

13 Things You Didn't Know

About Hotel Construction



Thousands of new hotel rooms have to be built every year to cater for demand in the UK. More than 7,000 will be built in London in 2017 alone!

84%

Hotel occupancy rate in London

150 000

Number of hotel rooms in London

£145

Average room rate in London

**all of the above are averages collected in 2016*

Here are a few things developers should consider when building a new hotel:

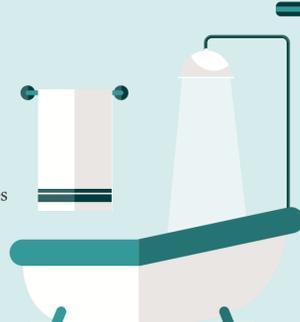
1. What To Do With Corridors

Corridors are a tricky issue in hotel developments given that they are non-revenue generating, yet they still need to feature on almost all levels. A sign of a good hotel design is the minimal use of corridors wherever possible, without compromising the design, to maximise revenue-generating space. Alternatively, corridors can be used to generate revenue, whether it's by showcasing artwork that can be purchased by guests or as an advertising space for food and beverage offers.



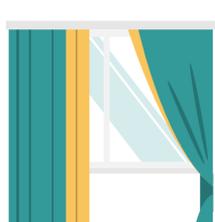
2. If Everyone Has A Bath At The Same Time...

Most boilers in hotels are oversized and only run at 60% efficiency. Even 'green' hotels are only able to handle 75% of the peak demand. So, with average occupancy at 84%, hotels have to hope that guests don't all choose to have a bath at the same time. With that said, the most popular times for ablution are pre-breakfast and pre-dinner, so it must be close at times!



3. Wear And Tear

Hotel furnishing and fittings are gauged by "rub rate" i.e. the amount of wear they can take. Hotel designers choose a fabric for curtains and carpets by its ability to be hard-wearing. In a top London hotel, cashmere may be used for the curtains, cushions and throws, with a typical rub rate in the low thousands. In cost-conscious hotels, a wool mix carpet would be expected to be trodden on more than 2,000 times before it's replaced!



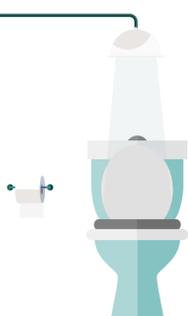
4. Cost Per Key

Working with hotel developers, you will frequently hear the term 'cost per key' as opposed to cost per sqm/sq. ft. as used in commercial/residential sectors.



5. The Environment

Increasingly, environmentally conscious hotels are utilising 'greywater'. This is recycled (and filtered onsite) water taken from showers and reused to flush toilets. In these hotels, you have a one in two chance of having come across the same water during a long stay - a much better solution for the environment, however!



6. How Often To Paint

Hotels are typically refurbished every three to four years, dependent on the level of maintenance they receive and the planned level of fatigue for the room décor at the time of construction. Refurbished does not mean redesigned, a refurb might mean a lick of paint and a deep clean. On average, a budget hotel room may receive more than 20 tins of paint in a 10-year period, compared to more than 40 tins in one of London's luxury hotels.



7. Clever Design Tricks

Many guests assume the little undercut to their bathroom door means it is poor fitting, but it's actually a regular design facet of many hotels, there to help air circulation and extract moisture from the bathroom.



8. Keeping Up With Trends

Tea and coffee making facilities (TCMF) are a bit of a throwback and there is a developing trend of incorporating social hubs into hotel lobbies, receptions and surrounding pop-ups instead. We predict that TCMF will continue to reduce, or evolve into something more personalised.



9. Practical Colour Schemes

It is rare to find a hotel room with solid colours - patterns, flecks and multiple colours are nearly always used to hide wear and tear or stains!



10. Fresh Air

Fresh air to a room either comes through the window, if it can be opened, or is ducted in through the system - typically installed in the lobby. Hotels of more than three-storeys will rarely ever have windows that can open fully because of the threat of legal action around any unfortunate guest that tries to climb out.



11. Solving Problems

Hotels are traditionally graded by their views (i.e. sea view) so internal hotel rooms are generally perceived as a lower class and let at lower rates. The aim is to achieve 100% occupancy at maximum rate. To get around this, designers make clever use of light-boxes and light rails in corridors to imitate light, allowing hoteliers to successfully let internal rooms with no natural light. The irony of the situation is that most people check-in post 5:30pm when it's already dark outside.



12. Height Challenges

Hotel signage at high level is often installed by abseilers. A team of between two to three technicians can erect a 10-metre hotel sign, more than 10-storeys high, in just 48 hours.



13. Tradition

Most hotels don't have a room or floor no.13... superstition still rules!

