

# DEVELOPMENT OF A FIVE STAR HOTEL AT CHITTAGONG



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## **ABSTRACT**

The core idea of this project is to design different types of spaces which will give the accommodation facilities side by side it will give the mental satisfaction of its users. Tourist and local people will get the five star standard facilities from this hotel and they will experience the nature more closely from both inside and outside of the hotel. People will enjoy the natural light from different spaces like atrium, extended terrace, balcony and other spaces of the hotel. Again, tourist will get the essence of natural beauty from the elongated side of the hotel. The green vista from both side north and south will soothe the body and mind of the tourist. Different types of factors like light, green vista, height and sound will give a soothing experience to the tourist and the local people. Tourist will find this hotel not only as a hotel but also as a healing space where they can find peace and calmness in the middle of the chaotic city.

## **ACKNOWLEDGEMENTS**

In the beginning of the project it was difficult for me to handle the complexity of the project. There was lots of confusions and problems about the functional arrangement of the project but day by day each and every difficulties were handled very sensitively. This project has created lots of opportunity to learn how to handle a functional project with the proper arrangement. The overall journey also gave me a proper learning, how to handle a functional project with maturity. Time management was an important issue behind this project. So, I would like to thank my studio teachers (Fuad Hassan Mallick, Iftekhhar Ahmed, Abul Fazal Mahmudun Nobil) for their patience, continuous support and encouragement. Side by side I am also very grateful to my friends Shkhawat Rahat, Sania Sultana and Akif Akash for their help.

# **CHAPTER 1: INTRODUCTION**

1.1 Project Specification

1.2 Project Brief & Background

1.3 Aims & Objectives of the Project

1.4 Client's Given Program

## **1.1 Project Specifications:**

Name: Development of a Five Star Hotel

Location: Zakir Hossen Road in Chittagong

Area: 4.14 acres

Client: Bangladesh Railway

## **1.2 Project Brief & Background**

In the modern world, tourism is one of the fastest growing industries. Tourism can enrich the economy of a country and many countries depend on this industry as the main source to their economy. Bangladesh has an opportunity to earn a lot from the tourism industry due to our rich tourist attractions. There are not enough hotels to fulfill demands of the growing number of guest in Bangladesh. It is not long time ago that tourism industry in Bangladesh was dependent on the public sector investment and private sector was not so eager to invest in this sector. Now few private sectors have come forward to invest in this sector to build international luxury chain of hotels to draw the attention of the growing number of business tourists to Bangladesh. According to the Global Finance magazine our country's gross domestic product (GDP) growing at about 7.30 percent a year for the past ten years which shows the growth in economic condition here. In our country Chittagong is the second largest commercial hub because it's significant and vibrant economic activities. Another notable issue is that there is only one active port in our country, which is Chittagong and it accounts for most of the local



and international trading activities of the country. On the other hand, there is an international cricket stadium. For this reason not only cricketers but also cricket tourist visiting here. But the main problem is that there are only 5-6 good standard hotels. But the accommodation rate of those hotels is too high. Bangladesh Railway has decided to develop a 5-star hotel in its unused land at Zakir Hossen Road at Chittagong to fulfill the needs of this lively and growing city. So there is a proposal of Bangladesh Railway that the project will be implemented on PPP basis. The particular focus on this establishment as a 5-star standard hotel is to build a friendly environment. Bangladesh railway has marked an area in Khulshi which is one of the most commercially vibrant area in Chittagong.

### **1.3 Aims & Objectives of the Project**

Chittagong is full of natural beauties. There we can find hills, ocean, forest, river etc. It is conjointly the land of archaeological sites, cultural, ecological, tourism products to draw the attention of the tourist. In the modern world tourism is the largest and fast growing trade and it is considered as one of the valuable economic boost for the developing country. It can certainly play a very important role in our country's economy. However, in

Our country this industry fails to achieve its destination for insufficient investments, marketing practices etc.

- The aim of the project is to provide an international standard five star hotel facility for the tourism and business travelers.
- In this project it will be ensured that all the aspects are going to follow by international standards.
- To construct a landmark structure and increase the surrounding development of the city.
- There are many travelers around the world, so this project is an opportunity to draw their attention and change their conception about our country.
- Tourism offers more opportunities about employment. Because of vast population in our country, unemployment has become acute day by day. The economy of Bangladesh is labor intensive and it is necessary to create more working opportunities. So, I hope, this will surely be a bit helpful to the unemployment problem.
- Maximization of commercial viability.
- Development of world class hospitality facilities in Chittagong.
- Favorable impact on the local community.
- To increase the revenue earning potential of public and private sectors.

#### **1.4 Client's Given Program**

The program list was given by the client Bangladesh Railway. The hotel will be designed according to five star standards complementing the programs given by the client.

- a. Reception, front office, lounge and 15 souvenir shops.
- b. 200 air conditioned rooms with a minimum of 15 suite rooms.
- c. There will be two separate restaurants with five star standards. Seating capacity of 200 of each restaurants. A small coffee shop.
- d. A fully air conditioned large banquet hall with a capacity of 500 seats.
- e. Consisting of a gym, a massage parlor and a spa
- f. A quality swimming pool inside and outside along with a five star standard bar.
- g. Consists of 100 seat conference hall, office lobby and rooms, and meeting rooms.
- h. Exhibition hall is needed for serving exhibitions. It should be designed carefully by the quality of space, lighting, and accessibility.
- i. Shopping facilities
- j. Parking

## **CHAPTER 2: LITERATURE REVIEW**

2.1 Current Situation of Tourism in Bangladesh

2.2 Chittagong as a Tourist and Commercial Hub

2.3 Current Situation of Tourist Accommodation in Chittagong

2.4 Standards of Five Star Hotel

## 2.1 Current Situation of Tourism in Bangladesh

Bangladesh is located between India and Myanmar with Bay of Bengal on the south. As a major tourist hubs of Asia, Bangladesh herself is blessed with some major tourist spots like largest sea beach in the world, the lush green mangrove forest of Sundarbans and many other heritage sites. Bangladesh has a total area of 147,575 sq. km.

Bangladesh is a small country of south Asia but it has a population of about 150 million. The population of Bangladesh is growing at 1.7% per year. For this reason Bangladesh has become one of the most densely populated countries in the world.

Bangladesh has huge scope in tourism and most important thing is that tourism being one of the fastest growing industries in present world. But due to a lot of reasons tourism industry is not up to the mark and is not working to its full potential for us. Now, Tourism organization - Bangladesh Parjatan Corporation (BPC) is doing well in terms of profit and it is controlled by government. In the year 2008-2009 it faced huge lose because of proper maintenance and the amount was 194 lac taka. After that tourism organization took proper steps to improve the situation and day by day it started to make profit. In the year 2009-2010, the profit was 23.41 lac taka. Within 3-4 years the profit has consistently increased to 612.33 lac taka in 2012-2013. After calculating total income and total expense, the profit has conducted. This total income and total expenditure in 2008 were 3598.6 and in 2009 it were 3792.35 lac taka separately. So it is visible that the improvement is there and the amount of profit has risen to 7168.33 lac taka and 6556 lac taka respectively in 2012-2013 (Roy, 2015).

If we see the World Economic Forum considering travel and tourism possession, Bangladesh placed 123rd globally and 25th in Asia. Bangladesh tourism industry has

the plan to contribute in overall GDP. So Bangladesh parjatan Corporation is trying to develop a plan of Bangladesh (2010-2021) as an eye-catching tourist destination in Asia. After calculating total income and total expenditure in tourism, the World Travel and Tourism Council has projected that by 2024, our tourism industry will contribute 4.7% to Bangladesh's GDP.

Recently, Bangladesh has improved the transportation, accommodation and other required facilities and also controlled some limitations to give the comfortable environment for the foreign visitors. In Bangladesh there are some unique and eye-catching places like Cox's Bazar, kuakata, Patenga, Teknaf, Mohashtangarh, Pharapur, Tetulia, etc. Not only foreign tourist but also local people are visiting these well-known and eye-catching places. The local people who live in abroad, they pay a visit in Bangladesh not only to meet their family members but also to experiences these natural beauty of our country. For this reason these visitors need comfortable accommodation facilities to lead their holiday properly. But, the demand of the quality hotel rooms side by side restaurants are not enough to meet their desire taste and every budget successfully (Hossain, 2006).

## **2.2 Chittagong as a Tourist and Commercial Hub**

In Bangladesh, Chittagong is the second largest city and there is only active seaport, which play a vital role to boost the commercial activity of Bangladesh. In Chittagong, we can see the busy commercial activity and besides these the city and its surroundings

offer some eye-catching natural beauties like Patenga Beach, Foy's Lake, Chittagong Hill Tracts, etc. In Chittagong, people can know about the history and culture of Bangladesh because here people can pay a visit to some enlightened museums and landmarks which preserve the history and culture of Bangladesh, like the Chittagong Ethnological Museum, Shaheed Zia Memorial Complex, the WWII Cemetery and Circuit House.

If the tourist pay a visit to the Ethnological Museum, then they will know about the multi-ethnic society of Chittagong. Again if any foreigner or local people want to take a step for documenting the history of the region, this museum will help them to record events and it is really great for future generations. In Chittagong, there are few picnic spots and Foy's Lake is one of them. Foy's lake is popular as a picnic spot among local people and visitors alike. This lake is man-made and was created in 1924. It is named after one of the British engineer who did the design of the lake. This amusement park at the lake offers some interesting facilities to increase the fun and excitement for the visitors. Again, if the visitors want to spend some refreshing moments, then they have the opportunity to take a boat ride on the lake. By having this boat ride they can enjoy the beauty of the surroundings.

### **2.3 Current Situation of Tourist Accommodation in Chittagong**

Chittagong is famous for its natural beauties. People visit here from abroad and various places from Bangladesh not only for experiencing these beauties but also some other reasons like business purpose. Another important key issue is that there is an

international Cricket Stadium which name is Zahur Ahmed Chowdhury Stadium. For this reason, when Bangladesh is hosting any tri-series or big tournament like ODI World Cup or T20 World Cup, there is an immense pressure of visitors and cricket fans. In Dhaka, there are some quality hotels are there to cope up with this situation. Among them there are 3-4 Five Star Hotels are there to give the players and visitors a comfortable and luxury environment. But, in Chittagong there is only one Five Star Hotel (Radisson Blu Hotel, Chittagong), which provide quality accommodation and services. Other than that there are few hotels are there but they do not maintain any star rating system. So it is difficult to provide quality services in Chittagong when there is a pressure of business tourist, cricketers, cricket fans and local visitors. For this Reason, Bangladesh Railway Ministry decided to build a Five Star Hotel in its unused land at Zakir Hossen Road at Chittagong.

#### **2.4 Standards of Five Star Hotel**

There is no specific rating system is maintained by hotels. For this reason people have a confusion about the rating system used by the hotels and the most important thing is that it varies from country to country. There are some key issues like food, hospitality, specialties and services, these are important to maintain the standard of the hotel. Then a small hotel can provide quality services with hospitality and proper maintenance, where people can find comfortable environment. Again, it is little bit challenging in the big hotel to maintain all the necessities, because in a big hotel, there is need of skilled staffs and they need proper training to handle these services. In a four star hotel people expect proper and efficient services with skilled staff. Finally when it comes to a five star hotel,



people expect more than the average service. They expect luxury and excellent environment side by side the international recognition as five star hotel by visitors from all over the world. (Hotel Accommodation Quality Standards, 2011).

In Italy, all the hotels maintain extremely detailed regulations like a small spare roll of lavatory papers to other major services. In Italy, all the three stars hotels provide 24 hours services but there is no indication about the quality of the service has to be.

In Spain, the classification and the priorities are little more different than the other countries. There is a demand of big room and quality services in Spain. One important thing is that the comparison between Spain and France with a double room in a three star hotel, that is fifty percent bigger in Spain than the French style. Again, it is a notable issue that in all state of Spain, rules and regulation and services varies from hotel to hotel, but they maintain a minimum standard in all places.

In the UK, hotel management system was little bit confusing before 2006. After that they worked in this sector to improve by recovering the confusion in the management by introducing one system that works very well. Now England, Northern Ireland, Scotland, Wales started to follow this system. Again these country took a decision like that all facilities of the hotels will be same in line with its star ratings. After following the same criteria in all hotels in line with its star rating, they started to get the good response from the visitors and it helps the hotel management to get a motivation to improve the better environment and the services.

According to the 'Hotel Accommodation Quality Standards' from the tourism board of England, 'Visit England' the minimum requirements of a five star hotel are:

- In a Five-star hotel it is mandatory that it must be open seven days a week. And this will be maintained all year around.

- In a Five-star hotel they must provide advanced services like valet parking, proactive attentive table service in bars and lounges and at breakfast, escort to the bedrooms, 24-

hour reception, 24-hour room service, full afternoon tea. In a four star hotel these services can be available but it is not mandatory to provide.

- In a Five-Star hotel there should be various types of restaurants. But the accessibility will be different. There must have one quality restaurant for residents and nonresidents. And it must open seven days a week.

- In a Five-star hotel 80% bathrooms must have WC, and thermostatically controlled showers, in each and every rooms. There is a flexibility with 20% of the rooms can have shower-only facilities if there is any changes of room size or services.

- Five-star hotels must have additional facilities like Gym, Saloon, secondary dining, leisure, business center, and spa.

- In a Five-star hotel there must have the ratio of permanent luxury suites. In this premium suites there should be three separate rooms with well-furnished arrangement like – bedroom, lounge and bathroom.

- Five-star hotels will provide the services more than the average. There should be intelligent, well-trained and dedicated staffs for quality services. Guest will feel the

luxury and the extra customer care. Every service must have the perfection with the detail.

- In a Five-Star hotel the service should be in advance. It is expected that in a three star or four-star hotels, the service will come as the need basis of the guests.(e.g., After reaching the guest hotel staff of a five-star hotel will take control of luggage and the staff will deliver the luggage in bedroom.
- In a five-star hotel the staffs have to enough knowledgeable in every sectors which are related to the customer services. Again, the staffs have to be professional and expert with proper training to maintain the bar, reception and other departments.
- In a Five-Star hotel the ratio of the staffs and guests would be different from three or four star hotels. In a four star hotel there can be one staff for two guests. But when it comes to five star hotel the service must be better than the others hotel. It could be two staff members to one guest.
- In most five-star there should be renowned chef who has achieved accolades ranging from Rosettes to Michelin stars. It is a basic requirements of a five star hotel to give the guest a pleasing food experience.
- In a five-star hotel it should provide the generous personal space in a public areas. Not only in the rooms but also in the public spaces, Wi-Fi connection should be available.

The proposed Five Star Hotel at Zakir Hossen Road is not only a hotel. There is a plan to focus on three important aspects. Like a mixed functional project it also focused on the Hospitality, diversity of the country and the cultural wealth.

## **CHAPTER 3: SITE AND CONTEXT ANALYSIS**

3.1 Site Location

3.2 Photographs of the Site

3.3 Site Surroundings and Context Analysis

3.4 Climatic Condition of the Site

### 3.1 Site Location

Bangladesh Railway have decided to build a five star hotel in their unused land. This five star hotel will make the kulshi area more lively to the local people side by side the foreign people. The total land area is 4.14 acres. There are lot of activities people can find in the site. Most of the site is like the flat land. But in the middle there is place which is like ups and down. In the site most of the place are open, but there are few temporary structures. In the morning at 7.00 am there is a different scenario like women use to go to work. Most of them are involved in the garment sectors. There is also transportation system for the garment workers. Again, 8am-9am there is the gathering of students. There are lot of green space in the site and the establishment of the five star hotel will make this place more valuable.

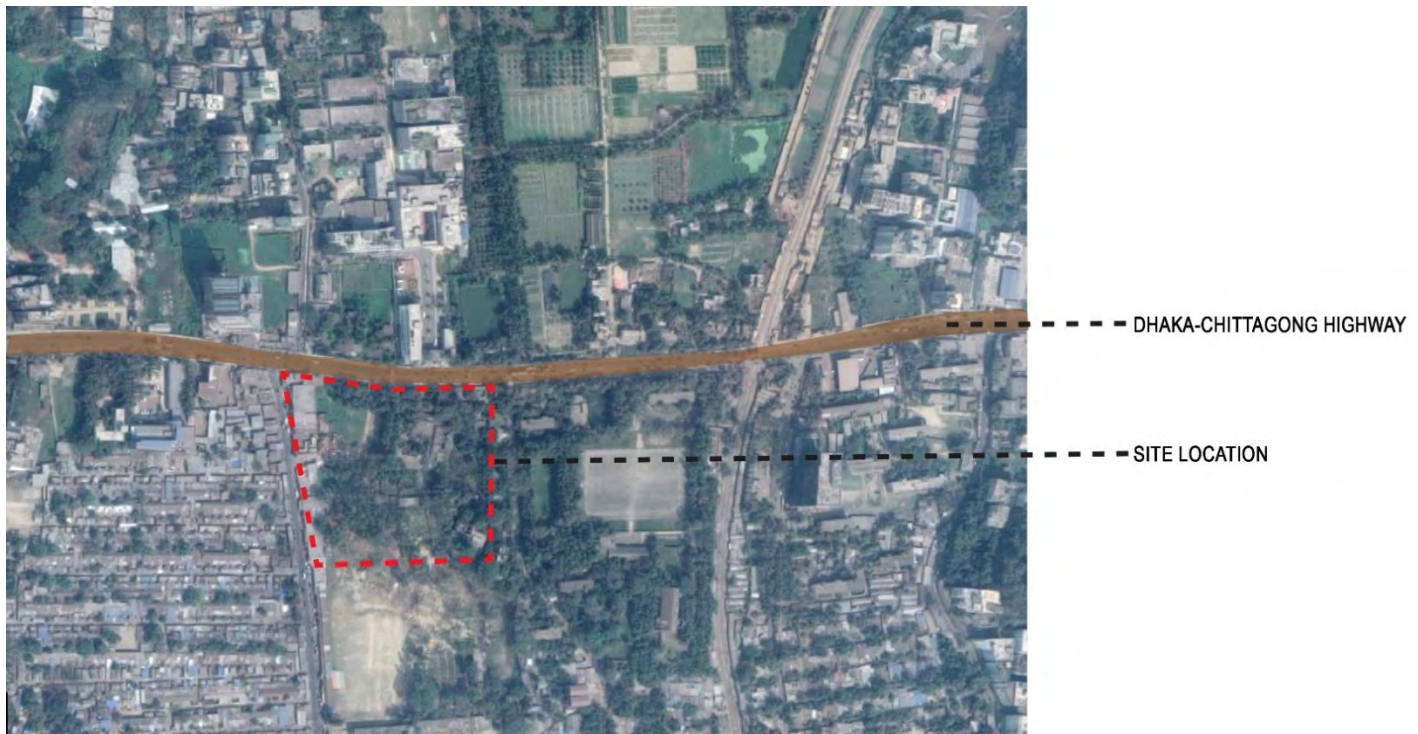


Figure 3.1: Existing site location (source: google earth)

### 3.2 Photographs of the Site

The existing land is unused for a long time. Most of the land are open and there are few temporary structure. There is an office of BTCL, besides the site. In the site there is a garage of rickshaw and also a workshop of a cars. In the open space they use to wash the cars there and sometimes BTCL use this place for different purpose. Again, local people sometimes use to play there but it is a true fact that there is a no proper use of land. So, it is important to use this place to achieve the value of this land. For this reason, Bangladesh Railway have decided to build a five a star hotel on PPP basis.



Figure 3.2: Existing Site and Road Network (source: author)



### 3.3 Site Surroundings and Context Analysis

The location of the site is a very important matter. BR has a land all over the Bangladesh. But most of the land is unused. So like all the place, there is a land in kulshi at Chittagong which is unused for a long time. At this time BR decided to build a luxury five star hotel to its unused land. In the north of the site there is Chittagong Veterinary and Animal Science University and Chittagong Agriculture University. Then in the West site, there is a large low income community. Actually this low income community serve the kulshi area and other high and middle income places.



Figure 3.3: Wireless colony (source: author)

Again in the east there is a T & T Colony and Railway Polish Station. In the South there is Jhaurtala High School and Pahatali University College. Besides these there are lot of green and open space there. Green space like grass and trees are available in the site. Those are helpful not only for our health but also other factors like it reduce the sound pollution and it gives the eye soothing natural space. BR noticed that every year people come Chittagong for different purpose. People visit every year to see the natural beauties of the Chittagong and through all the year business activities are going on



there. So there is enough strong reason to need of a five star hotel to attract the local and foreign people.

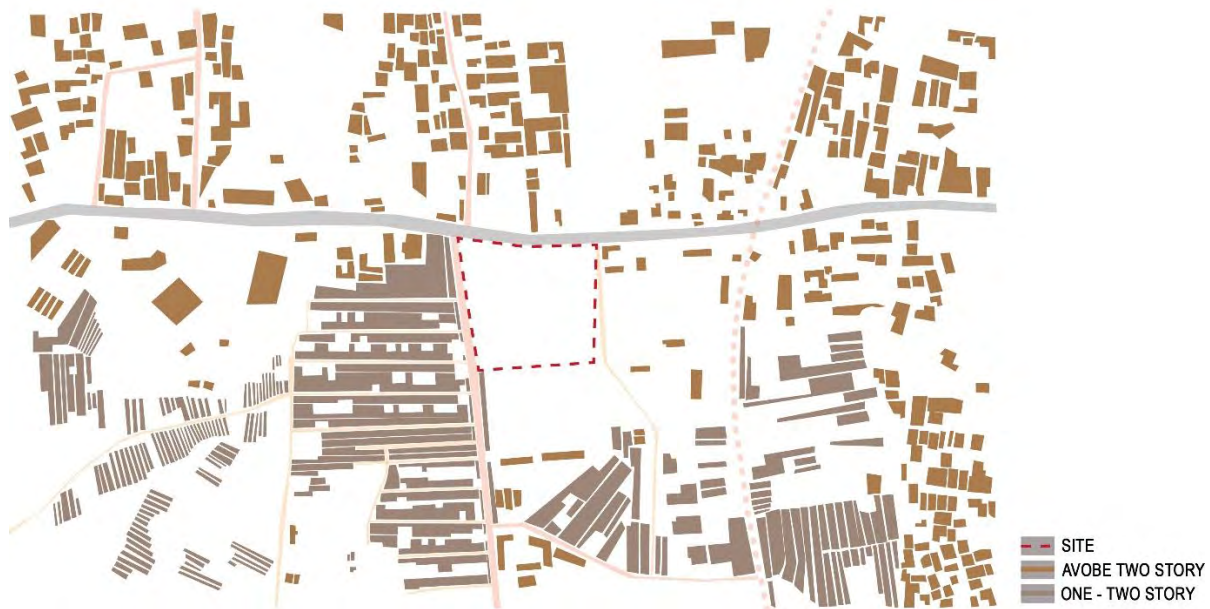


Figure 3.4: Existing site with surrounding masses (source: author)



Figure 3.5: Road connection to the site (source: author)

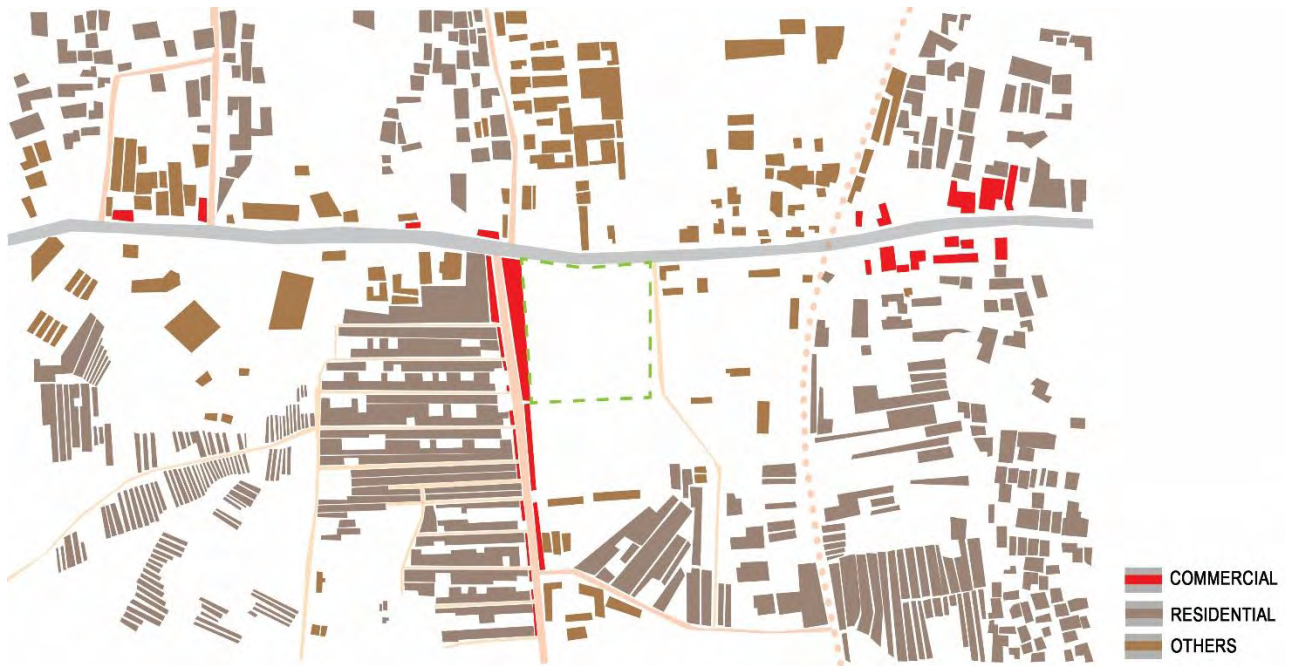


Figure 3.6: Zoning of the site surroundings (source: author)



Figure 3.7: Solids, voids, road network, water body and surrounding green (source: author)



### **3.4 Climatic Condition of the Site**

Chittagong, Bangladesh is at 22°21'N, 91°49'E, 29 m (95 ft). In Chittagong most of the time the weather is like heavy monsoon. Even most of the time of the year local or foreign people will find the rain. Though there is always heavy rain, Chittagong has a tropical monsoonal climate with a dry season. People cannot feel the cold here. There is a system to measure the bioclimatic classification which name is Hold ridge life cycle. According to the Hold ridge life cycle system the report is like, Chittagong is situated near the tropical moist forest biome.

The average temperature is 26.1 degrees Celsius (77.2 degrees Fahrenheit). And it varies monthly to monthly is like 9 °C (16.2°F). So after calculating these terms there is a report like that the continentally type is hyper oceanic.

The temperature in Chittagong is not too high or too cold. So there is always a comfortable weather people can find. In January the average temperature is like 20 °C. So, the weather is comfortable but not so cold. Again, in the May the average temperature is like 28.3 °C. This is the warmest month of the year.

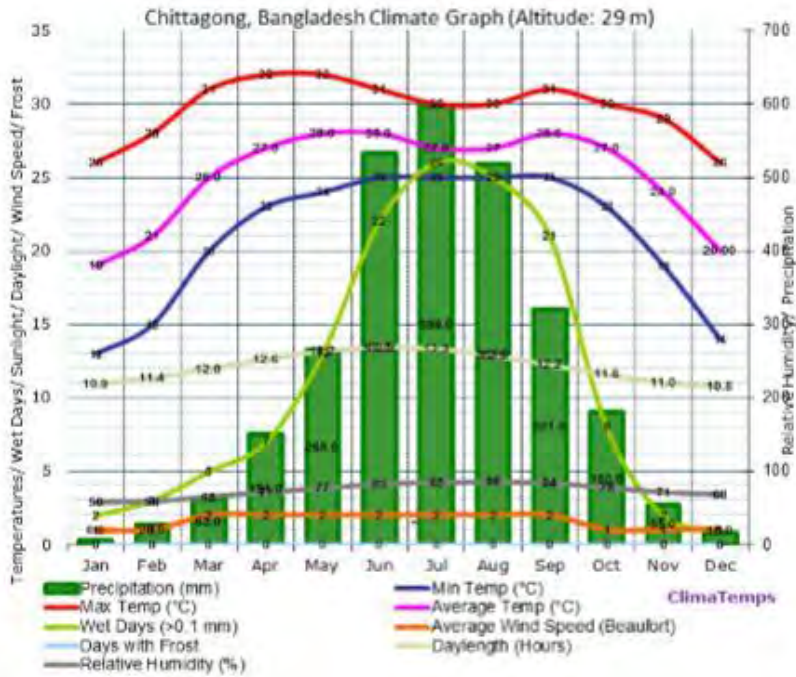


Figure 3.8: Chittagong, Bangladesh Climate Graph (source: Climate-data org. retrieved from: <http://en.climatedata.org/location/3943>)

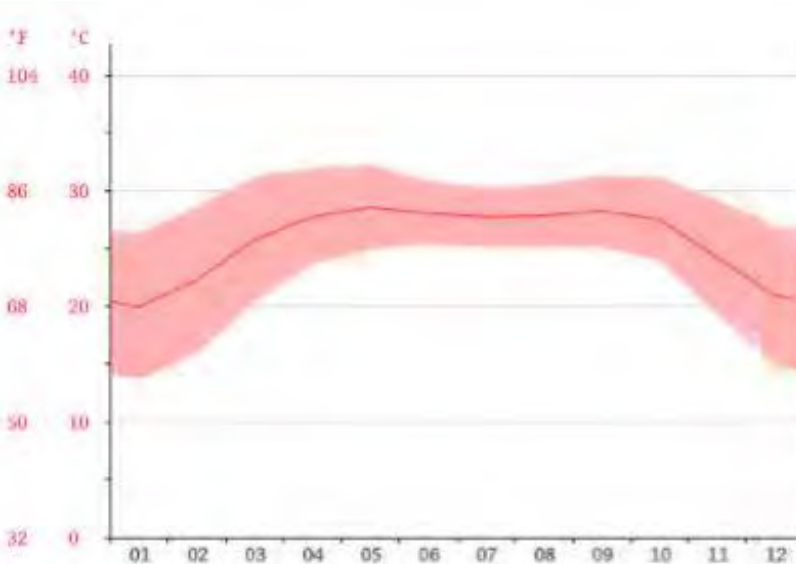


Figure 3.9: Temperature graph (source: Climate-data org. retrieved from: <http://en.climatedata.org/location/3943>)

## **CHAPTER 4: PROGRAM AND PROGRAM ANALYSIS**

4.1 Client's Given Program

4.2 Planning and Programming

4.3 Program with Functional Flow

4.4 Final Program List



#### **4.1 Client's Given Program**

The program list was given by the client Bangladesh Railway. The hotel will be designed according to five star standards complementing the programs given by the client.

- a. Reception, front office, lounge and 15 souvenir shops.
- b. 250 air conditioned rooms with a minimum of 10 suite rooms.
- c. There will be two separate restaurants with five star standards. Seating capacity of 250 of each restaurants. A small coffee shop.
- d. A fully air conditioned large banquet hall with a capacity of 400 seats.
- e. Consisting of a gym, a massage parlor and a spa
- f. A quality swimming pool inside and outside along with a five star standard bar.
- g. Consists of 100 seat conference hall, office lobby and rooms, and meeting rooms.
- h. Exhibition hall is needed for serving exhibitions. It should be designed carefully by the quality of space, lighting, and accessibility.
- i. Shopping facilities
- j. Parking

## **4.2 Planning and Programming**

There should be a clear process in the planning and programming terms. In a five star hotel planning process should work properly like allocate the space where it is necessary. There are lot of activities in a five star hotel, so it is important to maintain the relationship between the spaces. To establish a complete program, sometimes developer may work with an architect. So, not only the architect but also the developer are responsible to ensure the goal of a building program. A successful program can set the orientation of the building. Again, it is important to make relationships between inner and outer spaces. The vehicular connection and side by side the pedestrian flow and the relationship with the outer world can be defined with a successful program. First thing is to set the activities. Once the activities are set, the relationship between space and activities start to establish.

## **4.3 Program with Functional Flow**

In a hotel there should be space like public and private. There are three main zones through all the activities take places like public zones, private zones and back of the

house zones. To develop this project it is important to analyzing these three zones, program and side by side allocating the functions which will happen in different places.

First of all, in a five star hotel there should be some places as the public zones. One restaurant should be open for all. People can come here to enjoy their food. Again, place like swimming pool, where nonresident can come and enjoy their time.

Sometimes, in a five star hotel there are two swimming pool, one is for both like resident and non-resident and another one is like only resident can access there. Another important zone of a hotel is the back of the house. It has to be designed like that the guest should not cross these places. Again, the relationship between space and function should be efficient. The main kitchen, waiter's room, food managers room, storages are mainly the service functions which is called the back of the house. The housekeeping, time checker, employee's locker, employee's cafe, locker room, garbage areas are the function of the back of the house.

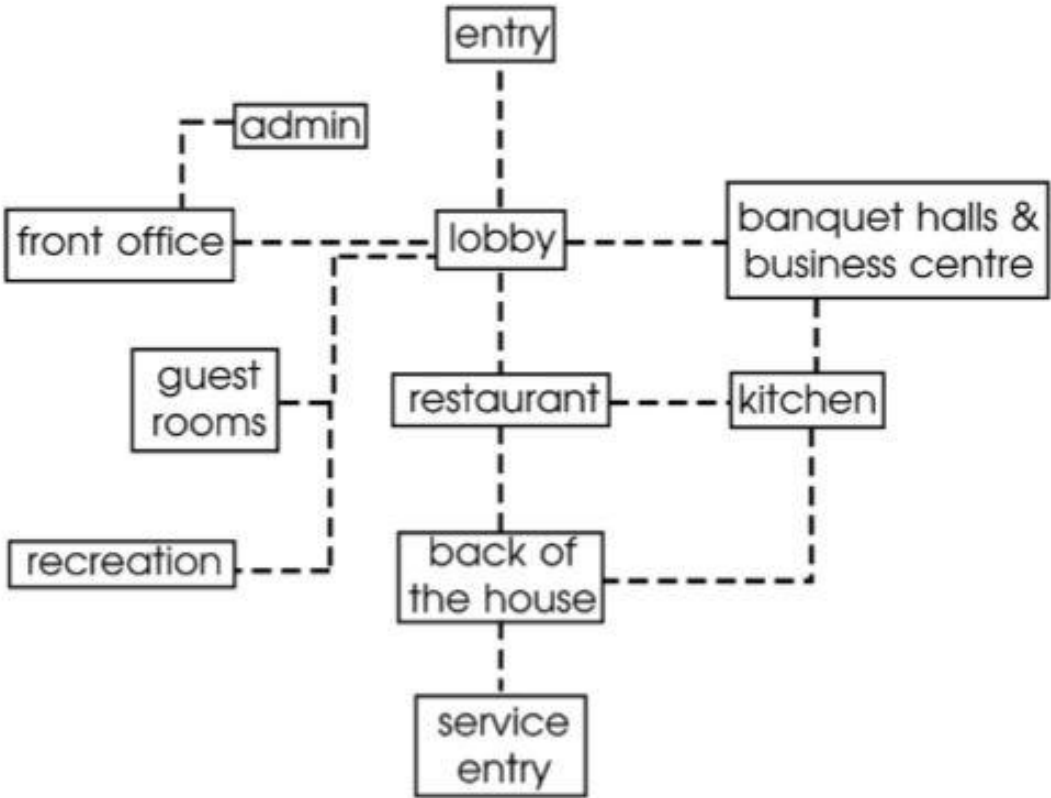


Figure 4.1: Basic relationship of function (source: author)



#### 4.4 Final Program List

##### Public Area

	Quantity	Area
Front Desk	2	600 sqft
Lobby	2	2400 sqft
Lounge	1	3200 sqft
Executive Lounge	1	4000 sqft
Men's Toilet	3	750 sqft
Women's Toilet	3	750 sqft
ATM Booth	2	200 sqft
Souvenir shop	5	650 sqft
Accessories shop	2	3500 sqft
Baggage + locker room	3	480 sqft
Circulation	30%	6959 sqft
Total Area		23489 sqft

##### Guest Rooms

	Quantity	Area
Single Room	85	46200 sqft
Double Room	85	46200 sqft
Family Suite	10	11000 sqft

Suite	24	20600 sqft
Residential Suite	2	5000 sqft
Circulation	30%	38700 sqft
Total		129000 sft

### Restaurant Area

	Quantity	Area
Main Restaurant	1	6000 sqft
Public Restaurant	2	2400 sqft
Secondary Restaurant	1	2600 sqft
Rooftop Restaurant	1	2600 sqft
Bar	1	2300 sqft
Circulation	30%	4770 Sqft
Total		20670 sqft

### Banquet Hall

	Quantity	Area
Main Lobby		1800 sqft
Hall	1	7200 sqft
Banquet's Manager Room	1	200 sqft

Circulation	30%	2760 sqft
Total		11960 sqft

### Recreational Area

	Quantity	Area
Swimming Pool	1	7200 sqft
Change + Shower Room		2400 sqft
Office	1	200 sqft
Gym	1	3600 sqft
Spa	2	2400 sqft
Beauty parlor	1	530 sqft
Barber Shop	1	800 sqft
Circulation		5139 sqft
Total		22269 sqft

### Administration Area

Total: 6600 sqft

### Back of the House

Total: 40430 sqft

SUB TOTAL: 2,54,409 square feet

## **CHAPTER 5: CASE STUDY**

5.1 Radisson Blu Chittagong Bay View Hotel

5.2 The Kandalama Hotel

## **5.1 Radisson Blu Chittagong Bay View Hotel**

The development of Chittagong in every sectors is now a clear picture for local and foreign people. Chittagong is the second largest city in Bangladesh. In Bangladesh there is only one active port, which is in Chittagong. So, there is a rapid economic growth in Chittagong side by side the development in the urban context is a notable issue for all. Not only the natural beauty of Chittagong but also the business issue are responsible for the attraction of tourist. Another important issue is that there is an International Cricket Stadium in Chittagong. For this reason, local, foreign people, cricketer's fan are coming here to enjoy. Considering all the important issues, Sena Hotels Development Ltd took an initiative to build a five star standards hotel in Chittagong to give the better accommodation facilities and enjoyable environment. The site was in SS Khaled Road in Chittagong. Total land area of this project was 5.6 acres. The consultant of this project was Vistaara Architects [Pvt.] Ltd. The principle architect of this project was Mustapha Khalid Palash (Khan, 2015).

Chittagong is famous for the variation of its culture. There are various type of folk culture and festivals are celebrated in this district. There is also the variation on the topography. Tourists can enjoy the scale of the hill view alongside the refreshing sea view. Again, Chittagong is blessed for its natural beauty, culture, flora and fauna. Before entering into the design there was clear understanding about the site, surroundings and the context. The principle architect and the design consultant team tried to merge the project with enrich culture, surroundings and other important issues to ensure that it is not just a hotel.



Figure 5.1: Radisson Blu Chittagong Bay View Hotel Image (source: Vistaara Architects).

In the south of the site there is a cricket stadium and in the north there is a largest mosque of Chittagong. Considering all the surroundings, the land is lower than the other lands. One side of the site is for entertainment and on the other side is for silence and in between of these two function, it was decided to build a five star hotel. So, there is a sharp contrast to the use and need (Khan, 2015).

All the issues are the basic design guideline. Sometimes it may feel that a five star hotel will be an introvert building and there will be lot of enclosed spaces. But the design team tried to merge the experience of outdoor and indoor environment. There are a lot of unique spaces in the hotel and it seems like spaces are communicating with the indoor spaces side by side the outdoor spaces.

There are three courtyards, which have the connection to each other's. Alongside the connection in-between these courtyards, functional flow is another important aspect of these interesting spaces. There are three main blocks of the hotels like public, private and banquet. These blocks are connected and centered by those three courtyards like divine, atrium and himchhari. There are others important elements in the hotel building but these three elements are the main to generate the design idea of this project. In the later stage all the design aspects and the progress of the design are the inspiration from these three elements (Khan, 2015).

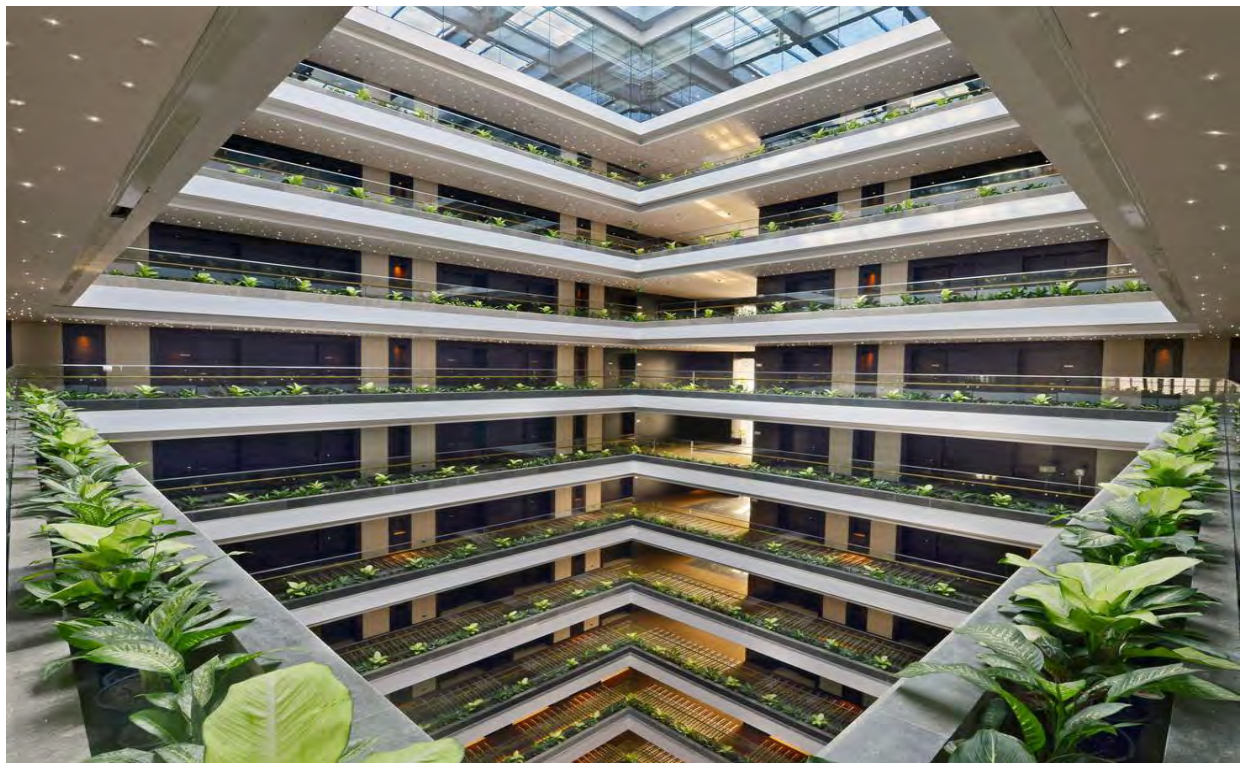


Figure 5.2: Vegetation in the corridor space (source: Vistaara Architects).

These three main building are placed like that it creates a buffer and it also maintain the design aspect and functional flow with the help of the three courtyards. Among the three



courtyards, the middle one is the main block which is atrium, where the twenty storied hotel room block is designed. Again, other two blocks are designed like that they are more connected to the nature. People can enjoy their time with the refreshing touch of the nature in these two block which are open to the sky.

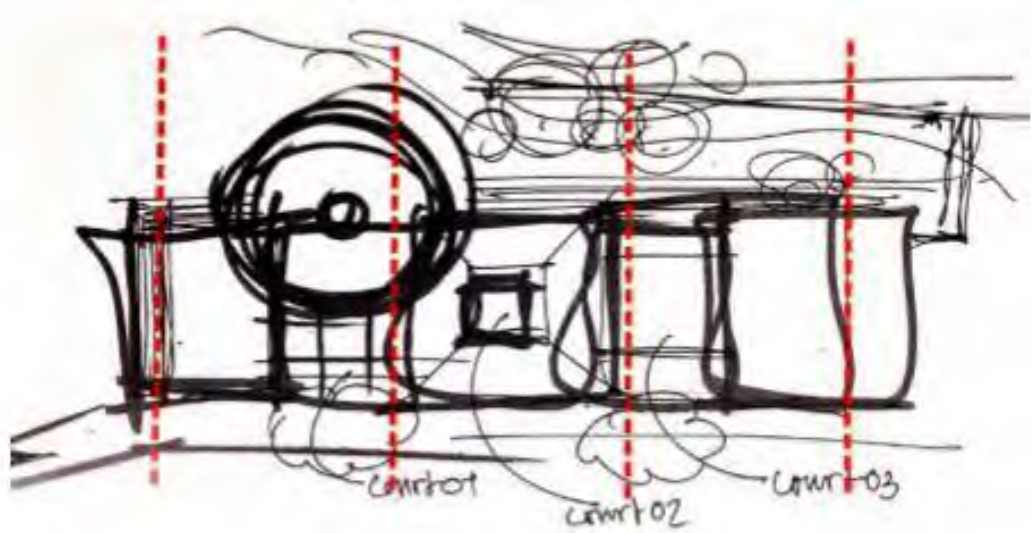


Figure 5.3: Conceptual drawings of the internal courtyards spaces (source: Mustapha khalid Palash).



Figure 5.4: Indoor and Outdoor Spaces of Radisson Blu Chittagong Bay View Hotel (source: Vistaara Architects).



Radisson Blu Chittagong Bay View is the first five star hotel in Chittagong. The indoor and outdoor spaces of this hotel are designed like that people can feel that this is not just a typical hotel. There is the connection to the nature and internal courtyard spaces, so that people do not feel that they are not in a enclosed space. Again, this hotel is very near to the M. A. Aziz Stadium, largest mosque of the Chittagong and also the Chittagong Club. Alongside with the connection of the nature, all types of luxury are available in this hotel. Tourists can enjoy these experiential spaces to pass their times within the hotel. All these things make this hotel different from other conventional hotels in our country.

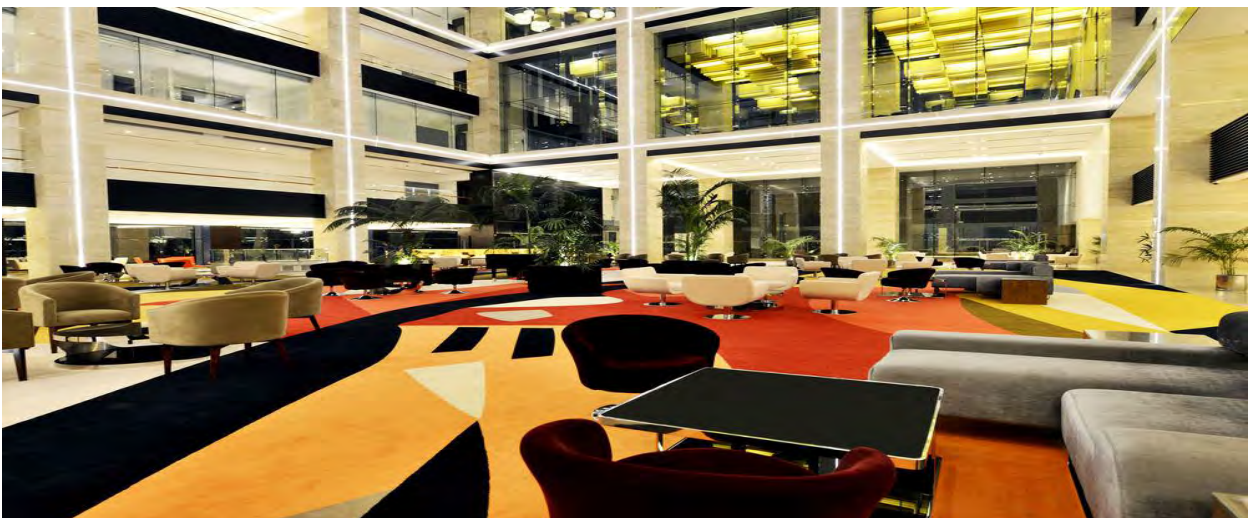


Figure 5.5: Internal courtyards spaces (source: Vistaara Architects).

## 5.2 The Kandalama Hotel

In Sri Lanka there are lot of hotels are available as tourists visits this country in regular basis. The Heritance Kandalama hotel is one of the best hotels in Sri Lanka. This hotel is designed by the famous architect Geoffrey Bawa. This hotel is an iconic and modern hotel not only in Sri Lanka but also in all over the world. This hotel is the place for the luxury and relaxation in-between the natural beauty. People feel closer to the nature when they stay in this hotel. It is situated in the ancient city of Dumbulla. The hotel is 161 km away from the capital city Colombo.



Figure 5.6: The eye soothing view of Heritance Kandalama from Kandalama reservoir (source: Bailey Robinson).

The Aitken Spence Group took the initiative to build the hotel and after that they also extend the tourism facilities side by side the package of tourism from the south-west coast to the 'Cultural Triangle' in the dry-zone of the country's north-east interior

(Robson, 2002). In this hotel there are 165 rooms. All the rooms are located at the edges of an ancient Kandalama reservoir. Besides this hotel there is a rocky outcrop near Dambulla. It is also near to the famous cultural site of Sigirya (Owen, 2008).

Bawa's concept is to set the impression as like that it is occupy by an old cave hermitage. And the opening will be more open up to a broad view across the Kandalama tank to Sigiriya. There is the narrow passage to the connection of the spaces. And these spaces create more dramatism for the tourist. The experience is like passing through a narrow passage to the broad space. It is like tunneling through the ridges (Robson, 2002).



Figure 5.7: The entrance which is like a tunnel (source: C. Owen).

In this project the landscape was more challenging than the other situations. The positioning of the hotel is very sensitive. Tourist can enjoy the natural beauty side by side the height of the topography. Again, there is a concealing of cliff edge and the hotel is masked with the vegetation. There are two benefits like people cannot trace it from very far and it gives the privacy to the visitors. Local people raised lots of complain beginning of the project. Their thinking was like that though the hotel is built by giving respect to the nature and giving more priority to the nature, but it is also true that the rock solid and hard materials are also used to build the project. They thought it may ruin the actual natural beauty of this place.



Figure 5.8: The concealing of cliff edge (source: C. Owen).

Another enjoyable thing is the pool side. The view from the pool is really amazing. People can enjoy the lake view from the pool side. The pool is designed like that people can feel they are closer to the lake and there is no distance between pool and the lake. Again, not only the lake view but also the view of mountain is really enjoyable to the visitors.





Figure 5.9: Pool side with the lake view (source: C. Owen).

The green is one of the main priority of this project. From the far people cannot identify that it is a hotel. The outer surface is like the veils of the greenery. From outside the feelings is like the whole mass is surrounded with the green veils and from the inside the feelings is like they are in the forest. Lights come and hit the green veils, then it looks like the lights are playing hide and seek. Again, this green veils are useful in various purpose. There is a climatic issue. The average temperature of Sri Lanka is high compare to the other country. So people do not feel the excessive heat because of the green belt. This is like the certain which help in both sector like enhance the beauty of the outside and it keeps cool in the inner part of the building.



Figure 5.10: Pool side with the lake view (source: C. Owen).

Architect Geoffrey Bawa tried to give the eye soothing and refreshing experience to the people who will stay here. For this reason he tried to blend the massive hotel with natural beauties. He tried to give the experience like that people are living in the nature. His effort was like, he tried to use natural elements like contours, vegetation from the surroundings and other natural elements (The Observer, April 9 2006). If we see the plan and section of the hotel then we will see how sensitively he use all natural elements like contour site. Again, the design of the hotel is like that it's not disturbing the nature although it seems like the part of the nature in the midst of the lush green forest.

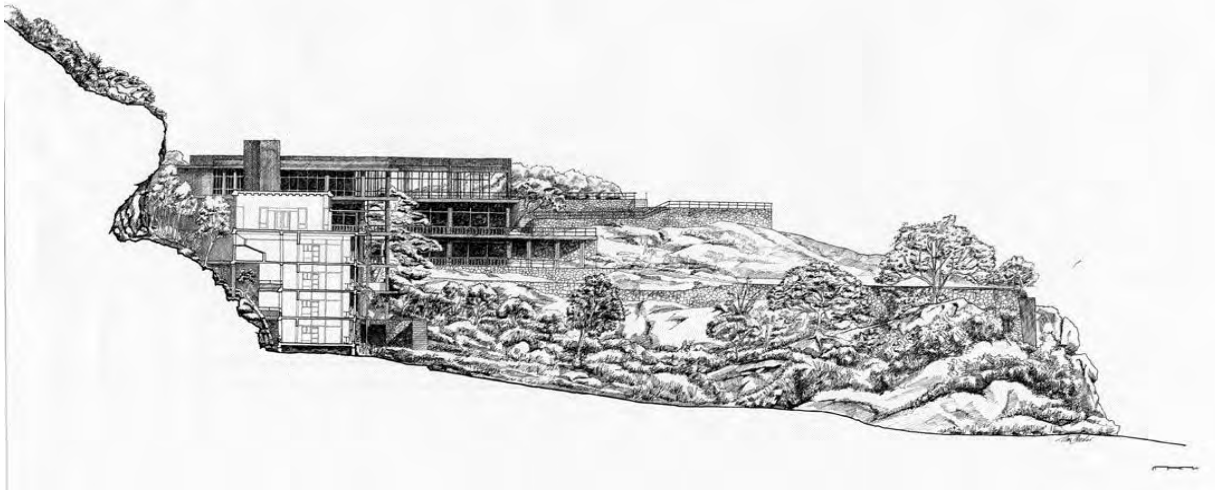


Figure 5.11: Sectional elevation of Heritance Kandalama (source: ArchDaily.com).

People have to pass the center of the jungle to reach the hotel. The entrance of the hotel is set to the mountain side. In the entrance people can enjoy the vegetation which is covered by the architectural monument. If people make a long journey to reach this place, after reaching these place they will feel the cool and refreshing environment in front of the hotel. All the guest room are designed thoughtfully as that there is the connection to the forest. For this reason the guests have a chance to experience their space with bats, lizards, mongooses, large moths and glowing fireflies (Jazeel, 2008).



Figure 5.12: View from the pool of Heritance Kandalama (source: srilankanexpedition)



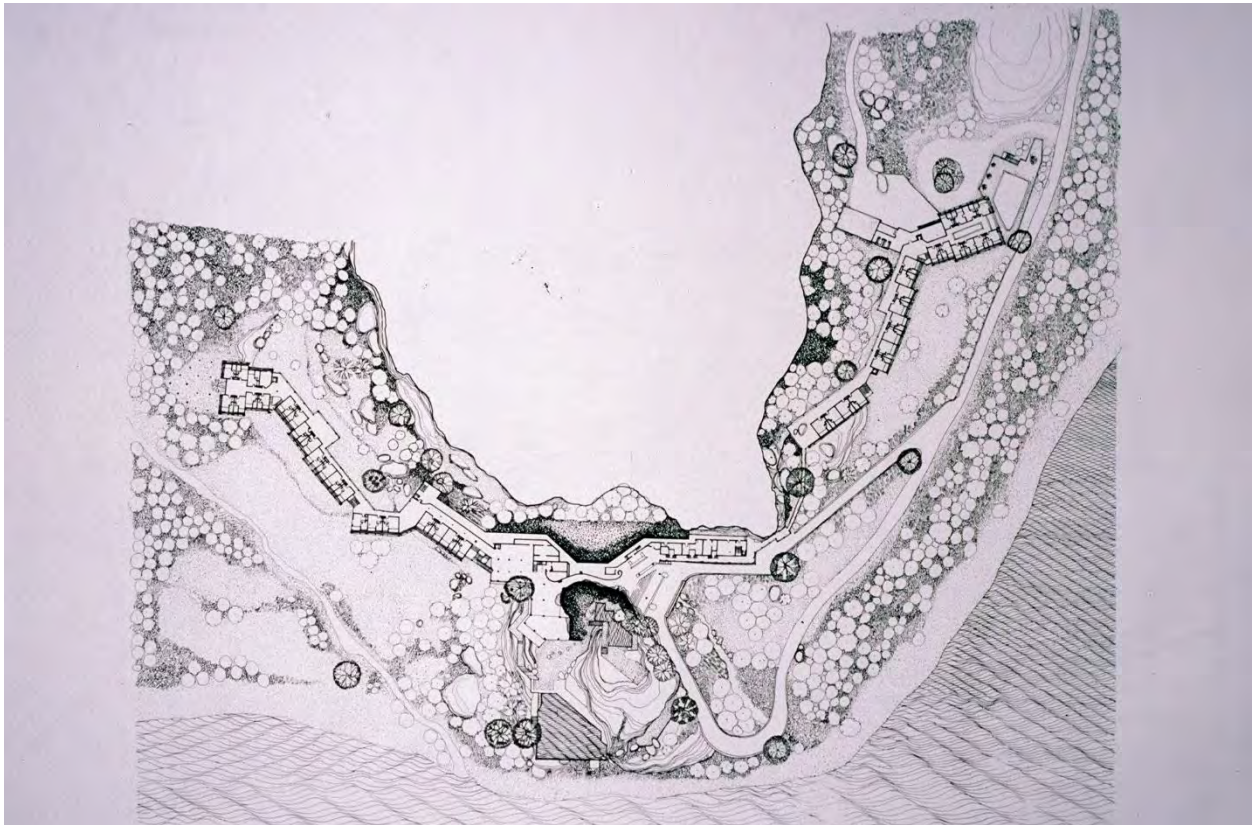


Figure 5.13: Plan of Heritance Kandalama (source: ArchDaily.com).

All the rooms are designed like that tourists can feel that rooms are merged with natural beauty and they are close to the nature. The guest can enjoy the monkey shriek from the window side by side the hill view. In outside and inside people can feel the airy environment and capacious. They can enjoy some eye soothing scenery on the island and the beautiful surroundings. It is one of the best masterpieces built by Geoffrey Bawa of his era (The Observer, April 9 2006).



## **CHAPTER 6: DESIGN DEVELOPMENT**

6.1 Concept Development

6.2 Form Derivation

6.3 Architectural Drawings

6.4 Model Image

## 6.1 Concept Development

From the site analysis and site visiting experience I tried to develop my design to ensure that people will get the accommodation side by side they will get the breathing space. I considered the light, green spaces, open spaces, view and most important the climatic issue to my design which will give the tourist and local people a soothing experience.

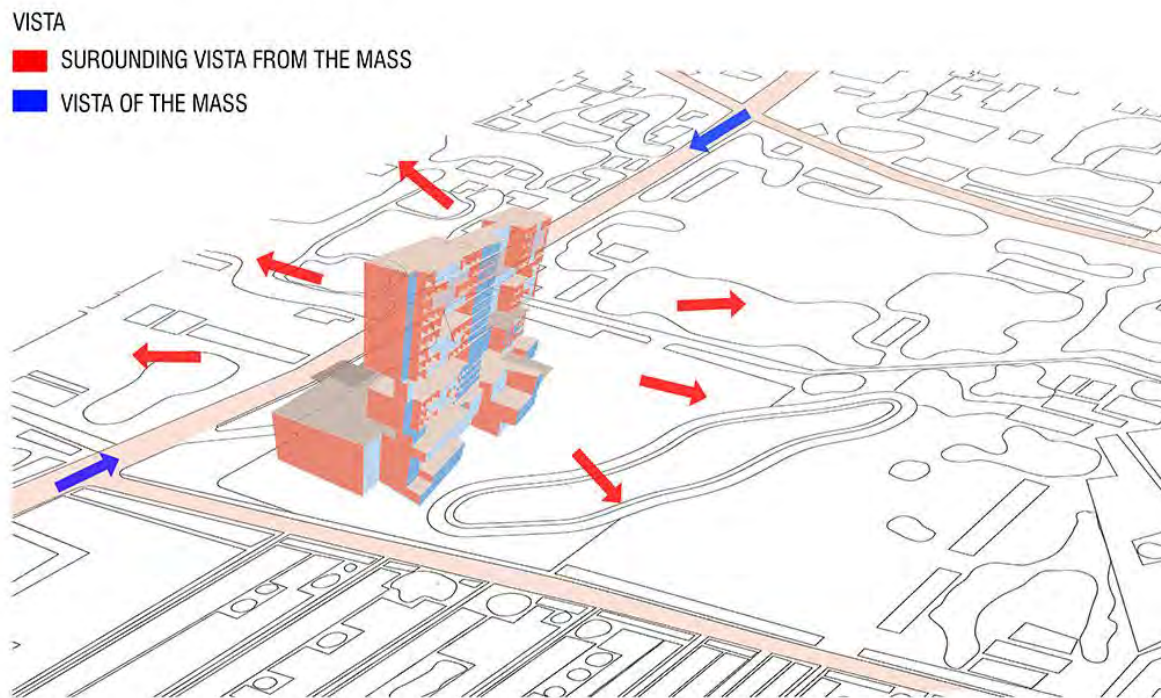


Figure 6.1: Surrounding vista from the mass (source: Author).

Then in the tower block and in the podium block I tried to keep void spaces to put this space as the green space, extended terrace and also as the balcony to enjoy the existing green vista , to enjoy the natural light and others things. These spaces made the hotel more breathable to the tourist.

## 6.2 Form Derivation

In our country, climate is a very important issue. So, I put the longer version of the mass in the north south orientation. By doing this, I can reduce the east west exposure and I have already mentioned before that in the north there is a huge green vista of Chittagong Agricultural University and in the south there is a slope and a field beside the site. Considering all this important issue I tried to put longer version of the mass in the north- south orientation.

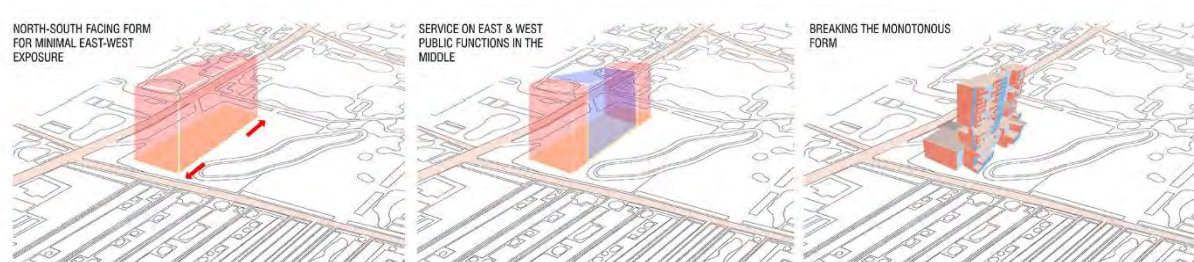
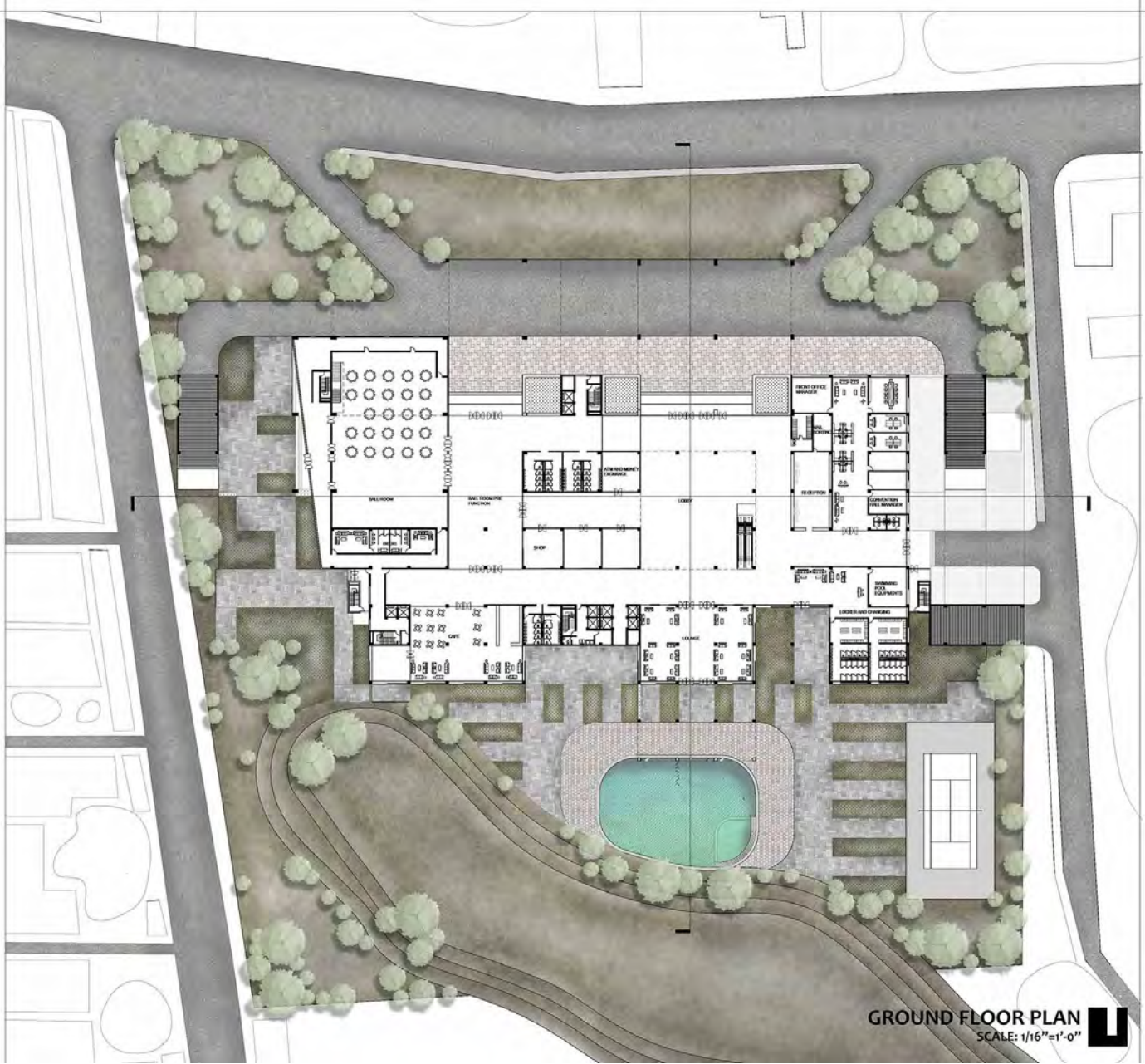
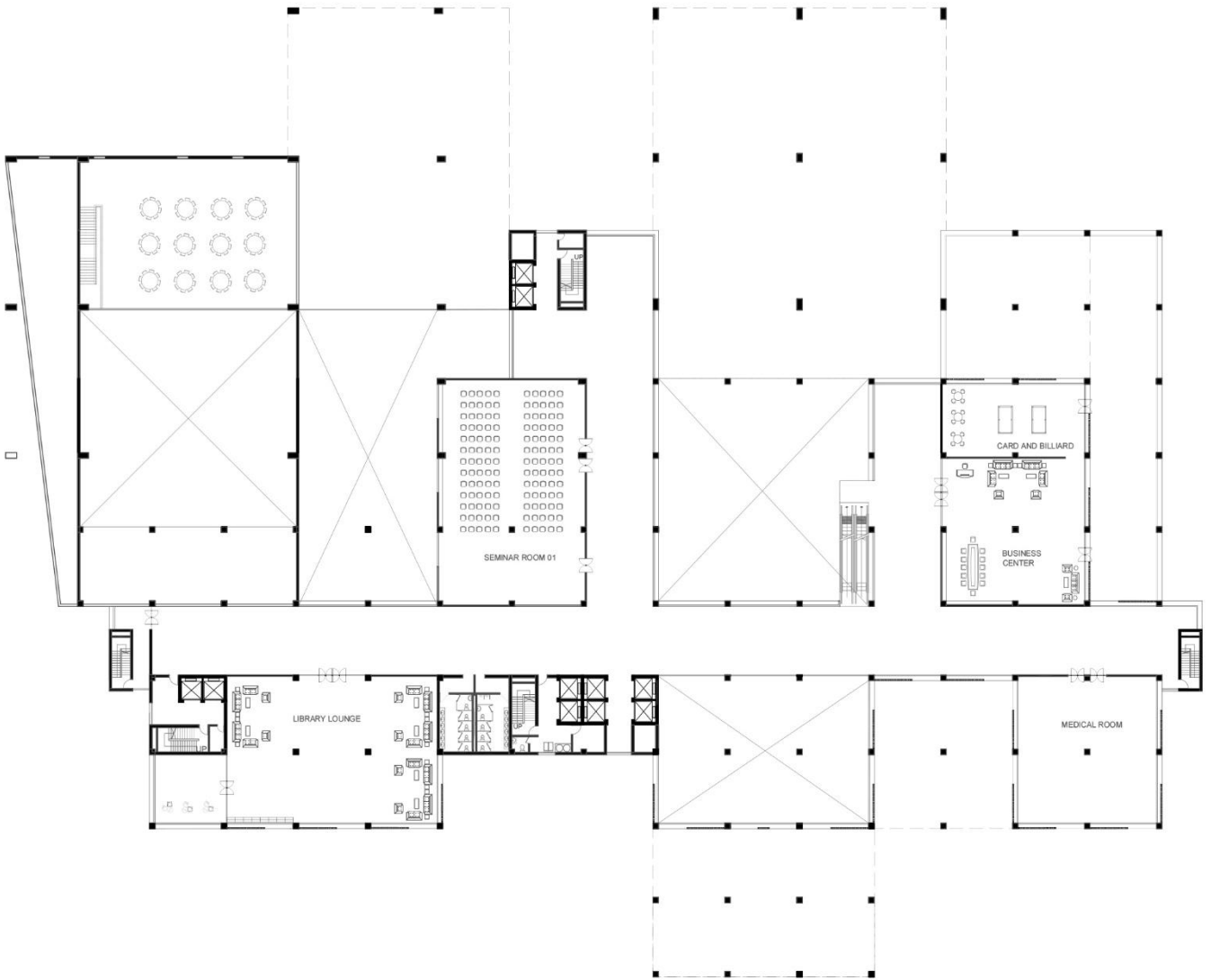


Figure 6.2: Initial to final stage (source: Author).

In the tower block there is a bridge in-between two block. I put the bridge first of all to make the connection between two block and to avoid the interferer between the block and the atrium. Secondly in the orientation like double loaded corridor in the guest floor there is always a monotonous experience to one point to another point where artificial light is provided to serve. I tried to break this monotonous journey to one point to another point and when people will reach in the bridge they will get the view of the green vista.

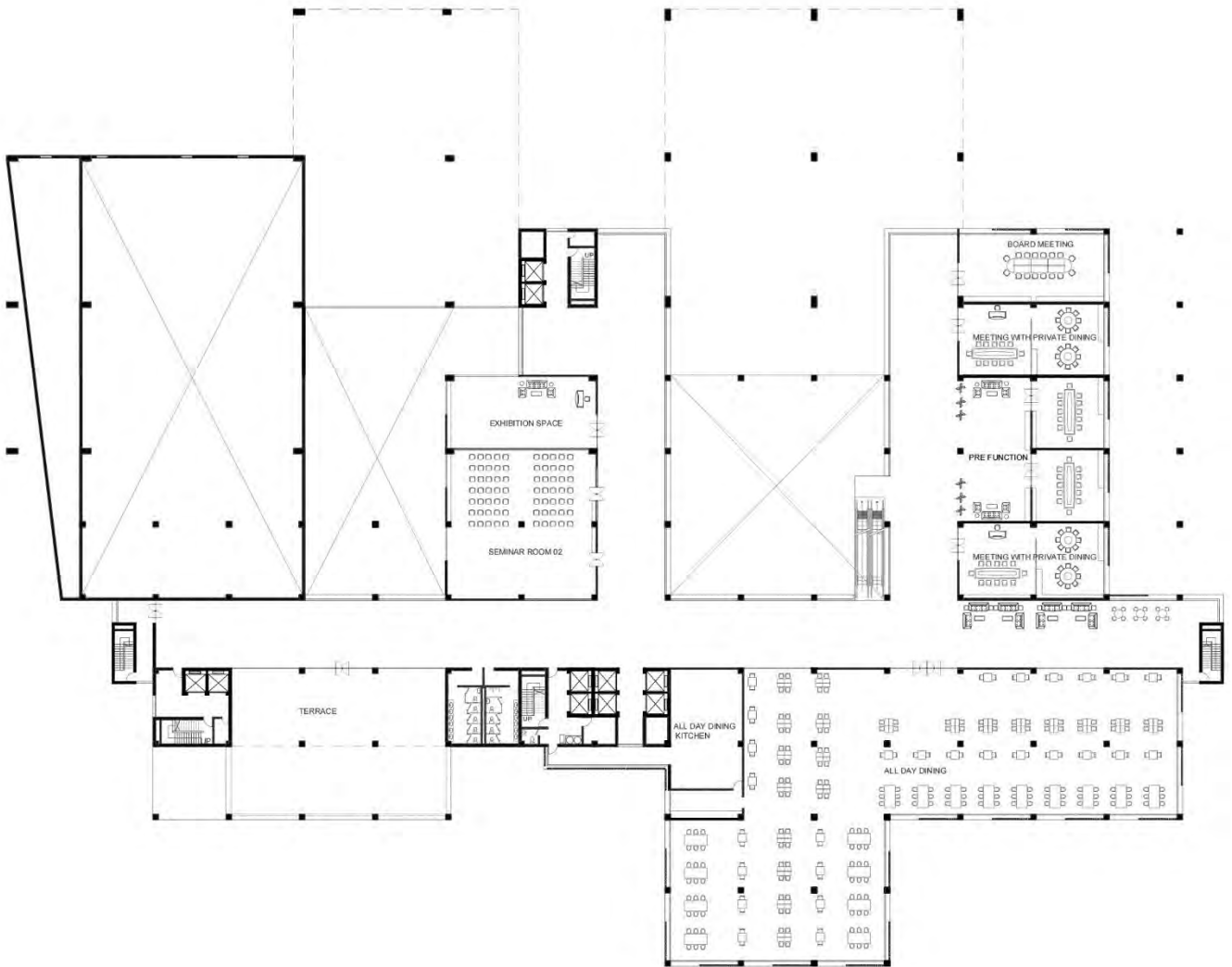
6.3 Architectural Drawings





**FIRST FLOOR PLAN**

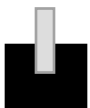
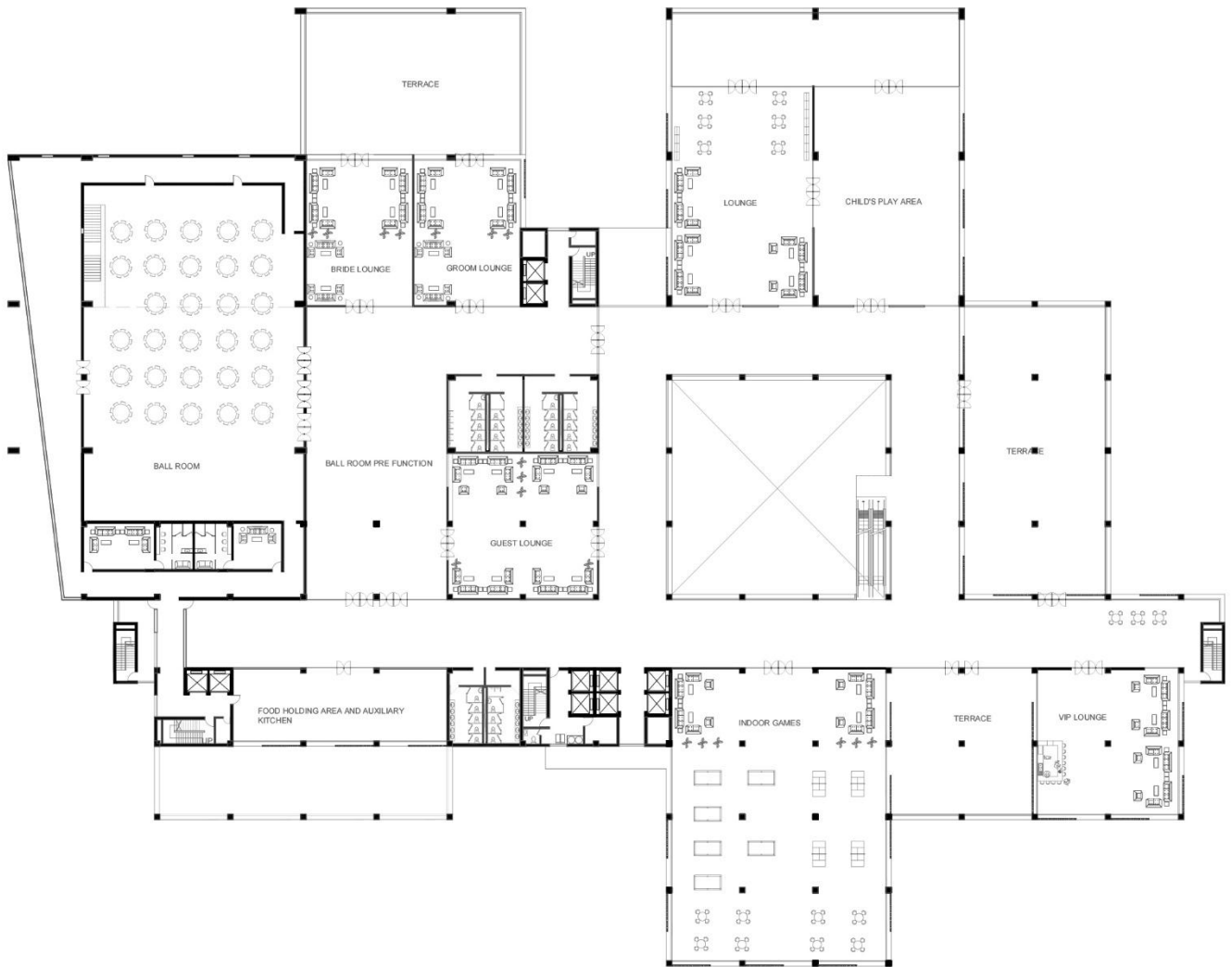
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**SECOND FLOOR PLAN**

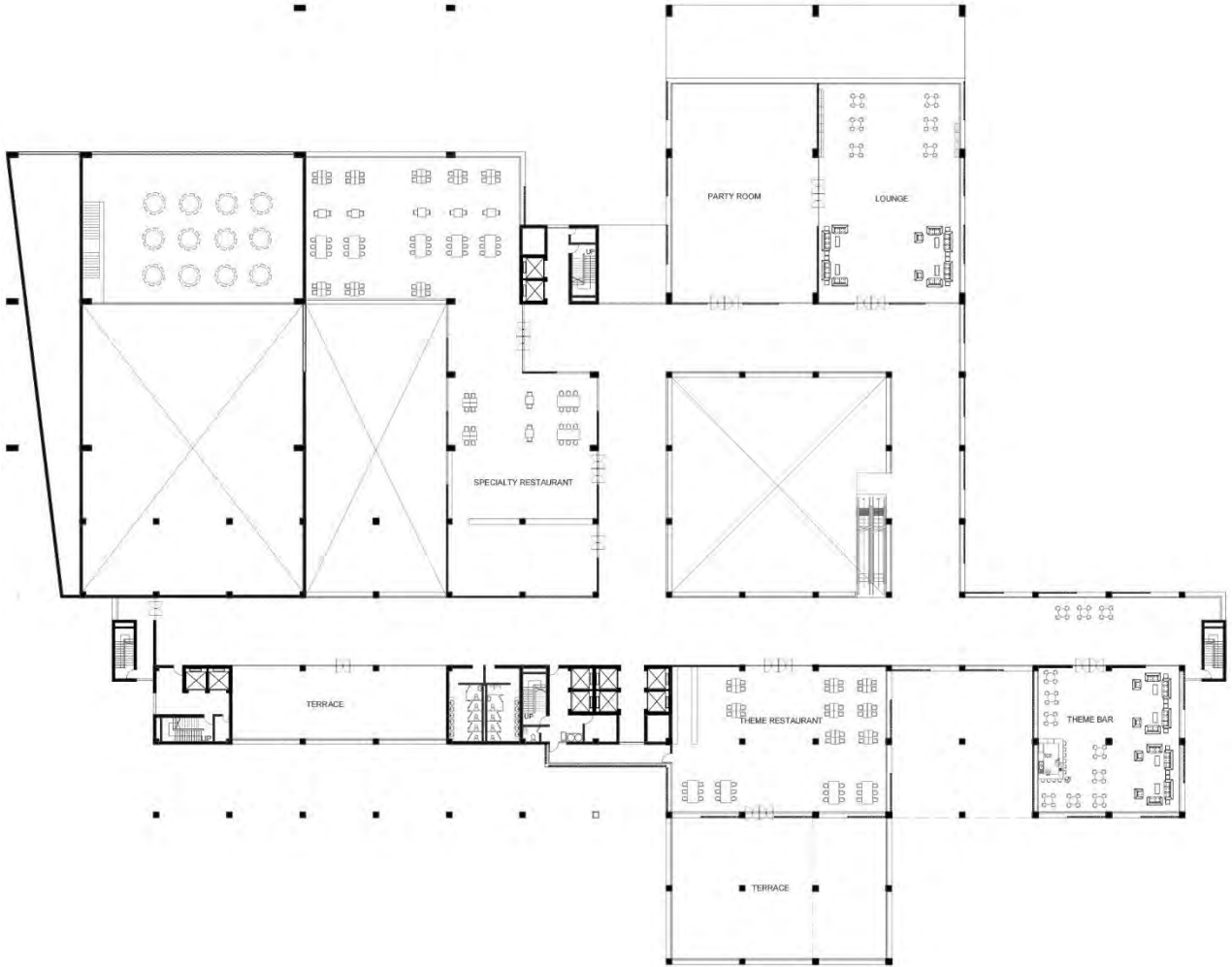
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**THIRD FLOOR PLAN**

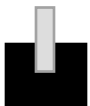
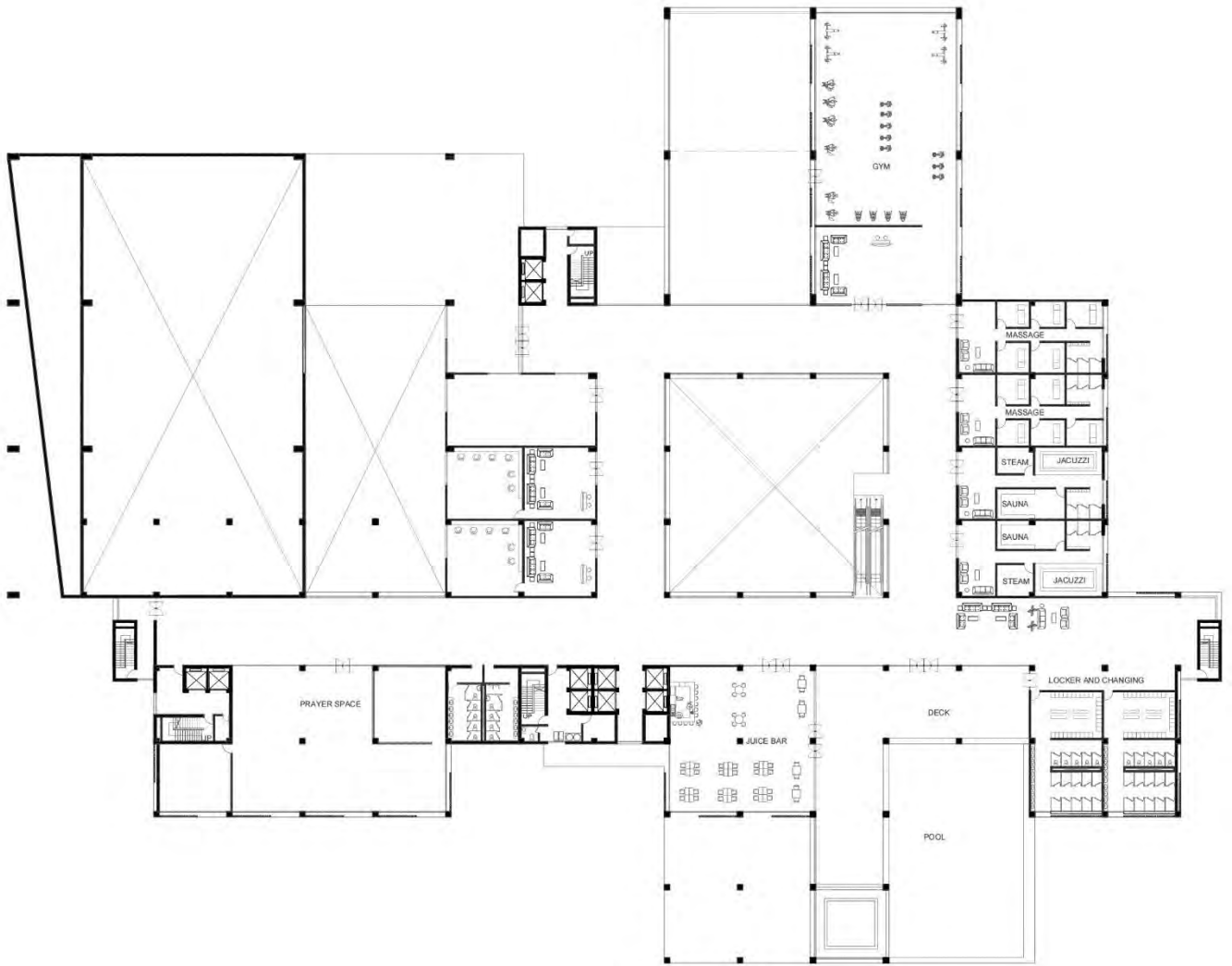
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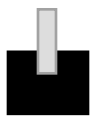
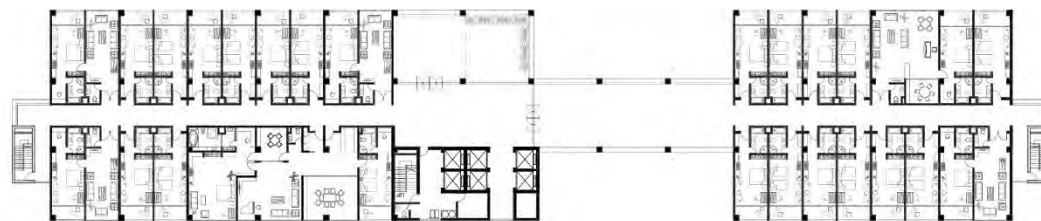
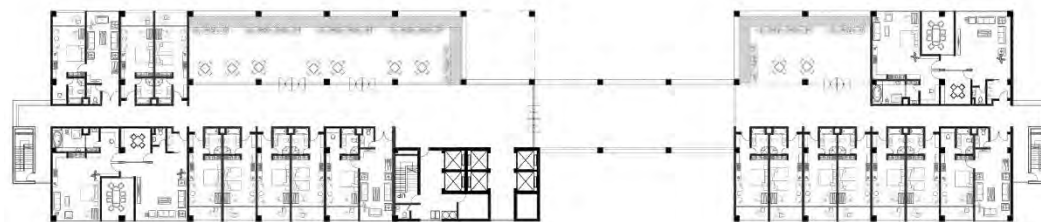
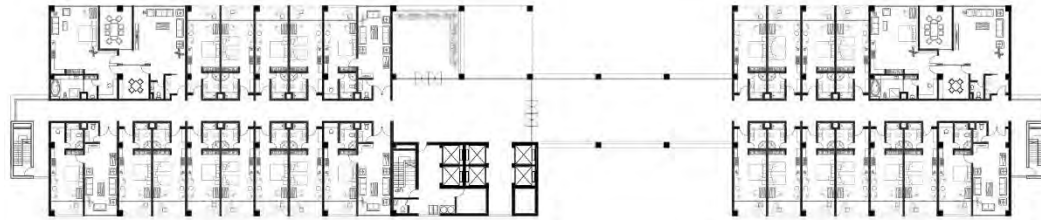
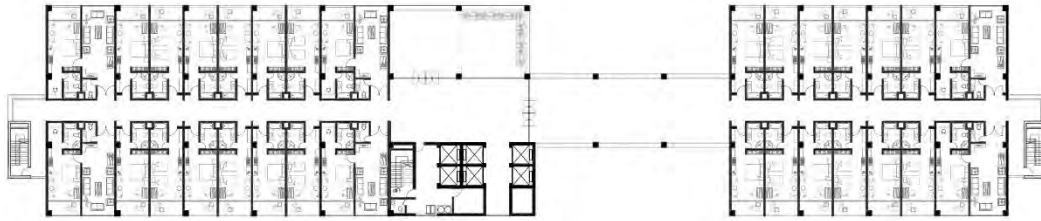
**FOURTH FLOOR PLAN**

**SCALE: 1/16"=1'-0"**





**FIFTH FLOOR PLAN**  
**SCALE: 1/16"=1'-0"**



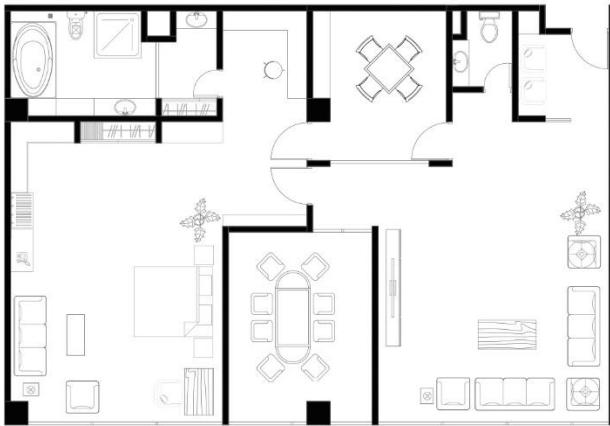
**TYPICAL GUEST FLOOR PLAN**

**SCALE: 1/16"=1'-0"**

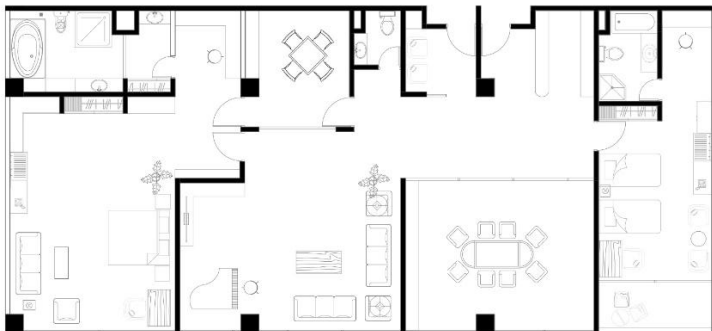


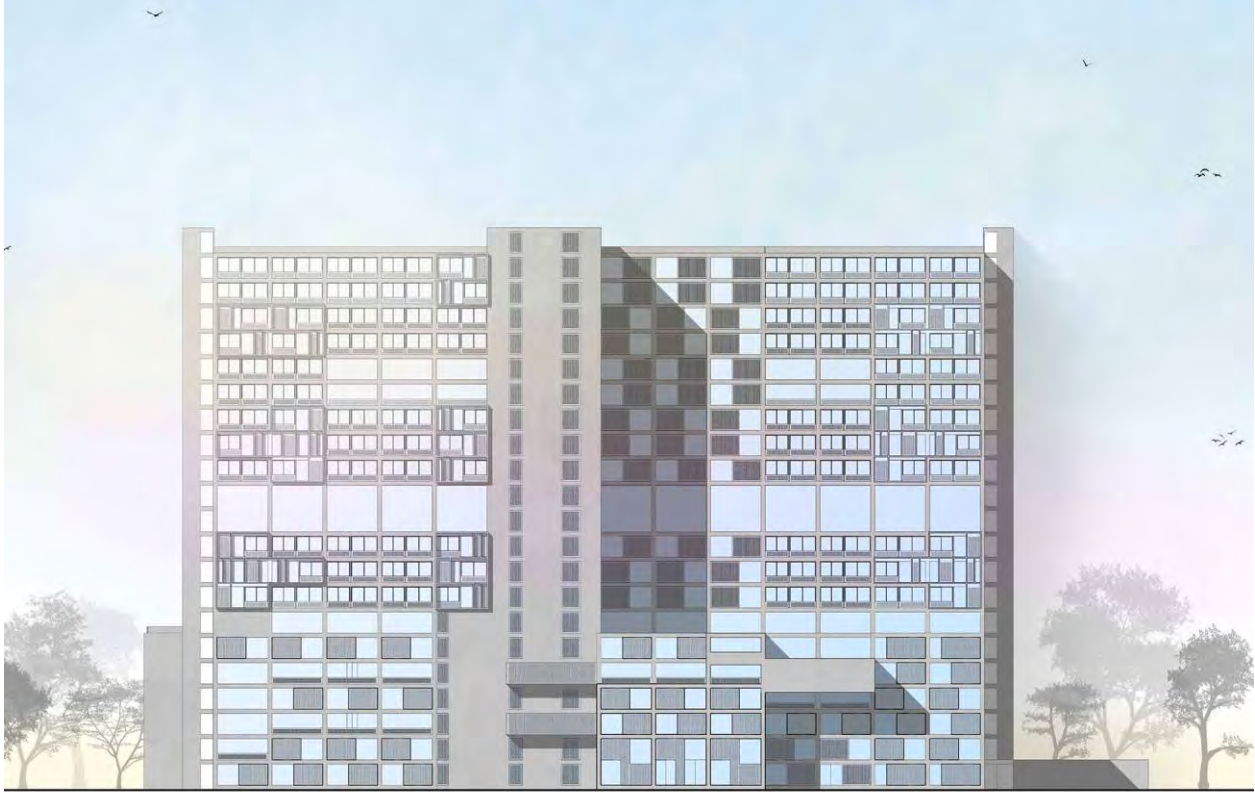


**SINGLE, TWIN, JUNIOR SUITE, EXECUTIVE SUITE**

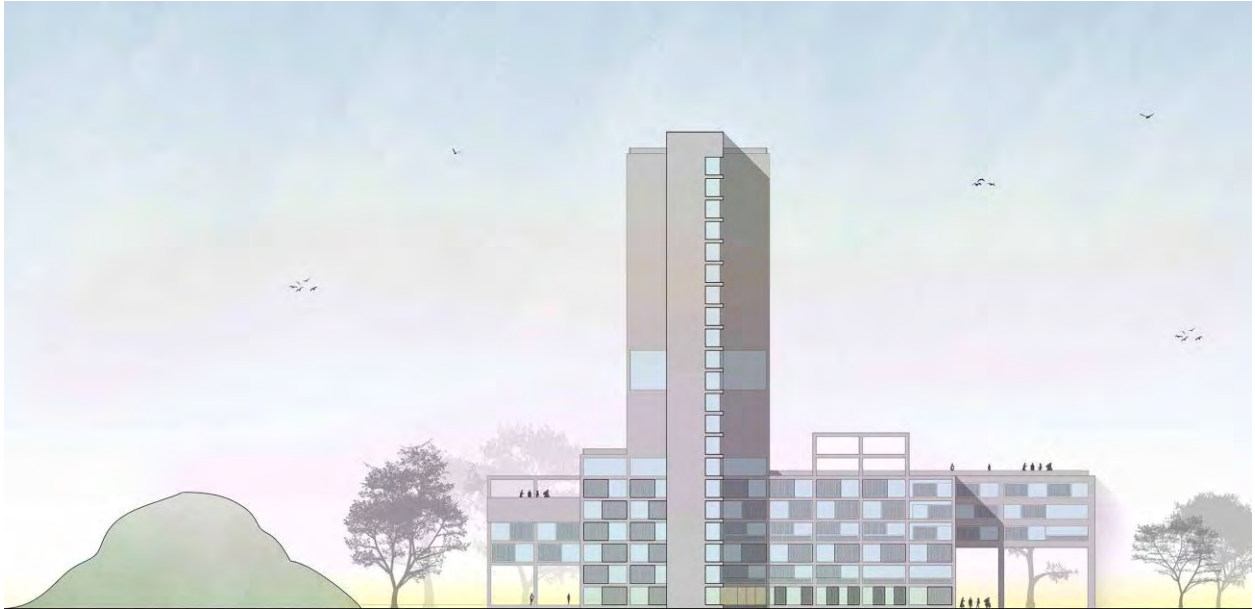


**ROYAL SUITE**

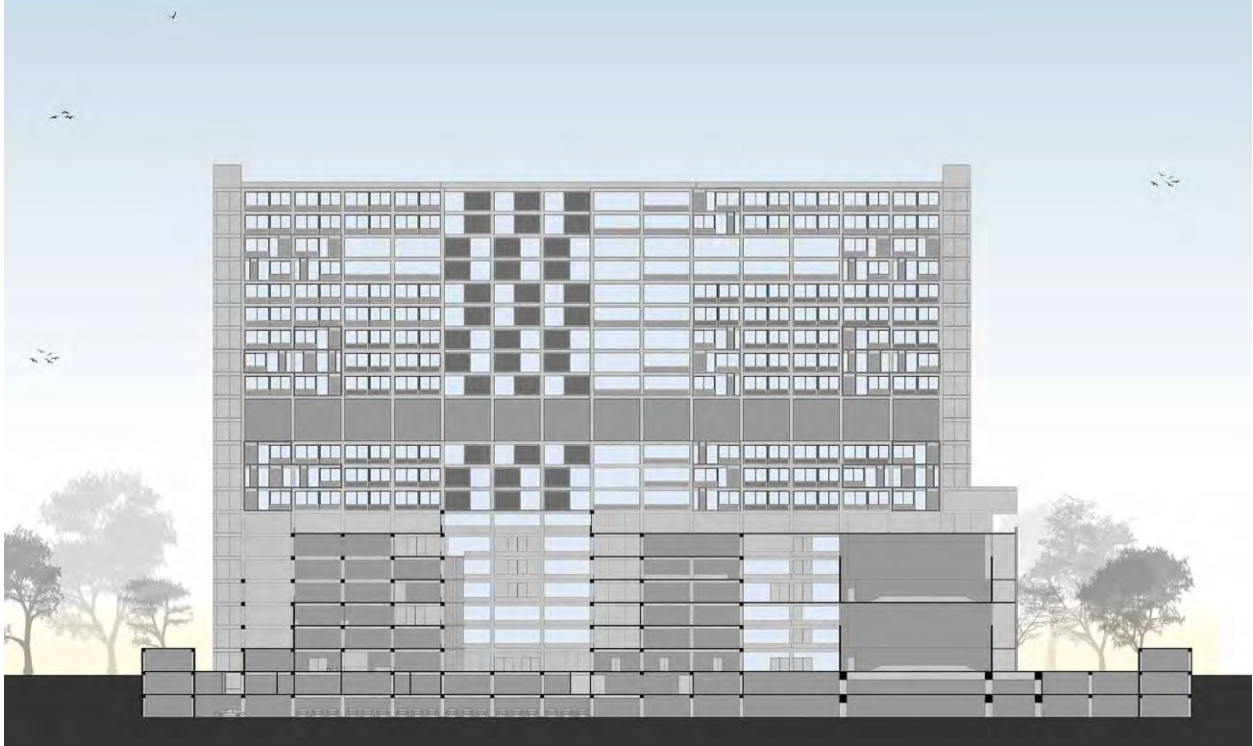




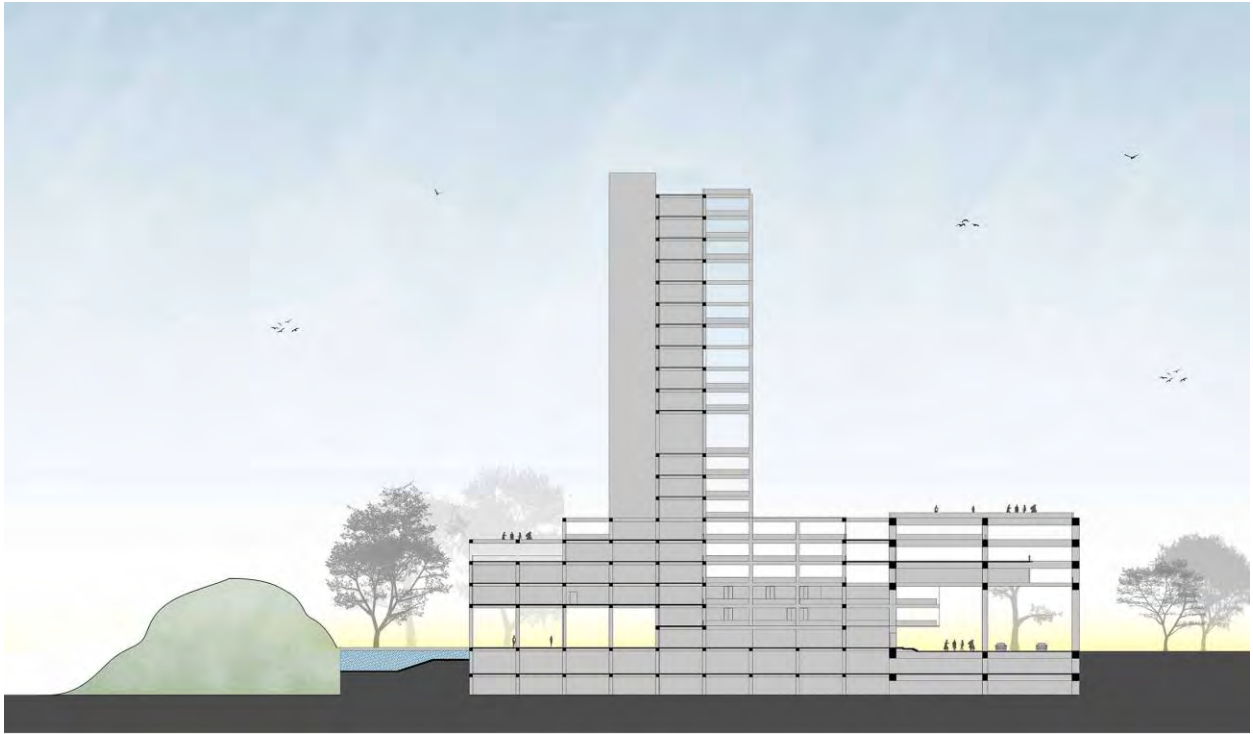
**SOUTH ELEVATION**



**EAST ELEVATION**



**SECTION A-A**



**SECTION B-B**



6.4 Model Image



## **CONCLUSION:**

This project help me to learn how to deal with functional complexity with proper arrangement. The owner of this land is Bangladesh Railway Ministry. In this site there is a lots of challenge. One is that in the west of the site there is a community of low income people and in the east side there is a training center. And the main road is Dhaka-Chittagong highway. That's why there is challenge to deal with vehicular pressure. Besides all of this there are also exciting elements in the site like, green vista, small hill and other natural elements. So my challenge was to create those spaces with thin the hotel which will connect the human with the nature.



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