

Establishment of a Five Star Hotel

**on the land of Bangladesh Railway
Jakir Hossain Road, Chittagong**

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Abstract

The main idea is designing a hub of distinctive spaces which will have the power of healing it's users. It will provide the facilities of a five star hotel and beside that it will give the guests an opportunity to heal themselves. It will be a symbol of peace and calmness in the middle of the chaotic city life, as a very close representative of nature with the elements like – foliage of trees, water, hill etc. The essence of the tropical hillforest will soothe the both, body and mind. An experience of the light, height and sound will begin to write a new poem of life. It will not be a hotel only, it will be more, more towards the nature, more inside the nature.

Acknowledgement

The concept and the design came into being with the help of many. In the very beginning, many problems and confusions stood right between my path but the journey was emotional, restless and I was not alone. Gradually, each and every difficulties were handled very sensitively. The project has generated debates and discussions, through which I found a huge opportunity to learn and analyse. It has been a very incredible journey for me and I would like to thank especially, my studio teachers (Abul Fazal Mahmudun Nobil and Dr. Mohammad Habib Reza and Shakil Ahmad Shimul) for their constant support, encouragement and patience. I am also very grateful to my senior Architect Syed Mahmud, Farah Rubaiyat for her support and friends like Rayeed, Najeeb, Brishty etc and thanks to juniors for their endless help.

CHAPTER 01 : INTRODUCTION

1.1 Project Brief & Background

1.2 Aims & Objectives of the Project

1.3 Given Programme

1.1 Project Brief & Background

With the expansion of Bangladesh's economy, the demand for hotels is increasing. The existing luxury hotels are inadequate to fulfil demands of the growing number of guests in Bangladesh. Bangladesh has only 1200 quality rooms at its existing five luxury hotels which are not enough for catering to the need of the guests. Not long ago, the highly capital intensive hospitality industry in Bangladesh was dependent on public sector investment as the private sector was very shy of investing large amounts of funds in the sector. Now few local private investors have come forward to build international luxury chain of hotels in order to lure the growing number of business tourists to Bangladesh. Bangladesh has a thriving economy, with the country's gross domestic product (GDP) growing at about 6.0 per cent a year for the past five years. Chittagong is the second largest commercial hub of the country with significant and vibrant economic activities. Being the only effective port city, Chittagong accounts for most of the local and international trading activities of the country. Chittagong is also the center point for major tourism destinations of Bangladesh. Considering the increasing trend of commercial, tourism and entertainment activities, a number of commercial hotel and other accommodation facilities have been developed in last few years in Chittagong. There are 4-5 good standard hotels in Chittagong city, however most of these have very high occupancy rate and none of these offer 5 star standard hotel facilities. To cater or the needs of this vibrant and growing city, Bangladesh Railway has decided to establish a 5-star hotel in its unused land at ZakirHossen Road at Chittagong. Considering the fund constraints, BR has proposed the project to be implemented on a PPP basis. The project has been planned to be established as a 5-star standard hotel with particular focus on environment friendliness. BR has earmarked an area in Khulshi which is one of the most commercially vibrant area in Chittagong.

1.2 Aims & Objectives of the Project

Chittagong, the port city which is the hub of all natural beauties, where we can find hills, ocean, forest, river, dighi etc, is also the land of archaeological sites, ecological, cultural and tourism products to attract the tourists. This city can lead us to a very bright future on our commercial and tourism sector. Tourism is considered as the largest and fast growing industry of the modern business world. It can surely play a very vital role in our country's economy. However, in our country this industry fails to reach 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.
- The whole project will ensure all the aspects regarding the international standards.
- This project is an opportunity to draw the attention of the travelers around the world and change their conception about our country.
- The travelers will find here the assence and reflection of the art, culture, history etc. of Chittagong. Especially, the business travelers.
- The major factor about tourism is it's a service industry which is mainly labour oriented than any other sectors of production. We know that the industry of tourism offers more employment opportunities with the growth of population in the country where the problem of unemployment has become acute day by day. The economy of Bangladesh is labour intensive and the creation of more working opportunities are essential. So, I hope, this will surely be a bit helpful to the unemployment problem.
- The landscaping and plantation pattern will be planned according to the change of seasons and environment. The project will give the feel of being in nature within the urban fabric.
- To increase the revenue earning potential of Bangladesh Railway.
- To ensure efficient utilization of BR Assets.

1.3 Given Programme

According to the international standards the programme is designed. In this project, I will go through these programmes which are given by the authority.

Reception

A reception and information counter should be placed near the main entrance.

Lobby

An extravagantly spacious lobby can bring the comfort and difference, the concept in lighting can take the experience to another level, it make the guests and their feelings more lively, an atrium can be included behind the grandness of the space.

Conference facilities

Fully air conditioned Conference / Banquet halls must be given. The quality of the space and environment inside the Banquet hall contributes greatly to the reflection of it's purpose. Separate access through lifts and stairs can be provided specially for this area.

Shopping facilities

A travel agency, foreign exchange, bakery, pharmacy, flower shop etc can be provided and blended with the hotel function.

Exhibition facilities

Exhibition hall is needed for serving exhibitions. It should be designed carefully by the quality of space, lighting, accessibility. Must be well equipped.

Restaurants

Swimming pool

Communications

Bar

Lighting

Bedrooms

Maintenance

Parking

Housekeeping

CHAPTER 2 : SITE APPRAISAL

2.1 SITE ANALYSIS

2.2 SITE SURROUNDING

2.3 PHOTOGRAPHS

2.4 CLIMATIC SITUATION & TEMPARATURE

2.5 SOCIAL BACKGROUND OF SITE

2.6 SWOT ANALYSIS

2.1 Site Analysis :

The site for this project is chosen in Khulshi, which is one of the most commercially vibrant area in Chittagong. The site is about 4.14 acre and situated in the colony of Bangladesh Railway with a forty feet wide road in front which is known as JakirHossain Road. The land is very important and expensive for its location, with the establishment of the project this portion of the Khulshi will become more lively. The site is mostly covered with green and the land is flat with a little ups and downs in the middle. Maximum portion of the site is vacant and existing structures in the site are temporary.



Map 01:site location source: google earth

2.2 Site Surroundings :

The site is surrounded with different types of buildings and they are serving different types of functions. In the front there is Chittagong Veterinary and Animal Science University and The Agricultural Institute of Chittagong. In the west there is the wireless colony which are mainly lowrisetinshed structures, in the east there are the T & T Colony and Railway Police Station and it has the Jhautala High School in the south. The site is surrounded with a dense green belt which plays a vital role to keep the site calm. It protects the site from having the noise pollution.

BR lands has been kept unused for a longtime. Bangladesh Railway has many assets in different districts but they are not being used properly for the lack of planning and development. In the area of Khulshi BR has plenty of lands where a five star hotel can be established and run. Khulshi is an active commercial area in Chittagong which is in need of Five Star Standard Hotel for catering the business guests and the international tourists as well. BR has selected the site outline already and the feasibility study is done. The potentials of the site by it's location, land pattern, existing green are revealed and it has come appropriate.

2.3 Photographs of the site :



2.4 Climatic situation & Temperature

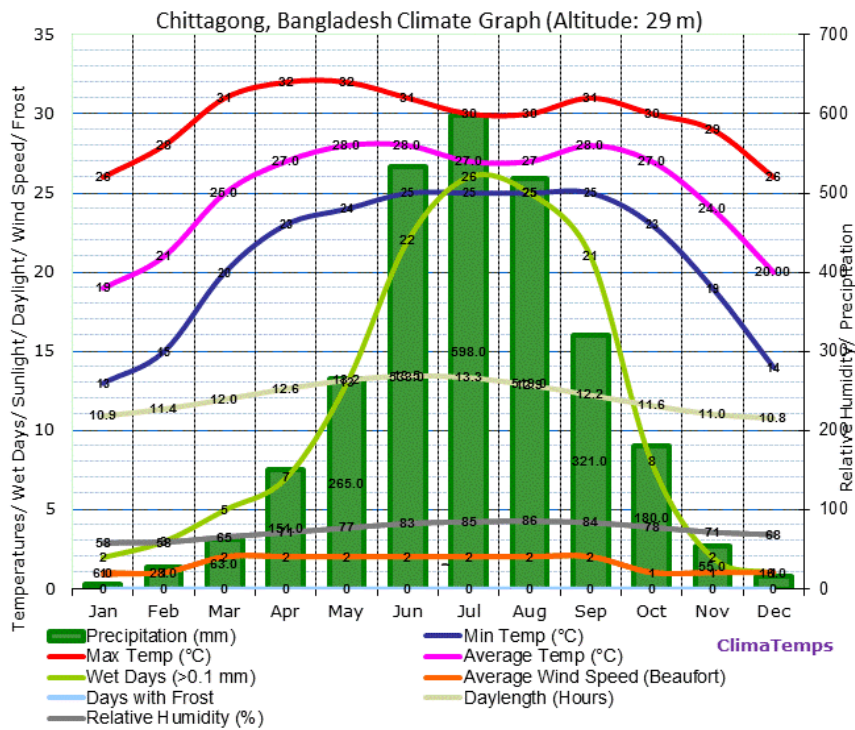
Chittagong, Bangladesh is at 22°21'N, 91°49'E, 29 m (95 ft).

Chittagong has a tropical monsoonal climate with a dry season and a heavy monsoon the rest of year, no cold season.

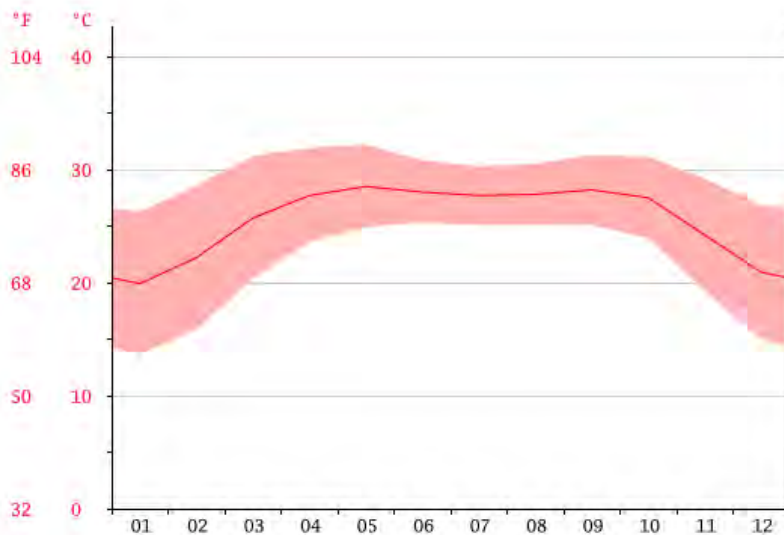
According to the Holdridge life zones system of bioclimatic classification Chittagong is situated in or near the tropical moist forest biome.

The average temperature is 25.1 degrees Celsius (77.2 degrees Fahrenheit).

Average monthly temperatures vary by 9 °C (16.2°F). This indicates that the continentality type is hyperoceanic.



The warmest month of the year is May with an average temperature of 28.3 °C. In January, the average temperature is 20 °C. It is the lowest average temperature of the whole year.



2.6SWOT Analysis :

Strength :

- Very good communication system for it's location.
- Within the commercial area of Khulshi.
- Magnificent natural landscape.
- Good water facility.
- Existing green.
- Roads are wide and clean.
- Fresh environment.

Weakness :

- Lack of proper usage.
- Not enough waterbody.
- Unplanned temporary settlement.

Opportunity :

- Scope of a Five Star Standard Hotel.
- To increase the arrival of foreign guests.
- Opportunity to improve our hospitality sector.
- To increase revenue earning potential of Bangladesh Railway.
- To represent our culture to the world.

Threat :

- Trespassing.

CHAPTER 3 : LITERATURE REVIEW

3.1 Current situation of tourism in bangladesh

3.2 Chittagong as a tourist and commercial hub

3.3 Five star standard hotel

3.1 Current situation of tourism in Bangladesh :

Bangladesh has a total area of 147,570 sq km, is surrounded to the west, north and east by India, and shares a south-eastern border with Myanmar. The country has a population of about 150 million growing at 1.7% per year, making it one of the most densely populated countries in the world.

Bangladesh, apart from being strategically located close to the major tourism hubs of Asia, is blessed with beautiful beaches, archaeological and historical sites, hills and islands, forests and jungles and attractive countryside. However, despite its natural tourism drivers, Bangladesh ranked 123rd globally and 25th in Asia in terms of travel & tourism competitiveness as per the World Economic Forum.

The Perspective Plan of Bangladesh 2010-2021 envisions developing Bangladesh as an exotic tourist destination in Asia and targets to increase tourism's contribution to overall GDP. The World Travel and Tourism Council has projected that by 2024, tourism sector would contribute 4.7% to Bangladesh's GDP.

3.2 Chittagong as a tourist and commercial hub :

The city of Chittagong is the second largest city and main seaport of Bangladesh. While being a busy commercial hub for the Chittagong Region, the city and its surroundings offer some of the most spectacular natural treasures of the country, including the Chittagong Hill Tracts, Foy's Lake and Patenga Beach. Chittagong also offers some interesting museums and landmarks that preserve the history and culture of Bangladesh, such as the Shaheed Zia Memorial Complex, the Chittagong Ethnological Museum and the WWII Cemetery and Circuit House.

A tour through the Ethnological Museum will help visitors to gain more insight into the multi-ethnic society of Chittagong. In addition to documenting the history of the region, the museum is recording events as they take place for the benefit of future generations. Each of the eleven tribes who inhabit the Chittagong Hill Tracts have a section dedicated to their history and culture.

Located on the outskirts of Chittagong, Foy's Lake offers picturesque picnic spots which are popular with locals and visitors alike. This large man-made lake was created in 1924 and named after the British engineer who designed it. The amusement park at the lake offers fun and excitement for the whole family, and those who would prefer some tranquil time-out can take a boat ride on the lake to fully appreciate the beauty of the surroundings.

3.3 Five Star Standard Hotel :

Many people are confused by the star rating system used for hotels. To make matters worse, there is no consistent rating system from country to country. Most classification schemes on the continent don't always take into account the sort of attention to detail which makes the difference between a good hotel and a bad hotel. They simply reflect the facilities and services available. But that doesn't always give a very accurate impression of what you can expect from a hotel.

In Italy, where the regulations are extremely detailed – right down to the requirement for a spare roll of lavatory paper (all stars) – a three-star hotel must offer portorage for bags at least 12 out of 24 hours, but it doesn't indicate what the quality of the service has to be.

In Spain, room size is very important to classification and the requirements are much more demanding than in France. So a double room in a three-star hotel must be at least 15 square metres – that's 50% bigger than the French system demands. But while this reflects a minimum standard that is applied nationally, the exact details of what facilities are required vary, because each region of Spain operates a slightly different system.

In the UK since 2006, and after decades of a highly confusing system, now they have one that works very well. It has been adopted by England, Wales, Scotland and Northern Ireland and assigns stars to reflect the facilities on offer but also measures the quality of an establishment in line with its star rating. This means that all hotels in the UK are assessed to the same criteria and gives a boost to hotels which make an extra effort to improve and maintain service levels - to make guests feel both comfortable and welcome.

The key differences:

- Five-star hotels must be open seven days a week all year round
- Five-star hotels must provide enhanced services such as valet parking, escort to bedrooms, proactive attentive table service in bars and lounges and at breakfast, concierge service, 24-hour reception, 24-hour room service, full afternoon tea. At a four-star this may be offered but is not compulsory.
- Five-star hotels must have at least one restaurant open to residents and non-residents for all meals seven days a week. (A four-star hotel's restaurant doesn't need to offer a full-on lunch service, however this may be offered.)
- Five-star hotels must have ensuite bathrooms with WC, and thermostatically controlled showers, in each of its rooms. Only 20% of the rooms can have shower-only facilities if the size and quality of the en-suites is exceptional. A four-star hotel can offer thermostatically controlled showers only.
- Five-star hotels must have additional facilities, such as secondary dining, leisure, business centre, spa.
- Five-star hotels must offer permanent luxury suites, comprising three separate rooms – bedroom, lounge and bathroom. Four-star hotels may offer suites, but it is not compulsory.
- Five-star hotels will have excellent staffing levels with well-structured and dedicated teams with depth in management levels, as well as exceptional levels of proactive service and customer care. A five-star establishment is based on perfection, and extreme luxury and exceptional attention to detail.
- With four-star hotels, the service should come to the guest as needed, but with a five-star hotel every need should be anticipated in advance of when the guest wants them (eg, hotel staff of a five-star hotel will take control of luggage from guest's arrival outside to prompt delivery in bedroom, full 24-hour room service and 24-hour reception and concierge services).
- With a five-star hotel, from the biggest chain to the smallest boutique hotel, the customer is treated as an individual. The customer service experience is seamless. The high calibre of professionally trained staff means that knowledge provided is expert, whether it comes from bar staff, receptionists or any other department, and is without detriment to other service areas.

- In order to maintain this exceptional level of service the guest would expect a higher ratio of staff to guests. In a four-star they would expect the average ratio to be one member of staff to three guests. In a five-star it could be as high as two staff members to one guest.
- In most five-star hotels the guests would normally expect a renowned chef who has achieved accolades ranging from Rosettes to Michelin stars.
- In a five-star hotel every physical aspect of 'look and feel' has been specifically designed or chosen for that accommodation whether it's tableware, bedlinen, fabrics, colour schemes, so even within a group of hotels it will still remain individually designed.

Service in a five-star hotel is above average. The hotel should offer Reception, Concierge, Housekeeping and Room Service 24 hours a day.

For a hotel to be rated with five stars, it must have expensive and quality furnishing and decorations such as 400-count sheets. The rating also requires that in-room video, a CD/DVD player and a bath and shower in the bathroom.

The hotel itself should have more than one restaurant at the location and the restaurants are expected to offer a variety of gourmet dining options.

The proposed Five Star Hotel at Khulshi is envisaged as a mixed functional project focused on the Hospitality, can also be focused on the cultural wealth and diversity of the country. So, the components will be :

- . Hospitality
- . Cultural promenade
- . Any other permissible commercial & institutional development etc.

CHAPTER 4 : CONTEXTUAL ANALYSIS

4.1 SITE SURROUNDING MAPS

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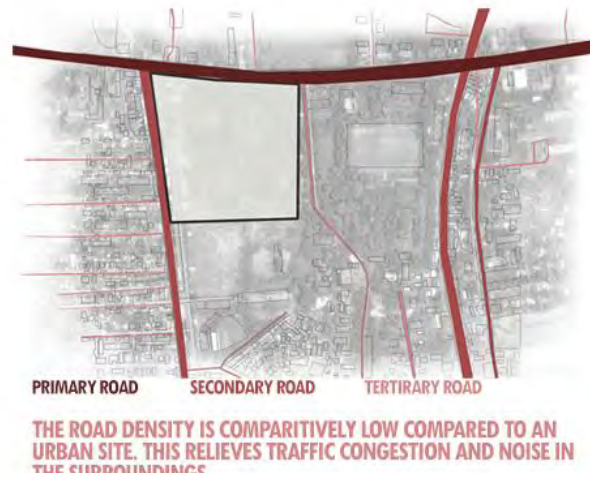


THE HILL POSING AS THE HEART OF THE SITE AT ONCE ESTABLISHES ITS PROMINENCE AMONG ANY OTHER URBAN OR NATURAL ELEMENTS IT COEXISTS WITH.



THE ABUNDANT GREENERY GIVES A PARTICULAR DEFINITION TO THE SITE CHARACTER, SUPPORTING IN FULL THE DESIGN CONCEPT

4.1 SITE SURROUNDING MAPS



THE BUILDING MAP REVEALS A LOW DENSITY CLUSTER OF SLUMS SURROUNDING THE SITE, FRAGMENTED IN PARTS BY ADMINISTRATIVE AND COMMERCIAL STRUCTURES. THIS MAKES THE CONTEXT FEEL MORE SEMI URBAN DESPITE BEING LOCATED IN THE CITY

CHAPTER 5 : CASE STUDIES OF SIMILAR PROJECTS

5.1 Sheraton Huzhou Hot Spring Resort

5.2 Mirage Hotel by Studio Marco Piva

5.3 Herzog & De Meuron: Elbphilharmonic Hall

(Five Star Hotel and Concert Halls)

5.1 Sheraton Huzhou Hot Spring Resort



Sheraton Moon Hotel is located next to Nan Tai Lake in Huzhou, a city situated west of Shanghai and north of Hangzhou, overlooking Suzhou and Wuxi across the lake. Since ancient times, Huzhou has been known as “the house of silk” and “the land of plenty.” The hotel’s arcing form connects past and present and land and water. The unique design which integrates the building into the waterscape of Tai Lake, reflecting in the water below and creating a poetic echo of the natural landscape.

The Moon Hotel takes full advantage of its waterfront by directly integrating architecture and nature. The circular building and its corresponding mirror-image in the water, create a surreal circle that is half structure and half reflection. Beneath the sunlight and the reflection of the lake, the curved shape of the building is crystal clear. When night falls, the entire building is lit up brightly by both its interior and exterior lighting. Soft light wraps around the hotel and the water, resembling the bright moon rising above the lake, blending nature and structure through the reflection.

The clear ring-shape posed a great challenge to the structural design that was solved by a reinforced concrete core-tube. This design innovation features high-capacity, light-weight concrete that offers excellent earthquake resistance and reduced environmental pollution during construction. The mesh curved surface offers structural support, which is further enhanced by

the bridge-like bracing steel structure connecting the double cone structure at the top floor. The hotel façade is covered with layers of fine-textured white aluminum rings and glass.

The annular shape of the hotel allows for all rooms to accommodate spectacular views while increasing the natural light in all directions. The arc-like public space at the top has great open views and can act as a “suspended site” for large-scale events. The experience of being there is extraordinary and unforgettable as it feels like the whole building is floating on the lake. The Moon Hotel puts emphasis on the harmony of man and nature and enhances visitors’ sensory and spiritual experiences.

5.2 Mirage Hotel by Studio Marco Piva



Located in the port city of Kazan, Russia, this contemporary, luxury hotel by Studio Marco Piva features multiple restaurants, a nightclub, a conference center and several other amenities aimed at a fast-paced business crowd.

Mirage Hotel by Studio Marco Piva:

—Mirage Hotel, a luxury 5-star hotel with a business orientation.

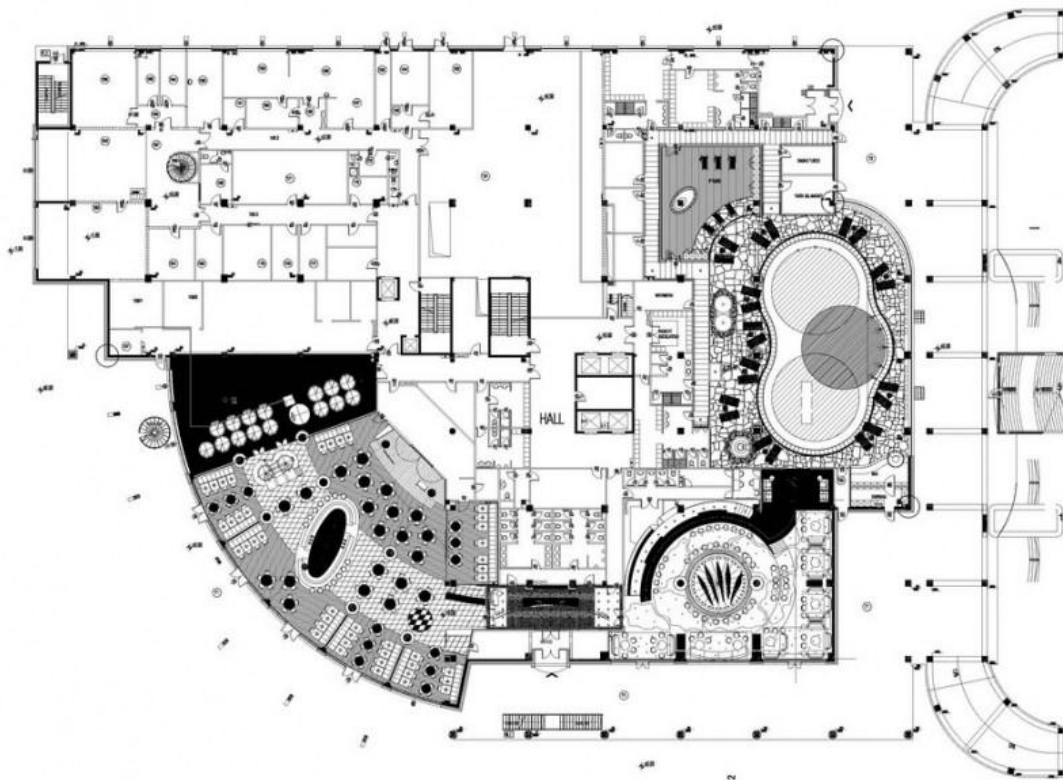
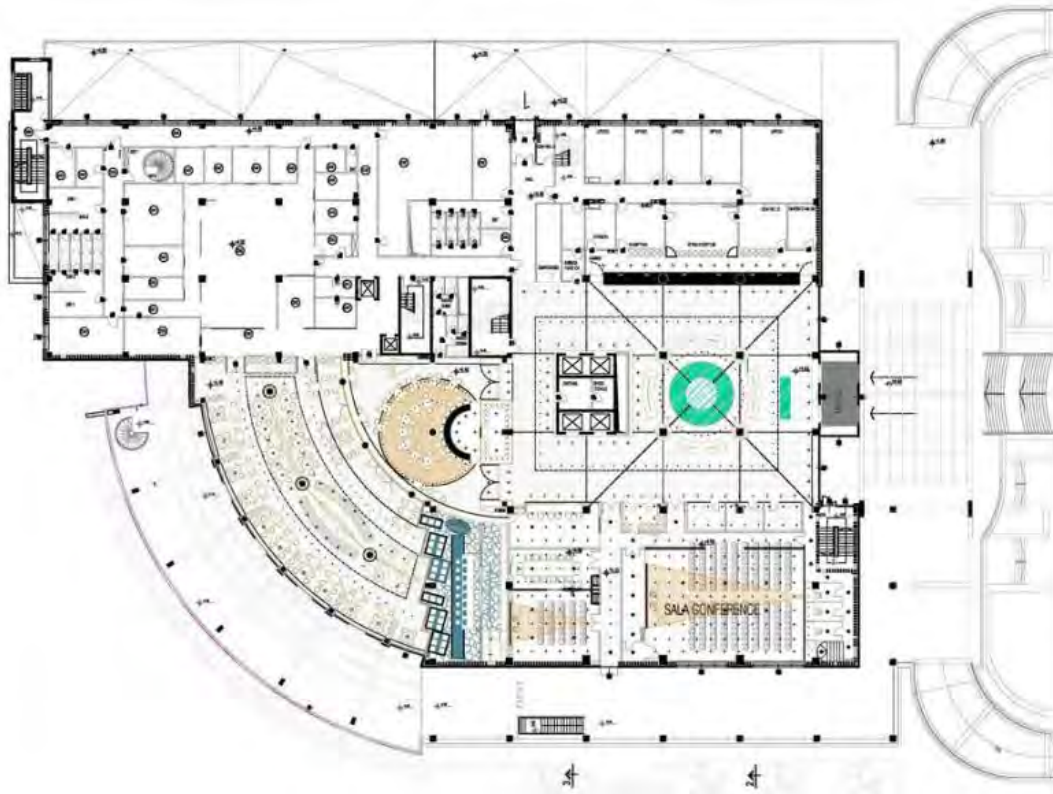
Its original schematic architecture – developed by a Yugoslavian engineering company – has been revised and expanded by Studio Marco Piva, which is also responsible for all the hotel's interiors.

The hotel, featuring 109 rooms, basically consists of two blocks linked by a plinth, developed on two floors, containing public areas.

In this project the fundamental concept is the offspring of the idea of —mirage” and —illusion”. Each area then features a key theme, a specific concept, on which the design idea is based.”



Floor Plans



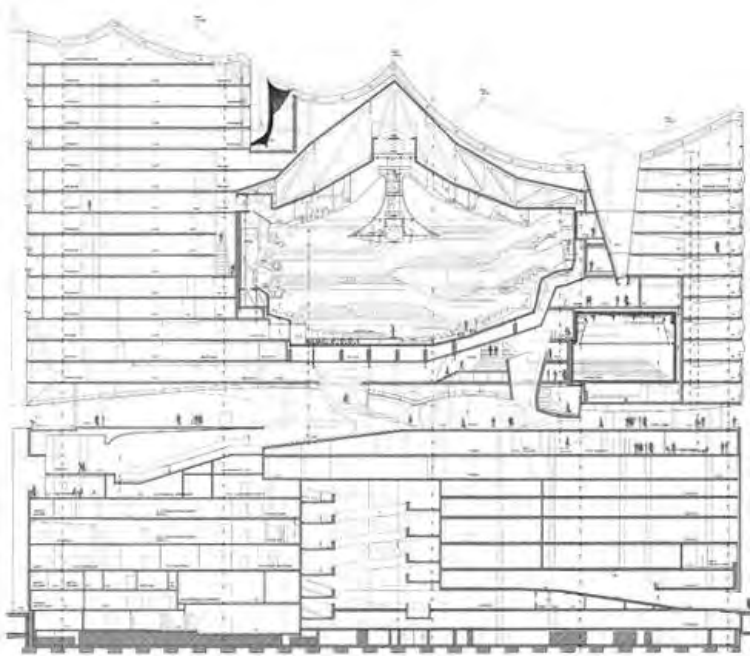
5.3 Herzog & De Meuron: Elbphilharmonie Hall (Five Star Hotel and Concert Halls)

The Elbphilharmonie hall, Hamburg, will include 2 concert halls, a 5 star hotel and apartments. The design of the new building was produced by Herzog & de Meuron, in conjunction with Höher and Werner Kallmorgen. Like a large glassy wave, the concert hall seems to float above the former Kaispeicher warehouse. Two large auditoriums capable of holding 2,150 and 550 visitors will be created in the new glass structure. The almost 100 meter tall performance place will host concerts of classical music, music of the 21st century and sophisticated entertainment music.

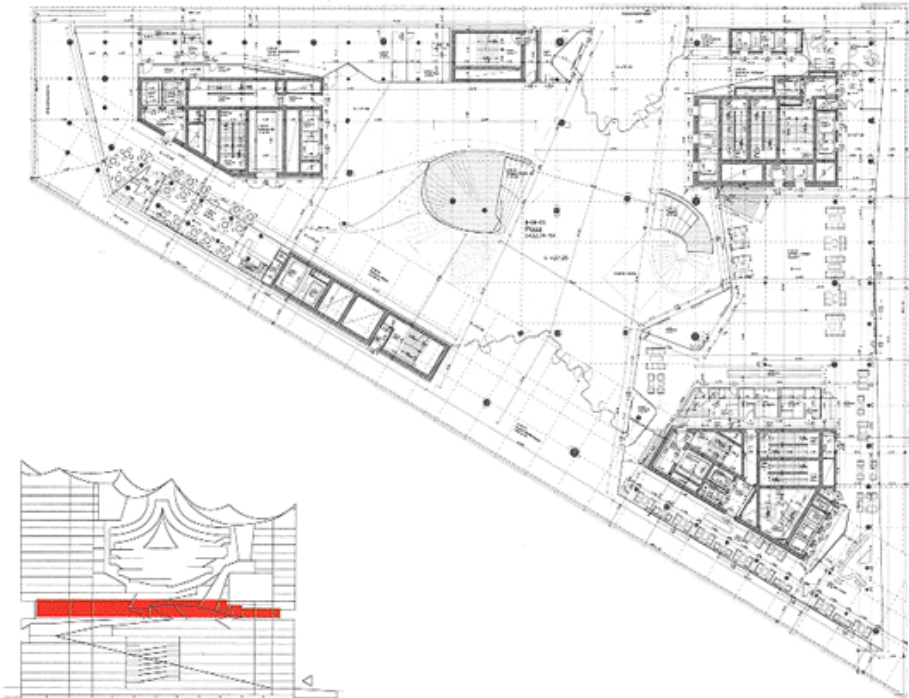
The auditorium does not follow the concept of a so-called shoebox stage, as the orchestra and conductor are situated in the center. Two thirds of the gutted warehouse will be used as parking garage, but backstage areas and places for musical education will be accommodated here as well. Construction work for the concert hall level started in the autumn/winter of 2008/2009 and completion is foreseen for 2012. Every morning at ten o'clock, the webcam installed at the rooftops of Sandtorkai takes a panoramic picture of the work in progress.



Section of the five star hotel and the concert hall

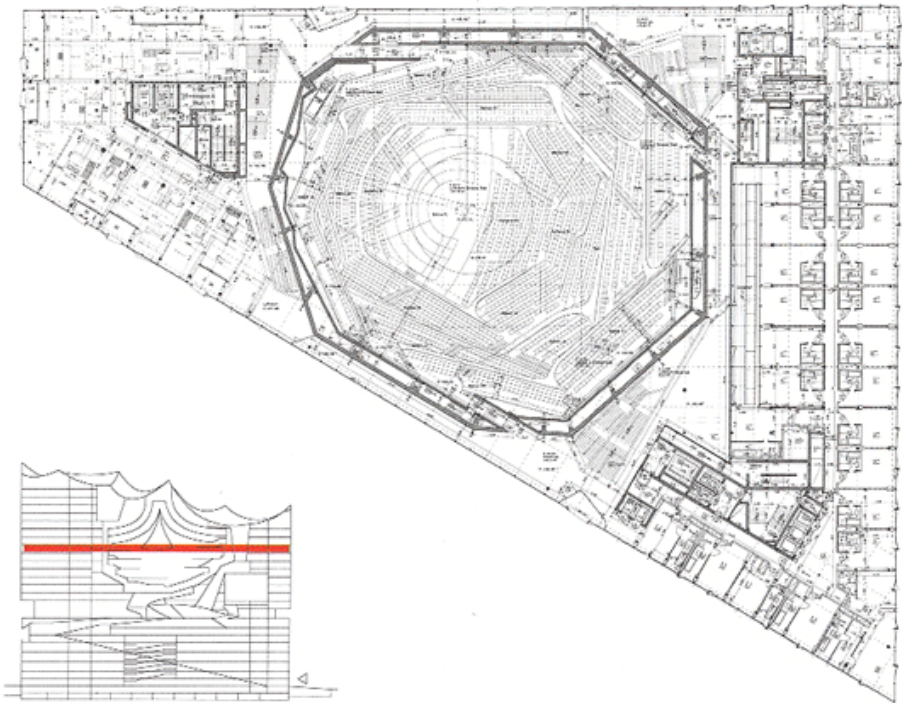


Floor Plan of 8th



Planta 8

Floor plan of 16th



Planta 16

CHAPTER 6 : PROGRAMME AND DEVELOPMENT

6.1 PLANNING AND PROGRAMMING

6.2 THE FINAL PROGRAMME

6.1 Planning and Programming :

Programming is the process of defining the activities that will be conducted within a hotel, allocating the requisite space, and establishing relationships between the spaces. This is one of the first steps in the development process. While the developer may work with an architect in developing the program, the developer is responsible for creating the program and for ensuring that the building is designed to accomplish the goals set out in the program. In addition to detailing the activities, space allocations, and relationships within the building, a successful program helps to establish the way the building or buildings are situated on a site, the onsite automobile and pedestrian flows, and connections to the external world. In almost all cases, the activities are the starting point. Once the activities are defined, relationships among them are established. Early in the programming process, you can use schematic bubble diagrams to convey both activities and relationships. Figure 21.1 shows a schematic, bubble diagram for a hotel with the basic functional relationships.

The role of the lobby is a central gathering point serving both the public areas and the back-of-house areas. Once the activities and relationships are established, you can allocate appropriate space to the activity, both direct activity space and space needed to support the activity. For example, a hotel needs space not only for its guestrooms, but also for infrastructure such as the plumbing, mechanical systems (heat and air-conditioning), vertical transportation (stairs and elevators), horizontal circulation (corridors), and service areas for housekeeping. The summary of all the activities, relationships, and space allocations in a hotel is called a building program or design brief.

Contents of a Typical Building Program

- Overall design philosophy including the look and feel of the property
 - Site layout and site planning
 - Public circulation and lobby
 - Guestrooms
 - Food and beverage areas
 - Meeting space and circulation
 - Recreational amenities
 - Back-of-house areas
-

Overall Hotel Program

	Guestroom Area (ft ²)		Total Hotel
	Net	Gross	Gross Area (ft ²)
Motel, economy hotel	300	380	420
All-Suite hotel	430	590	750
Urban Business hotel	340	480	650
Resort	390	540	780
Convention hotel	340	480	750

Note: Figures are floor area in square feet per guestroom. Guestroom net area is the usable area including bathroom and vestibule. Guestroom gross area includes walls, elevators, stairways, corridors, storage, and mechanical areas on the guestroom floors. Total hotel gross area is the entire hotel, excluding parking.

Hotel Space Allocation

	Number of Guestrooms	Percentage of Total Hotel Area		
		Guestrooms	Public Areas	Back-of-House
Motel, economy hotel	<100	90	5	5
All-suite hotel	100–200	80	12	8
Urban business hotel	100–300+	75	14	11
Resort	100–500	70	16	14
Convention hotel	300–1,000+	65	20	15

Note: The number of guestrooms/hotel depends on local market conditions and shows a large variation from country to country. The space allocations (percentages) remain largely the same worldwide.

Programming Guestrooms :

The most fundamental planning for a hotel involves the guestrooms—not only do they account for the bulk of space within a hotel, but a large measure of the hotel experience is in the guestroom.

Developing an efficient and effective design of these areas is critical for your initial development budget, but this is also a key to long-term guest satisfaction and operating efficiency. While low-rise hotels with one to three stories typically use a design with guestrooms on both sides of a corridor (the "doubleloaded" slab), high-rise hotels use this configuration along with a variety of rectangular, triangular, and circular tower designs. The choice of guestroom floor layout is driven by design, site, and cost considerations. Figure 21.5 shows the most common guestroom floor types and their overall efficiencies.

6.2 The Final Programme :

SL NO.	FUNCTION	NOTE	SPACE REQUIREMENT PER FUNCTION (SFT)	NO.	TOTAL AREA (SFT)	REFERENCES (SPACE REQUIREMENT)
Public Space						
	Front Desk		160	01	160	
	Lobby		1000	01	1000	
	Lounge		1600	01	1600	
	Toilet	3m+2f		5	260	
Total (with 30% circulation) 3926 sq.ft.						
Administration						
	Front Office					
	Reservation office		150	01	150	
	Front office manager		140	01	140	
	Room manager		140	01	140	
	Secretary		140	02	280	
	Accounting section		100	01	100	
			1600	01	1600	
			150	01	150	
				03	160	
Total (with 30% circulation) 3536 sq.ft.						
	Executive office					
	Secretary		140	01	140	

	General manager		160	01	160	
	Assistance General manager		160	01	160	
	Food & beverage manager		200	01	200	
	Storage		500	01	500	
	Toilet			05	260	
Total (with 30% circulation) 1846 sq.ft.						

Sales and catering office						
	Secretary		150	01	150	
	Banquet manager		140	01	140	
	Conference service manager		160	01	160	
	Catering		500	01	500	
	Convention Coordinator		140	01	140	
	Storage		500	01	500	
	Toilet			03	160	
Total (with 30% circulation) 2275 sq.ft.						

Halls						
	Lobby + Lounge				2000	
	Banquet Hall			500nos	15000	
Total (with 30% circulation) 19500 sq.ft.						

Restaurants						
	Main restaurant		16	350	5600	
	Shrimp restaurant		16	200	3200	
	Breakfast hall		16	100	1600	
	Cafe		16	80	1280	
	Bar				4000	
	Storage				500	
Total (with 30% circulation) 21034 sq.ft.						

Recreation facility						
Swimming pool						
	Indoor swimming pool			01	1000	
	Outdoor swimming pool			01	3000	
	Office				150	
Total (with 30% circulation) 5395 sq.ft.						

Health club						
	GYM		1000+800	02	1800	

	Sauna		200	02	400	
	Steam bath		150	02	300	
	Message		150	02	300	
	Locker, Change room		300	02	600	
Total (with 30% circulation) 4420 sq.ft.						
	Indoor Game		2000	01	2000	
	Library		4000	01	4000	
	Beauty parlor		300	01	300	
	Barber shop		200	01	200	
Total (with 30% circulation) 8450 sq.ft.						
	Outdoor facilities					
	Tennis				14400	
	Basket ball				4700	
	Hand ball				4000	
	Squash				2250	
Total (with 30% circulation) 32955 sq.ft.						

Business Center						
	Lobby				800	
	Communication cell				400	
	Conference hall		26	150	3900	
	Meeting room		300	05	1500	
	Audio visual				200	
	Journalist room				200	
	Exhibition & Trade center				8000	
Total (with 30% circulation) 19500 sq.ft.						

Guest rooms						
	Single		350	120	42000	
	Double		450	80	36000	
	Twin		600	30	18000	
	Suites		850	20	17000	
	Executive suite		1500	10	15000	
Total (with 30% circulation) 166500 sq.ft.						
Back of house						
	Receiving area					
Storage area						
	Dry food Storage				1500	

	Refrigerated food Storage				1000	
	Non food Storage				1500	
Total (with 30% circulation) 5200 sq.ft.						
Main Kitchen (Total area of the following)						
	Restaurant				1200	
	Ballroom & banquet				500	
	Cocktail lounge				300	
	Hotel guestroom				700	
Total (with 30% circulation) 4810 sq.ft.						
Employee facilities						
	Security & timekeeping			01	3000	
	Changing & toilet facilities			01	400	
	Dining room			01	1000	
	Rest room		300	02	600	
	Training & interview room			01	1000	
Total (with 30% circulation) 7800 sq.ft.						
Laundry & housekeeping						
	Laundry		150/floor	10	1500	
	Housekeeping		250/floor	10	2500	
	Supervision		120	10	1200	
	Store		160	10	1600	
Total (with 30% circulation) 6000 sq.ft.						
Engineering & mechanical						
	Engineers office				400	
	Maintenance workshop				1000	
	Electrical areas				3000	
	Air Conditioning				6000	
	Generator and pump				2000	
Total (with 30% circulation) 16120 sq.ft.						

Sub Total = 331295 sq.ft.

Guest room = 166500 sq.ft. which is 50%-55% of TOTAL program

MGC = 46393 sft

Built up area = 881446 sft

MOS = 23196.5 sft.

CHAPTER 7 : CONCEPTUAL STAGE AND DESIGN DEVELOPMENT

7.1 CONCEPT

7.2 COLLAGE AND CONCEPTUAL DIAGRAMS

7.3 FORM DERIVATION

7.4 CONCEPTUAL SKETCHES

7.5 FINAL DESIGN

7.5.1 FLOOR PLANS

7.5.2 SECTIONS

7.5.3 ELEVATIONS

7.5.4 3D RENDERED IMAGES

7.1 CONCEPT :

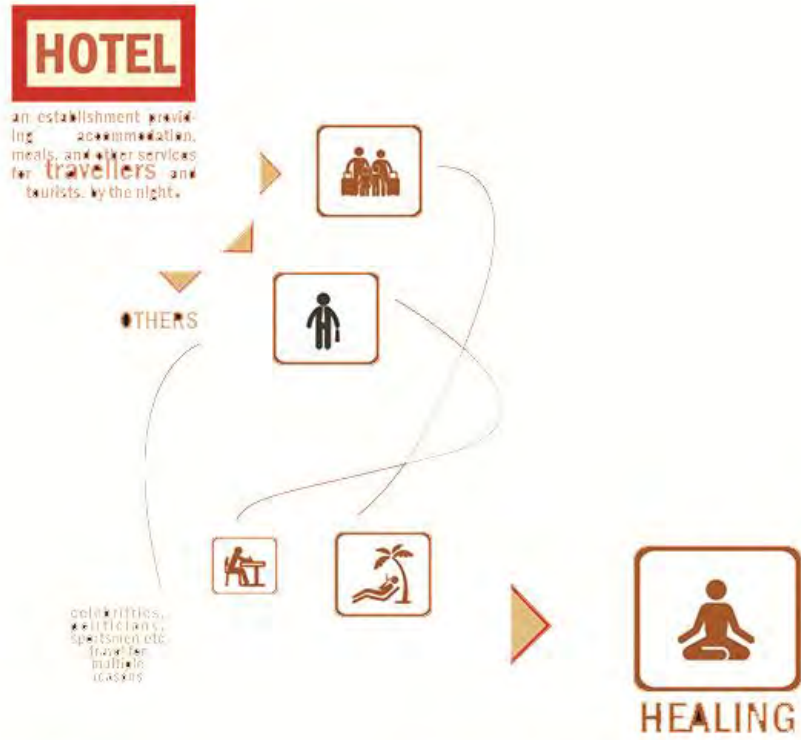
The hotel has been visualized as an architectural realm with the ability to physically and mentally heal it's guests. As such, it has grown out the natural elements of light, water and predominantly, the foliage of trees and the hill that define the holistic experience of the hotel.

7.2 COLLAGE AND CONCEPTUAL DIAGRAMS :



The conceptual collage

Conceptual diagrams :



7.3 FORM DERIVATION :

PHASE 1



PHASE 2



PHASE 3



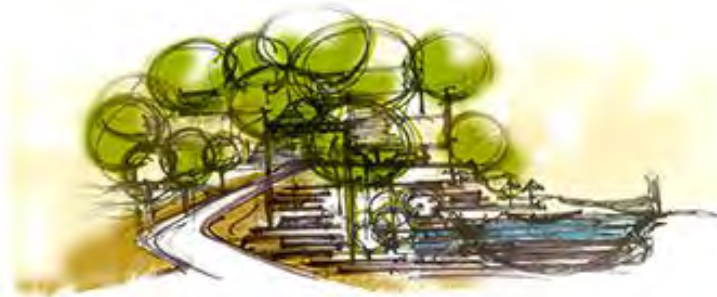
PHASE 4



PHASE 5

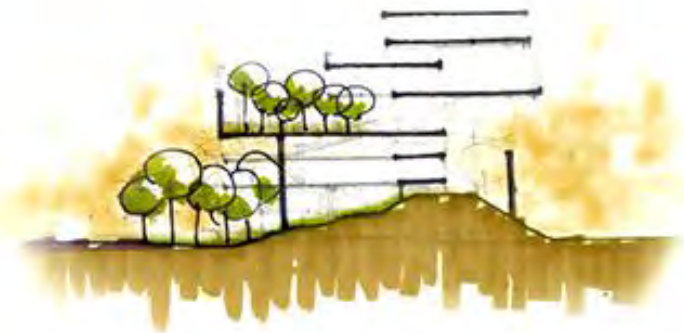


7.4 CONCEPTUAL SKETCHES :



WEEK 1

7.4 CONCEPTUAL SKETCHES :



WEEK 2

7.4 CONCEPTUAL SKETCHES :



WEEK 3

7.4 CONCEPTUAL SKETCHES :

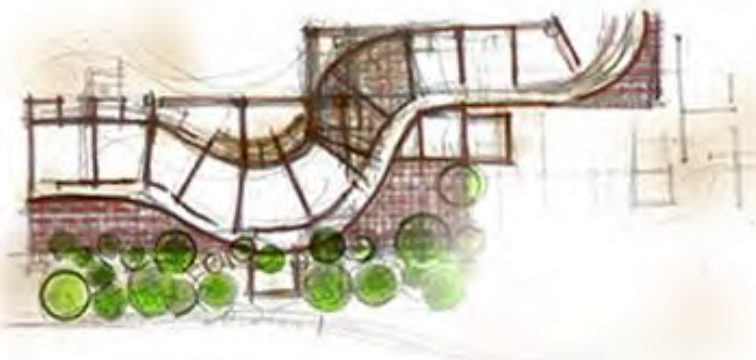


WEEK 4



WEEK 4

7.4 CONCEPTUAL SKETCHES :



WEEK 5

7.5 FINAL DESIGN

7.5.1 FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

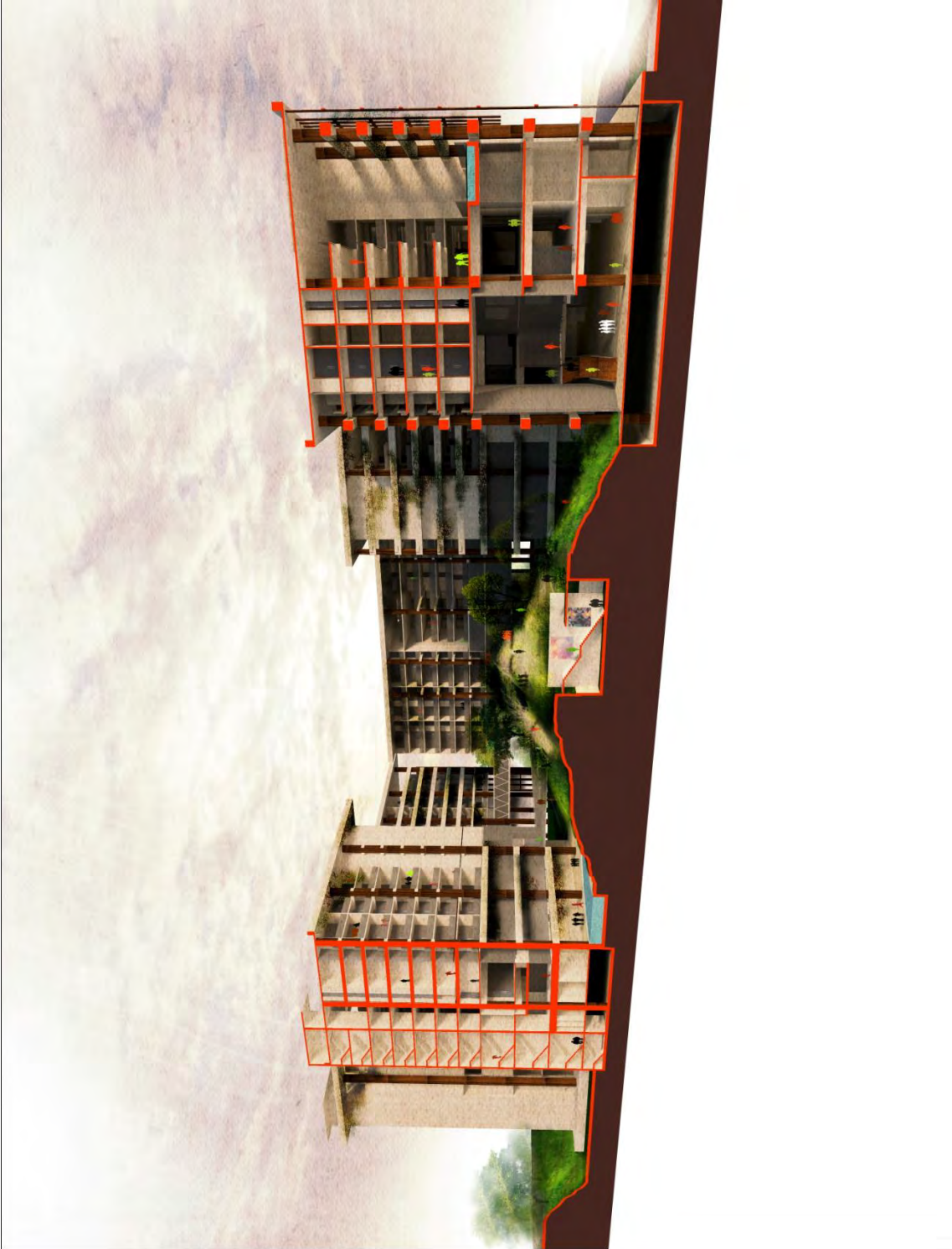
SECOND FLOOR PLAN



THIRD FLOOR PLAN



7.5.2 SECTIONS :



7.5.2 SECTIONS :



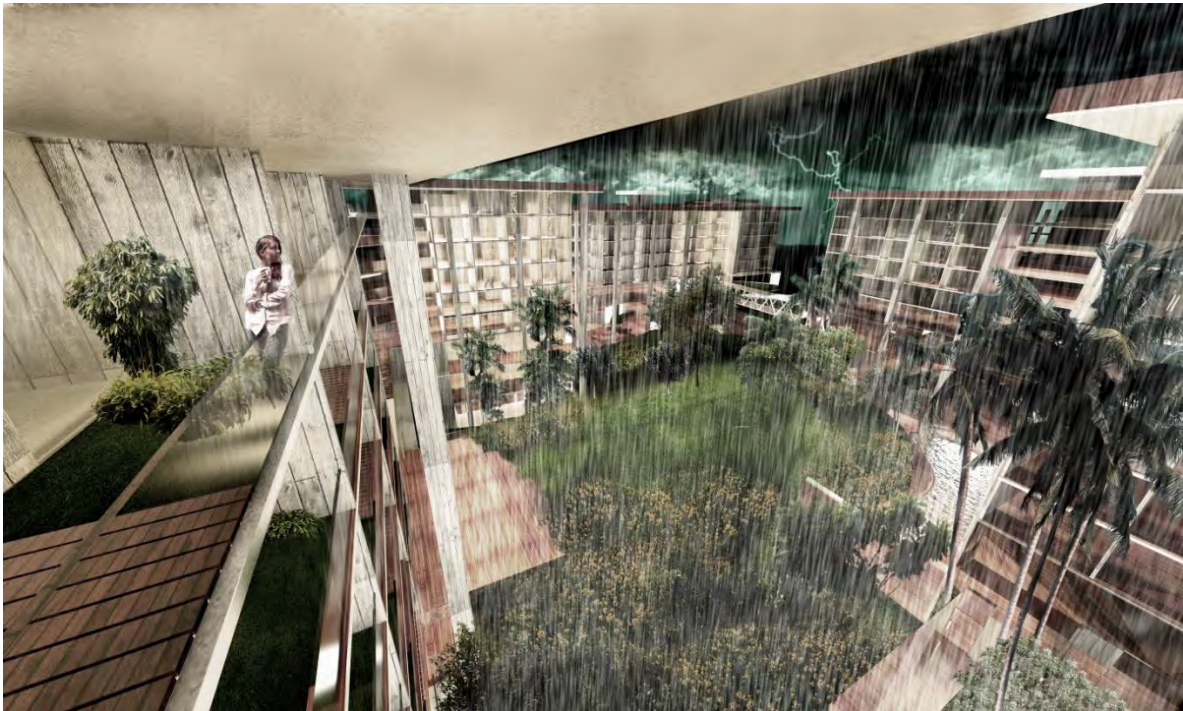
7.5.3 ELEVATIONS : NORTH ELEVATION



SOUTH ELEVATION :



7.5.4 3D RENDERED IMAGES :



CONCLUSION :

The completion of designing this project has opened many things to learn, realize and be aware about. Though it's a five star hotel on the land of Bangladesh Railway, it's a very sensitive project for it's location, context, site etc. The site was a piece of silence, pleasure and beauty. The hill on the site makes it more dynamic and challenging to handle. It was actually a try to design without interrupting the site and context, a try bring the men closer to nature. The nature of the site guided me a lot in designing itself. It has shown me the path I should go with. I wanted that the building will grow out of the forest, out of the hill and I believe, that the nature wanted it too. The holistic experience of the hotel will be enriched by the existing elements of nature and that makes the project a rational one.

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