

## Hospitality buildings

### - historical overview

antique times: pandocheion /Greece/, xenodochium, mansio /Rome/  
medieval inns, caravansaries  
appearance of first hotel buildings  
town hotels /next to railway stations/  
tour/resort hotels  
cure-hotels  
“hotel industry”  
mega-hotels  
holiday hotels  
conference hotels  
activity hotels  
spa hotels  
wine hotels, etc.

- motivations on traveling
- division on hosting and healthcare functions
- development on common spaces /hall, saloon, assembly room, library, theatre, auditorium, showroom etc./
- development on moving methods and vehicles/on foot; horse/camel/donkey; ship; coach; railway; car; airplane; spaceship/
- location of accommodation buildings /inside settlements, along highway service stations, curing resorts, in holiday resorts, in landscape, etc./
- development on services /laundry, telecommunication, bathing establishment, spa, medical care, hairdresser, entertainment, conference, event etc./
- development on comfort /lavatories, plumbing, heating, ventilation etc./
- hotel life as lifestyle

### - kinds of hospitality buildings

accommodation buildings

- camps
- motels
- caravansary
- hotels
- hostels
- specials
  - elderly homes
  - care-taking homes
  - nurse homes
  - homes for unsheltered/refugees/unmarried/divorced
  - prisons
  - military bases

restaurants, cafes, confectioneries

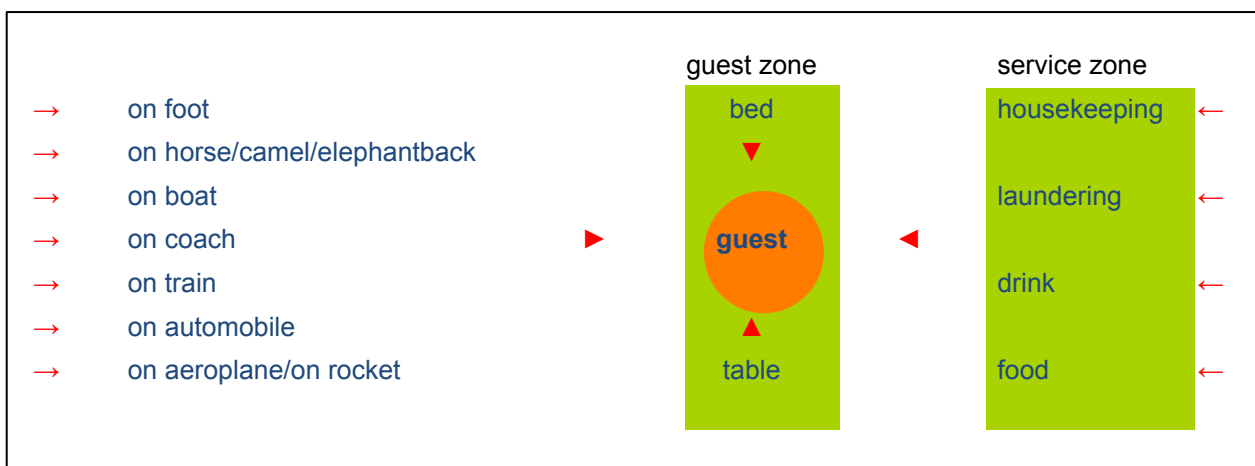
**- kind of spaces and space structures**

- small /guest room, bathroom etc./
- mid /lobby, hall, lounge etc./
- large (restaurant, ballroom, conference room, swimming pool etc./
- guest zone/service zone
- internal spaces
- external spaces/welcome platform, terrace, pool, garden, loggia etc./
- private/common
- horizontal/vertical organisation
- two tract /or side corridor/
- three tract /or mid corridor/
- five tract /or mid core/
- round corridor
- inner court/atrium
- mixed

**- hotel economics**

- Return is based on
- investment /land+construction+furnishment/
  - preopening costs/it means a cca. six month long period/
  - operation costs

Diagram 1. operation of a hotel building



## - basic planning theories

### Back of the house/service zone

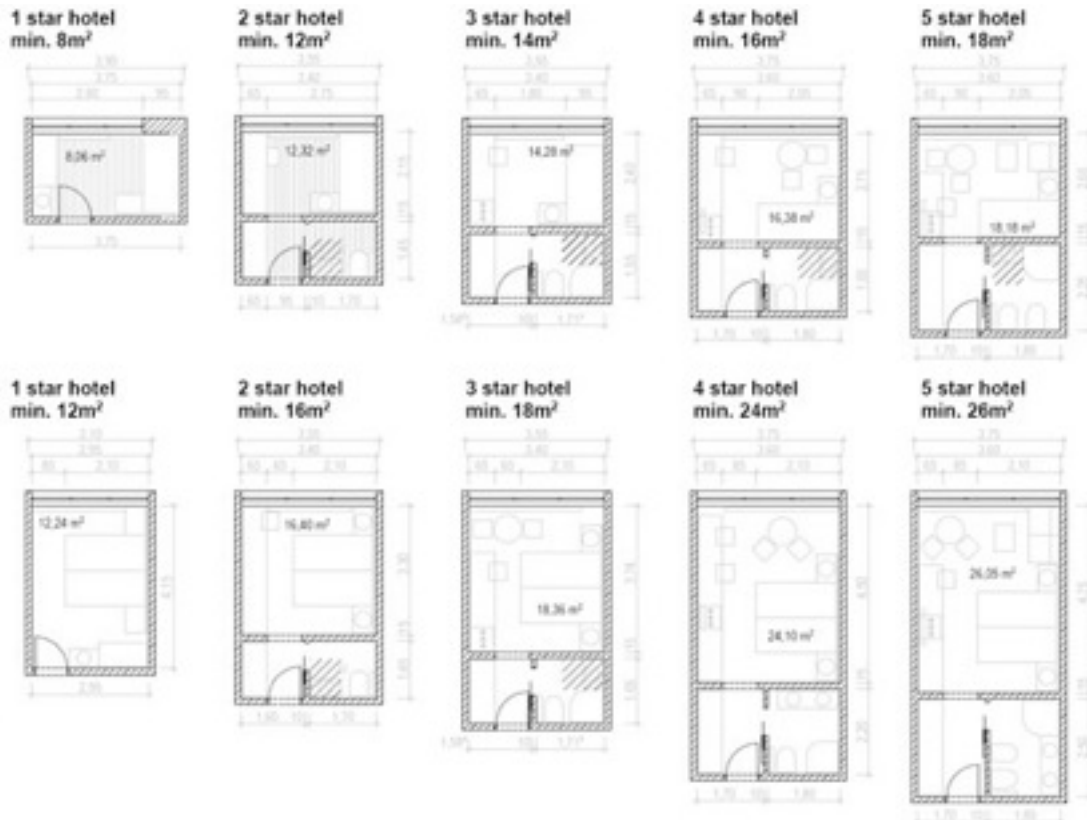
- laundry facilities
- house keeping department /staffs changing and resting room, storages; 12-15 guest rooms/1 maid
- food and beverage services /loading and control area, chef's office, storages, preparing, cooking and service rooms etc./
- mechanical spaces /metering, water supply, waste water cleaners; fire extinguish water system, heating, cooling and warm water supply, ventilation, electrical supply/
- circulation spaces /corridors, stairs, elevators/
- vehicle storages
- special spaces /horse stables etc./

### Front of the house/guest zone

- welcome area
- guest registration and reception /first impressions, size, materials, spatial orientation/
- advance reservation
- mail and keys
- cashier/connects to book keeping; safe deposit/
- administrative area/manager, secretary,administration etc./
- restaurant facilities:bar, cafe/breakfast and launch room/, restaurant/moves toward specialities in food, decor and location/, cocktail lounge /close to dining/, night club/changing room+orchestra/
- lobbies/size is to carefully selected due to actual demand; sets the mood of the hotel; luggage storage/
- toilet area
- vertical circulation spaces:stairs and elevators/must be well located;transitional space between common and private sphere/
- guest floor corridors /more than a circulation space:dimension, mood, materials, lighting etc/
- guest rooms /the final product to be sold: mood, comfort, convenient size, materials, furniture and fixtures, special mechanical, lighting and acoustical requirements/
- guest bathrooms /materials, furniture and fixtures, special mechanical, lighting and acoustic requirements/
- guest room closets/for cloths, luggages and packages/
- guest-floor service spaces /storage for linen and bedclothes; for room service carts, for cleaning equipments/
- banqueting facilities: meeting, luncheon, dining, banquet /flexibility, connection to the kitchen, sound insulation and acoustical requirements, fix or flexible equipments/
- recreational facilities

### Free accessibility

area and furniture requirements of guest rooms



- samples

- Jose Fernando Goncalves: Extension of a touristhotel, Oliveira do Douro, 1998-2001
- Gerhard Hörburger: Silverettahaus, touristhotel, Bielerhöhe, Austria, 1993
- Joao Favila Menezes, Teresa Goes Ferreira, Luis Filipe Rosario: Motel, Madeira, 1994-1998
- Eduardo Souto de Moura: Hotel in Santa Maria do Bouro, Bouro, 1997.
- Kerry Hill: Hotel, Langkawi, Malaysia, 1993
- Elena és Alois Neururer: Hotel ansamble, Mandarfen, Tirol, Austria, 1993
- Arrak architect office (Hannu Kiiskila): Touristcenter, Rovaniemi, Finland 1990
- Niko Sirola: Carbon - cafe pavilion, Helsinki
- Kazuyo Sejima, Ryue Nishizawa: Park Café, Koga, Ibaraki, Japan 1998
- Joao Mendes Ribeiro: Teehouse, Montemor-o-Velho, Portugal, 1997-2000
- Cristina Guedes, Francisco Vieira de Campos: Cafe do Cais, Porto, Portugal, 2001
- Shigeru Ban Architects: Glass Shutter Studio, Tokyo, Japan, 2002
- Alvaro Siza: Boa Nova restaurant, Leca de Palmeira, Portugal, 1991
- RCR Arquitectes (Rafael Aranda, Carme Pigem, Ramon Vilalta): Les Cols -restaurant, Olot, Girona, 2003
- Guilherme Páris Cuoto: floating restaurant, Porto, Portugal 2000