

Sample report on hotel design

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Hotel Design

Literature Review on Latest Furniture, Fixtures, and Equipment for a Luxury Hotel

Introduction

The term luxury has been greatly misused. Many institutions use it without knowledge of what it should entail. Institutions like Forbes set standards for luxurious hotels. However, they have not been able to come up with a proper description of luxury hotels (Yee 2005). Luxury hotels have the following characteristics. First, methods of booking and travel agents are easy and well planned. Their services are quick and efficient. Secondly, the rooms are able to accommodate all people: handicapped and pet-friendly. They have plunge rooms, king beds and good physical location. A luxury hotel has a consistent design. The design matches furniture, fixtures, and equipments' used. The furnishings, furniture, fixtures, and equipments are of high quality, mostly laminate wood. Luxury hotel has good reception desk, comfortable <https://assignbuster.com/sample-report-on-hotel-design/>

reading chairs, and adequate storage facilities. Their lounges have the latest technologies and spacious (Ransley and Ingram 2001).

Literature Review

According to Roqq (2014), staff efficiency can be improved by using good furniture fixtures and equipments. A smart design of furniture, fixtures, and equipments increases efficiency. In his research, Roqq discovered that it is expensive to maintain guest rooms that have a carpet. According to Roqq, research clients spend most of their time in guest rooms. Most guesthouses have carpeted floors, which are difficult to maintain. Carpets are difficult to maintain because they are easily stained and destroyed. When the hotel is busy, guestrooms are used more often. This results in constant staining of carpets. Constant staining in turn leads to continuous cleaning by staff.

In situations where the carpets are not washed, luxury hotels continuously change their carpets. Average cost of changing carpets is \$ 1000 per room (Roqq 2014). In order to reduce this cost luxury hotels are now resorting to wood-plank vinyl floors. Use of wood-plank vinyl floor has reduced cost of replacement. Moreover, the rate of work has decreased (Roqq 2014).

According to Roqq, guest room of the luxury hotel should have fixed furniture, fixture, and equipment. Fixed FF&E reduces accidents during cleanliness. It also reduces accidents when they are moved. Furthermore, Roqq stated that guest rooms should have kitchens. Kitchens make guests comfortable and content. Their contentment increases chances of stay and recommendation. Using of PTAC units helps to manage the increase in temperatures. Small sensors aid PTAC. They help to reduce the use of air conditioners (Roqq 2014).

Hill (2014) has done research on the best methods of preserving furniture, fixtures and equipments. In this research, Hill starts by describing the latest economic situation. He stated that with the difficult economic situation it is difficult to regularly refurbish furniture, fixtures, and equipments of guest rooms. Hill argues that hotel management has to carry out regular refurbishments because of the changing trends. Hotels brands and standards keep changing (Hill 2014).

With the high cost in mind Hill advices luxury hotels to use energy efficient appliances, for examples, fluorescent bulbs and low-flow showerheads. Furthermore, carpets should be replaced by bamboo or wooden floors. Instead of using easily, damaged goods Hill argues that case goods can be made using rice husks. All these strategies assist in reducing costs (Hill 2014).

Foliot has also carried out research on the latest FF&E needed for guest rooms in luxury hotels. In this study, Foliot starts by giving a brief history of hotel design. Foliot states that in the past, luxury hotels used furniture made of wood and veneer. In those days, it was regarded as a taboo to use laminates in making furniture. Hotels avoided using laminates because they were considered less durable compared to solid wood. However, this perspective has since changed. Hotel industry has evolved (Foliot 2014). In his research, Foliot discovers that the use of monotone and brown laminates is outdated. Guest rooms can now be decorated using furniture laminates of different colors. Examples of colors available are faux, matte black glossy. These colors can be used with different finishes. This increases variety in color and texture. Also, the variety has given hotel owners more design options. Other than a variety in color, designers have different

techniques of developing laminates. The use of resistant materials has led to durability of furniture. Wood laminates are good for a guesthouse furniture. Foliot has discovered that the guesthouse furniture can be made of impervious, shockproof wood. The use of wood laminates has improved customer satisfaction. Moreover, hotel owners have reduced the cost of maintenance (Foliot 2014).

Furthermore, Foliot's research reveals wood laminate as easily maintained. The research gives a detailed explanation on how cheap it is to use wood laminates on furniture. The use of laminates reduces replacement costs. Moreover, it increases accessibility of guest room furniture. This is because wood laminates are easy to manufacture. Therefore, they are readily available (Foliot 2014).

Locke has also carried out research on latest designs of furniture, fixtures, and equipments that can be used in luxury hotel guest rooms. Locke's research focuses on important areas hotel managers need to focus on. This research shows that it is very vital to have technology equipments in client's guest rooms and hotel at large. Locke disputes that the world has become technologically conversant. Clients expect to have these appliances in their rooms. Examples of such equipments are internet, movie library, and stereo system (Locke 2014).

Locke's research also looks at what guests need in their guest rooms. This research reveals that clients want hotels they can be comfortable in. They want hotels with the best beds and bedding. Therefore, according to the research the latest beds and bedding used are high-quality mattresses, soft pillows, duvets, high bed bases, cotton sateen linens, bed lap desks, and bedspreads. Moreover, Locke's research alludes that case goods should be <https://assignbuster.com/sample-report-on-hotel-design/>

stand-alone armoire, high and wide headboards, L-shaped desks, and cocktail tables. The lighting should also be in a variety, for example, task, ambient and accent lighting. Locke states that the bathrooms should have ceiling mounts. Vanity lights are essential for men during shaving (Locke 2014).

Willis has carried out another research on latest trends in FF&E. Kalen Willis is a consultant in interior designs. Willis has carried out research on the latest trends in terms of style and color. This research focuses on the latest design styles, colors, textures, and furniture (Willis 2014). According to Willis, hospitality industry is subject to changes. This industry is affected by external factors such as the economy, news, and social events. Willis's research shows color has the power on client's decision-making. The research goes ahead to give the different types of colors that can be used in guest rooms. These colors are categorized according to preservations. These preservations are heritage, process, protection, and enlightenment (Willis 2014).

Willis's research also shows latest texture. According to this research guest room walls, flooring, woods, and upholstery have a different texture. Willis discovered that luxury hotels furniture is changing. In addition, the functions of this furniture are changing. The research shows that work desks are redesigned to fit that of an office. Sitting areas are also being expanded. Sitting furniture is given a soft texture. Hotels are expanding sitting areas so as to create a homely environment. Beds are designed with large headboards to increase sleeping space. Furthermore, traditional two-door are being replaced. They are being replaced with stand-alone armoires. Additionally, the research reveals that side and end tables are reducing in

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size. On the contrary, ottomans and stools are being increased. Easy usable handles and furniture are proposed in guest room designs (Willis 2014).

Complete Overview

This research does a review on Luxury hotel. The term luxury has been misused. A luxury hotel has fast and easy services. Their bookings and staff services are fast and efficient. In a luxurious hotel, clients do not spend a long time in the queue waiting to be served. A hotel is considered luxurious when the rooms booked are to the client's expectation (Smith Travel Research 2003). Rooms in a luxurious hotel have original art walls, ambient, good odor, and firm mattress. They have real plaster walls, entertainment equipments, and great room service. Guests in luxurious hotels should feel loved and welcomed (Hotour 2007).

Therefore, the type of products suitable for this hotel is spacious, dynamic lobby. In hospitality, image is very important. The need for spacious lobbies is growing. Spacious lobbies provide an area where clients can have formal talks and work. In order to perform this task, the lobby should have comfortable furniture. Moreover, the entrance should have features like waterfalls (Yee 2005).

Second product for this hotel is classy hotel rooms. These hotel rooms consist of king sized beds, different TV channels and office setting. The rooms have décor mixes to attract different guests. Another product is spa-like bathrooms. Clients expect more in luxurious hotels. Luxurious hotels should offer more services than their guests have in their homes. The bathrooms have waterfall showers and large space. Moreover, the spa-like bathrooms consist of giant towels. They also have over-sized bathtubs and

beauty items (Schlup 2004; Yee 2005).

Third product is a technology. This technology is in terms of adjustable lights and window blinds that can be adjusted using smart phones. Internet connection is also vital. The hotel should have PC tablets for processing guest lists. The tablets can also be used for printing boarding passes. Pattern and texture of rooms and furniture are also important. This involves the use of more colors. Patterns on walls are reduced. Rooms should have bright colors to create an ambient atmosphere. Another product is personalized space. Studies reveal that the memory of the hotel remains in the guest's mind when the experience is exceptional. Personalized spaces give room for visitors to create an attachment (Yee 2005). Last product is creating an indoor-outdoor experience. This is whereby nature is brought into rooms. Expansion of walls is not enough: clients want a memorable experience (Yee 2005).

Design Brief

Project Objectives and FF&E Needed

Constructing a luxury hotel requires a lot of logistics. Some of these logistics are budgets, time frames, quality standards and design philosophy.

Objectives of this project are to create a luxurious 5 star hotel that will offer all services (Wilder 2004). Some of the services the hotel will offer are meeting facilities, business center, and restaurant. The hotel will also be a recreational facility. The hotel building will have security building and sports center with all facilities including sauna and swimming pool. The building will also have administration block, boiler room, and restaurant. Infrastructure works to be carried out during construction are electrical wiring, installation

of sewage systems and gas pipes. Also, a generator will be installed to aid frequent blackout. Fire protection system will be constructed just adjacent to the hotel building (U. S. Trade & Development Agency 2003).

Security systems will be installed together with electrical systems. Security systems involve perimeter wall and electrical gates. The gates will have guardhouses constructed with computers for surveillance. Communication systems will be installed outside the lounge. This is to aid on internet services. Outside the lounge will be a waterfall. Furniture, fixtures, and Equipments needed for this project are headboards, mattress sets, curtain rails, sofas, chairs, desks and tables, wine racks, fireplaces, plumbing, gates and perimeter walls, elevators, gym and swimming pool equipment and computers. Moreover, automated climate control systems will be needed (U. S. Trade & Development Agency 2003).

Project Cost and Timeline

This project will cost \$35 million dollars. It will target businessmen, politicians, heads of states and tourists. The business and presidential suite will accommodate both politicians and businessmen. This project will begin 10 January 2015. It will take approximately 20 months to complete. The three months left before its beginning are for research and preparations (U. S. Trade & Development Agency 2003; Smith 2003).

Quality Standards

Quality standards for this hotel will comprise of spacious and dynamic lobby fitted with the latest technology and internet access. The lounge will not have just chairs, but comfortable furniture to carry out meetings and office work. Outside the lounge will be a waterfall aided by a well-colored lounge.

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The hotel rooms will have king-sized beds, different TV channels, and office setting. The rooms will have real plaster walls with kitchen facilities. The rooms will have high-quality mattresses, soft pillows, duvets, high bed bases, cotton sateen linens, bed lap desks, and bedspreads. The case goods will be stand-alone armoire, high and wide headboards, L-shaped desks, and cocktail tables. The lighting will have the task, ambient and accent lighting. The bathrooms have ceiling mounts with vanity lights (Guilding & Lamminmaki 2007).

The rooms will have décor mixes to attract different guests. The bathrooms will be spa-like fitted with waterfall showers and large space. The towels are big. The bathtubs over-sized bathtubs (Yee 2005). The rooms will have adjustable lights and window blinds that can be adjusted using smart phones. The rooms will free internet connection. At the lounge will be PC tablets for processing guest lists. The tablets can also be used for printing boarding passes. This reduces queues and makes service delivery efficient. Pattern and texture of rooms and furniture are also important. This involves the use of more colors. Patterns on walls are reduced. Rooms should have bright colors to create an ambient atmosphere. Another product is personalized space. Studies reveal that the memory of the hotel remains in the guest's mind when the experience is exceptional. Personalized spaces give room for visitors to create an attachment (U. S. Trade & Development Agency 2003). Lastly, there shall be the art of indoor-outdoor experience. This is whereby nature is brought into rooms. (Yee 2005).

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