client's stay (for example: some have private golf courses and even a small private airport).

A "five star hotel"

However, regardless of what public or private agency performs the classification, the term *five star hotel* is always associated with the ultimate luxury (and, by implication, expense). The lack of standardization has allowed marketing-driven inflation, with some hotels claiming six stars; at one point the Burj al-Arab marketed itself as "the world's first seven-star hotel". Well-established prestige hotels are usually content to claim the traditional five.

The AAA and their affiliated bodies use diamonds instead of stars to express hotel and restaurant ratings levels.

Traditional systems rest heavily on the facilities provided, which is often disadvantageous to smaller hotels whose quality of accommodation could fall into one class but the lack of an item such as an elevator would prevent it from reaching a higher categorization.

2.3. PLANNING AND DESIGN.

2.3.0 Introduction

The life of a hotel, as it is originally planned could be no more than 30-35 years. Thus during the early stages of planning a degree of flexibility should be considered to allow for possible change at some future date.

Two principal factors govern the hotel design and hotel type;

1. Type of guest to be catered for
2. Location of the site

2.3.1 GUEST TYPE

1. Long term guests demanding a need for more residential facilities, both in public rooms and bedrooms.
2. Holidays. Visitors such as groups on holiday either families or one-age groups where recreational rooms, facilities for children and old people are important to occupy leisure time.

3. Conferences. Delegates provided by bulk bookings for short periods eg. Weekends or one week conferences. These may require suites of rooms for seminars or the exclusive use of one large room for a period.
4. Short-stay business represents a large proportion of guests in most urban hotels, needing the use of single rooms mainly during the week. This includes in-transit guests at airports, ferry terminals or motels.
5. Day visitors requiring the use of public rooms by local non-resident guests. In some areas the use by visitors may be quite extensive requiring different types of restaurant, ballroom or discotheque.
6. The nationality of guests and is important aspect. If foreign guests frequent the hotel it is important to cater for some of their requirements i.e. room temperatures, menu etc.
7. Disabled guests. Allowance should always be made for the disabled to be free to use any facility in the hotel.

Hotels may be designed with one type of guest as a priority but most hotels cater for several types simultaneously.

2.3.2. LOCATION

The location of the site is fundamental to the feasibility of the project, as location will either promote or obstruct the acceptability of the hotel to the guests that it aims to serve. Accessibility, surroundings, availability of transport, aspect, noise, and amenities must all be equated.

PRINCIPAL FUNCTIONS

Within the planning of the hotel there are five principal functions to be related:

- i. The public areas including access for traffic, parking, loading and unloading, entrance hall, reception, access for services and refuse disposal. In large hotels the general circulation area includes small shops or space for commercial display.
- ii. Function rooms which range from a simple dining room to an extensive complex of restaurants, cafeteria, bars ballroom, recreational room, swimming pool, quiet rooms, TV room, cinema and discotheque.
- iii. Bedroom accommodation including washing facilities either as shared or private bathrooms, linen stores, valet services, room food service etc
- iv. Staff facilities and administration offices.
- v. Service rooms, boiler rooms, ventilation electrical intake.

These functions vary in importance and scale depending upon the size and location of the hotel. A small commercial hotel could include only sufficient dining room space for breakfast and light meals whereas a luxury tourist hotel would give importance to spacious lounge accommodation, swimming pools and recreation space in addition to adequate provision for restaurant, bar and cafeteria.

2.3.3. SITING

The economic appraisal of the site and detailed market research of the particular location requires specialist analysis. This will identify the future of the area, its rate of commercial or social development, or the security of the tourist and local amenities. The significance of the site will vary according to the market orientation of the project (i.e. whether it is geared to tourists, leisure activities, overnight guests etc) and to the relative significance of the component services (restaurant, discotheque, swimming pool, bedroom accommodation)

Furthermore the restaurant or bar may gain greater importance through proximity to other independent amenities (entertainment, business activity, tourist interest, transport center) and will require appraisal in this context.

Thus the object of the market analysis in relation to siting is:

1. To define the feasibility criteria of the project.
2. To outline the primary design objectives, category and identity.
3. To establish relative cost limitations relating land costs, loan repayment costs, building costs and running costs.
4. To identify significant related factors; in particular abnormal cost implications.

With this basic appraisal it is possible for the designer to consider the suitability and potential of the site. Principal items significant to primary design objectives would be;

- a) Does the site enhance or support the primary marketing aspect e.g. Accessibility to tourist interest; suitable surroundings for leisure; appeal to commercial activities etc.
- b) Does the site provide for or is it accessible to transport facilities associated with anticipated customers e.g. provision for private motor car, accessibility to public transport, communication with airport or ferry terminal accessibility to motorway for motel, etc.
- c) Does the site provide environmental conditions sympathetic to customers' needs e.g. characteristic of leisure center, quiet at night time e.t.c.
- d) Does the site provide conditions in which the image of the hotel can be developed e.g. prestige site in commercial center, beachside setting for leisure hotel, and clear visibility to motorists for motel.
- e) Is staff available within the area or will accommodation be provided within the project.

2.3.4. PLANNING

The basic planning problem is considered in relation to the principal sections within a hotel complex and the disposition of these in relation to the site, intercommunication and common services. The sections can be listed as follows:

1. Public areas. Arrival area, car parking, entrance hall, enquiry counter, cloakroom, unloading, refuse collection etc.
2. Function rooms. Dining room, recreation room, ball room, etc

3. Bedroom accommodation including linen store, valet service, etc
4. Staff and administration, manager's office, staff rooms, staff accommodation, etc
5. Service rooms, boiler room, ventilation, electrical intake, etc.

Each section has both a significant independent of the functions of the hotel, (e.g. the restaurant would serve more than just residents), and an importance within the circulation pattern and economy of service layouts within the hotel as a whole.

The public areas concerned with large numbers of guests must deal with traffic, unloading, car parking, unloading, car parking and conveyances of luggage in and out of the building. Provision must also be made for the unloading of goods, access by staff collection of refuse, access for security, clear routes for means of escape and access in case of fire.

The function rooms may require independent access providing for non-residents with traffic circulation to avoid obstruction to access to the hotel. This normally suggests the lower floors, but the particular location of a hotel could benefit by planning the bar, lounge or discotheque on a mezzanine or the top floor.

The bedroom floors will set the basic structural module.

The location of individual bathrooms, if provided en-suite with bedrooms, will have a significant effect upon the width of the bedroom floors. The general layout must also take into account easy access and means of escape, location of such service rooms such as linen stores, and utility rooms for preparation of light snacks.

The staff accommodation and administration of a hotel varies in proportion to the size and location of the building. A hotel isolated from the type of accommodation suitable for the hotel staff may have to include staff accommodation on the premises. The administrative offices must be located in relation to security and the cashier. The offices must be accessible to the residents.

Service room, ducts and installation must be planned not only for efficiency, but also to protect residents from noise and inconvenience caused when maintenance operations are carried out.

The clarity of circulation patterns is most important both to the general efficient running of the residents of hotel and the speedy understanding by the residents. A layout that clearly conveys the principal circulation routes is easy to grasp and makes the resident feel familiar with the building and at ease.

From the point of entry by the public, attention should be given to avoiding obstruction either by service traffic or the accumulation of luggage. Where there are several staircases those used only by the public should be clearly defined. Staircases used by staff and escape stairs leading specifically to non residential parts of the building should be clearly defined. Similar if there are several lifts, allowing specifically for service, luggage and residents, where should be also clearly designed. However, the layout of the lifts should provide a degree of flexibility to allow for maintenance.

The following particular aspects have an important effect on basic planning.

- Flexibility and change

It is important to consider a form of structure, planning method or module which allows for flexibility and change. During the lifetime of the building demands for different uses will occur and must be allowed for.

- Hotel organization

The general administration and organization of a large hotel is very complex and work programme for the various types of staff needed to be thoroughly understood to allow for efficient working of the hotel. For example, control of incoming and outgoing guests, accounting, catering, daily maintenance and room service.

- Circulation

It is of prime importance to consider the basic circulation at an early stage in planning. There are three patterns; one route for guests; one for staff; and a general route for deliveries etc.

Guests: car park/garage-main entrance/subsidiary entrance- reception- lifts/staircases-corridors-bedrooms/public rooms. Guests leaving bedrooms must pass through reception before returning to the car park.

Staff: Staff accommodation-staff entrance- changing rooms -kitchen/service rooms- service lifts.

Deliveries can be subdivided as follows:

- Guests luggage-main entrance-luggage lift -bedrooms-luggage rooms.
- Food, drink, stores-deliveries entrance-bulk stores -various departments.

- Rubbish-back entrance-bins/area- chutes for rubbish: linen store-guest room-laundry –linen store.
- Height and sub-division relating to structure planning and a large area for public rooms (usually on lower floors) will allow for change of functions or priorities.

Compact unit-type planning for bedroom/bath units must provide sound insulation and privacy.

- Services

Ducts for services should be considered in overall planning with ease of access for maintenance. Provision must be made for storage of fuel, method of supplying electrical power, storage of water, discharging refuse and the handling of linen. Lifts and hoists should be accessible to areas served without causing a noise nuisance to guests.

Vertical services from bedroom floors must be related to public areas on lower floors, as they will have a different spatial arrangement.

- Fire regulations.

The necessary escape routes, staircases, lobbies and fire doors are basic to hotel planning.

The length of a bedroom wing is limited by maximum distance that guests must travel to reach a staircase in the event of fire. Lifts and staircases are normally placed together but staircases and landings should be separated from bedroom

corridors by self-closing doors to locate smoke. Every part of the building occupied by guests and staff should have two independent escape routes in case of fire except as covered in the Recommended Standards.

- **Sound insulation**

Sound insulation between rooms is important. It is equally important to resolve noise problems from immediately below or from areas overlooked by bedrooms.

- **Garages and car parking**

Requirements for parking vary according to hotel type and requirements may be imposed by the planning authority. A guide would be one car space for every two bedrooms in residential areas; one car space for every 10 square meters in public rooms. Adequate space should be provided for moving cars. 32-36 cars can be maneuvered and parked in an area 27.5m x 30.5m.

Separate car parking should be provided for staff and adequate arrangements should be made for delivery vans etc.

2.3.5. SPACE REQUIREMENTS

For large hotels, there are five main areas to be covered. These together with their sub-divisions are listed below and are described in detail in the following pages.

A. Public areas and function rooms

- Entrance and reception, porte-cochere, disabled guest, luggage, doors, porter's and messenger's room, reception area, cashier offices, waiting area, lifts, stairs, miscellaneous.

- Cloakrooms and lavatories

- Main lounge and television room

- Bar and bar lounge

- Waiting room

- Dining room, restaurants, buffet, bars, coffee shops, breakfast room.

- Function rooms

- Special accommodation, children's room, miscellaneous.

B. Bedrooms and bathrooms

- Bedrooms/bathroom units

- Bedrooms

- Bathrooms

- Corridors

- Floor service rooms

C. Staff facilities and administrative office

D. Kitchen and service rooms

- Food service and catering
- General service, clean-up and maintenance.

E. Staff accommodation

1. PUBLIC AREAS

• ENTRANCE AND RECEPTION

The main entrance of a hotel should be welcoming to the guest. If the hotel is on a first floor level, the entrance area, lifts and staircases should be solely for the use of the hotel. It should be clear to the guest, where he is to park his car, where to find the reception counter and how to cope with his luggage.

Porte-cochere- It is important to provide a porte-cochere or projecting canopy to protect people from wind and rain. This should cover the whole area allowing for two cars to pass and should be of a height to accommodate buses. Special lighting will help people to find the entrance easily.

Disabled guest- allow for ramps from the road to entrance doors.

Luggage is usually taken from the guest on arrival by a porter to a special luggage entrance for easy transfer to a luggage room.

Doors- if revolving doors are used they should have ordinary side hung escape doors at each side.

Porters and messengers room- this room needs to have access to the main entrance for the guidance of guests and handling of luggage. In larger hotels the head porter may have a

separate room. He needs a counter, space for storing small baggage, space for machines, timetables and a cash drawer for small transactions. He should have telephone communications with the garage, luggage room, cashier, receptionist and taxis.

Reception area- it is important that this area, the core of the working of the hotel, should not be confusing to the guest. As he approaches the area through the entrance the reception desk should be easily seen. The desk should be a counter top suitable for writing on and should have a handbag shelf. Room keys are given to guests from here after checking in. a desk unit behind or below the counter is need for books, records of guests etc. Telephone services are also required to connect the various parts of the hotel to the reception area.

Cashier- in a large hotel, space may be needed for a separate cashier and accounting staff.

Offices- office space for general administration and storage of records should be easily available and within easy communication with the reception area.

Waiting area- this should be adjacent to the reception desk off the main circulation area and within full view of the main entrance and lifts. Furniture should be comfortable and hard wearing.

Circulation area- allowance must be made for general circulation-guests arriving, leaving, meeting people, and making various enquiries. Lifts should be in a prominent position.

Lifts-are the most important form of access to the bedroom floors and should be sited in a convenient position in relation to the waiting area. At least two lifts are supplied for luggage and other freight. Lifts are usually designed into groups so that only one motor rooms needs to be provided.

Staircases – must be planned in accordance with fire regulations. There must be a carpeted staircase from the reception area to the first or basement level but, for other floors, the staircase usually acts as a service and staff staircase and an escape staircase.

Miscellaneous-in the main reception area there may be various other amenities;

Public telephones- allow for shelf for writing messages

News teleprinter

Post box stamp machine

Shops or display cabinets

Hair dressers.

1. Cloakrooms and lavatories

These should be easily accessible from main circulation areas and public rooms. The inside of the lavatory area should be screened from any public area when the door is opened.

2. Main lounge

The lounge as a separate unit is not very profitable and is usually associated with a bar, coffee bar or tea lounge. It can be an extension of the main reception area or an ante-room to the restaurant. It should be furnished with comfortable chairs, coffee tables and should be informal and relaxing.

3. Television room

In smaller hotels where T.V sets are not installed in the bedrooms a separate room for those wishing to view should be provided. A television in the main lounge should be avoided.

4. Bar and bar lounge

The bar may be incorporated with the main lounge or be a separate unit.

The size of the bar will depend on the areas it will have to serve, e.g.

Lounge, restaurant, coffee shop, banqueting rooms and room service and the number of waiters employed, storage etc.

5. Writing room

In many hotels a writing room is required. This may not be very large, but in hotels catering for commercial travelers and other business men it can be quite important. It should be designed and finished in a restful manner.

6. Dining room, buffet, bars, coffee shops, breakfast room.

There is a large range of dining accommodation from just dining room in the small hotel, to a series of different dining rooms, restaurants, specialty restaurant, grill rooms, coffee shops etc. in the large luxury hotel. Various types of small bar or grill rooms with different characteristics and features can draw in non- residential guests. Large dining rooms may have a special sprung floor area for dancing.

Provision should be made for a band platform.

7. Restaurants

The layout of the restaurant should be related to service access. A long rectangular room with service to kitchen placed on one of the long sides provides economy in table layout and accessibility for waiters. The degree to which food preparation is to be a visual element and the degree of isolation of individual tables are fundamental to the design brief.

2. FUNCTION ROOMS

Owing to high costs, very large rooms are generally used for more than one function. One multipurpose area could be use for ballroom, banqueting room, conferences or exhibitions, wedding receptions. It is important to have separate entrance (independent of the hotel reception) with its own porte-cochere, waiting area, cloakroom and toilet facilities.

- Conference facilities

The provision for conferences which include congress halls, conference rooms, auditoria, exhibition spaces, suites of rooms, with the provision for separate access and separate amenities t (toilet, dining room and bar) have become an important feature in certain areas.

- Private dining rooms

Most hotels require at least one room which can be let as a private dining room for small parties, while in large hotels several rooms may be required. The room should be carpeted but in large spaces, hardwood floors should be provided to allow for private dances.

- **Dance floors**

Consideration would be given to provision of dancing in a restaurant area. Generally, restaurants that are close carpeted over a hard floor would have a removable section of carpet to provide for dancing.

Banquet rooms and ballrooms

Many hotels require a large lettable room for outside use. This room usually has a number of functions as, for example, a banquet room, a ballroom, wedding receptions and temporary exhibitions. It is desirable that the room be placed at ground floor or street level.

Special accommodation

Children's room- this should be spacious and should be away from quiet areas of a hotel, sometimes used as game rooms for older children in resort hotels. It should be cheerful and light with hard wearing surfaces. Toilet facilities should be adjacent.

Miscellaneous

- **Billiards, snooker, table tennis**

- Swimming pool (allow for noise element)
- Gymnasium, massage or health salon
- Turkish and sauna baths
- Beauty parlor
- Cinema, theatre, TV, showrooms, night club
- VIP rooms (protect from noise and routine circulation)
- Service flats or suites
- Casino or cards room
- Discotheque (allow for noise element)
- Chapel (protect from noise)
- Facilities for conferences and trade exhibitions.

3. BEDROOMS AND BATHROOMS

• GENERAL

Most new hotels provide individual bathrooms with each bedroom. Bedroom/ bathroom units are grouped in pairs to share services and ducts. Bedroom floors are usually repetitive with variations with each floor.

The disabled-allowance should be made for disabled people. Larger bathrooms are necessary to take wheel chairs. The accommodation should be without steps.

- **THE BEDROOM UNIT**

This should provide comfort for the guest and efficient storage accommodation.

Furniture would include a comfortable chair for relaxing, somewhere to write, telephone, radio and sometimes television. Adequate lighting should be provided particularly in relation to the bed, dressing table and writing desk. The room should be designed with a view to easy cleaning and the making of beds.

- **BATHROOMS**

Cleanliness and hygiene are of great importance. All fittings should be chosen for good quality. Good ventilation and an emergency call button are important. Internal bathrooms require artificial ventilation. The duct should be accessible from the corridor should have the long side adjacent to the corridor with a removable access panel. It should be designed for good sound insulation. If the bathroom is not beside a corridor the access panel should be in the bathroom.

- **ROOM SERVICE**

Service to bedrooms will vary according to the type of hotel. Some provide breakfasts which are prepared in the floor service kitchen but most meals are prepared in the main kitchen, brought up in the lifts and just served from the service room.

There should be one or more of each of the following service rooms on each bedroom floor

- Linen store- storage of baskets etc
- Furniture store,

- Maid's store – with slop sink
- Food service room
- Small sitting area for maid
- Provision of dirty linen- chutes
- Provision of rubbish and waste- chutes or bins

4. SERVICE ROOMS, KITCHEN, ETC

Guests expect a high standard of service in a hotel, therefore efficient planning and at an early stage is important.

Service can be divided into two groups.

- **FOOD SERVICE AND CATERING**

Ideally only one kitchen should provide for all the catering in the hotel. The total area required for kitchen and ancillary rooms is likely to be as much as 100% of the total of the dining room areas in first class hotels. It is important to have food preparation areas on the same level as the kitchen but bulk stores, wine cellars, and staff rooms on a different level.

The detailed planning and equipment of kitchens is a matter too specialized for general planning and it is proposed to confine notes to essential factors only. The arrangement of departments or sections of the kitchen should be planned to avoid as much cross-traffic as possible and the service counter, which is usually divided into sections for differing purposes, should be laid out in a sequence which best suits the service of most important room.

Storage is an important factor and can be divided into two main groups:

i.) Local storage in and adjoining preparation departments and

ii.) Main bulk storage of goods of all types

- **GENERAL SERVICES**

Refuse – this will include waste paper, dust, and remains of food, tins jars, bottles, boxes, ashes and trade rubbish from workshops.

This area should be ventilated and in hot climates provision should be made for cooling.

Linen storage-provision should be made for bulk storage of linen together with dirty linen store and sorting and mending rooms if this is carried out on the premises.

1. ENGINEER AND ENGINEERING SERVICES

Workshops- one or more spacious workshops are necessary for running repairs. Works catered for are: engineers; electricians; glaziers; joining; upholsters; curtain makers; mattress repairers and printing works (for printing of menus, etc).

Telephones- in small hotels the switch board is in the hotel office of porters' offices, but in large hotel there may be extensive telephone equipment, with switchboard and many operators.

Internal communications- the following communications systems should be provided within the building:

- Alarm system and emergency communications
- Housekeeper –maids room service

- Wake up system
- Messengers desk
- Telex
- TV, radio and taped music.

Service yard and loading bay- an assessment of must be made of the number of service vehicles loading or unloading at any one time including supply of provision, fuel, furniture. Also accommodation for vehicles belonging to the hotel should be provided.

Fuel storage – the type and quantity of fuel required for heating, generators, pumps and other mechanical equipment should be considered in relation to reliability and supply and economy of bulk purchase.

Heating- the space and location for boilers and hot water storage whether at basement or roof level will require specialist advice. Attention should be given to the noise and heat from boiler rooms, relation to fuel storage, accessibility for maintenance, degree of control of heat levels and economy in service, ventilation and flue runs.

Ventilation and air conditioning- extract from kitchen should be taken up to roof levels smells must not get back to bedrooms.

2. STAFF FACILITIES AND ADMINISTRATION

The staff of a hotel could range from a few to an extensive team of administrative staff, each requiring offices convenient for the functions under their control. Staff employed in

food service and catering, bar and reception and staff employed in the cleaning and maintenance of the rooms all require particular attention.

2.3.6. STANDARD REQUIREMENTS FOR A FIRST CLASS LUXURY HOTELS/MOTELS AND RESORTS

A five star hotel is an establishment which in addition to complying with the standards stipulated for 4-star hotels also fulfils additional conditions.

1. GENERAL CHARACTERISTICS

It is a luxury establishment of international standing situated in the city center, suburb or in a tourist center. It caters for clientele demanding the highest degree of comfort.

The entire hotel shall be fully air conditioned including suites, other guestrooms, public areas and exits and shall be kept at a constant temperature.

a. The building

- The building shall occupy a whole building or unit
- The hotel shall have at least ten properly furnished guestrooms
- The flooring of the reception, lounges and guestrooms shall be of marble, ceramic or porcelain tiled with good quality rugs or carpets.
- There shall be an atmosphere of grandeur and luxury.

b. Guest rooms

Minimum height of ceiling: Entrance - 2.5m

- Guestroom - 2.8 m
- Minimum floor area in square meters
- Minimum floor area excluding bathroom / WC, entrance and wardrobe space.

- Single rooms - 18 square meters
- Double rooms -20 square meters
- All coastal and upcountry hotels shall have balconies
- All guestrooms shall be insulated from noise
- 5% of the total capacity of the hotel shall be made up of 1 or 2- room suites or apartments or of inter connecting guestrooms which can be converted into suites or apartments;
- There shall be a door separating the guestroom from the entrance
- 5% of guestrooms shall be fitted for the physically challenged

c. Bathrooms / water closets

All guest rooms shall have en suite bath/shower rooms with adequate fittings.

Bathrooms

- Minimum floor area excluding w.c. - 5 square meters
- Wash hand basin with plug and stand with mixer faucet for hot and cold water clearly indicated
- Shower stall with mixer faucet hot and cold water (clearly indicated) and hand-held shower fixture
- Bathroom and WC should have a combined floor area of at least 40 square meters

- A normal bathtub with plug with thermostatically controlled mixer and hand held shower fixture in 30% of guest rooms
- Bidet with running hot and cold water (clearly indicated) in 30% of the guestrooms
- Wall should be entirely covered with waterproof tiles
- Face towels shall be provided.
- Daily change of toilet soap and towels
- Extra toilet soap
- Hair dryer in all bathrooms
- Washable bath/foot mat of high quality
- Mirror with strip light
- Dual voltage electric shaver outlet
- Bathroom scales shall be provided in all bathrooms
- Bathroom shall be provided for each occupant
- All bathrooms shall have bathroom stools
- Telephone sets in all bathrooms

Water closets

English – type WC, separate from the bathroom with accessories should be provided in each room:

- Minimum floor space- 3 square meters
- Toilet roll and spare
- Toilet soap
- Air-freshener in WC

d. Ventilation

- Air conditioning: all guestrooms shall have air conditioning units muffled for sound and controlled in individual apartments and guestrooms.

e. TV, telephone, Radio, Automatic wake –up service:

All guestrooms shall have:

- Television
- A colour television set (with remote control) and a programme guide indication local, satellite/ cable and in house movie channels.
- Telephone
- Telephone with international direct dialing facilities: unit charges shall be made known in print in all guestrooms and at reception.

- Radio
- Radio and centrally piped music
- Automatic wake- up call service

f. Security

- A security lock should be provided in each guestroom and spy-holes shall be provided on all entrance doors to guestrooms.

g. Electrical fittings

Guestrooms:

- 10 W/square meter, provided by both the bedside reading lamp and a central source which can be switched off at either end. Each bed shall have a separate bedside switch.

Water closet and bathrooms

- 10 W/square meter from 75 w lighting above wash hand basin mirror and another source if necessary.
- A dual voltage electric shaver outlet

Corridors and exits

- Corridors leading to rooms 5 W/ square meter
- Landings: 10 W/ square meter

- Emergency exits : 10W/ square meters

- Washrooms: 10 W / square meters

- Stair wells : 10 W / square meters

h. Guest room furnishings:

- Bedside table: 1 per occupant
- single bed – 90m x200cm(minimum)
- Double bed- 160cm x 200cm
- Box mattress with cover
- Mattress with removable cover- minimum thickness: 0.13m
- Dressing table with mirror
- Wardrobe with a rail for at least ten hangers: shelves and drawers
- Full blinds across windows and other openings
- Net (voile) curtains
- High quality bedside lamp or carpet
- Full length mirror
- Locally made wall hangings
- High quality bedspread

i. Corridors and exits:

Emergency exits: flooring shall be of wooden parquet or of sound –proof tiles

PUBLIC AREAS

A. Reception area:

- Well-furnished lobby or guest lounge. The minimum floor area should be as follows:
- For the first ten guestrooms: 25 square meters
- From eleven to two hundred guestrooms: 1 square meter per guestroom in addition to the floor area indicated above;
- More than 200 guestrooms: 0.5 square meters per room in addition to the floor areas indicated above;
- Minimum floor area of reception hall or lobby: 60 square meter

The lobby shall have the following:

- Reception desk
- Information and porter's desk
- Sound proof telephone booth:
- Shop for sundry items
- Mandatory lifts for guest going to 2nd floor and above

- Staircase of at least 1.3 m wide, with a gentle gradient and porcelain or ceramic-tiled, wooden parquet or carpeted flooring.

B. RESTAURANT:

- A fully air-conditioned full service restaurant well appointed for elegant dining with a display of priced menu cards both inside and outside the restaurant
- Menu shall offer a wide selection of dishes, both national and international, for resident and non-resident guests.
- An alternate dining area with an alternate menu shall be provided
- A kitchen well designed and equipped to ensure efficiency and quality drinking glasses, crockery, cutlery and table linen.

C. BAR

- A fully air conditioned cocktail bar and an additional bar with priced bar and wine lists
- Priced mini bar

D. CONFERENCE ROOMS

- At least one small conference room with a seating capacity of at least thirty;

- One banquet hall with banqueting facilities /multipurpose function room with a seating capacity of one hundred and together with requisite equipment.

E. PUBLIC CONVENIENCES

Separate public conveniences shall be provided men and ladies as follows:

- WC
- Wash hand basin, mirror, towel rack and hand dryer
- Provision should be made for separate water closets for ladies and gents patronizing the bar, restaurant and other public facilities in the hotel and for any guests or visitors in the public areas.
- One public washroom must be fitted for the physically challenged.

F. SPORTS/RECREATIONAL FACILITIES:

The hotel shall provide a swimming pool manned by a trained lifeguard and a pool manned by a trained lifeguard and a pool attendant in addition to any of the following:

- Gymnasium/health club
- Tennis/squash/badminton/golf course
- A lifeguard shall be present on public beaches used by hotel guests
- Separate towels shall be made available for use by swimmers

- Various depths of the swimming pool shall be clearly marked on the side edges and safety and life saving apparatus shall be provided
- Guidelines for the use of recreational facilities must be established
- Prominent notices regarding the use of facilities must be provided.
- Changing room with lockers and showers.

G. TECHNICAL INSTALLATIONS

Air conditioning

Lobby, lounge and corridors leading to guestrooms shall be air-conditioned

Electrical fittings

Minimum lighting requirements for public areas shall be as follows:

- Corridors and exits: 5w/square meter
- Landings: 10w/square meter
- Common public areas: 15w/square meter
- Security lights: 2w/square meter

A stand-by automatic switch on generator shall be made available to provide sufficient power to operate corridor, private and public room lights, lifts, water and sewage system, kitchen facilities etc.

H. RESERVE WATER:

A water reservoir with a capacity of three days' supply shall be provided for use in the water shortage.

3. HOTEL SERVICES

a. In the guestrooms:

- 24 hour wake-up call service
- Breakfast
- 24-hour drinks service
- 24- hour room and kitchen service with priced menu
- Same day dry cleaning and laundry service
- Shoe cleaning service
- Mail and messages service
- Bed sheets and towels to be changed every day or after each guest departure
- Nightly turn down service
- Stationery shall be provided in all bedrooms
- Emergency items shall be supplied on request

- An adequate supply of unexpired condoms must be placed in all guestrooms and replenished as and when necessary.

b. Foreign languages (English required):

- Reception (bilingual)
- Switchboard (bilingual)
- Restaurant(bilingual)
- Bar(bilingual)

c. Business center

- Secretarial services
- Reproduction of documents
- Telefax services

d. Health facilities

- First aid box(separate for guests and staff)
- Staff with basic knowledge of first aid techniques-clinic with treatment room and sick bay, a resident nurse and a doctor on call if there is no clinic within 200m radius of hotel

e. Guest information

- Room rates, services and other charges shall be prominently displayed in each room in addition to a list of services offered by the hotel (service directory, hotel regulations, meal hours and charges).
- Information services concerning transport, hotels, excursions and entertainment shall be provided.

2.3.7.GRADES OF HOTELS

- MID-RANGE HOTELS: Commercial hotels in suburban areas near Airports, Ferry ports and Towns.
- HIGH-GRADE HOTELS: City Centre hotels
- BUDGET HOTELS: For transient users
- RESORT HOTELS: Mixed development resorts, vacation villages etc.
- SUITE HOTELS: Condominiums and serviced apartments.

2.4. INTERIOR DESIGN

In the past interior design was an afterthought. Interior designers applied finishes to the building shell, with little or more than a visual effect upon the basic architecture of the building.

Today architects and interior designers operate from a different understanding. Our interrelationship with each other and with end users, contractors and subcontractors,

landscape architects, facility managers and others begins early in the process. It starts as a commonly understood need and ends as materials that are recycled, reused, or refurbished to satisfy that need. We are becoming increasingly aware that our design choices will affect the health of the users.

Interior design applies both to private interiors, usually flats and houses, and to indoor public spaces, such as concert halls, banks, offices, theatres, restaurants, hotels, and places of worship.

Professional designers normally work from a scale drawing, usually of an existing space that cannot be changed, although minor changes (the location of doors, walls, electrical outlets, and lighting fixtures, for example) may be made. The designer creates effects with a wide variety of design components, all of which must be harmonized into a coherent and pleasing scheme. Among these components are lighting, colours, fabrics, floor and wall finishes, decorative elements, and furniture. Guiding the designer's final choices must be the client's tastes and budget, as well as the intended function of a given room.

2.4.0. COMPONENTS OF AN INTERIOR DESIGN.

- Walls and wall decorations: artefacts, paintings, mouldings, carvings
- Ceiling and ceiling finishes, wood, plaster etc
- Floors ; tiles, carpeting and its play in rhythm and fluidity
- Mouldings
- Doors
- Windows
- Furniture

- Appliances and decorative pieces
- Lighting
- Painting; colours used form an integral part of interior design
- Interior spaces e.g. bathroom, lobbies, kitchens etc
- Ornamental plants

The proportions of the furniture must equate with the size of the room as well as with the other pieces of furniture; the height of coffee tables, occasional tables, and cupboards must be convenient as well as aesthetically pleasing in relation to sofas and chairs. Lamplight must be adjusted to fall where reading convenience requires, as well as above or below that level for general and accent lighting. Wall decorations must be placed at the eye level of the viewer, either seated or standing, and also at levels and positions related to other objects in the room. The placement of furniture of varying colours and textures must be balanced so that the room as a whole does not appear to be lighter on one side than on the other. Shelves, cupboards, and other storage space in the room should be adequate and convenient.

The texture of furnishings is another element that contributes to the overall impression given by a room. Slate, brick, glass, and plaster, polished wood, linoleum, tile, glazed chintz, damask, linen, silk, and wool all have different textures that can be exploited for the effects they create.

Lighting, be it natural, artificial, or a combination of the two, contributes greatly to the atmosphere of the room and is taken into account when a colour scheme is chosen. Cool

colours (blue, green, grey) and warm colours (red, yellow, orange, brown), strong, dramatic colours (red, brown, purple, black), and less prominent colours (beige, pink) can contribute much to the atmosphere of a room. Certain colours, (notably white and cool, light colours) create the illusion of greater space; others (black and warm, dark colours) seem to diminish it. By varying their tone and intensity, certain colours can be made either to blend unobtrusively with other colours or to stand out strikingly. Small objects in a room can be made conspicuous if they are of a colour that contrasts with the background colours of the room.

2.4.1. HOTEL SPACES AND ITS FUNCTIONS

Given the various hotel classifications spaces in the overall hotel have or may not have the following spaces and to a large extent the sizes of these internal spaces add to its classification.

a. Reception areas/ lobbies

The reception area, comprised of lobby, reception desk, elevator foyers, baggage handling, and so on, is a multi-purpose area. It is the first impression that a guest has of the interior of the hotel and it should welcome rather than overwhelm. If it does the latter, the guest may think that the room rates are higher than he expected.

b. Elevator and elevator foyers

An elevator foyer might be off the lobby or within it, but wherever it is and no matter the number of elevators, people will have to stand and wait for them with little to do but contemplate the elevator doors, the twinkling lights or other people. The designer should

keep this in mind as well as the wear and tear that the foyer will inevitably receive.

Whenever people have to stand they fidget, lean on walls, grind their feet into carpets, elevator foyers are therefore difficult areas to make attractive.

c. Conference centres

The conference area has to be divisible and totally self sufficient. It should include its own entrance and be devoid of windows and integrated internal space which is as flexible as possible.

d. Private meeting rooms

Private meeting rooms are part of the convention complex. A private meeting room is just what its name implies: a comparatively small space in which groups of from 6 to 40 people can congregate for a meeting or where a business man might entertain ten colleagues for lun

e. Separate guest entrance

There should be separate entrances for regular hotel guests and for those who are attending a restaurant, a supper club, or a convention. There are several reasons for this, but the major one is the traffic problem. Sometimes the peak periods of check in coincide with the arrival of guests for a social or business function.

f. The Guest room

The guest room might be called the heart of the hotel. It is perhaps here more than anywhere else that the designer has to be aware of the comfort and well-being of the guest. There are various types of guest rooms, the most requested are twin bedded rooms and

double rooms. Different hoteliers have their own ideas about the size of rooms and beds.

The guest room in a resort hotel should be larger than the room in an urban hotel.

g. Bathrooms

The influence of a hotel bathroom stands pre-eminent. The bathroom is the place which carries the greatest impression on the guest. No matter how elegant the guest room, a guest will discredit a hotel if the bathroom is outmoded or the fixtures are worn or damaged.



Chapter 3

3.0. RESEARCH METHODOLOGY

There are various methods which were used to collect the data used for this report, these are

1. The use of topographical maps of Ghana, particularly the area pertaining to the site for the design as well as those for the case studies chosen.
2. Interviews were held with the director of the Ghana tourist Board, whilst questionnaires were administered orally management of hotels and guests of the hotels as well.
3. Visual assessments of the various hotels used as case studies were also done with foreign case studies, the use of Google maps helped to capture details that were lacking in the documentation on the internet.

3.1. CASE STUDIES

In view of the nature and type of waterfront establishment to be designed it was necessary to chose case studies that addressed this type of hotels, various hotels sited by the beachfront of Ghana were found, but to capture and study the basic elements and information necessary, ie size, location, clientele, management, facilities provided for guests, it was necessary to carefully stream line these hotels and pick those which would be of relevance to this report , in this view these hotels were critically studied

1. The Africa Royal Hotel, Nshonaa, Teshie Nungua, Accra.
2. The Coconut Groove Beach Resort, Mmoframa, Akyinim, Elmina

A special study on golf courses were carried out at the

Royal Golf Club, Kumasi

3.1.0. THE AFRICAN ROYAL HOTEL, NSHONAA, TESHIE NUNGUA.

The African Royal Hotel is a three star hotel seated on the coast of Nungua in Accra, it boasts of several amenities. What catches the eye of the layman is how the form of the building i.e. the courtyard embracing the sea has been used to give every room a piece of the view of the sea. The hotel has huge car park which can park at least a hundred cars with landscape on the periphery, it also has a staff car park.



Figure 1 .Block plan of Africa Royal hotel

Facilities

- Reception

- Bar waiting rooms; Yaa Asantewa bar
- Restaurant- two sections – main restaurant, upper terrace, lower terrace; African touch and design
- Two conference rooms-Mantse Tackie, Crapa- 65 people
- 67 rooms in all with each room having a balcony
- Pool – 7 ft deep and in two parts
- Pool bar
- Changing rooms
- Washroom



Figure 2. Entrance lobby and reception



Figure3. Restaurant



Figure 4. Upper terrace restaurant rooms



Figure 5 Pool and changing

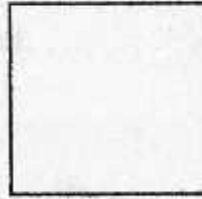


Figure 6. Family suite -\$115a night

Figure 7. Conference room

3.1.1. INTERIOR SPACES

a. Walls

Walls of all the rooms were made with cement-sand Crete blocks but were painted with anti-rust paints imported from Holland, due to this characteristic of the paint it is not necessary for the walls to be painted that often despite the salt in the breeze from the sea.

With both the interior and exterior of walls in the hotel no signs of damage or deterioration can be seen. The constituents of these walls being cement, sand, aggregate and iron have each element having a property that reacts with the salt in a particular way. Taking cement for instance, ordinary cement does not have any resistance against salt, sulphate resisting cement was used in the construction of the building, sand resists salt since it is the material that is found mainly along the coast but to a large extent sea sand is never used in construction of buildings be it in mixing with cement to form mortar or concrete or even sea water is not used for mixing because the salt content reduces the strength of the concrete. The reinforcement of concrete be it steel or iron bars do not have much strength in resisting the salt in the sea breeze since it causes it to corrode, therefore if as little a

portion of the reinforcement in the concrete is exposed to the direct atmosphere corrosion is bound to take place, a piece of it being exposed and corroding causes the rest also to corrode and this reduces its strength as such the reinforcing part of the concrete loses its strength which causes the whole concrete to fail.

b. Wall decoration

Though the Dutch hotel was built and owned by a Dutch man, the whole concept of the design of the interior was to have a truly African hotel despite its name, its location being Ghana meant that it needed to adopt certain features and characteristics that would make it truly Ghanaian. To achieve this, its interior has been designed such that it portrays the true African setting; wall decorations of Ghanaian style and origin have been used. It would be realised that aside its aesthetic quality these artefacts are made of natural materials and as such can last long in this particular setting. These materials are made of clay, wood, cane and bamboo these are natural materials which usually require little or no form of treatment before they can withstand the conditions by the sea.



Fig 8 picture frames

Fig 9. Wall hangings

Artefacts and paintings in the interior of the hotel barely need any form of maintenance basically because these are not directly exposed to sea breeze, the three artefacts in the pictures above are found in the guest room, the restaurant and the entrance lobby

respectively. Paintings in particular are not framed with metal but rather wood to prevent corrosion, in general the use of artefacts that may not be weather resistant have not been used in the interior. These spaces have no direct contact with the breeze from the sea.

c. Ceiling



Fig 10. Rafter and purlin members



Fig 11. Cocktail bar

In the above diagrams wood has been used extensively, the idea of having rafters and purlins showing without any ceiling exposes the natural wood to the atmosphere, this wood called “asafonaa” is a locally acquired timber, it would have been expected that due to this hotel’s location it would have been advisable to rather hide or shield the wood to prevent its coating from wearing away, as can be seen the wood provides a natural look to the setting it gives visitors the impression of transparency at the same time stability. The wood in this case is painted every two months since it is not as exposed as the wood in the balcony railing, its coating takes a longer time to wear off.



Figure 12. Upper terrace restaurant with wooden floor



Figure 13. wooden railings of balconies having coating of paint wearing away

It is basically advisable to use more natural materials when dealing with a setting like the coast because these materials are more weather resistant in the case of wood, wood in the hotel has had to go through majority of maintenance activities because the coating wears away easily by the salt breeze, the effect of wood in various forms is very pleasing, the difficult task of maintenance plays a major role in the choice of materials, the recoating of the wood to maintain its general appearance and sheen takes a lot of time and money. It can be disputed that the balconies face direct sea breeze therefore its easy wearing.



Figure 14 Rusty nails on windows



Figure 15. Rusty ceiling fan

In the pictures above, it can be seen how easily the nails have rusted in the first figure and how the ceiling fan in the second figure has rusted to a large extent. In the first diagram as

in the case of the nails in the window frame, it is sited on the balcony facing the sea but in the second diagram the fan can be found in the guest room which is ventilated artificially by a split air condition unit.

It can therefore be concluded that despite the fact that the ceiling fan is not located in a space in direct contact with the sea breeze, it still encountered some form of rust due to its steel content. The fact that steel materials still do not do well in areas of the coast makes it a risky material to put by the sea. Whereas materials such as wood need a painting every month, steel can barely be in such a setting and not rust, it is possible, however, to use a method of coating it with anti-rust or using galvanized steel in this case the steel has a protective finish that protects it from its reaction with salt. This protective finish and its duration depends on how thick the coating is, the thicker the coating the more difficult it is for corrosive elements to work their way through to the steel.

In terms of concrete, once concrete material has been exposed to the direct breeze, the probability of the concrete failing all together is very high because if its constituents especially the iron rods gets exposed and starts to corrode, very little can be done to rectify the situation, this may eventually cause concrete to fail thereafter causing the entire structure to collapse.

d. Floors

Floors of the hotel have been covered with tiles

Fig 17. General layout of the Coconut Grove Beach resort.



fig 16. Floors covered with tiles.

3.2.0. Coconut Grove Hotel, Elmina, Central Region.

The Coconut Grove Hotel is located at Elmina in the Komenda Edina Eguafo district. It is among the four coconut grove hotels located at Elmina, Obuasi and Accra. Construction of this resort started in 1994 and ended in 2008, its construction was in two phases, the first of which 38 rooms were built and in the second phase expanded to 55 rooms. The hotel covers about 150000 square meters. It is among the four Coconut Grove hotels located all over the country.

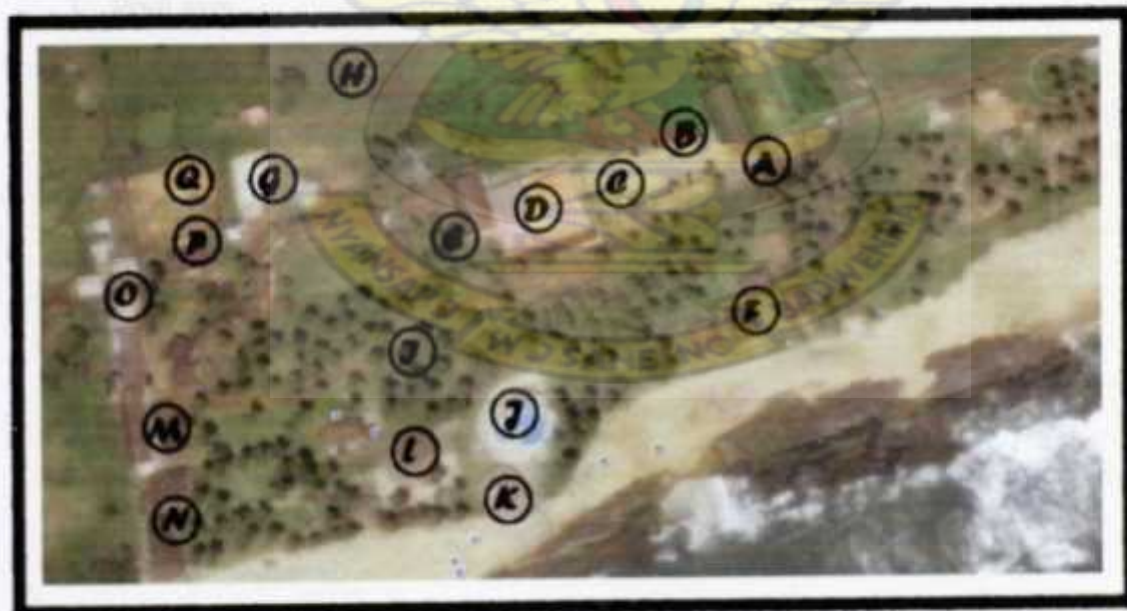


Fig 17. General layout of the Coconut Grove Beach resort.

Facilities

A. Main Entrance

B. Main Hotel Reception, Administration block

C. Car park

D. Conference facilities and IT unit

E. Rooms

F. Chalets

G. Two hundred thousand water reservoir

H. 18- hole golf course

I. Grove of coconuts and pet house

J. Pool area

K. Bar

L. Restaurant

M. Garden view rooms

N. Sea view rooms

O. Workshop unit and laundry

P. Laundry, and managers bungalows

Q. Tennis court and horses stables

Its facilities and its unique location, finishes and service provide visitors with a great stay and therefore booked throughout the year and greatly patronized at Easter, from 23rd December to 2nd January, the hotel is fully booked.



Fig 18. Security gate.



Fig.19 Main car park



Fig 20. Entrance of reception and Administration block



Fig 21. Reception area

The coconut grove beach resort's strategic location provides a haven for most holidaymakers as well as the ordinary Ghanaian on a treat or a honeymoon. Its restaurants provide full view of the beach and surrounding coconut grove hence its name, it is a great location for relaxation with its wide range of garden view rooms and seaside chalets, the close chalet to the beach has been termed the Kofi Annan chalet, which was once visited by

the former UN secretary Kofi Annan. It boasts of a kitchenette, a bedroom, living area and a bathroom and an open terrace with a breath taking view of the sea.



Fig 22.Terrace in front of conference room



Fig 23. Exterior of restaurant



Fig 24. Interior view of restaurant



Fig 25. Bedroom of the Kofi Annan suite



Fig 26. Workshop and maintenance unit



Fig 27. Laundry



Fig 28. Typical seaside chalet course



fig 29. View of 9- hole golf

3.2.1.INTERIOR DESIGN

a. Walls

Walls are made of cement sand-crete blocks with bricks as cladding material, this in a way protects the wall material from sulphate in the salt, and the bricks therefore reduce the maintenance cost, since clay is more resistant to salt than ordinary cement. In area of the hotel where this cladding has not been used painting of the wall is done every six months to maintain a good appearance of the walls.



Fig .30 ceiling cladding.



fig 31. Bricks being used as wall

b. Ceiling

In most cases the roofing members were left exposed which also gave a natural effect to the area, thatch roofs were used on open terrace restaurants



Fig. 32. Thatch roofing



Fig 33. Interior deco of restaurant



Fig. 34.plastered and painted wall

c. Doors

Doors were made of hard wood and varnished regularly to maintain a glossy look.



Fig 35. Wooden door

d. Windows

The Coconut Grove Resort had made use of a unique way of protecting the burglar proof on windows by covering it with pvc pipes, this prevents direct exposure to the sea breeze and prevents the iron rods from rusting.



fig 36. Pvc pipe covering burglar proof bars

Furniture was mainly of wood or cane, the use of furniture with steel or iron members was completely avoided to prevent rust.



Fig37. Furniture



fig 38 furniture in office

With fitting and appliances that could not have been made with non corrosive materials, it was found that these equipment and fittings had started rusting even though they had been replaced barely a year before the picture was taken. Air conditioners had started rusting and this would reduce the performance of the air conditioner.



Fig 39 rusted door handle



fig 40 rusted lamp shaded



Fig 41 rusted air conditioner outdoor unit.

Building structure

The structure of the coconut grove resort as mentioned above is of a post and beam. Walls are made of cement sand-crete blocks and cladded with bricks for aesthetics. Roofs are of simple gable with clay bricks. All the structures of the hotel are on the ground floor.

3.3.0. SPECIAL STUDIES

GOLF COURSES- ROYAL GOLF CLUB

The Kumasi royal golf club boasts of facilities such as

1. Clubhouse
2. Car park which can park about forty cars
3. Caddy shed
4. 18- hole golf course
5. Service yard and
6. Staff car park.

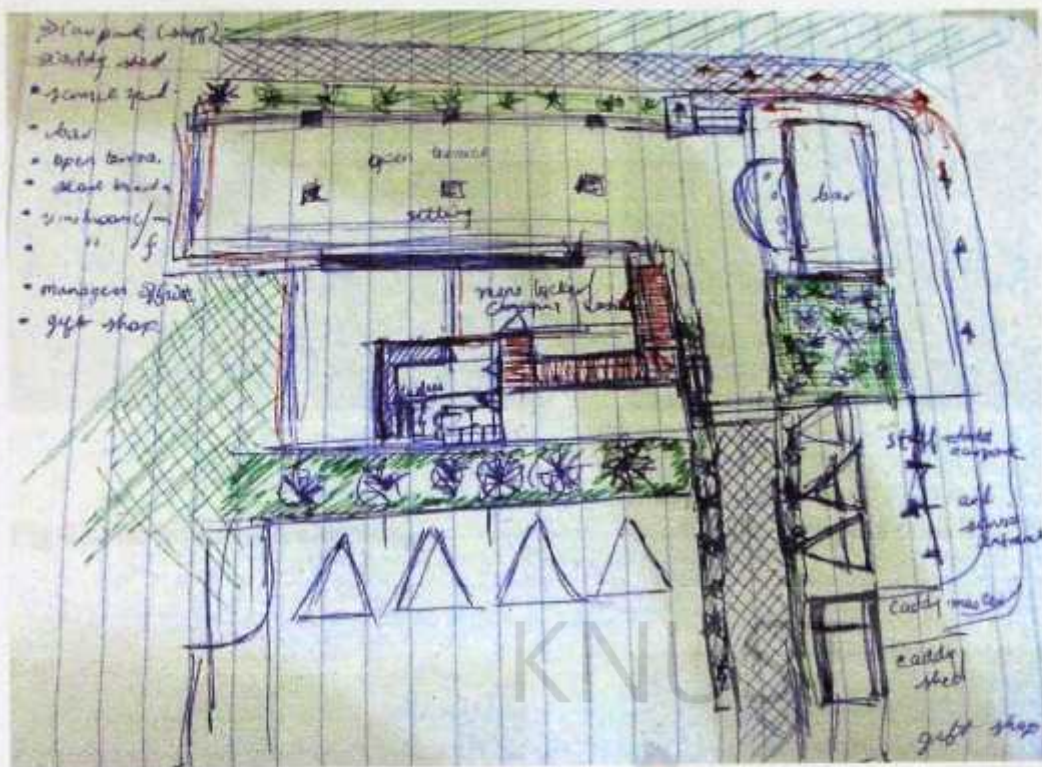


Fig 42 General layout of golf club

The royal golf club Kumasi is located at ridge in the Kumasi metropolis, its facilities mentioned above has a membership of about a hundred golfers and the male to female ratio being 8:1 , it has a car park which parks about forty cars and the caddy shed located between the clubhouse and the car park . As regulation caddies are not allowed on the car park and are therefore met by the golfers after requesting for them at the caddy shed. The main clubhouse has facilities for a bar, meeting room, an office for the manager, and washrooms for male and that for females which have adjoining changing rooms.



Fig 43 The golf clubs car park



fig 44. The golf club house



Fig 45. The forth hole clubhouse



fig 46 The practice tee area close to the



Fig 47. The service entrance of the golf course

The clubhouse overlooks the golf course and has its first, ninth, and eighteenth hole closer to the clubhouse.

The bar is spacious enough to allow golfers and visitors to relax whilst enjoying the view of the golf course or an on-going game, it has boards on which records of events and winners are written on. The washrooms have two showers for the females and two wcs.

In the changing rooms picture on the wall of international golfers and their achievements can be found.



Fig48 Bathrooms for the golfers

fig 49 changing room for the golfers



Fig50 Wall of fame of past golfers



fig 51 shower area for female golfers

3.3.1 Conclusion

The study of these two hotels located on the coasts allows one to analyze a series of how materials relate in the coast, this is to help in the right allocation of materials when designing coastal buildings. It would also be observed that as much as cladding and period painting of buildings helped to maintain the outward appearance of the building, it was necessary to consider materials resistant in sulphate right from the foundation level, the use of sulphate resisting cement for the blocks and plastering would prevent attack from these salts, paints used should also be sulphate resisting. Appliances and equipment should be made new anti rust materials that researchers have come up with and as much as possible the use of iron, steel and other corrosive materials should be avoided.

Spatial arrangements of the various units should meet standards of either a 3, 4, or 5-star hotel resort. It is important to add chalets to a resort since guests especially with families prefer to have a feel or a homely environment which a chalet easily captures.

Materials generally used should be durable in order not to increase maintenance cost in the future.

KNUST



CHAPTER FOUR

4.0.FINDINGS

The case studies of the African Royal Hotel and the Coconut Grove Beach Resort, provided information about the set-up of hotels in Ghana particularly those by the coast, the study on golf courses gave an idea about the area of land needed and its ancillary facilities. In view of this major points that were noted were these:

1. The location of the site was particularly important in defining the type of facility to be built and the clientele for the hotel.
2. The type of facility should be able to serve people without necessarily creating a clear cut selection of clients.
3. Guests of the facility should have their monies worth for eg in cases of resorts, guests would have to find means of relaxation at the establishment in addition to accommodation facilities, it should therefore have a multitude of activities to cater for the guests needs.
4. Materials particularly needed for buildings by the coast have to be weather resistant, should be durable and as much as possible the use of steel members should be avoided. The construction of the facility should have this particular aspect of design in mind due to the fact that maintenance costs will go up due to its location. Appliances and interior décor will also have to help in maintaining the beauty of the facility throughout the lifespan of the hotel.

4.1.0. SITE SELECTION

In a bid to design a waterfront facility, a location for the facility was thought about into detail considering the fact that its location will determine its clientele and the type of facility to be built.

4.1.1. Regional location and Justification

Based on studies carried out, a greater number of tourists were found to be visiting Accra, the nation's capital and later filtering through the other regions. Most business transactions took place in Accra, even though business transactions could take place in regions such as Ashanti, Central, Volta, Eastern and the emerging oil find in the Western region most people preferred to take vacations in areas close to their region of residence to save cost on travelling with families. A five star hotel was lacking on the coastal front of Accra, the only five star hotel being the Labadi Beach Hotel, wasn't enough to cater for times when visitors would come into the country for activities such as the African cup of nations, AU summit ECOWAS conferences etc.

In view of this two sites listed by the Ghana tourist board have been listed for development of a beach resort and it was out of these two that site analysis were made to pick the best option, these sites are:

1. CENTRAL ACCRA SITE
2. SAKUMONO -MIGHTY BEACH

4.2.0. CENTRAL ACCRA SITE

4.1.2. Location

On the main high street in Central Accra bounded by the Cultural Center on the west, the National lotteries across the street on the north and on the east by the old Reveira Restaurant and on the south by the Gulf of Guinea.



Fig 52 site plan of accra site.

A. Extent of site

B. Northern boundary: Ghana Lotteries

C. Western Boundary: National Cultural Centre

D. Eastern boundary :Old Revcira restaurant

E. Southern boundary: Gulf of Guinea

F. Accra High street

G. Kwame Nkrumah Mausoleum



Fig 53 Accra site



Fig 54.Southern boundary, the Gulf of Guinea



fig 55.Northern boundary, Ghana

Lotteries



Fig 56 Eastern Boundary: Old Reveira Restaurant
Mausoleum



fig 57 Kwame Nkrumah

The Accra site will be ideal for a business hotel due to its location. Its proximity to the Accra sports stadium, the Osu castle and National Cultural Center independence square and the core of Accra gives it a great location for a hotel which will be used by visitors to the country who want to either attend football matches, or national events.

4.2.2 Merits

1. Good site location, proximity to other establishments
2. It's in the heart of Accra , Service lines are already available
3. Cultural center is as its western boundary this will draw tourist to a large extent to the hotel
4. The site has a wide beach.

4.2.3 Demerits

1. The site is likely to be encroached by squatters and those selling in the cultural center
2. Site isn't large enough to cater for elements in my brief
3. Present traffic situation on high street will pose as a destruction for a serene environment

The Accra site has a lot of demerits as well as merits but based on the brief given by the client it was ideal to choose a bigger site which would be able to take all the facilities for the client.

4.3.0. SAKUMONO SITE- MIGHTY BEACH

4.3.1 LOCATION

The site is located on the Tema Beach road, it is bounded by the Maritime University on the East , the Gulf of Guinea on the south and across the road is Asaporochona Railway station and on east the land has not been developed.



Fig 58. Site plan of Sakumono site

- A. Site and the Naa Mokwe lagoon
- B. Fish market
- C. Asuoprochona railway station
- D. Maritime University
- E. Main Tema Beach road
- F. Sakumono township and Tema harbour

Fig 59. Vegetation covering the site



The Naa Mokwe lagoon



fig 60. It's wide beach

4.3.2.CONCLUSION

The various sites studied have been useful in concluding to the right type of facility needed for construction, the merits and demerits of each site has made it possible to carefully analyse which site would be useful and would bring out the best design especially for what

is needed to make a positive impact on the surrounding society as well as tourism on the whole. It is therefore safe to conclude that the Sakumono site- Mighty beach has all the factors needed to site a hotel resort of this caliber. Resort hotels often need to be large enough for effective marketing and to finance extensive recreational provision. The site is large enough to accommodate a hotel resort which will serve tourists visiting the country, its location will diversify the clientele: clientele will range from tourists, those visiting the harbour as well as the ordinary Ghanaian in need of a holiday, honeymoon or relaxation venue.

KNUST



- A 4-star hotel with guest rooms, spa, bar, restaurant, gift shop, conference facilities, banquet hall, swimming pool, a tennis court, a golf course.
- A 2-star hotel with guest rooms, spa, bar, restaurant, gift shop, conference facilities, banquet hall, swimming pool, a tennis court, a golf course.
- A 3-star hotel with guest rooms, spa, bar, restaurant, gift shop, conference facilities, banquet hall, swimming pool, a tennis court, a golf course.
- A 4-star hotel with guest rooms, spa, bar, restaurant, gift shop, conference facilities, banquet hall, swimming pool, a tennis court, a golf course.
- A 5-star hotel with guest rooms, spa, bar, restaurant, gift shop, conference facilities, banquet hall, swimming pool, a tennis court, a golf course.

5.0 DESIGN PHILOSOPHY AND CONCEPT

STRAIGHT IS THE LINE OF DUTY, CURVE IS THE LINE OF BEAUTY- HASSAN FATHI

Ocean currents are determined by the rotation of the earth, ocean currents vary in all areas due to the difference in location.

Tides are another part of ocean activity and are controlled by the earth's gravitational force, in view of this, there was a need to merge the activities of the coast to the form of the building, this is to create the impression that the building form is part of the surrounding environment.

By having the plan of the building so versatile, such that when going through the spaces, one feels a sense of fluidity and relaxation and this helps to ease one's mind.

In plan the form of the building will be such that it seems as if the reception is drawing guests and moving as in the manner in which the waves move over the shoreline.

5.1. BRIEF DEVELOPMENT

Clients brief

Based on the site location its size and extent the client came up with this brief

- A 5-star hotel resort-guest rooms, unisex salon, forex bureau, gift shop, conference facilities, banquet hall, restaurants, a clinic pent houses
- chalets
- Car park to park 200 cars
- A golf course

- Quay
- Pool
- Spaces for various sports i.e tennis, basketball, beach volley etc

5.2 ACCOMMODATION SCHEDULE

Requirements for a 5-star hotel

Minimum height of ceiling for entrance- 2.5 m

Minimum height of ceiling of guests rooms	- 2.8m
Total area for single rooms	- 18 square meters
Total area for double rooms	- 20 square meters

5% of total capacity of hotel to be made into 1-2 room suites of inter-connection guestrooms which can converted into suites or apartments.

5% of guestrooms shall be fitted for the physically challenged

Bathroom excluding wc	- 5 square meters
Water closet	- 3 square meters
Public areas	
First ten guestrooms	- 35 square meters
11- 20 guestrooms addition to the floor area indicated above	- 1 square meter in
Minimum floor area of lobby or lounge	- 150 square meters
Total area needed for an 18- hole golf course	- 55-60 hectares

5.3 CONCEPTUAL PLANNING

The nature of the site together with the position of the Naa Mokwe lagoon created the bases for the exact location of the hotel building, and other ancillary facilities.

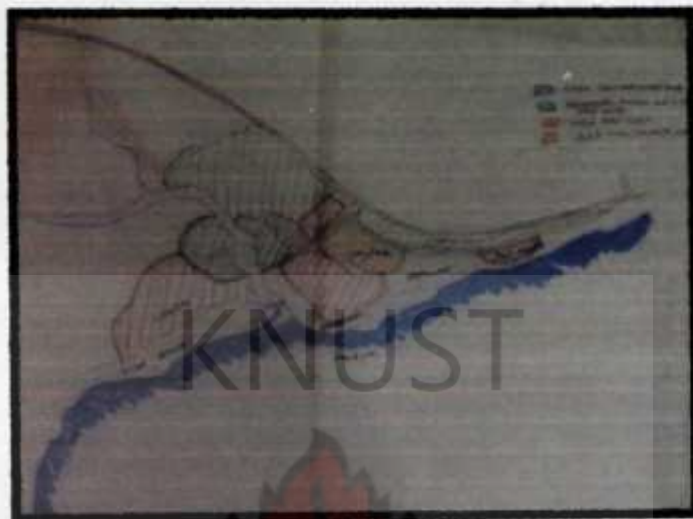


Fig 61. Conceptual 1

In zoning the site care was taken to utilize the parts of the site so as to make sure accommodation areas have unobstructed views of the ocean. Chalet areas were critical in siting them close to the shore to allow free and easy movement to the beaches. In considering the arrangement of facilities on the site it was important to locate the main building on the north-eastern sides and the chalet areas along the clear path of the beach and around the lagoon, the golf course area was sited at the north-western side of the site.



Fig 64 conceptual 3

The gradual design process evolved with locating the hotel building between the lagoon and the sea to allow the guest rooms have visual contact with them both. The building with circular niches created an opportunity to fit some circular forms such as a pool, the restaurant into these niches to add to the design

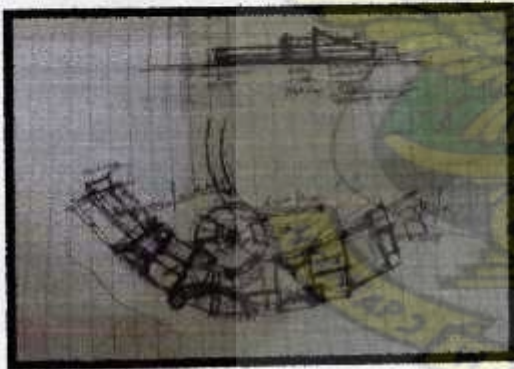


Fig 65. Conceptual 4

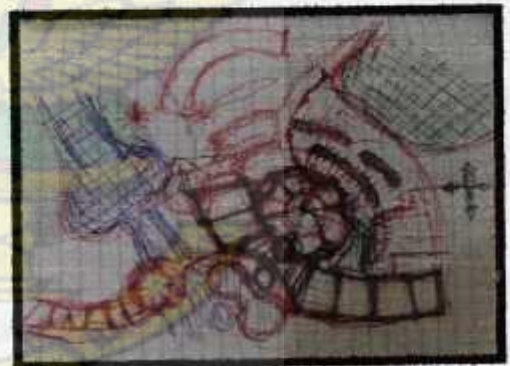


fig 66 conceptual 5

The overall form of the building was such that it was important to merge the welcoming crowd in the environment that would embrace as well as show off the scene of the ocean.

It was found necessary to open up the lagoon to allow create a marina and allow some form of water sports on the lagoon and therefore create some means of recreation to add to the whole establishment.



Fig 67 conceptual 6

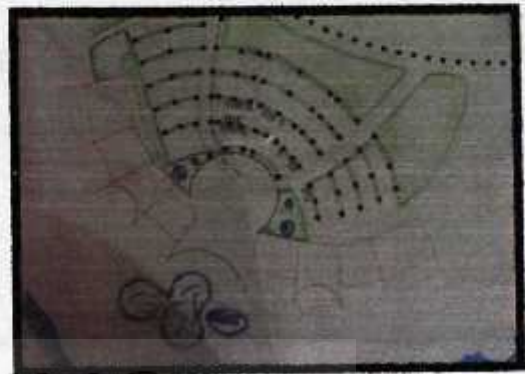


fig 68 conceptual 7

5.4.Developed Brief

1. Accommodation- hotel rooms, suites, chalets
2. Main hotel building

Ground floor: main hotel lobby- reception desk, cocktail lounge, manager's office, concierge's room, luggage room, gift shop, conference area- three conference rooms with holding capacity of 72, 91 and 91 respectively, a business center, a clinic, a banquet hall with a pantry, storage and audio room, an open terrace restaurant, service area-kitchen, food and beverage department, storage, changing rooms, laundry, maintenance section and bulk breaking area.

First floor: restaurant, customer relations department, surveillance room, single room, double rooms, family rooms and family suites.

Second floor: single rooms, double rooms, family rooms and family suites

Third floor: presidential suites and family suites.

3. Ancillary facilities: marina- ticketing booth, life guard room, storage, maintenance section., golf club- golf course with rest-stops, golf clubhouse.

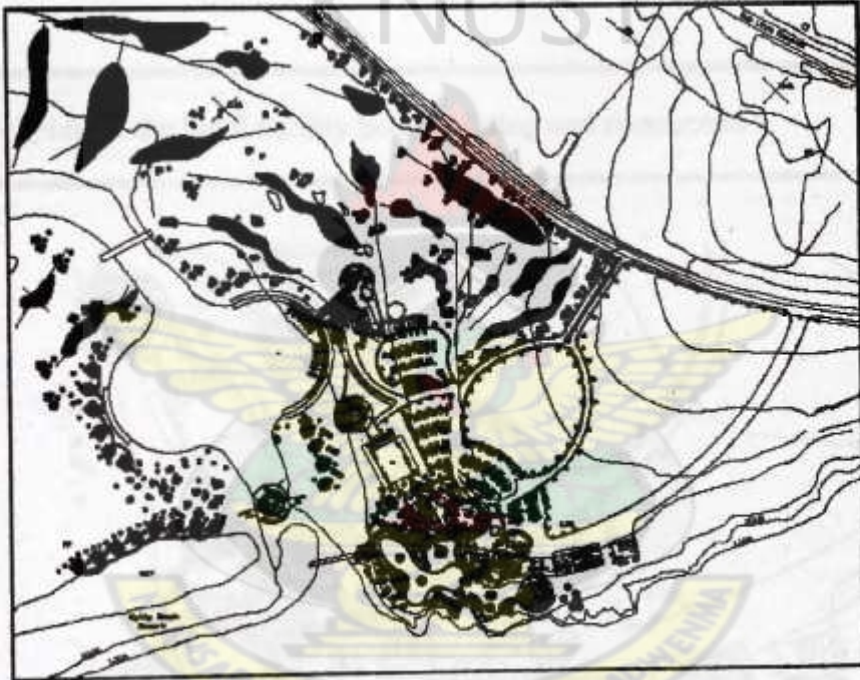


Fig 69. The general layout of the whole site.

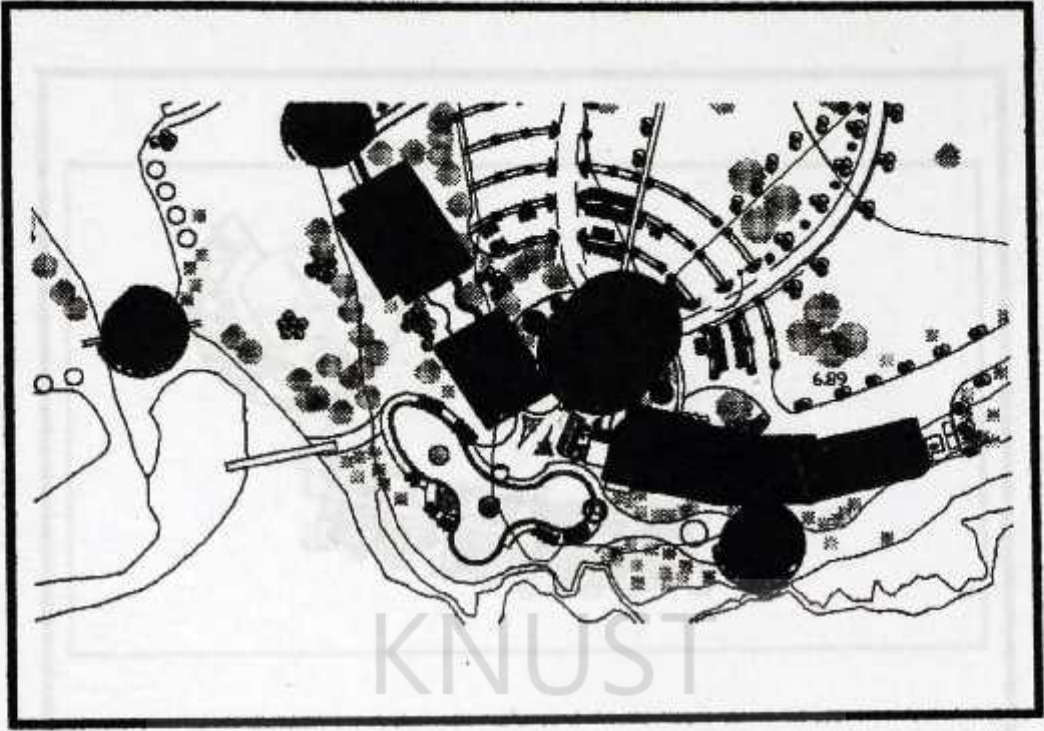


Fig 70. Blockplan of the hotel facility hotel building and restaurants



Fig 71. Ground floor plan of the hotel building and restaurants

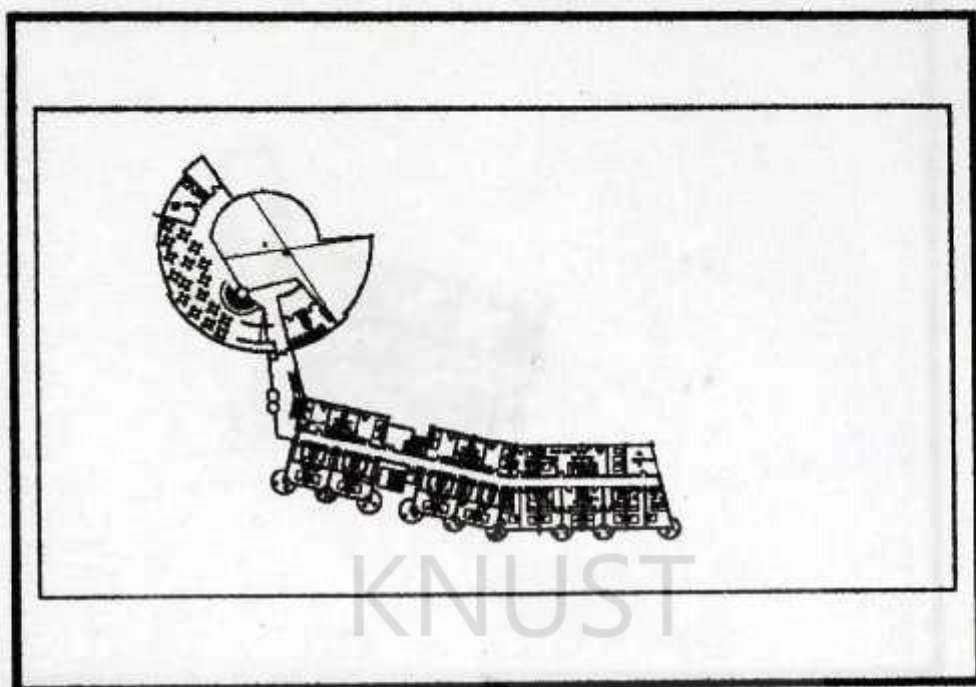


Fig 72.First floor plan



Fig 73.Ground floor plan

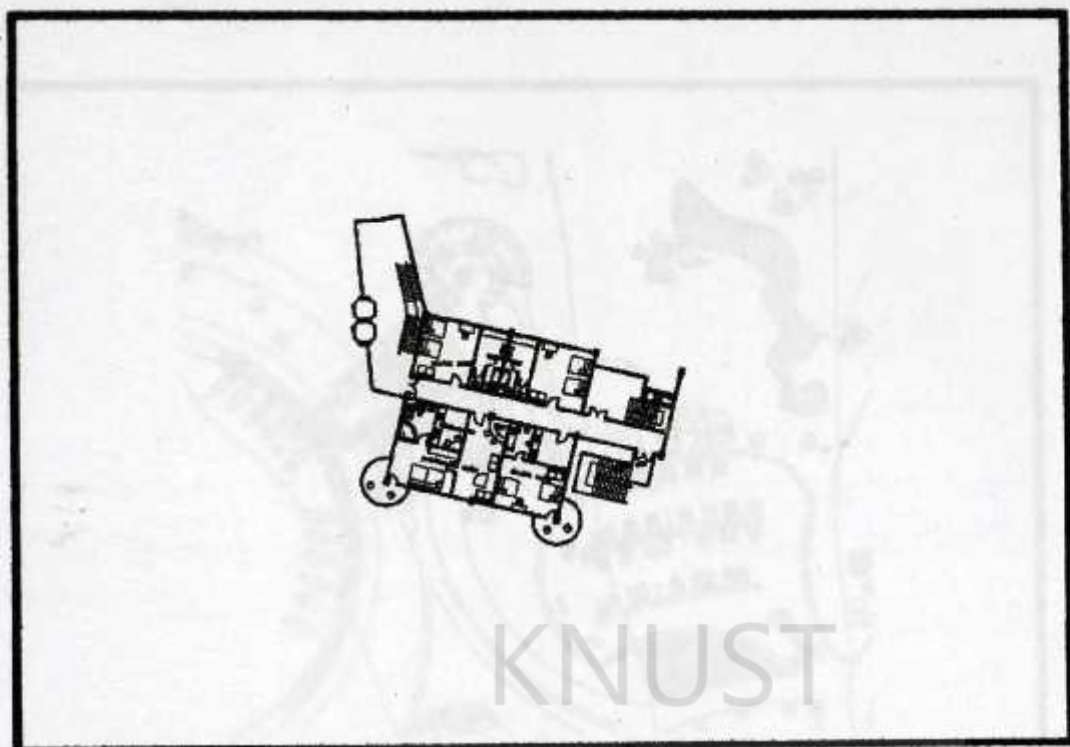


Fig 74. Presidential suite and family suites on the fourth floor.



Fig 75 The eighteen hole golf course with its clubhouse overlooking the golf course and rest-stops.

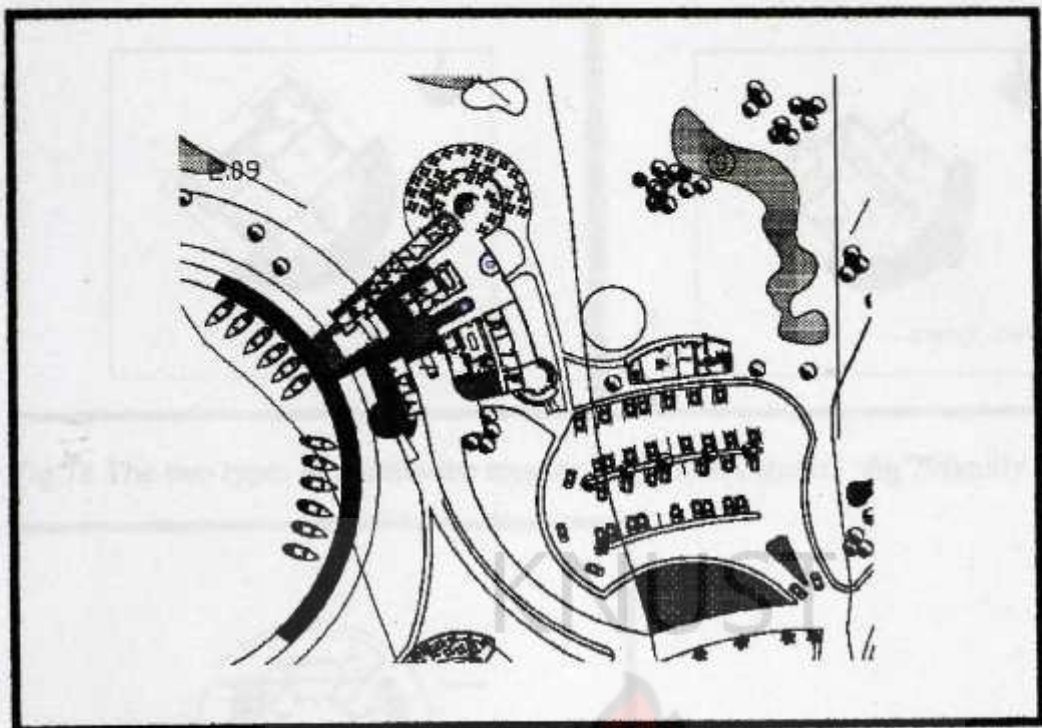


Fig 76. The golf course and the marina area with its washroom facilities have been merged, it has a car park which seeks to serve these two recreational areas.



Fig 77. The figure above shows the chalet area around the beach area chalets and the lagoon area chalets

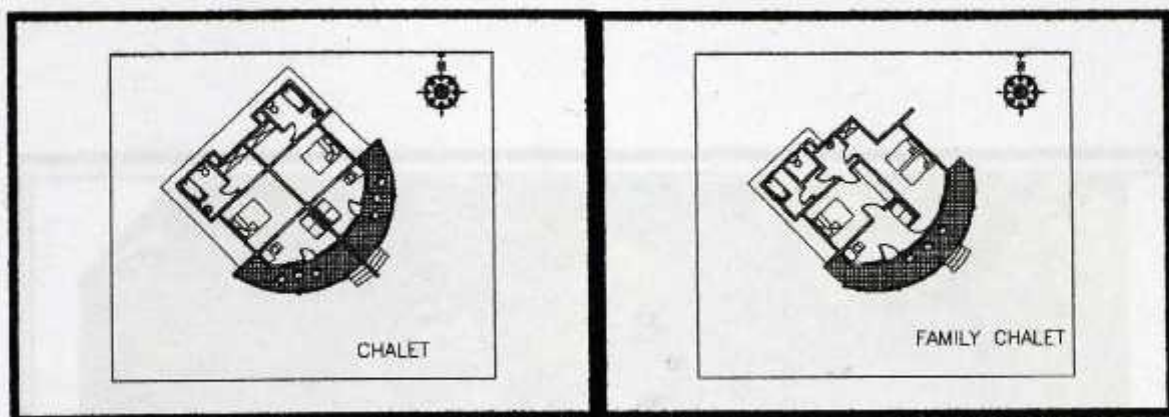


Fig 78 The two types of chalets the regular single room chalet fig 79 family chalet

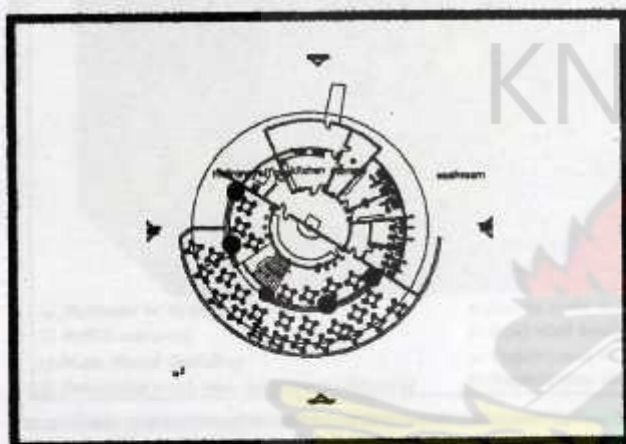


fig 80 ground floor plan of restaurant



fig 81. south elevation of restaurant



Fig 82. Block plan of the site 2



Fig83.lagoon view



Fig 84 South western view showing pool area



Fig 85. Main entrance of the hotel building with conference unit and its car park.



Fig 86 South eastern view with open terrace restaurant.



Fig. 87. Chalet area

5.5. Costing

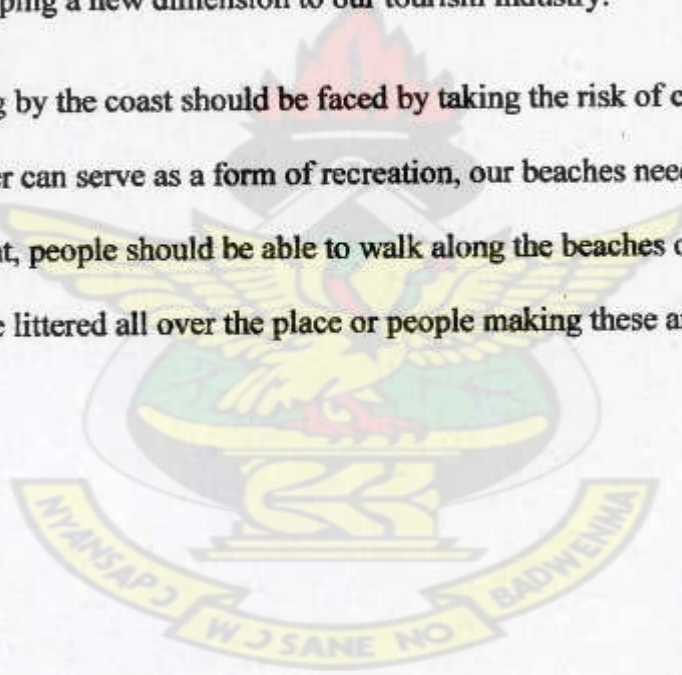
The total land area is about 322712. 11 square meters approximately 80 acres.

Taking the average cost of a square meter of space, in that location with appropriate finishes for a five star hotel will cost 5,000,000 cedis. Therefore for the total area of land to be developed will be 484068000000 cedis.

5.6 Conclusion

There are so many reasons why Ghana can be a promising tourists destination. The various sites that can lead a tourist to the country are in abundance. It is widely claimed that Ghana is by far one of the most hospitable countries in the sub-Saharan region, it is important to harness this great asset that the country has. To have a coastline of about 520 km stretching across with a few castles forts and resorts along it is no mean achievement it gives a great potential for developing a new dimension to our tourism industry.

The fear of building by the coast should be faced by taking the risk of constructing these establishment, water can serve as a form of recreation, our beaches need to see a greater degree of upliftment, people should be able to walk along the beaches of Accra without seeing plastic waste littered all over the place or people making these areas their places of convenience.



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