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Coach Hotel à Douvres, Angleterre (page 134)

Cet hôtel a la fonction assez particulière de n'héberger ses hôtes qu'une nuit avant de traverser la Manche. De ce fait, ses 40 chambres à deux lits et 15 à un lit sont meublées modestement et n'ont pas de salles de bains séparées. Toutes les chambres à balcon sont ensoleillées le matin et donnent sur la mer. Quatre supports en V portent tout le bloc supérieur sur 2 profondes poutres en béton armé, tendues juste en travers des salles publiques, qui sont 3 bars, un restaurant et une salle de bal. L'ensemble est un complexe de formes, couleurs, textures et matériaux qui créent un pêle-mêle dans cette structure au fond simple et petite.

Apollonia Hotel, Stockholm (page 135)

Cet immeuble combine un hôtel avec des entreprises indépendantes, telles que théâtre de 370 places, 2 étage de locaux de commerce et plusieurs magasins. Les 81 chambres occupent les 3 étages supérieurs meublés avec beaucoup de goût. Une réception au rez-de-chaussée, un restaurant au premier, des services au sous-sol et un garage pour 20 voitures complètent le secteur hôtelier. Les intérieurs et l'ameublement sont exceptionnels — matériaux et couleurs naturelles appliqués d'une manière caractéristiquement scandinave.

Hotel Beau Lac, Neuchâtel (pages 136—137)

Ce charmant petit hôtel comprend trois étages de chambres de dimensions égales; les chambres sont prévues et meublées en chambres à deux lits. Trois chambres de personnel par étage peuvent porter le nombre total de lits à 110. Six poutres massives en béton armé eliminent les colonnes dans les locaux publics. Le fumoir est flanqué de la salle à cocktail, puis du restaurant. Un café et un snack-bar ont leurs propres entrées pour la clientèle venant de l'extérieur; ils sont desservis par une cuisine combinant les services français et américains, qui forment au fond 2 cuisines se complétant mutuellement et se partageant la préparation, la cuisson et le lavage de vaisselle. Les sous-sol contient l'entrepôt et les salles de services: su côté lac, on a encore les cabines des baigneurs. The Beau Lac étant l'un des plus récents hôtels suisses peut être considéré comme caractéristique de l'évulution des hôtels dans ce pays.

Astoria Hotel, Lucerne (pages 138—140)

Dans cet hôtel, le rez-de-chaussée est presque entièrement ocupé par des magasins, un snack-bar et une minuscule réception de laquelle le portier accompagne les hôtes à un ascenseur rapide qui mène directement au fumoir sur le toit; c'est là que se trouve le centre de l'hôtel. Le fumoir et une salle entièrement vitrés offrent une vue merveilleuse et ensoleillée. Le premier étage comprend des bureaux, un salon de coiffure et 2 salles de conférences pour 30 et 100 personnes. Le sous-sol contient la cuisine froide et les salles du personnel, de service, de garde-manger et de machinerie. Quatre étages sont pirvus de 12 chambres à deux lits, 7 à un lit et 2 suites par étage. Toutes les chambres sont soigneusement meublées d'unités encastrées où cela fut possible. Le noyer et l'aluminium eloxé harmonisent avec le gris clair et le blanc des murs et plafonds. De par son plan original, un plaisant dévelopement des intérieurs et de jolis détails, c'est une réalisation méritant d'être retenue.

Summary

Contemporary Hotel Developments (pages 105—114)

In contrast to Europe the period since the war has witnessed in the U.S. a tremendous expansion of the hotel industry. Keen competition, ready capital and a refined building industry have encouraged the building of new hotels which, designed as an integral part of their own operation, display a highly rational development trend, a trend which is greatly influencing new European design. Underlying this design are certain accepted fundamentals of the "American way of life."

a) The Mass principle of group amusement, entertainment and gathering, manifest in the "Convention System."

b) The attitude of eating as a time wasting necessity.

c) Similarly shopping is regarded as a necessary evil. This quick service demand encouraging the hotel shopping centre and snack restaurant.

d) The emphasis on the motorist, forcing new hotels to provide driveways garaging and parking besides a location easily accessible to automobiles. A deciding factor in the dating of older hotels. That public and attendant service facilities have grown enormously is obvious from the massing of new hotels (compare diags. 6, 7, 8) so that these areas today represent some 65% of construction and 75% of furnishing costs.

As a basis for design a series of principles (by no means inflexible) would seem to apply with reservations to most new U. S. city hotels.

The absolute size of the hotel is a regional determinant fixing the number of rooms and the public facilities required. But beyond this:

I) Land cost to equal 10% of Hotel construction costs. The balance for more expensive sites must be obtained from other sources, subrentals of shops and offices etc.

II) The cubic content of public and service areas not to exceed that of the bedroom floors.

III) Net room area to rent between 5 c, 6 c per sqft. A figure which while varying slightly from place to place pretty well determines the minimum acceptable room areas, as

single 90-110 sqft. small twin 150-170 sqft.
double 139-150 sqft. large twin 160-180 sqft.

IV) Construction costs per room to equal $ 1000 per $ 1 rental. Again excess costs must be realised from other sources.

V) Hotel must break even at 60—65% room occupancy (compare old hotels 80% and the U.S. average 72%) .

VI) One employee or less per room. Basic design rather than the service operations themselves determine the size of the staff and labour wastage remains the primary cause for dating of older hotels.

Operational results for U.S. city hotels show departmental profits may be anticipated as 70% on rooms, 50% on beverages 20% on rentals 0% on food. Accomodation is obviously still the primary source of income. Dining facilities are provided as a concession to the guest and the convention services but food itself is hardly a profit maker.

Beverage profits are determined by local licensing laws and apart from public bar are largely a subsidiary of room and convention services. For accomodation the studio room developed over a period of years now comprises 80% of new hotel rooms in the U.S today. Characteristic is its furnishing for day time living with its convertible sofa-bed, scaled down furniture and exclusion of cupboards to a separate foyer-dressing area. Its furnishing costs are some 30% higher than the conventional bedroom, it requires somewhat more maintenance and room service, but the studio room has a higher rentability — the deciding factor. Room are arranged in maid "modules" of 16—18 rooms, the maximum number their unions will allow them to service daily. Design refinements aim at illuminating the more expensive tradesman and enable the maid to do all the routine plumbing electrical and furnishing maintenance. In the bath room relaxed building codes permit complete combined plumbing of adjacent toilet facilities, realising a saving of some 2% of construction costs.

However todays major economies stem largely from the reduction of the "non-earning" public areas. Waiting room, reading and writing rooms have disappeared completely whilst, by pre-booking of guests, quick service elevators to rooms and stairs direct to convention floors, the reception lobby is shrinking.

For their convention trade todays hotels, by utilizing a series of flexible and movable acoustic partitions to subdivide one or more large ballrooms according to demands, are offering practically the same accomodation as they did with individual rooms previously and this in a fraction of the area (Diags. 13, 14).

Similar concentrations of service departments aims at economies of space and a greater working efficiency e.g. centralized housekeeping, laundry and mechanical plant, centralized food service in one kitchen or several mutually supporting kitchens, relocation of A.C. plant to an upper floor to reduce heat losses and a simplified room "heat-exchanger" which relies on a window vent for fresh air, illuminating ducted air from a central plant (diag. 30). The latest refinement of construction, following the early massive masonry block and various box and skeleton frames (diags. 15, 16, 17, 18) is the 2 column per bay cantilever floor with a light weight, insulated, metal, curtain wall. (Dallas Statler text.)

We have said nothing so far of the American motel industry which has developed into a vast business. But in fact todays motels are providing a quality of service that makes them practically indistinguishable from smaller hotels. To meet the competition of the resort motels, which have practically wiped out the middle class holiday hotels (as we know them in Europe) the U.S. hotel industry has developed the super luxury resort hotel (as in Miami, Florida) where in an extremely artificial and ostentatious environment guest pay some $ 50.— to $ 70 per day. But these hotels are beyond the scope of our text.

We have examined some of the trends determining U.S. hotel design.

Certain aspects, the conventions, the overelaborate A.C. system and particular structural developments may have no application here, but accomodation for motorists, for shops and rentals, economising of public and service areas will have to be considered for rational hotels in the future, whilst the adaption of our commonly accepted French kitchen to todays demands for Snack Service presents a problem peculiar to our own development.

Beverly Hilton Hotel, Beverly Hills (Pages 115—117)

This hotel represents its presidents (Conrad J. Hilton) conception of the "perfect hotel"—a super, luxury extravaganza!

Already its location, Beverly Hills, is synonymous with romance in America, although its actual environment is rather a depressing one of film studio back-lots, oil wells and suburban spraw. By way of compensation the hotel provides a whole array of magnificant public rooms, one more ostentatious then the next, decorated in Louis XIV., subtropical, Scandinavian or ye olde England style, always rich, colourful and expensive.

But only 25% of the huge site is devoted to hotel. The rest consists of a shopping-center (100,000 sqft.) and accomodation for 1000 cars. Perched above this public concourse, in a 3 pointed starshaped block of 7 stories are a mere 450 guest rooms. Each is beautifully furnished as a luxury studio room, most have balconies whose multicoloured partitions give the hotel façade an "in glorious technicolour" look.

Crowning the whole "show" on the 8th floor are a cocktail lounge and an exclusive à la carte restaurant, To pay for all this and the staggering initial outlay of $ 17,000,000 the room rates vary from $ 15 to $ 65 per day. Even so it is doubtful whether this hotel actually is a profit making concern. But as a "publicity stunt" maybe this is not its primary function?

Hilton Hotel Istanbul (Pages 118—119)

This hotel represents Hiltons first venture in Europe (and Asia). As such it is a typical American Tourist-Resort, standing as a clear contrast to its ancient architectural historic surroundings. The site, high over the Bosporus, gives the 9 storey guestroom block a wonderful view over Constantinople. Below the public rooms spread out in two further floors. The upper entry porch leads directly into the main area where foyer, lobby, lounges, a garden court, shops and the broad cocktail-terrace all flow together to a simple harmonious space. The garden entrance is at the lower level, also the dining pavilion with is outdoor terrace, the Banquet room and behind these the kitchens, staff and service rooms.

The interiors are consistent and effective, white ceilings against dark natural wood, beige carpets and green curtains. Occasional large wall areas of beautifully glazer tiles are a welcomed concession to the local craftsmanship.

Construction is of reinforced concrete with oversized members for steel economy, earthquake resistance and to compensate for unskilled labour. Nevertheless at $ 20,000 per room this is an expensive building.

Sheraton Hotel, Philadelphia, Pennsylvania (Pages 120—121)

The first new hotel in Philadelphia for 30 years and the first ever built by the Sheraton Corporation has a choice location in the famous "Penn Center" redevelopment scheme, in the heart of the city vonvenient to road and rail transport terminals.

Nervetheless physically the site has its limitations. Located over the "subway" the building rest on foundation originally designed for an office structure—resulting in a column spacing not easily adaptable to an accepted bedroom module. Furthermore the set-back required to light the upper 16 storey bedroom block results, on this already narrow site, in a guest room barely deep enough to be acceptable by U.S. standards. The ground floor has the reception lobby and the usual concessions, and a separate entry with escalator service direct to the upper "convention" floors. On the second floor are the main restaurant the huge ballroom (seating 2000, banquet 1600) and smaller function rooms. Here also is the main kitchen which serves direct to the Restaurant and banquet and by dumb waiters to the grill and snack bar in the floor below. The 3rd floor contains further function rooms.

The site allows the hotel no basement so that the air conditioning plant is located on the 4th floor between the public and guest room floors. Across the road lies the hotel's 800 car garage. Considering the handicaps of the site this is an ambitious and interesting solution and as such at $ 17 000/room a reasonable economical one.

Hotel Statler Hilton, Dallas Texas (Pages 122—124)

This building is a milestone in todays hotel development. Outstanding is its construction system, a multistoried cantilevered flat slab with 2 columns per bay. The 2 room-column grid is 30'x 23' with the 8" slab cantilevering a further 8'. This system rises 19 floors braced by its own star shaped plan and with shear-support in the elevator shaft and the solid end walls. Cladding the frame is a 2" curtain-wall (see construction) which saves 10" of floor space and 9/10 of the weight of conventional masonry walling. Two bay depths result in 10 different room sizes without altering the standard wall panels. The bedroom floors are composed of a 4 "maid-service" groups of 16 rooms. 80% furnished as twin bed studios. A complete bathroom is squeezed into 4'10"x 6'6" with a special lavatory — make up table unit for which the W. C. lid serves as a seat! In the public floors the new construction system results in a 50% saving in footing and expensive column cladding and reduces the unpleasant visual obstructions often associated with the conventional "column-maze."

At the main entrance premium rental space is sacrificed for an off street driveway, nevertheless 2 floors at street level still accomodate 29.000 sqft. of shops. From the lobby hotel guest have direct access to the elevators while outside

visitors bear right to the Coffee-shop, Grillroom and restaurants or up the stairs to the upper "convention floor." Here are 2 large Ballrooms and several smaller function rooms which divided with movable acoustic, partitions allows 10 room combinations accomodating between 40 and 2200 people. Similar partitions serve to merge the grill and restaurant (on the ground floor) to cope with demands.
The main kitchen is on the ground floor with which the separate banquet set-up immediately above shares the dish-washing and some preparation areas. A third kitchen in the sub-basement serves meals to the 600 hotel employees. Here also are the house-keeping department, the mechanical plant and laundry. The air conditioning plant is split for economy between the 4th floor and the roof. On the roof too is a heliport.
The Dallas justifies its careful planning with its economical building costs at $ 9350/ room and its subsequent low running costs.

Motel on the Mountain, New York (Page 125)

This imaginative project takes advantage of a seemingly unsuitable site, an almost inaccessible hill between two busy highways.
A horseshoe of twin motel units crown the hill-top facing out to the view and closing the circle is the multistoried main building with restaurant bars and reception lounge. An exciting site plan, careful detailing and beautiful furnishings makes this an outstanding motel which throughout reflects its architects own cultural background.

Hotel Amelia Earhart, Wiesbaden (Pages 126—127)

The hotel has 8 bedroom floors arranged in maid modules of 3 x 16 rooms per floor. All rooms are of the same size that of a large single room (with the possibility of squeezing in a second bed), a concession to the structural module hardly justifiable even in a resort hotel! The ground floor shows an interesting attempt to introduce the flexibility of American public rooms. But an area of 5700 sqft. hardly seems sufficient to accomodate the overlapping functions of breakfast room, restaurant, bar and conference room.

Hotel Europa, Salzburg (Pages 128-129)

The hotel is situated on a very restricted site indeed, so that the structure rises as a vertical slab of 16 floors with only 8 bedrooms per floor!
The 44 double and 52 single rooms and 8 suites occupy 13 of the upper floors and each chamber maid serving 16 rooms must work 2 floors. The ground floor allows only for a small reception area and one shop. However on the next floor are the hotel lounge, bar and breakfast room, while on the roof to enjoy Salzburg's magnificent views is a roof restaurant.
This is a simple and straight forward building. Nevertheless, it is obvious that a less restricted site would have resulted in an equally suitable and considerably more economical solution.

Hotel de France, Conacry, Belgian Congo (Pages 130—131)

This tropical resort hotel has been developed virtually as an open breezeway, to take advantage of the regions prevailing winds and to retain that link between interior space and surrounding landscape —which would have been broken by the hermetical sealing of the rooms for air conditioning.
Thus each of the 5 bedroom floors of 8 singles, 6 doubles and 2 suites a has an open, louvred, single loaded corridor. Louvres across the bathroom and dressing area allow complete cross ventilation od each room by virtue of a grilled storage wall suspended as a partition between bath and bedroom. Again to catch the breezes the main public floor is raised with direct access to the open lobby below. The French kitchen is also naturally lit and cross ventilated. A short service corridor links it to dining room, detached from the hotel as a circular pavilion. The latter again is virtually open, with alternate movable partition of glass and louvred screens adjustable to catch the fluctuating breezes.

Barinas Hotel, Venezuela (Pages 132—133)

The hotel is located on a wooded hill south of the city of Barinas between the Andean Mountains and the open plains. In the main building an open loosely-knit group of lounges, shops, recreational and dining facilities kitchens and administrative services are combined by a series of courts and covered ways. In adjoining wings lie the guest-rooms linked by open corridors to the main building. The whole project has been developed horizontally to harmonize and integrate with the existing landscape while the "In-situ" building materials selected also reflect the local character. Local timber, the earth products, adobe, roof and glazed tiles—and river boulders, all so characteristic of the indigenous architecture, are used for floors, ceilings and partitions with white paint to set off their natural colours. In the warm climate, windows proved unnecessary and the prevailing winds—controlled by wooden louvres—provide satisfactory cross ventilation.

Coach Hotel in Dover, England (Pages 134)

This hotel has a rather special function that of accomodating for only a single night, people crossing the channel. Thus its 40 double and 15 single rooms are modestly furnished and are without separate bathrooms. The splayed bedroom walls give each balcony room the morning sun and a view of the sea. 4 V-shaped supports carry the whole of the upper block on 2 deep concrete beams spanning clear across the public rooms. These consist of 3 bars, a dining room, and a ballroom. The whole building is a complex of shapes, colours, textures and materials—possibly confusing rather than refining a basically small and simple structure.

Apollonia Hotel, Stockholm (Page 135)

This building combines a hotel with quite independent "out-side" businesses (a 370 seat theatre, 2 floors of professional rooms and shops).
The 81 rooms occupy the top 3 floors. They are tastefully furnished and with all possible units cantilevered from the walls. A ground floor reception lobby, a first floor restaurant, a sub-basement service area and 20 car garage complete the hotel departments.
Outstanding are the beautiful interiors and furnishing—natural materials and colours utilized in a characteristic Scandinavian manner.

Hotel Beau Lac, Neuchâtel (Pages 136—137)

This pleasant little resort hotel incorporates a modified box frame (diag. 14) for its 3 storey bedroom block, 2 rooms per bay are characteristically all of the same size, furnished as double or expandible single rooms. 3 staff bedrooms per floor could expand the accomodation to a hotel of 110 beds.

6 massive reinforced concrete hurdles illiminate all column obstructions in the public areas. Adjacent to the reception lobby is the hotel cocktail lounge and beyond this the French restaurant. A further coffee shop and a snack-bar have alternative entrances for outside clientelle. These are served by a kitchen combining a French and American service—in fact 2 mutually supporting kitchens sharing preparation, cooking and dishwashing facilities. The lower ground floor contains all storage and service rooms and on the lake side dressing rooms for bathers.

The Beau Lac is one of the newest Swiss hotels and as such typical of the countries contemporary hotel developments.

Astoria Hotel, Lucerne (Pages 138-140)

In this Hotel the street level has been devoted almost entirely to shops and a public snack restaurant and with merely a small reception area for a concierge who accompanies the guest in the express lift direct to the main lobby on the roof. Here is the hub of the whole hotel. A lobby and lounge virtually sourrounded by glass, enjoy the sun and the fine view and are complimented by the architects pleasant interiors.

The first floor contains professional suites, coiffeur and 2 conference rooms for 30 and 100 persons. The basement is shared by the cold kitchen, staff, mechanical, services and storage rooms. 4-bedroom floors are composed of 12 doubles, 7 singles and 2 suites per floor. All rooms are carefully furnished with units built-in wherever possible. Nut wood and anodized aluminium harmonize with the light grey and white walls and ceilings.

With an original plan, pleasant space development of the interiors and excellent detailing this is a noteworthy project.

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