

BEACON ISLAND HOTEL

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CHAPTER I - INTRODUCTION

Until the First World War the luxury of vacation and travel had been the prerogative of the privileged. Today, however, with cheaper and faster means of travel, most of our transport difficulties have been solved, making such a luxury economically possible for the average person; while holidays are brought within the reach of practically everybody by the universal acceptance of the fact that a complete change of environment and occupation is essential to mans physical and mental health.

Today, the holiday and tourist industry plays an important part in national economy, and as such should be planned on a national basis. Many countries have in fact done this by publicity and by encouraging a higher standard of holiday amenities. This has been found particularly necessary since World War II with the influx of tourists from all over the world and the realisation of the fact that the holiday amenities provided in South Africa are not up to the standard they should be.

The main factors relating to these amenities are hotels and transport facilities. A country which possesses natural scenic and climatic advantages has the basic essentials of the holiday industry. If, in addition, its hotels and transport facilities bear a good reputation among its own people, it will inevitably attract tourists from other countries.

South Africa has always had the first of these requirements - a good climate and magnificent scenery. To publicise these attractions and to raise the standard of the hotels and other facilities is the task of those concerned in making the holiday and tourist industry of the future one of national benefit.

It is only since World War II that transport facilities in South Africa have made our own country accessible to anyone, no matter what mode of transport he employs. The biggest development in this direction has been the advancement in road construction that has taken place in the last decade. The Garden Route, which was for many years nothing more than a by-road, will shortly become a beautiful scenic highway, linking the main centres of the Union with the numerous seaside resorts of our magnificent coast line. National roads of exceedingly high quality have been built all over the Union, as it has been realised that the motor vehicle is by far the most popular form of transport in this country. The railways have introduced an excellent and inexpensive road motor service, using the latest Canadian Luxury Motor Coaches. These now operate on a weekly schedule, with stops at most of the places of interest, between the larger cities.

To the early settlers in South Africa, most of the activities that now constitute outdoor recreation were part of the struggle for existence. The Voortrekkers and Natives went hunting and fishing to supply the necessities of life, not for the recreative value of sport. Hiking and horseback riding were not holiday diversions, but means of necessary travel. Mountains and forests were obstacles to be overcome, and not places of relaxation from town life. What they did from hard necessity is now done for fun, and it is realised that those same mountains, rivers, and beaches are raw materials for an industry of increasing importance - the holiday and tourist industry!

The tourist and holiday trade can and in fact has already become an important source of revenue. It presents the economic disposition of national assets in which South Africa is

particularly rich, namely: its magnificent scenery, its invigorating climate, its wild flowers, and its opportunities for all types of outdoor sports.

Holiday-makers, while not to be despised as consumers of goods, are mainly to be considered as consumers of services, and especially of hotel and transport services. Thus, economically speaking, the holiday-maker coming to the coast from Johannesburg for three weeks is as important as the tourist from Europe, as far as these services are concerned.

A final national aspect of overseas tourists is their relation to immigration. Any scheme to promote the tourist industry should take into consideration the fact that overseas visitors are potential immigrants, and to South Africa, a young and thinly populated country, this fact is of great importance.

Variations in economic activity have a far reaching effect on the volume of holiday and tourist traffic. Although according to some scientists travel and holidays are being more and more considered as biological necessities and not as luxuries.

According to a report compiled by the Hotel Investigation Committee, it seems reasonably certain that the noticeable increase of national and international holiday traffic, which characterised the post war period, will be continued and possibly accelerated. It is also anticipated that a more even distribution of wealth may render the tourist and holiday movement of the future essentially democratic in its nature, and that this movement will by no means be confined to the leisured and wealthy sections of the population, but will be enjoyed by all.

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CHAPTER 2 - EXISTING FACILITIES IN THE CAPE PROVINCE

## Hotel Accommodation.

A visitor judges the country he visits on the pleasure and comfort he finds in its hotels. In consequence of this realisation, the governments of many countries have interested themselves in the industry and its control. In many, this industry has been regarded as of so great an importance as to warrant the inclusion of University courses in hotel management and the training of hotel employees, and the founding of institutions solely for that purpose.

In South Africa, however, the demand for high-grade hotel accommodation has been limited due to various retarding influences and circumstances. A survey has been conducted to find what these factors are and what the position actually is in this country.

It was found that in 1935 as many as 564 licenced hotels were located in the Cape - a far higher number than in any other province, and that 240 of these were tied to the breweries or the wine and spirit merchants in some way, whether leased or loaned from them. The fact that as many as 185 of these have held their licences for from only one to five years, is a bad reflection on the industry, proving its instability, and the disinterest of the owners in continuing the business as a career. It was also noted that the rentals for hotels leased by the breweries were very much higher than those leased by any other concern.

The fact that hotel-keepers at the Cape have found the bar trade more lucrative than the provision of accommodation has also retarded any improvement in the hotel industry. That licences can be granted on condition that there are not less than ten bedrooms attached to a public bar has resulted in a host of ten-roomed hotels, for which there is no demand, and which are in fact merely third rate bars.

The necessity for the State to act as guardian of the public interest in respect of the liquor trade in connection with hotels in South Africa has tended to envelop the industry in a veil of suspicion and distrust, resulting in a repulsion to the industry, of the industrious and house-proud hotel-keeper, and a scaring off of any likely donors of capital.

In the Cape the season could be extended to almost nine months of the year, as the fresh Cape spring and mild autumn months are among the loveliest imaginable anywhere. In this way a concentration of visitors at one period in comparison with the rather empty other months of the so-called "off-season" would be avoided.

The effects of regarding the Cape as a seasonal resort have greatly retarded the hotel industry in this Province. In Durban, a dual season extends practically throughout the year, with the result that the Durban hotels are of a far higher standard than those existing at the Cape, as the revenue received during that short season is not sufficient to maintain the same standard of hotel throughout the year. The fact that the season here is so short-lived necessitates the dismissing of most of the hotel staff at the end of that season, resulting in the need to re-train an almost entirely new staff on the commencement of the next. As the nature of this employment is essentially temporary, it is not surprising that the best type of employee is not attracted to the industry.

From the Hotel Investigation Committee's report, it is evident that the complaints made are mainly the deficiency of bathroom and lavatory accommodation in relation to the number of bedrooms, the small number of single rooms and suites available, and the lack of reading and writing rooms.

On the average, lounges appear to be regarded as too small, and too over-crowded with non-residential visitors. Very few hotels in South Africa are built primarily as such; the majority have grown piece-meal, without any preconceived plan or design or thought of future extension or expansion.

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## Natural Attractions.

Scenery, an agreeable climate, and natural wild life afford the raw materials of the tourist industry, and South Africa offers an excellent range of undeveloped potentialities of great variety owing to its vastness, its various climates, and its topography. The Cape, in particular, is quoted as possessing some of the greatest attractions and advantages both for overseas and inland visitors. Although undeveloped at present, it could contain resorts of a standard equal to any.

From Cape Town, as the gateway to South Africa, and thus the focus of overseas traffic and the starting point of a large number of inland visitors, there are within easy reach many good and beautiful resorts, which claim attention and attract many visitors in turn. The coast is, of course, a prime factor in attracting holiday makers, providing sea-bathing, fishing, boating and other aquatic sports not available inland.

Apart from actual travelling facilities, hotels constitute the most important single consideration affecting the flow and sojourn of tourists within the country. Without adequate and satisfactory hotel accommodation there is little possibility of developing tourist traffic on a scale commensurate with the many tourist attractions which South Africa has to offer.

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CHAPTER 3 - THE SITE

Plettenberg Bay was originally known as the "Bay of Content", and subsequently as "Angola Bay". The name was changed finally in 1778 by Governor Joachim Baron von Plettenberg, who, falling under the spell of the peaceful bay and the spectacularly beautiful surrounding country, decided to call it after himself. At that time a small settlement started and the livelihood of its inhabitants was dependant chiefly on whale catching, and the cutting and export to Cape Town of boat-building timbers. As these industries declined, the Bay relapsed into its peaceful slumbers and dreamed away the years until, today, it has come into its own, a peaceful spot, lavishly blessed by nature, where man can forget the bedlam of the complex modern world.

Plettenberg Bay in the centre of the Garden Route, is situated 21 miles from Knysna, 72 from George, 344 from Cape Town, and in the other direction, 163 miles from Port Elizabeth - over National Roads that run through scenery of unsurpassed splendour.

The site includes the whole of an island which snuggles close to the base of the slope on which is situated the village of Plettenberg Bay. White foamed waves break on three sides of the island and on the landward side lies the lovely valley of the Piesang River, which winds picturesquely through forested hills until finally it runs into the sea alongside the island.

From the three-mile promontory of Robberg, renowned for its excellent fishing, to the beautiful Keurbooms River, four miles of glistening sands stretch along the sweep of Plettenberg Bay.

Only Beacon Island and the jutting rocks nearby break the continuity of this magnificent beach, which provides some of the finest sea-bathing and surfing to be had on the South African

coast.

The site was occupied from 1910 to 1915 by a whaling station, and a large number of the present inhabitants of Plettenberg Bay are offspring of Norwegians who operated the whaling station, and who married into the coloured community.

In 1920 a Boarding House was erected. At this time there was no direct link between the island and the mainland; all guests were taken backwards and forwards in a rowing boat, this being the only means of access to the island.

The present hotel was built in 1940 and has been added to without any thought of planning whatsoever, and is at the moment exceedingly disappointing, Architecturally.

The present accommodation consists of 100 bedrooms of which 5 are single rooms, 9 have private bathrooms, and 8 are situated on the Sun Roof Deck. The bathroom accommodation for the majority of the rooms is very poor, there being only six bathrooms for each sex, and catering for 180 people. The lounge is very uninteresting and offers a very small view of the sea, as is the case with the dining room. The cuisine leaves much to be desired, mainly due to poor kitchen design. The hotel, however, does not profess to be a luxury hotel, but an endeavour is being made by the present management to make it a first class hotel. It is interesting to note that in the last thirteen years there have been sixteen changes in the management, mostly due to the unsatisfactory conditions prevailing in respect of the staff, which appears to be one of the main difficulties of the hotel. The local inhabitants do not make good hotel employees. This, however, is a matter which I am sure could be satisfactorily overcome by recruiting staff elsewhere.

The guests fall under four categories:-

- (i) Family groups who spend from two weeks to one month, consisting of couples with one or two children. Children play a fairly important part in the hotel, there being up to forty children in the hotel at one time in the season.
- (ii) Transient guests, travelling by car along the garden route, who require dinner, bed and breakfast. They number up to thirty people a night.
- (iii) People coming from Port Elizabeth for a weekend away from town life.
- (iv) Honeymoon couples requiring privacy, and all demanding luxurious accommodation.

It is evident that apart from the transient guests, the main purpose of a visit to the hotel is to get away from the humdrum of city life, and guests require a casual, lazy existence rather than a pseudo-Johannesburg atmosphere.

The main season appears to be governed by the school holidays - December and January being the fullest months with a steady decrease until July, which is a minor season, and with very few guests in the rainy months of August, September and October.

Sporting facilities at the island include golf, bowls, tennis, swimming and fishing. The fishing at Plettenberg Bay is second to Hermanus, this being undertaken either from the rocks in front of the hotel, from the beach, from boats, or from the renowned Robberg Peninsula.

The hotel has its own laundry, which caters only for hotel linen, not guests' washing. This saves carrying large stocks of linen.

A small shop is operated by the reception office staff and carries stocks of cosmetics, films,

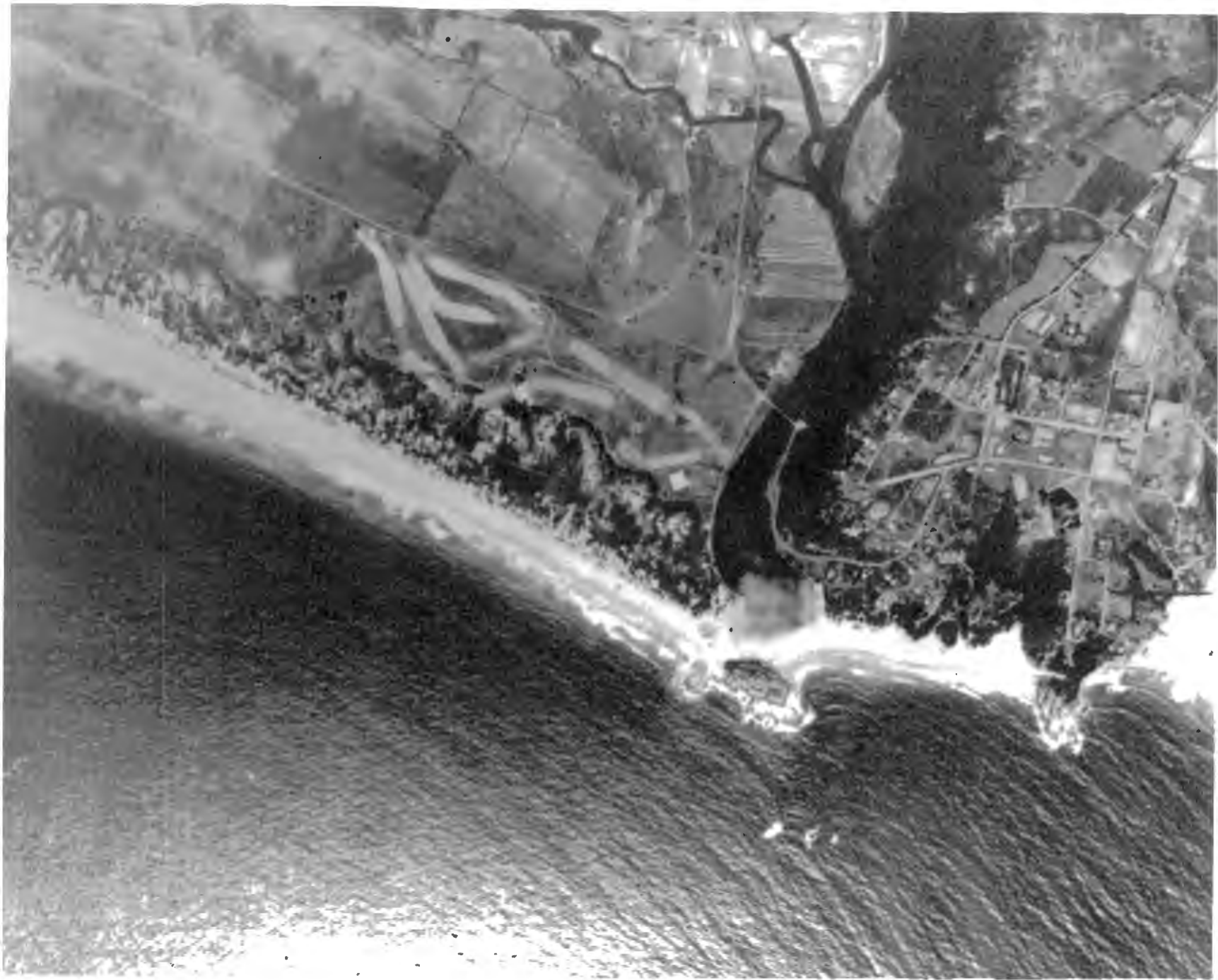
and all toilet requirements that may be required by guests. This could be a little larger, to carry lines such as bathing costumes, beach hats, sandals, etc. and could be operated by the hotel hairdresser, who at the moment calls twice a week.

The present hotel building, as stated previously, was built without any thought of Architectural Design, and with all factors taken into account, this magnificent site, which is perhaps one of the finest seaside resort sites in the country, cries out for a new hotel equal to the best in the Americas.

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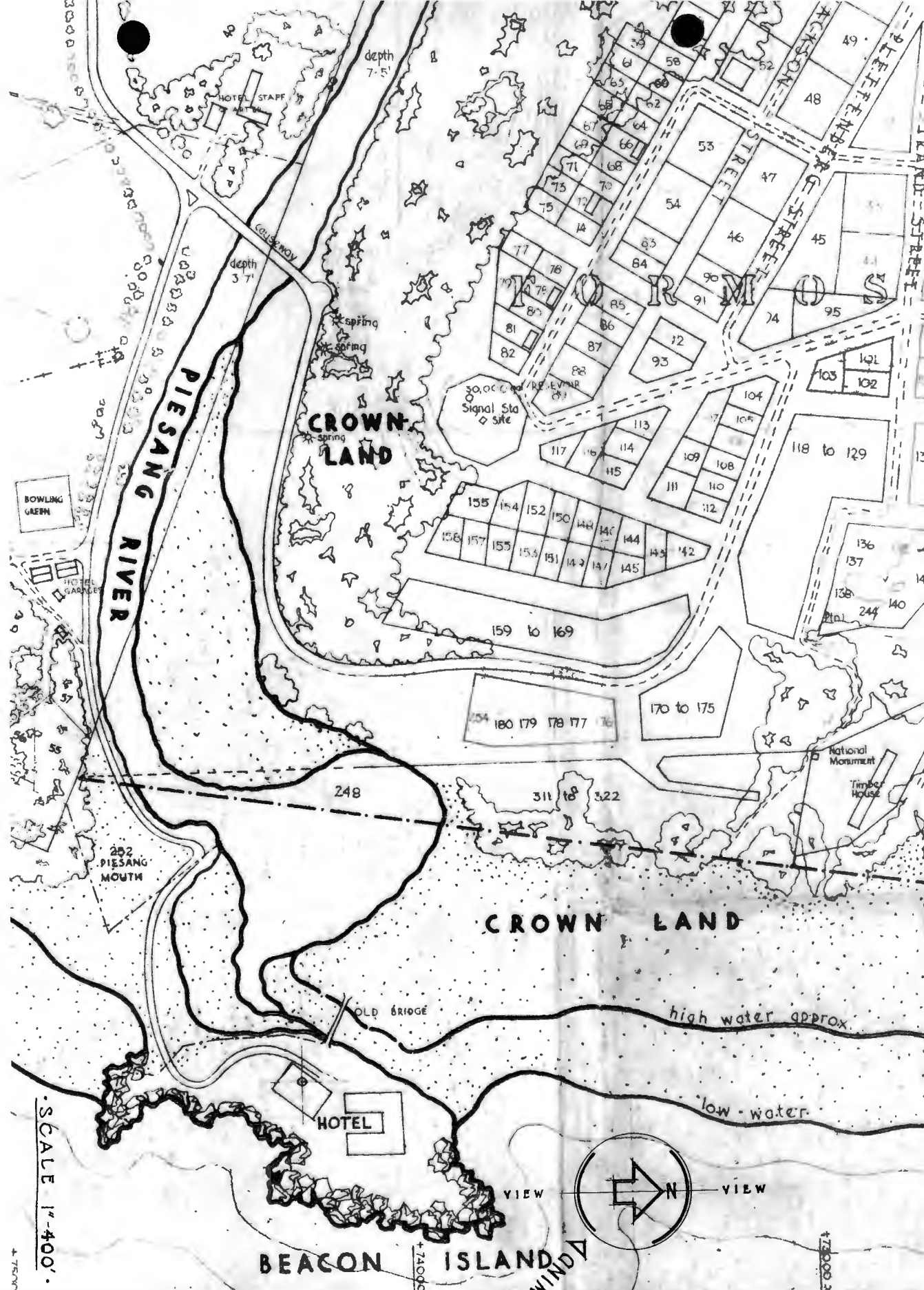
Aerial Photograph of Beacon Island

Obtained from Dept. of Trig Survey, Mowbray.



Plan of Beacon Island

Obtained from J. H. C. Hofmeyer, Town Planner.



SCALE 1"=400'



BEACON ISLAND

+7500.0

+7300.0

Panoramic View of Beacon Island with Robberg in the Distance



The Approach to Beacon Island



View from Beacon Island Hotel to the South



View to the West looking up the Piesang River Valley



View to the North



View of the Existing Hotel from the Rocks



The Fishing Rocks - Beacon Island



This vessel was one of the blubber boiling pans used by the Norwegian Whaling Company on the Island between 1910 and 1915. It was placed in its present position in 1940 to indicate the historical association and the fact that this Island was at one time a South African Whaling centre.



C H A P T E R 4 - ECONOMICS OF HOTEL DESIGN

The object of a good sound financial investment is to get as much revenue-producing space with as little non-revenue producing as possible. One method of checking is to allocate all space which is not directly productive, to the non-productive class. On this basis, the percentage of productive area to total area should be between 45 and 55 per cent, the less the better of course, unless it is to the detriment of the comfort and needs of the guest.

Economy in operation is all important. The great bugbear is waste - waste of space, waste of employers time, waste of commodities and waste through unnecessary maintenance costs. All these mean loss of income which could be avoided with good planning. Durable materials used throughout are a most important element in good design, for if cheaper materials are used, although the first cost is less, the maintenance costs will be high. True economy will more often result from high initial cost with less depreciation and maintenance.

Good economical design is determined by five basic changes needed in hotel planning in this country:-

- (i) Improved general design.
- (ii) Additional revenue producing areas to balance higher cost of labour and materials.
- (iii) Changes to insure lower maintenance costs.
- (iv) Fewer and more efficient staff.
- (v) Flexibility in guest room design to meet changing needs and to cater for rooms being lived in as well as slept in.

The bedrooms are the backbone of the hotel income, and these must receive primary consider-

ation in the design. Adaptable bed-sitting rooms are an economical investment, as here a small space is used for a variety of purposes. Neither the suite nor the single room can be considered to be economical units. In the first case its space produces less rent than ordinary accommodation; and in the second case, the small saving in area and furnishings does not justify a 50% cut in charges. The great value of the convertible double room is that it provides most of the amenities of the suite in half the space, that it allows for flexibility of occupation, and helps to reduce the price of accommodation. This arrangement also facilitates entertainment in the rooms, and the increase in room service can be impressive.

Many hotels derive additional income by the provision of shops, hairdressing salons, etc., within the building. In this thesis the only shop will be controlled by the hairdresser in a similar manner as those found on board ship, and will provide mainly for the sale of newspapers, magazines, tobacco, films, cosmetics, toilet requirements, curios, confectionery and a few clothes such as bathing costumes, beach wear, etc.

A general guide to the economic rates to be charged in a new hotel is that the daily room ratio should approximate £1 for every £1,000 of room cost. Departmental profit on rooms for each £100 of sales is £70.19. 0., whereas on food and beverages it is £24. 3. 0. From this it can be seen how important the room is to the income of the hotel.

It usually takes several years for a hotel to work up its normal revenue producing capacity, up to about three years from the issue of the first bond.

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CHAPTER 5 - DESIGNING THE RESORT HOTEL

## A. General.

In the design of resort facilities, efficiency is not enough. Somehow, there must be architectural answers to the vacationers' desire for as complete a change from home as possible; for an "out of this worldliness" that helps him justify his considerable expenditure of time and money: for an atmosphere of relaxed enjoyment.

Some natural magnificence - the sea, the mountains, the desert - is the basic lodestone that makes a place a potential resort. But in the design of resort facilities, it would seem reasonable, if not necessary, that things be done - in the disposition of elements, arrangement of openings, use of materials, shape and character of the group - that will dramatise the surrounding natural beauty. One extreme approach might be to work for harmony with environment, as complete as a bird's nest in a tree. At the opposite end of the scale would be the provision of a bold foil to the site, like a pearl against velvet, each element enhancing the other. Presumably the most fortunate solution is the design that accomplishes a portion of each extreme.

Tourists and holiday makers have been very dissatisfied with South African standards in the past. This dissatisfaction can be overcome if, in the design of a new hotel, the following principles be kept in mind throughout:-

- (i) Atmosphere of hospitality and impressiveness.
- (ii) High class, perhaps luxurious, public space.
- (iii) Good food.
- (iv) Extensive liquor list
- (v) Good, quiet rooms for relaxing, entertaining and sleeping.

(vi) Private bathroom for each bedroom.

(vii) Obliging and efficient staff.

All the above mentioned factors must be introduced at a reasonable cost to the guest, while at the same time a reasonable profit must be secured for the owners. All this depends very largely on the efficiency of the building from the standpoints of planning construction and equipment.

Provided all these factors are carried out to the maximum possible degree, it should be an economic success for a considerable number of years, without the necessity for excessive upkeep, replacement or expansion costs.

The planning of the hotel must be considered under four essential divisions:

- (1) Public Rooms
- (2) Recreation Rooms
- (3) Bedrooms
- (4) Services

Of these, by far the most important are the bedrooms and their general plan must be settled before any but the most broad planning of the other accommodation is considered. This is because, by its very nature, the bedroom floor is very inflexible, and also because it controls the positioning of both the public and service vertical circulation, and also to a large extent it controls the structural grid.

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## B. The Reception Lobby.

The main foyer should have a pleasant atmosphere giving the guest an immediate sense of welcome and expectation of further comfort awaiting him in the bedrooms and public rooms. Good design here is of the greatest importance, as the first impression the guest receives can be lasting. The reception lobby is often designed in the form of a lounge, adjoining which are the various administrative offices of the hotel, desks, shops, lifts and stairs.

Easy and rapid circulation of both the guests and staff is the determining factor of the whole layout. The circulation should link the entrance to the lifts, passing the necessary registration and key desks on the way. These various desks or counters should be placed where they may be quickly seen by the guest on entering and should have ample length in relation to the number of guests. They should be so placed that persons waiting do not disturb circulation in the Hall, and so that those standing by the counters are not disturbed by passers by. The counters should be grouped together and should be sections of one long counter.

The lifts and main staircase should be placed so that they discharge on one side of the entrance hall, in such a way as not to disturb the ground floor circulation. They should be easily visible from the enquiry counter and key desk.

The entrance foyer should give direct access to the main public lounge, from which the other public rooms may be approached. Cloak rooms should be accessible from the foyer.

The luggage entrance should be adjacent to the main entrance, so that the guests' baggage can be collected and taken up to their rooms via a service lift without any trouble to them.

### C. Vertical Circulation.

Efficient organisation of the vertical circulation is of the utmost importance in ensuring economy in operation and convenience for guests. The lifts are far more important than the staircases, both for the guests and for service purposes, and should therefore have primary consideration.

Service stairs are used for immediate floor to floor circulation, and as escape stairs, but are definitely subsidiary to lifts. They should be planned for escape purposes from bedroom floors. They should have fire doors at each floor level, and must have direct access to the open at ground floor level.

The main staircase especially between public floors, should be wide and easy going. They must have good architectural appearance, and the materials used and the design should be considered from the point of view of effect, in addition to resistance to hard wear. All main staircases should be carpeted to ensure quietness as well as good appearance.

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#### D. Bedroom Floors.

Bedroom floors usually consist of the following elements:-

- (i) Guest Rooms - Single
  - Double
  - Suites
- (ii) Bathrooms - Internal
  - External
- (iii) Linen Store
- (iv) Furniture Store
- (v) Housekeeper's Room
- (vi) Service Room or Kitchen
- (vii) Lift Lobby
- (viii) Service lift Lobby
- (ix) Corridors
- (x) Main Stairs and Lifts
- (xi) Escape Stairs

The arrangement of the floors depends mostly on aspect and prospect. The usual plan consists of a corridor flanked on one or both sides by guest rooms, each with its own private bathroom. Lifts and staircases are usually at the focal point and fire escapes terminate the corridors. The service rooms or floor kitchens should be in a central position on the corridor. The various service rooms should never be placed in such a position as to jeopardize the aspect given to guest

suites. This factor should be the governing one in the design from the outset, and all other points should be subordinated to it.

#### Guest Rooms and Bathrooms.

It is very difficult to discuss the guest rooms without reference to the bathrooms. This is so because it is fast becoming the accepted standard throughout the world that there be private bathrooms to every bedroom. Therefore, the two will be discussed together.

The provision of a bathroom to every bedroom does not always prove to be as expensive as may first appear, and is worth the extra expense anyway, as it is an amenity greatly appreciated by the guests. It is an essential feature of any luxury hotel since it is not only demanded by the rising standards of the public, but also enables the hotel owner to charge a higher rate. As previously mentioned, it has been found that at the present Beacon Island Hotel up to 60% of the overnight guests, and 90% of the vacationers, demand private bathrooms, and in this respect the accommodation at the present hotel is very poor.

There are two types of bathrooms which can be provided:

- (a) Internal
- (b) External

The great advantages of internal bathrooms are that they allow the guest room to have a more open facade, which results in an improvement in outlook and lighting. It also results in a considerable saving in floor space, and may thus enable the provision of an increased number of guest rooms.

Internal bathrooms are artificially ventilated, which ensures continuous circulation of air in

the unit, air being extracted from the guest room through the bathroom, where it passes into a duct. This prevents the blowing of foul air and steam into the guest room, which might occur through the windows of external bathrooms. In any case, when windows are provided in external bathrooms, there is no guarantee that they will be opened at all.

Internal bathrooms are by now generally accepted as the most satisfactory and economic solution.

Adaptable bed-living guest rooms, which can be occupied either singly or doubly, are the accepted solution in most of the new hotels in the Americas. These are all equipped with private bathrooms. Room sizes have been reduced mainly because of less and more adaptable furniture being used, a goodly proportion of it being built in. A number of hotels now work on the principle of making nearly all the rooms large enough to be used either as single or double rooms. The extra space required for a twin bedroom is very small compared to that needed for two single bedrooms, and often two friends will share a double room.

Room sizes generally used in current hotel practice are as follows:

- (1) Smallest size used for double room when beds and not couches are used is about 9'0" x 15'0", although this is cramped and should only be used in lower class hotels.
- (2) 12'0" x 21'0" including bathroom, and 12'0" x 14'0" free living space for double bed-living rooms, is a general size used in many of the new hotels, with minor variations, but this is still considered a little small.

In planning the bedroom floor maximum flexibility should be allowed in the arrangement of the

rooms to allow for certain rooms being let as a suite, alternatively provision should be made in certain portions of the building for suites made up of a single and a double room with inter-leading doors, the bathroom being common to both, or serving one room only as required. If this arrangement is used provision of bathing facilities for both sexes must be arranged in convenient proximity to accommodate residents who occupy rooms without their own bathrooms.

Opinions as to the correct sizes for rooms vary enormously with different hoteliers, but the basic sizes must be dependent on the amount and size of furniture required as stated.

The important factor in laying out a bedroom floor is to design units which produce a simple structural grid.

#### The Balcony.

In a hotel individual balconies to each room are not considered essential if ample other open-air relaxing space is provided in the hotel. If, however, the hotel commands a magnificent view, as does Beacon Island, a narrow viewing platform may be provided to each bedroom. This enables the room to be thrown open completely to the atmosphere to catch any prevailing breeze, at the same time providing a certain amount of sun control. These balconies, for the sake of privacy, should be completely cut off from those of neighbouring rooms.

#### Guest Room Amenities.

It is the opinion of the management of the present hotel that a private telephone and radio should be an integral part of every room's equipment, in addition to the usual push-buttons for service both from the kitchen and bar. A suitable luggage rack and desk-vanity should also form

part of the equipment.

Bedroom Floor Generally.

Corridors on the bedroom floors should be about 7'6" wide for main corridors, and 6' for secondary passages. Bearing in mind that the absence of noise is important, as far as residents are concerned, it is almost essential to have the corridors close-carpeted.

Every bedroom floor should be equipped with a linen store, and a small tea-kitchen to facilitate the making of early morning tea. In the present hotel this is normal practice. Tea at any other time of the day coming direct from the main kitchen. These service rooms must be fitted with a small sink and draining board, and storage space for crockery.

Linen for each floor should be accommodated on that particular floor in a small linen store controlled by the housekeeper for that particular floor. All soiled linen will be taken by means of a service lift to a laundry within the hotel building. This problem will be dealt with in another section of this research.

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## E. PUBLIC SPACE.

### Lounges.

There are normally two types of lounges provided in hotels:

- (1) Corridor type - having a long thin shape, one disadvantage being that it is a shape difficult to furnish. In this case, the other public rooms would be approached through this room.
- (2) Cut-off type - This type of room is not as intimate and as private as the guests' own rooms, and therefore becomes a meeting place where guests would gather for tea. It is used by casual visitors as well and should, therefore, have a larger area in relation to the number of guests. This main lounge serves mainly as an ante room to the dining room, where guests or visitors may wait, and, if desired, take liquid refreshments before meals.

There is in addition a very common American type which provides one rather vast space called the "lobby", which is the central circulation space around which are placed the offices, lifts and public rooms. It is usually two stories in height, the upper storey forming a gallery around a large hall, this gallery being reserved as a lounge and a waiting place for the use of guests. This two-storied "lobby" in the American plan, is often the only public space, other than the restaurants.

Good aspect and prospect are essential to the main lounge. The main lounge may open directly onto a loggia, terrace or garden, the only disadvantage being that, with no separating lobby, guests entering directly into the room cause unnecessary and disturbing traffic. This I do not

consider to be serious at all, because the lounge in the resort hotel, as stated previously, is seldom used for quiet relaxation by the guests themselves. It is impossible to give any definite information regarding the area for lounges, but they should be as large as the conditions of the site will allow, after providing the essential areas required for the dining rooms and services.

A smaller general lounge separate from the main lounge is often desirable in hotels. This would be used as a writing room, and a quieter area for reading, and could house a small library. Outlook should be as favourable and pleasant as possible.

Lounges are not, from the hotel-keeper's point of view, very profitable, except when they are likely to be used to a considerable extent for the services of teas, etc.

#### Terraces: Covered and Open.

The value and desirability of these terraces depends largely on the position with regard to view and prevailing weather conditions of the site. They may be of no use where strong winds are the rule, and the climate is such that outdoor living is not enjoyable.

At Beacon Island, these terraces would be most desirable, owing to the mild South Easterly winds, and the delightful climate that prevails most of the year. In summer the provision of covered terraces, open to the atmosphere, would be most useful to help alleviate the effects of the humidity of the coast.

#### Games or Recreation Room.

This room would be a great asset at the proposed hotel, and it is felt that the present hotel is greatly lacking in this respect. On rainy days, this would be an essential when such

planned in relation to the table layout.

- (iv) Low ceilings must be avoided, and floors should be level to assist waiters.
- (v) The present hotel in addition to its guests serves 800 casual meals a month, with a maximum of 60 at one sitting. For this reason, the maximum accommodation required in the dining room should be for 300 people.
- (vi) Circular tables are not as popular as square or rectangular tables, as they take up as much space, and cannot be placed together. Whatever arrangement is used, 3'0" should be allowed between chair backs.
- (vii) Entrances are best placed on opposite side to service doors. These service doors should be screened as to prevent guests seeing through into either the kitchen or service rooms.

#### Children's Dining Room.

This is an essential element in the proposed Beacon Island Hotel, as up to 30 children are present in the hotel at one time. It is considered almost imperative that this room be kept away from the adults' accommodation, although the children dine at different hours.

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## F. SERVICE.

The service of food will not generally be required in any room other than the dining room. In the event of food being required in a guest room, it will be taken to the room direct from the main kitchen.

### Kitchen.

The detailed planning and equipment of kitchens is far too specialised to deal with at this stage. For this reason, therefore, it is proposed to confine the notes to the essential factors affecting the general planning only.

The real secret of efficient kitchen planning is the layout of the equipment, and the selection of the actual plant used. The area required for the kitchen proper varies between 35% to 50% of the aggregate dining area. Arrangement of equipment, allowance for storage space, dish washing facilities, etc. must all be individually determined.

Daylight, although desirable, is not essential in kitchens, especially if it involves loss of wall space, which might be used for subsidiary departments or the placing of apparatus.

The question of ventilation should not affect the design or location of the kitchen, as forced ventilation is really essential to control the supply of air and the smell of cooking. Most engineers dislike any likelihood of natural ventilation of kitchens as a rule; it defeats the ventilation system and causes complaints from the guests both in regard to noise and odour.

The shape required for kitchens and the areas of dependant rooms vary very much according to the type of hotel. The one important point to bear in mind is that large spaces clear of

columns and piers and supporting walls aid the kitchen equipment specialist enormously to produce an efficient layout. It is not essential to have all the dependant rooms on the same level, but if the divisions of floor level have to be made, the main kitchen, service and preparation room must be together. Main bulk stores, staff rooms, and independent departments such as linen stores, wine cellar, etc., may be separated.

The arrangements of the departments or sections in the kitchen should be planned to avoid as much cross-circulation as possible.

Storage is a very important section of the kitchen plan, and it may be divided up into two main groups:-

- (1) Local storage in and adjoining the preparation departments, consisting of shelving, bins, refrigerators, especially chosen to suit particular foods to be handled, and maintained at varying temperatures to suit each category.
- (2) Bulk Storage.
  - (a) Food which needs either cool storage or refrigeration, such as fish, meat, vegetables and dairy produce.
  - (b) Dry, cased or tinned foods which may be placed in rooms fitted with bins and shelving.

In detailing the kitchen, consideration must be given to regular maintenance problems which plague every kitchen. Cleanliness is important in any kitchen, but in mass feeding operations it is a major consideration. Particular attention should be given to the evacuation of waste grease, whether in the form of dish water or of range fumes, with grease traps.

## G. GENERAL.

### Back Entrances.

In general, staff and goods use the same entrance, and this entrance must be as far away from the main entrance as is conveniently possible. Goods entrances should be placed where vans may wait while unloading, without interrupting the traffic.

### Native Quarters:

At the present hotel, the Natives are housed in a block or compound about half a mile from the hotel site. As this has proved to be perfectly satisfactory, it is not proposed to allow for accommodation on the island itself of native servants. This will greatly alleviate the congestion on the island, and will save space which can be used by guests. For this reason, the provision of native accommodation will not form part of this thesis. However, provision will have to be made for native change rooms, locker rooms, toilets, dining facilities, and also for the accommodation of guests' chauffeurs, nursemaids, etc.

### Garbage.

Kitchen and other food waste is generally collected in bins and disposed of as pigs food. In this respect it is interesting to note that the present hotel runs its own piggery in the Piesang River valley.

### Linen Store.

Bulk storage of linen, together with dirty linen store and mending room should be directly connected to the laundry. A dirty linen store should be provided having room for storage of

baskets, sorting and counting of linen. A hotel of this type has a steady flow of soiled linen, sheets, pillow-cases, table linen, etc., and this dirty linen store should be borne in mind as it appears to be an important element.

#### Laundry.

Normally only large hotels operate their own laundries, but in the proposed hotel, as it is 21 miles from the nearest laundry of any size, it is considered that a laundry is absolutely essential. It is recommended that "flat-work" such as sheets, towels, pillow-cases and table linen should be washed and ironed on hotel premises. The remainder of the work, especially the personal clothing of the guests, requires an uneconomical increase of equipment and labour. Ironing of guests' clothes - pressing trousers, dresses, etc. - is undertaken at the present hotel laundry at a small charge. This practice could be continued.

#### Service Rooms.

These rooms are required for technical engineering equipment - boiler room, fuel stores, space for plant such as water pumps, refrigeration plants. These rooms may all be placed underground, as daylighting is not important.

#### Workshops.

A small workshop, stocked with suitable tools, should be provided somewhere in the hotel, where repairs to furniture, plumbing, electrical equipment, etc., can be attended to. Noise and smells must be controlled and kept away from all public sections of the hotel.

#### Garages.

At the existing hotel, garage accommodation is very poor, there being only 20 garages

situated some 500 yards from the main entrance. Only 50 garages are required, as only 50% of the overnight guests require garages, but ample parking space should be provided.

#### Ventilation.

In designing an economical ventilating system for a hotel, supply and exhaust ventilation should be provided for those rooms which cannot get sufficient natural ventilation, i.e. hair-dressor's salon, public toilets, serving pantries, kitchen preparation rooms, bar, etc. Exhaust ventilation should also be provided for the interior bathrooms.

#### Kitchen Ventilation.

In the kitchen, exhaust ventilation is taken out through the range hood, dish-washing hood, and from over the baking oven and pastry stove. From 20 to 30 air changes per hour should be provided. The kitchen exhaust fan should be located in the fan room, situated somewhere on the roof of the kitchen. A perforated steam pipe must be located in the range hood so that steam can be turned on in case of fire in the hood.

#### Water Supply.

The water to the existing hotel is supplied by the local village management board, which has a reservoir and filters, into which water is pumped from the Piesang River. The reservoir is quite adequate at the moment except in time of drought, but a larger one will, however, be constructed shortly. It is recommended that a certain amount of water storage should be allowed for in the hotel, in case of failure in the pumps.

The monthly water consumption of the present hotel at the peak of the season is 500,000 gallons.

## CONCLUSION.

For years now construction has boomed and prospered, not because it was offering something better planned or better designed, pleasanter to occupy or more economical to operate, but because war and depression had created a critical shortage and a critical demand for almost every type of building. As long as this fabulous demand lasts, quality may be forgotten, to get quantity fast, but as the pressure falls off, nothing but better planning and better design can keep construction booming on the replacement of obsolescent structures.

As the era of necessitous building nears its end, it is a very good time to look at the record of the one building type where insistent demand vanished in 1929 - the hotel.

Architects, engineers, and owners have been spurred to create a revolution in hotel design, construction and economics.

The milestones in this revolution are very few: the Statler in Washington, introducing the "Statler" bedroom; the Terrace Plaza in Cincinnati; the balconied El Panama, with its offspring the Caribe Hilton, which brought indoor-outdoor living back to hotel; the Surfrider in Hawaii; the Beverley Hilton in California; Edward Stone's proposed El Salvador, which improves on his already famous El Panama; and finally Edward Stone's latest contribution to hotel design - the Bay Roc Hotel at Montego Bay, Jamaica.

A critical analysis will be made of three of these hotels in the following chapter.

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CHAPTER 6 - PRECEDENT

P R E C E D E N T .

- (1) HOTEL: EL SALVADOR  
LOCATION: SAN SALVADOR C.A.  
ARCHITECTS: EDWARD D. STONE & ASSOCIATES
- (2) HOTEL: CARIBE HILTON  
LOCATION: SAN JUAN, PUERTO RICO  
ARCHITECTS: TORO, FERRER & TORREGROSA
- (3) HOTEL: BAY ROC  
LOCATION: MONTEGO BAY, JAMAICA  
ARCHITECTS: EDWARD D. STONE & ASSOCIATES

EL SALVADOR HOTEL : SAN SALVADOR. C.A.

Perspective of San Salvador Hotel



Edward D. Stone got his chance when designing the San Salvador Hotel to answer the question: what changes would he make in his pace-setting El Panama Hotel if he redesigned it?

He discarded the conventional hotel plan with public areas at the top and bottom of the building block. Instead he put guest rooms in a dormitory slab ten stories high and put the public spaces in a square two-level structure at one end of the slab, the purpose being to carry away sounds of revelry which at El Panama had disturbed early retiring guests. Stone orientated the hotel so that his sound dispersion was aided by the prevailing breeze.

He placed the entry and elevators (also kitchen and service areas) at the juncture between dormitory and public space, for easy guest circulation and efficient short-line hotel service. In this position, these facilities add to the sound insulation between the dormitory and public areas.

He used no air conditioning. The off-end position of elevators leaves the dormitory wing free of everything, but a single-loaded corridor with all the guest rooms through ventilated by the tropical breeze.

He exploited his breeze-way type rooms more extensively than in El Panama. Balconies in the Panama are reached through louvred double doors which open to invite the breeze. But in the Salvador, the entire wall separating room from balcony is composed of sliding glass sections. With them, two thirds of the rooms' 14'9" width can be opened to the breeze.

He changed the distinctive egg-crate facade. Though the facade remains quite similar, the cantilevered floor slabs do not project as far beyond the walls. In the Panama, the floor slabs

projected so far as to form an unintentional passage between rooms outside the balcony balustrades. The arrangement in El Salvador discourages strolling from balcony to balcony as has been reported in the Panama.

#### General Appreciation and Criticism.

Essentially, the El Salvador is a commercial hotel, since tourists at San Salvador do not yet outnumber salesmen. The result is that the accommodation is limited with only a few of the 750 rooms designed to be joined into suites; each room is a combined bed-sitting room-office.

All is not business, however, in the hotel. Its location - near the edge of San Salvador - gives every occupant a striking balcony view over the city's best residential area to El Boqueron, the volcano beyond the town. Swimming pool, outdoor dance floor, cocktail terrace and large informal dining room offer relaxation when business sessions end. This hotel could quite easily be a resort hotel.

Many outstanding artists have contributed to the design of this building. Alexander Calder has designed a wonderfully imaginative hanging tropical garden for its main lobby, with plants growing in differently coloured, oddly shaped, elliptical vessels, delicately balanced from the ceiling. Max Spivak has conceived an abstract mosaic floor. José Rivera is responsible for a free-form swimming-pool structure, that will serve as a combination raft and diving board. In the area encompassed by an oval shaped driveway in front of the hotel is a construction by Given Lux of baked enamel sculptured objects. The Mexican painter, Tamayo, has painted a large mural for the hotel lobby, and sculptor, Isamu Noguchi, has designed the lamps, which are shown in

one of the illustrations.

The El Salvador is an extraordinarily well designed hotel, both from aesthetic and practical points of view. It is very difficult to find fault at all. The roof space could have been put to some useful purpose, in the form of sun terrace or lounges, as the view must be magnificent, especially from the dormitory block.

The levels in the landscaping seem artificial. This is especially apparent on the main terrace holding the swimming pool, where the retaining wall assumes mammoth proportions. There is no happy blending of man-made terrace to nature's own; these could have been better integrated.

The design is in the "International Style" and some people may fault it for its lack of indigenous character. Nevertheless, this is one of the most outstanding contributions to the Architecture of hotels, and is ideal in most respects, catering so efficiently as it does for all guests' requirements.

#### Reception Lobby.

The guest alights under cover of the balcony above, and enters the lobby, which is in fact a lounge as well, the proportions being extremely generous. The desk is very conspicuous and easy to locate.

Entrance to the public rooms and terraces is straightforward and it is immediately apparent where they are situated. The administrative offices are behind the desk, in the "core" of the block, and must be artificially lit and ventilated. Access to the lifts is convenient and they are neatly placed off the lobby with their own waiting space. The shops are neatly planned and

lead off the entrance lobby.

### Public Space.

Stone has planned the open space in a very open manner, using freedom and at the same time fairly rigid differentiation. The public space extends over two floors, the lounge and the Coffee Shop, probably a sort of refined milk bar, are situated on the ground floor, this space flowing freely into the terrace around the swimming pool, with an open free-shape staircase leading up to the first floor. Here are situated the lounge-bar, dining room and banquet hall. These in turn open out to terraces and balconies.

### Guest Floors.

There are 134 bed-sitting rooms with private bathrooms, 10 suites consisting of living room, bedroom, bath and dressing room.

The rooms can be rented as single or double rooms, the rooms being generous enough for this purpose.

The general planning of the bedroom floor is simple, there being only 16 rooms to each floor, ten floors in all. The one-end position of the lifts leaves the dormitory wing free of everything but a single loaded corridor with service and escape stairs at both ends. Here all the rooms are ventilated by the tropical breeze, making air-conditioning unnecessary. The balustrades are of open rail type and the corridors are enclosed with pierced concrete block and facing.

There are only two passenger lifts required for the ten floors. A general store is provided in each floor adjacent to the service lift and this could be used as a tea kitchen, linen and

furniture store.

A generous lift lobby is provided leading directly to the corridor. There seems to be no lavatory accommodation for the staff, but it is presumed that a W.C. is placed adjacent to the store for their use.

#### Services.

The administrative offices are directly below the kitchen and other services, making for easy control and co-operation.

#### Kitchen and Stores.

The kitchen and service rooms are the "hub" of the public rooms, service to all being smooth and direct. Here the main kitchen area is clear of columns and projections. There are numerous store rooms and cold rooms provided, none of which are annotated in the drawings. Service of meals to the guest rooms and to the administrative section is very direct via the lifts, which are conveniently placed.

There appears to be some confusion at the waiters entrance to the kitchen, as this is also the public entrance to the banquet hall.

Service to the kitchen core must be from a basement: otherwise it is very difficult to understand how stores and staff get to this kitchen, without passing through the public space. Although not shown on the plan, a basement store and an offloading bay for trucks must be provided for this arrangement to work.

### General.

While no separate cloaks are provided on the bedroom floors, there are mens and womens cloak rooms leading directly off the public space on the ground floor. There is also a set of cloaks on the first floor leading off the lift lobby.

One interesting point which will have to be remembered when designing Beacon Island Hotel is that in El Salvador provision has been made for bathers' changing rooms adjacent to the lounge provided for those using the pool. These are accessible only from the outside.

### Amenities.

An oval shaped swimming pool is set in one extensive terrace which leads off from the lounge. There is ample terrace space for relaxing and dancing.

Three shops, a men's hairdresser and a beauty parlour, lead directly off the lounge and the guest is immediately aware of the shops and their goods on display.

### General Observations.

There is no billiard-room, and one must conclude, from a study of this and other hotels, that this is not a popular form of relaxation in the Americas.

No separate bar is provided, and no provision has been made for the sports minded guests, and it must be assumed that facilities exist nearby.

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AREAS.

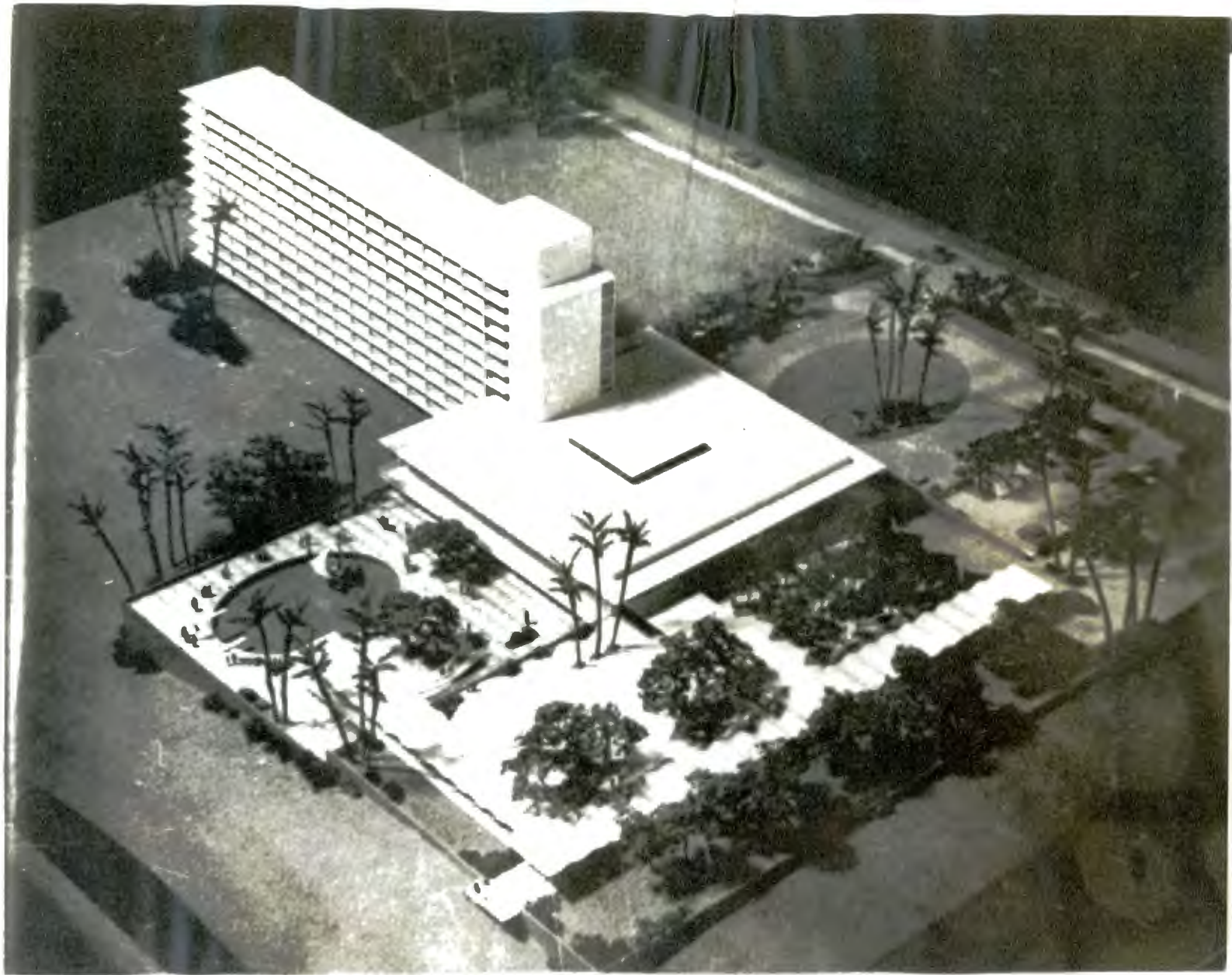
Hall - Lobby .....	2,400 sq. ft.
Public Space .....	12,900 sq. ft.
Lounge, Coffee Bar, plus terrace .....	4,000 sq. ft.
Dining plus Dance floor, balcony .....	2,800 sq. ft.
Bar lounge plus balcony .....	2,800 sq. ft.
Banquet Hall .....	3,000 sq. ft.
Private Dining Rooms (3) each .....	300 sq. ft.
Kitchen space (proper) .....	2,500 sq. ft.
Storage Space .....	1,000 sq. ft.
Administrative Department .....	1,175 sq. ft.
Manager .....	250 sq. ft.
Secretary plus Waiting .....	250 sq. ft.
General Office .....	325 sq. ft.
Desk Office .....	75 sq. ft.
Public Stenographer .....	150 sq. ft.
Auditor .....	125 sq. ft.
Shops (3) each .....	420 sq. ft.
Barber shop and Beauty Parlour, each .....	570 sq. ft.
Area of one guest room (including bath) .....	335 sq. ft. (14'9" x 22'9")

AREAS (Continued).

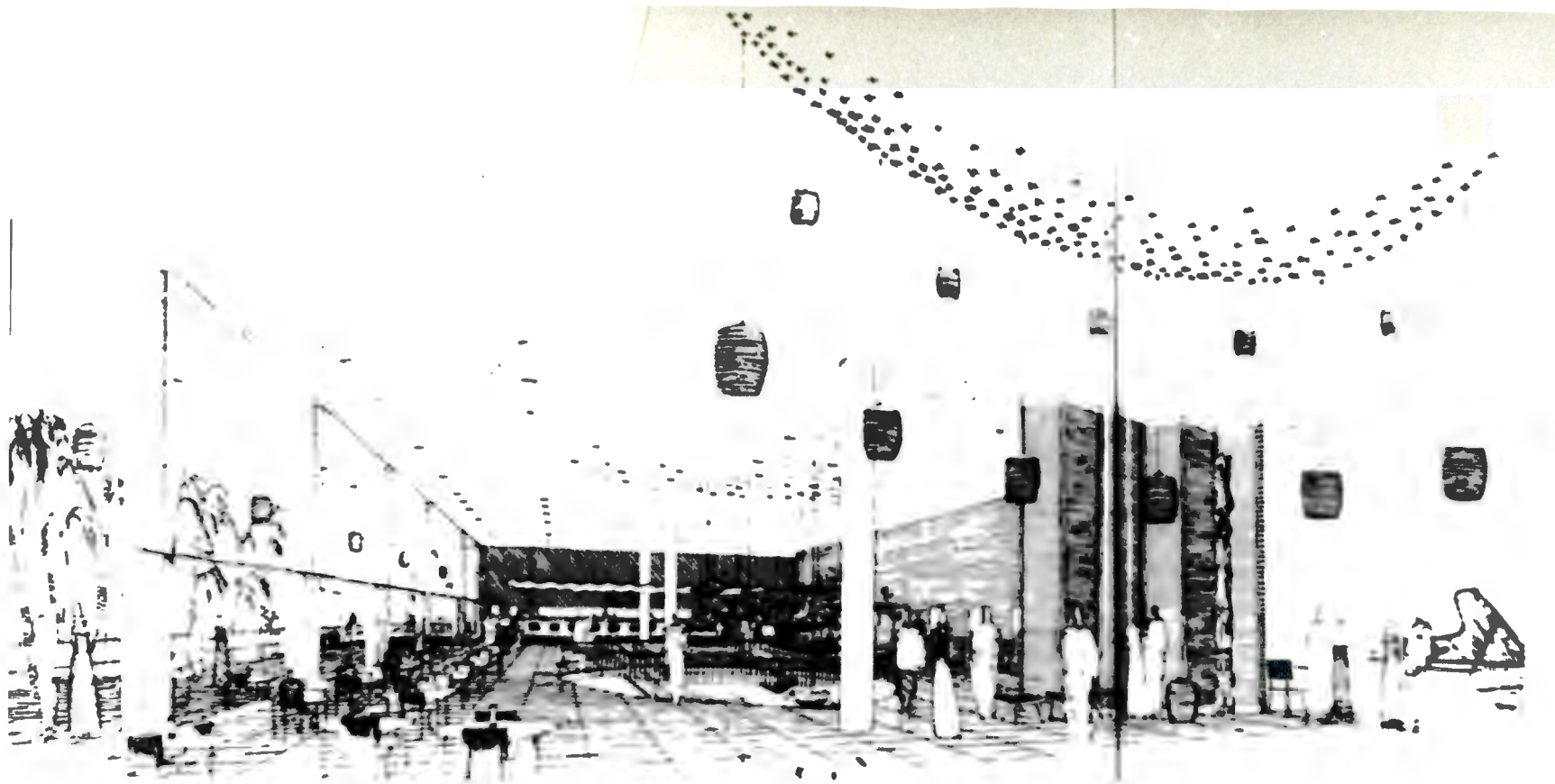
Area of Bathroom .....	45 sq. ft.
Area of Bedroom Floor .....	3,600 sq. ft.
Circulation .....	33 %
Proportion of Lifts .....	3 : 15
Approximate total capacity of hotel .....	300.

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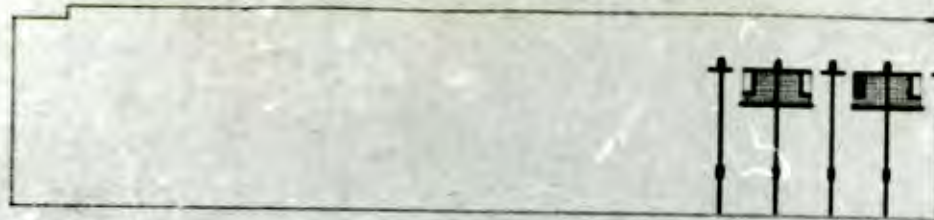
Birds Eye View of Model



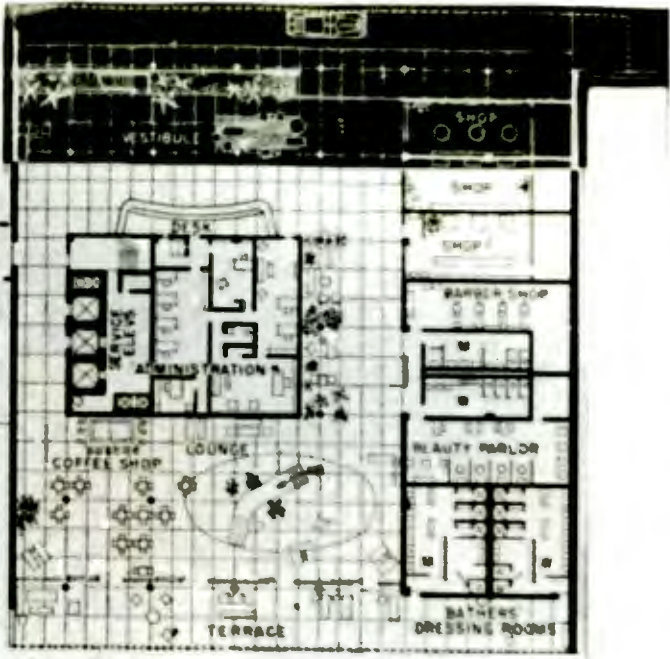
Interior Perspective



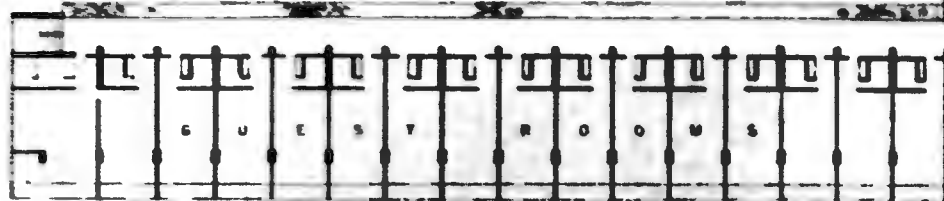
First Floor Plan



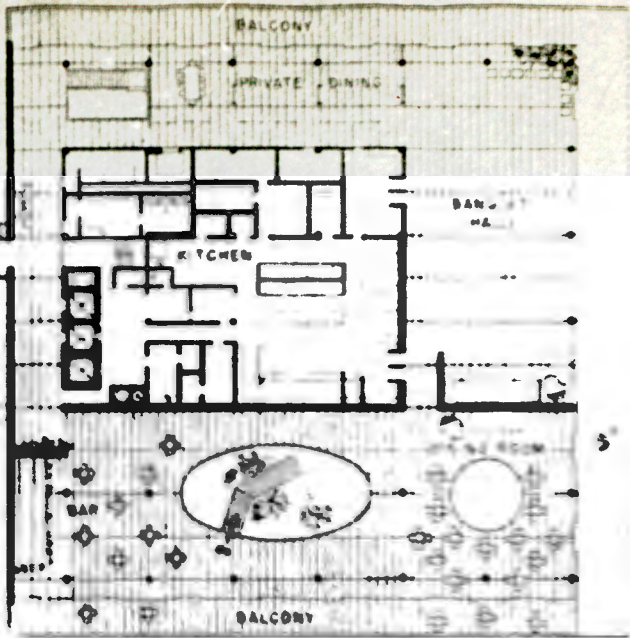
FIRST FLOOR



Second Floor Plan



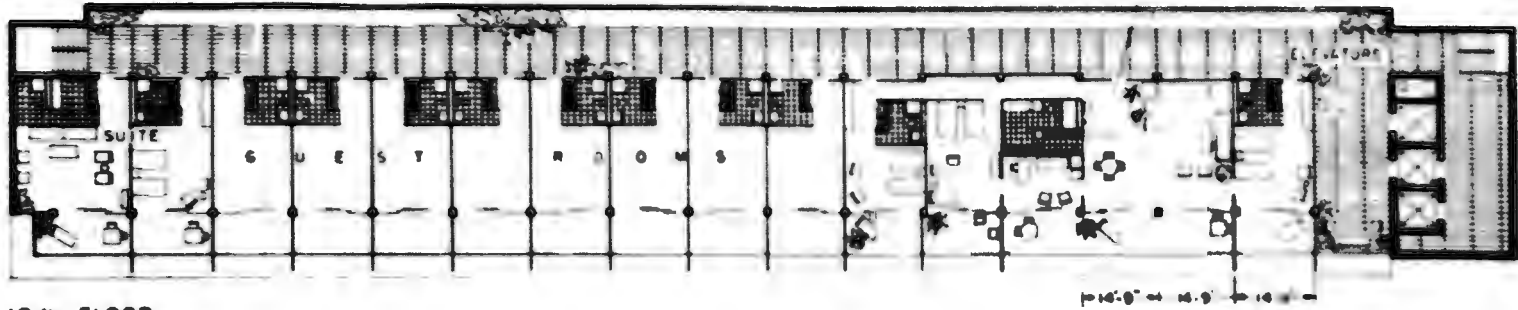
SECOND FLOOR



Tenth Floor Plan

0 25 50 75 feet

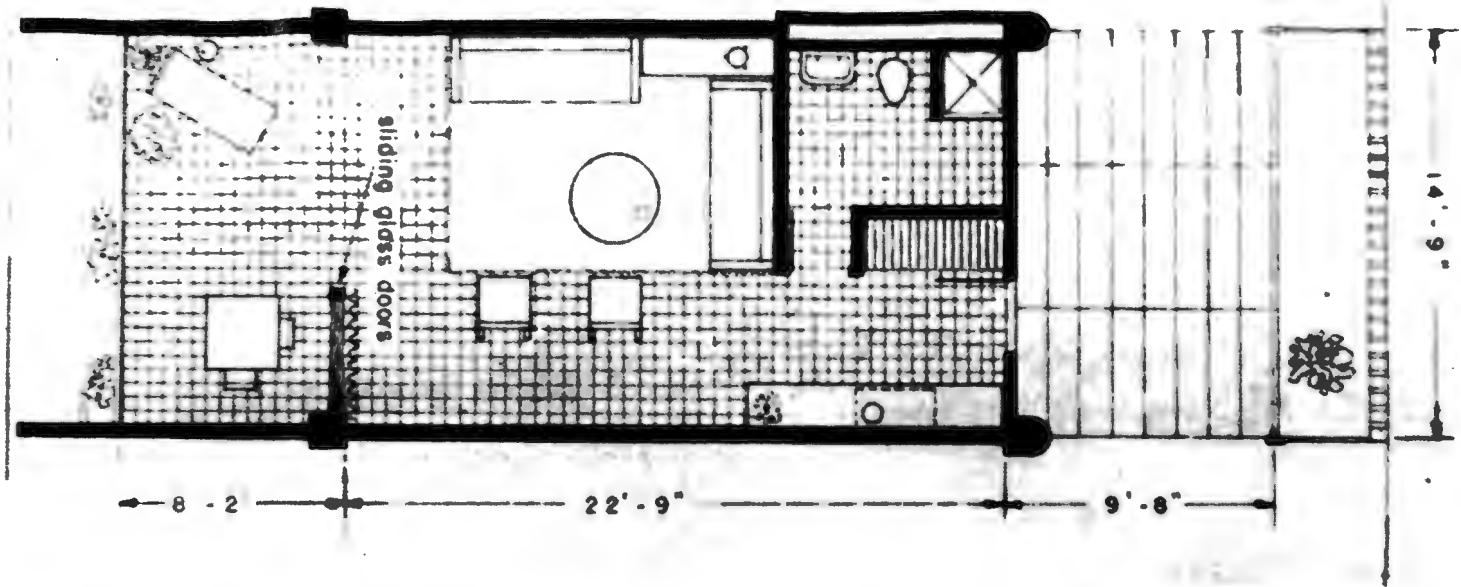
PRESIDENT A



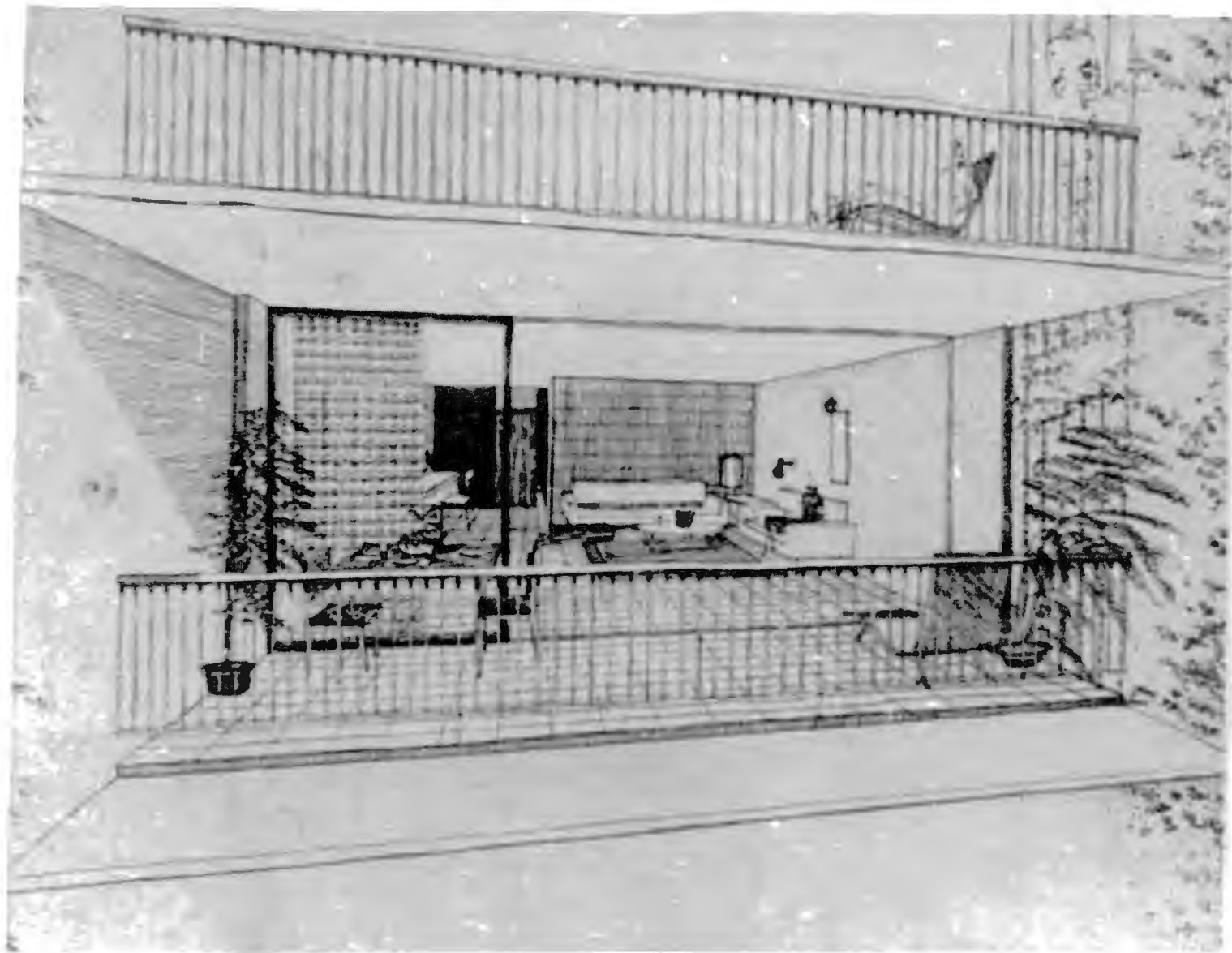
10th FLOOR

14'-0" 4'-0" 10'-0"

Plan of Typical Bed-Sitting Room



Perspective Sketch of Bedroom



CARIBE HILTON HOTEL : SAN JUAN, PUERTO RICO.

Caribe Hilton Hotel - Main Facade



View from Covered Terrace



The Caribe Hilton is not solely a resort hotel: it is five minutes from the business section of San Juan by taxi, and is built for service to business men with interests in the Caribbean, as well as for travellers stopping off on the long flight between the Americas.

It is interesting to note that this hotel was designed to bring indoor outdoor living back to hotel life and that the Architects were influenced greatly by Edward Stone's El Panama Hotel.

This building is more than just a gleaming tourist lure; plus a job done to show visiting industrialists from the States what Puerto Rico can accomplish; plus a set of hotel rooms necessary to San Juan. It is the signal of the island's awakened ambition.

#### General Appreciation and Criticism.

The Caribe Hilton has the colour, texture, and finish demanded by Americans off to the semi-tropics - an atmosphere of relaxed daytime sunniness, and at night drama dissipating out into a big southern sky. And constant obvious luxury.

But whether most vacationists to Puerto Rico will recognise it or not, they will be getting this luxurious atmosphere in highly refined, inventive form in the Caribe Hilton. They will be getting their lavish atmosphere shorn of the pretence which usually accompanies it in the design of resort hotels - (most other hotels at the sea being built either in some pompous colonial style, charm conditioned by a posh decorator, or in a kind of bleak Miami moderne).

The primary success, and architectural lesson, in this structure, as in the El Salvador, is that such a building can be lavish and still retain a comfortable, human scale. The Caribe Hilton has a very large area of public space for its 300 rooms - two entire public floors. The impression

is of broad, windswept porches built expansively for the true luxury of use.

The good climate of Puerto Rico has a temperate spread of about 15 degrees over the entire year. When it rains Puerto Ricans stop in doorways: they know it will soon pass. Because of this, the ground floor of the Caribe Hilton is almost entirely open.

Upstairs every guest gets a room with a balcony and a sea view. This neat trick was achieved on a site which really does not have two sea exposures by setting the axis of the corridors roughly perpendicular to the shore line and bending room partitions out to sea at the outside walls, and also canting the glass walls that way. This appears to be even more successful than the photographs and drawings on the following pages indicate. The bedrooms are converted to sitting rooms during the day.

#### Reception Lobby.

The guests alight from motor-cars under a canopy which seems a little far from the lobby itself, but this is on account of the curve in the drive. They then walk into the open reception lobby with light screens dividing it into lounge, reception, terrace, etc.

The administrative offices are situated at the side of the reception desk, as are the barber shop and beauty salon. There are three shops within this open lobby as well as a bar and soda fountain adjoining the pool terrace. This terrace is on a high level giving a magnificent view of the pool and bathing beach, as can be seen by the photographs.

Unfortunately nothing can be said about the planning of individual elements such as shops, kitchens, etc., as the only illustrations available are not sufficiently detailed.

### Public Space.

In this hotel, as has already been mentioned, the whole of the ground floor is open, including lounges and an enormous pool terrace, which is partly covered. A small portion called Peacock Alley appears to be a more sheltered lounge entirely open to the reception area. There is a generous open stair connecting this floor to the upper floor which contains the Dining Room, Play room (casino), cocktail lounge and a supper club, which has folding doors to enable it to be enlarged into a ballroom. There is also a covered terrace connected directly by means of open stairs to the pool terrace below.

### Guest Rooms.

There are 264 guest rooms and 32 luxurious rooms or suites at the ends of the guest block, made up of 8 floors of 37 rooms. Here, as in the El Salvador, rooms can be rented as single or double rooms. The planning of these rooms is very interesting, as is the manner in which they are all splayed to face the sea, and all have their own balconies and bathrooms. The provision of ample luggage storage in these rooms is an item which is seldom provided in hotels. The furniture in these rooms is simple and pleasing. The beds become couches during the day, to enable the room to be used as a sitting room.

The lifts are located more or less in the centre of the block with a large space behind, not annotated in the plan, but evidently service area, in the form of linen store, tea kitchen etc.

There seems to be no means of escape in the event of fire, except by means of the main staircase or lift.

### General.

Very little cloak room accommodation can be found in this hotel. There is no outside accommodation in the guest room floors, and only very small cloak rooms adjoin the casino and dining rooms. There is no lavatory accommodation whatsoever. No provision is made for bathers' changing rooms.

### Services.

The kitchen appears to be accessible from all the public rooms on the first floor in a very easy manner, but unfortunately, as mentioned previously, there are no diagrams available showing the true arrangement of the kitchen and its stores etc., and one must assume that it functions well. There seems to be an enormous amount of service area (shaded in diagrams) in comparison with public space - almost 40%.

### Amenities.

The Caribe Hilton provides magnificent amenities for the amusement and entertainment of guests. The enclosed bathing area with its beach, the sheltered terrace in between this beach and the pool, the open beach on the East side, and the bay provide every type of aquatic sport the guest may desire.

There are two tennis courts and ample garden space. Deck games can be played on the terraces, and for interest Fort San Geronino, a historic old fort with encrusted walls, is within walking distance across a causeway.

General Observations.

The hotel, I think, is in general a fine piece of architecture, and an especially fine hotel, creating a luxurious atmosphere, merely by using interesting colour forms and texture, and not by covering it with useless ornamentation.

Visitors who search for uniquely native character in the building will not find much of it. There is comparatively little that is Puerto Rican - some blinds in the dining room, tile, china, a few chairs, a few feet of lumber, some furniture coverings, and the murals. Torro, Ferrer and Torregrosa, the architects, are native to Puerto Rico, but are young men, and this is a building for a new Puerto Rico, not the old.

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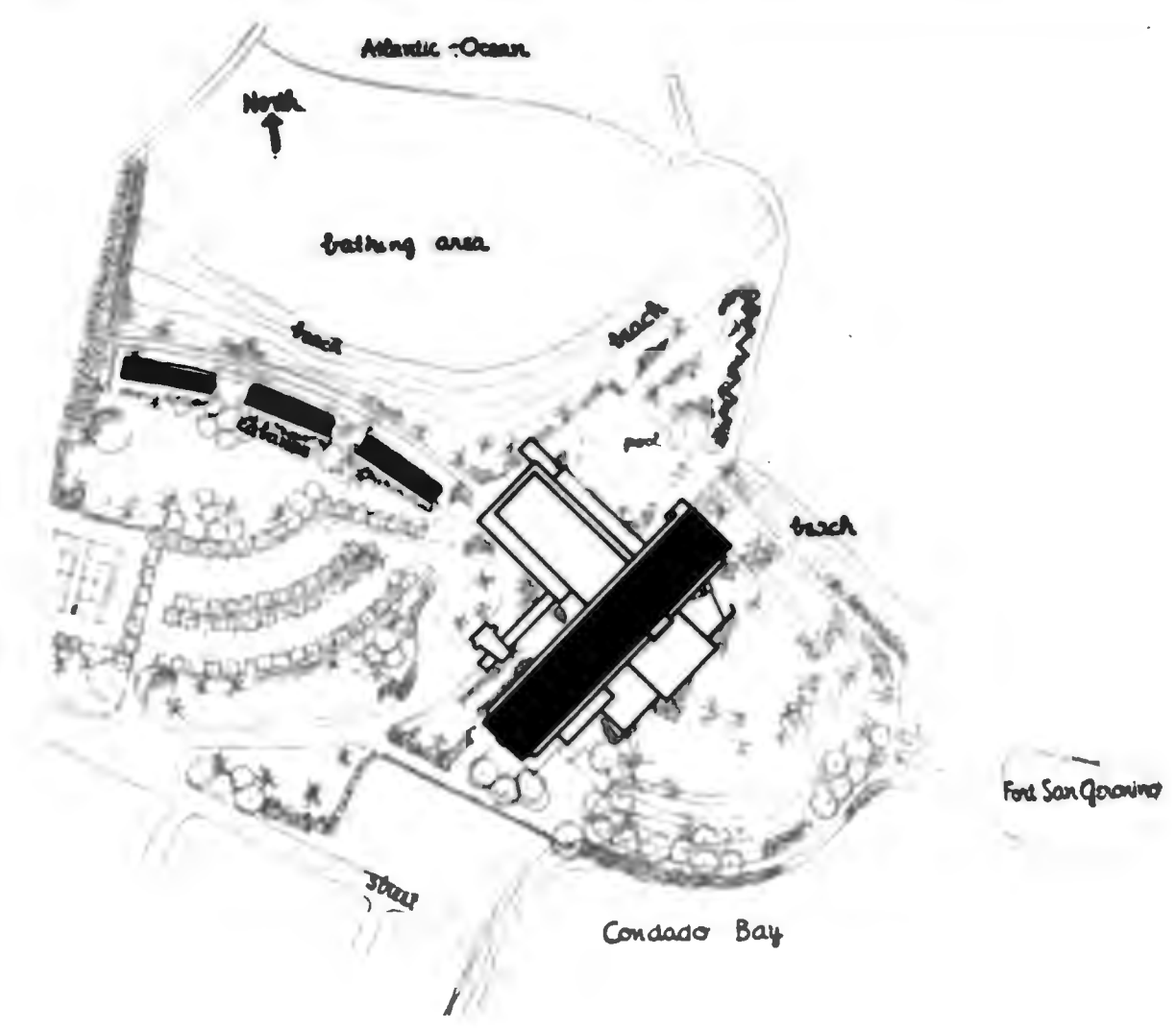
Guest Room Wing



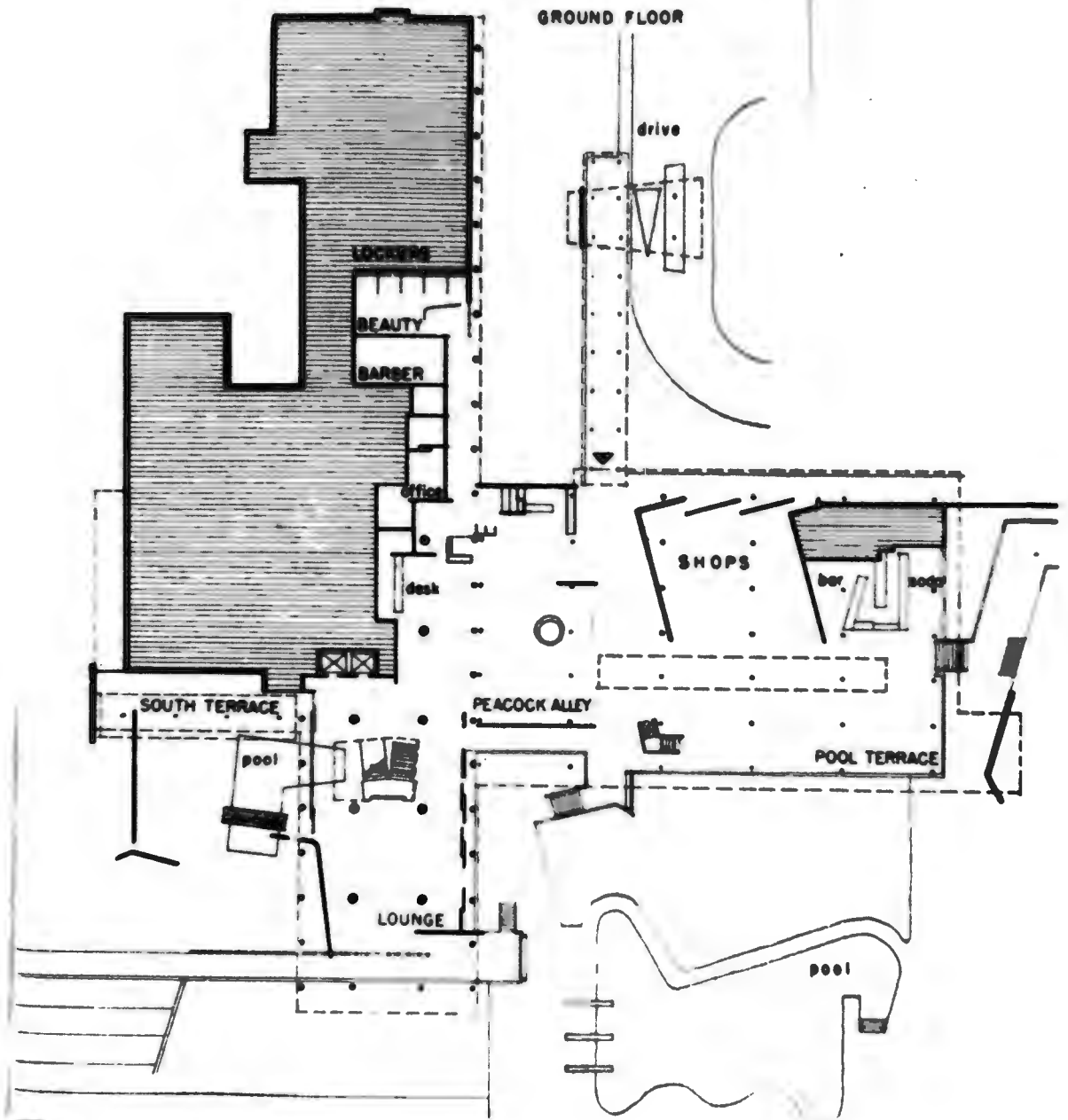
Dining Room Interior



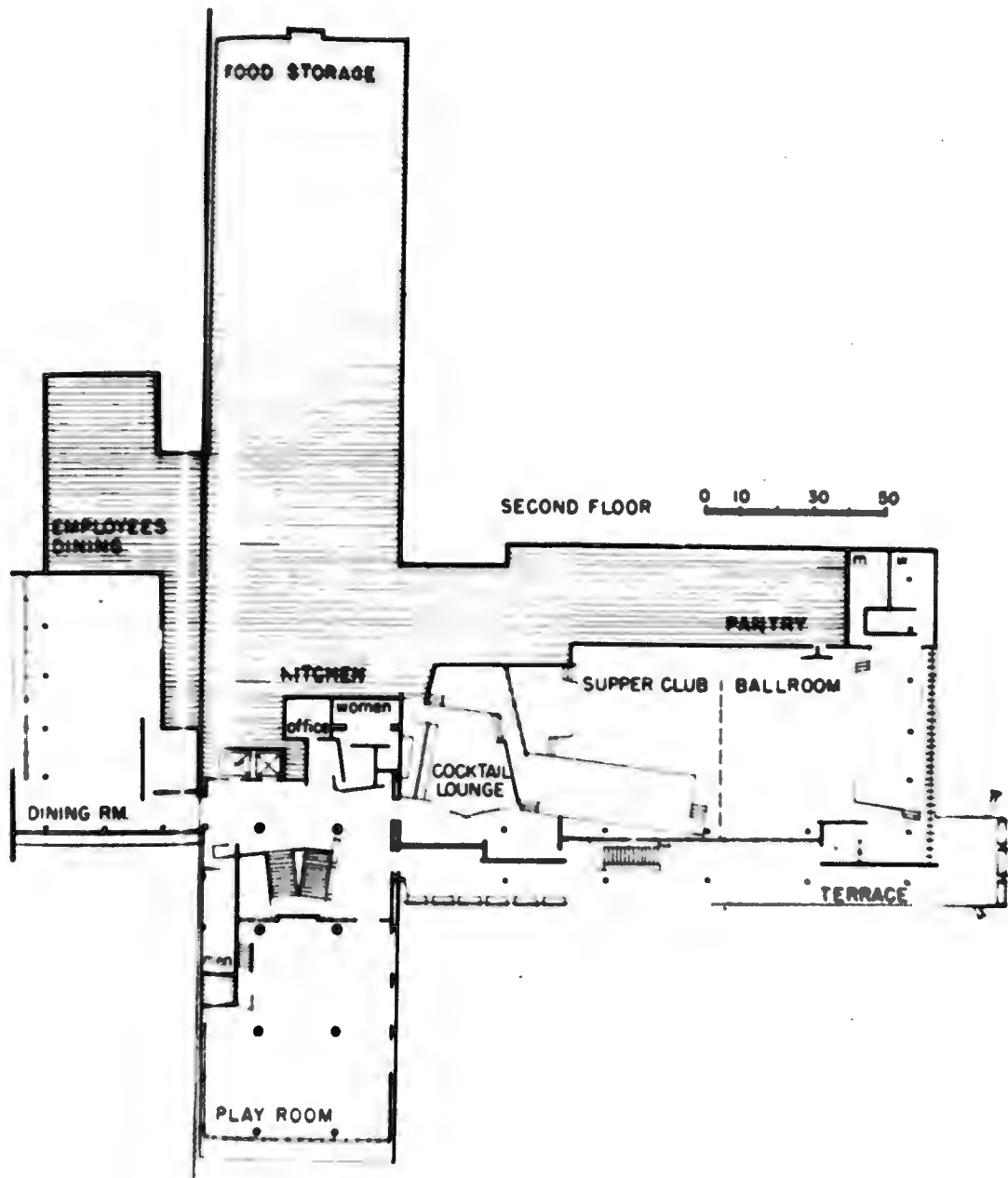
Site Plan of Caribe Hilton Hotel



Ground Floor Plan

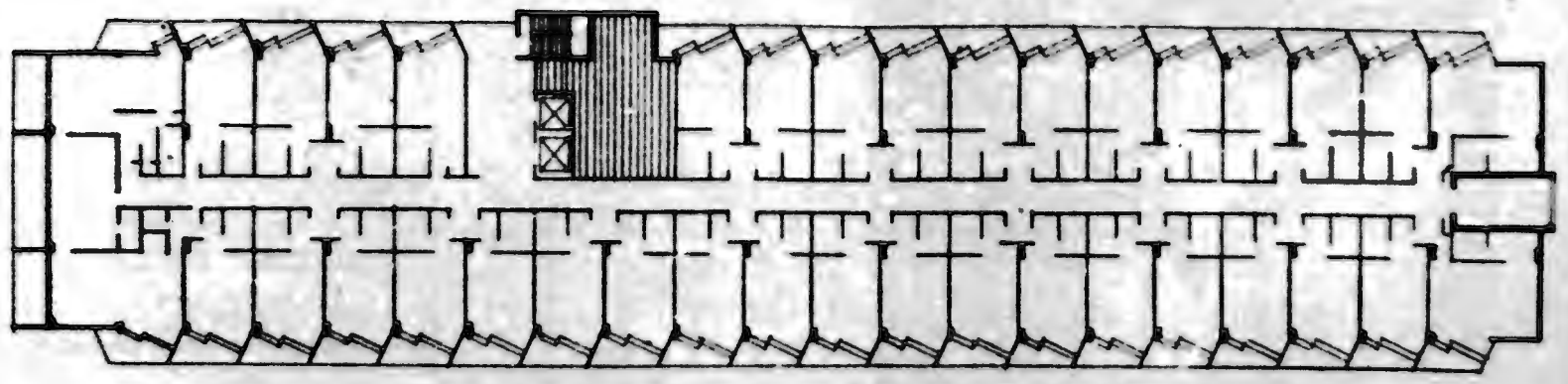


Second Floor Plan

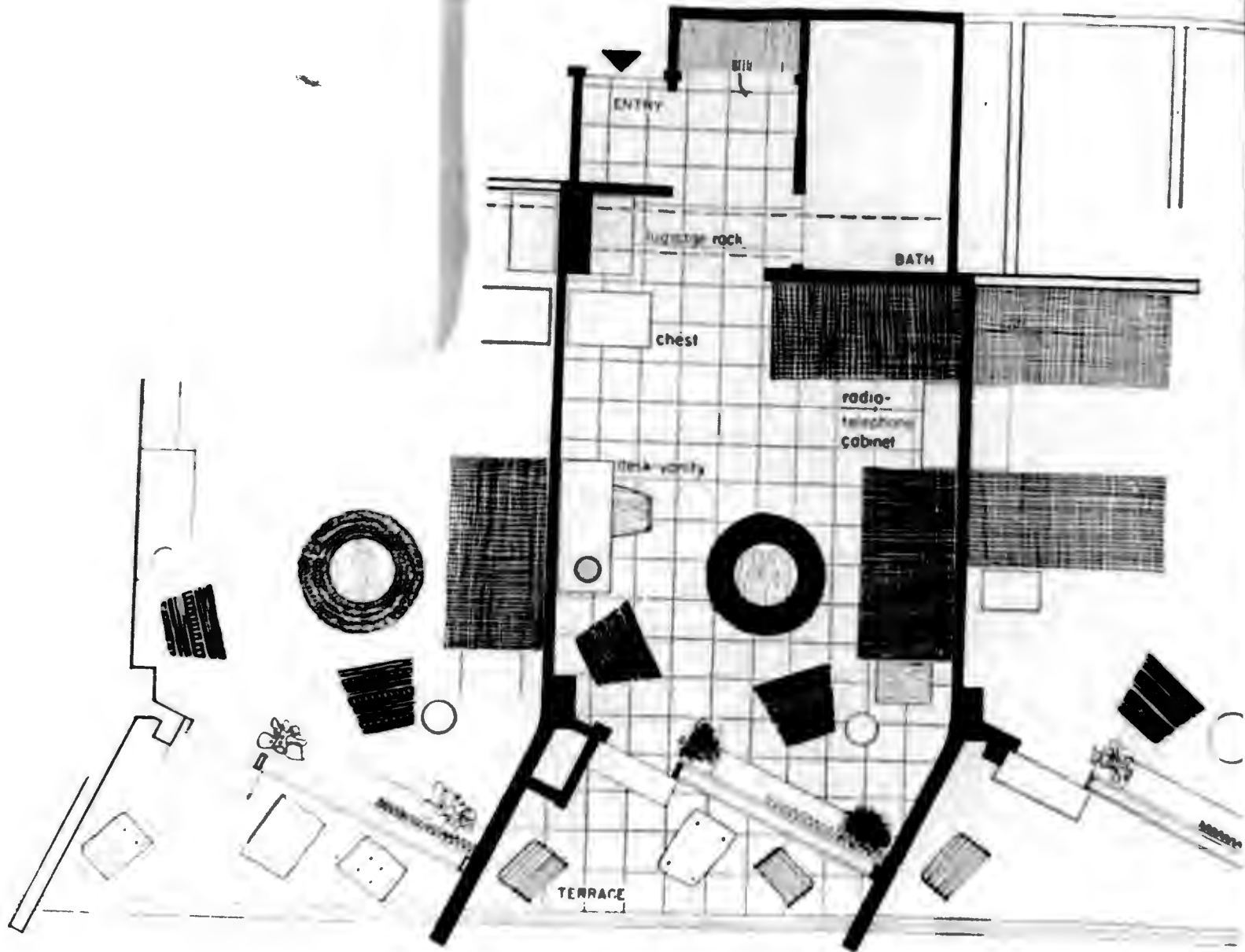


Typical Guest Room Floor Plan

TYPICAL FLOOR  
0 10 30 50



Plan of Typical Bed-Sitting Room



Interior of Bedroom Looking Towards Entrance



Interior of Bedroom Looking Towards Balcony



BAY ROC HOTEL : MONTEGO BAY, JAMAICA



Aerial View of Bay Roc Hotel

In the Bay Roc Hotel, the architect, Edward D. Stone, has not only fulfilled the basic functional requirements, but has also developed an aesthetic that co-ordinates with the tropical shoreline setting, and at the same time provides a pleasing contrast.

In designing the Bay Roc, the elements of which are organised along the curve of its ocean frontage, a conscious effort was made to create a light holiday atmosphere in both the placement of facilities and the appearance of the buildings. Three major functional areas comprise the group - a central administrative unit, including public-use areas, disposed around a richly landscaped circular patio; a series of guest cottages east of the central unit; and a two level block of hotel bedrooms to the west.

#### General Appreciation and Criticism.

The Architect has to my mind captured precisely the holiday spirit in the Bay Roc Hotel. The public areas have a delightfully restful garden atmosphere, and are all open to the view and the breeze. There is provision of two types of accommodation - the cabanas and the hotel bedroom, in blocks away from the main public rooms, which is an excellent idea, and these are well planned.

The Dining Tent, it is understood, is not as successful as it appears, since the wind at Montego Bay is on occasions rather stronger than the Architect anticipated.

#### Reception and Public Space.

It is questionable whether there were ever such public spaces provided in a hotel, as those at Bay Roc. Everything is so completely open - making the most of the climate - that the word "room" becomes practically meaningless. After entering under a broad entrance canopy, with the

reception desk at one side, one immediately comes into a vast square courtyard, brick-paved, and roofed around its perimeter, and with a circular patio garden open to the sky in the centre. This glamorous area constitutes the hotel lounge. Groups of chairs, settees and tables are placed at various points under the canopy. The open terrace beyond, towards the ocean, is planted with almond trees, providing additional shaded sitting areas.

Through an opening in the west wall of the lounge, sheltered access is provided to the guest bedroom wing. Following the paved space eastward, one passes the bar, to the broad open dinner dancing terrace. In the middle of this space is the playful, circular dining tent, with its conical roof and side curtains of blue canvas. This is known as the "Carousel".

#### Guest Rooms.

(1) Cabanas. The cottages along the curving beach at the east end of the property are all privately owned, built by the hotel stockholders. When the owners are absent, the cottages are rented. Though varying in size and plan, all have design elements in common. In every case there is full cross-ventilation, made possible by louvred walls, sliding jalousies, folding shutter doors and pierced masonry. In all the houses there is some interior garden or patio area. There are 22 cabanas in all.

(2) Hotel Bedrooms. The present guest bedroom wing consists of 20 rooms, 10 on each level, and each having its own bathroom. Access from the patio-lounge is by means of a walk sheltered by a sinuous sheet metal roof supported on pipe columns. This is slightly above ground floor level and steps lead down to each pair of bedrooms on the same level and up to each pair on the upper

level. This adds to the privacy of the bedrooms. All bedrooms occupy the full depth of the building and have complete through ventilation. The bathrooms are on the front, facing the sea, and each bedroom has its own balcony. The rooms are generous enough to be used as single or double rooms.

#### Services.

The kitchen and bar and their stores etc. are quite straightforward and seem to work very well, the whole block being compactly planned. There is direct access from the kitchen to the dining and lounge areas.

#### Amenities.

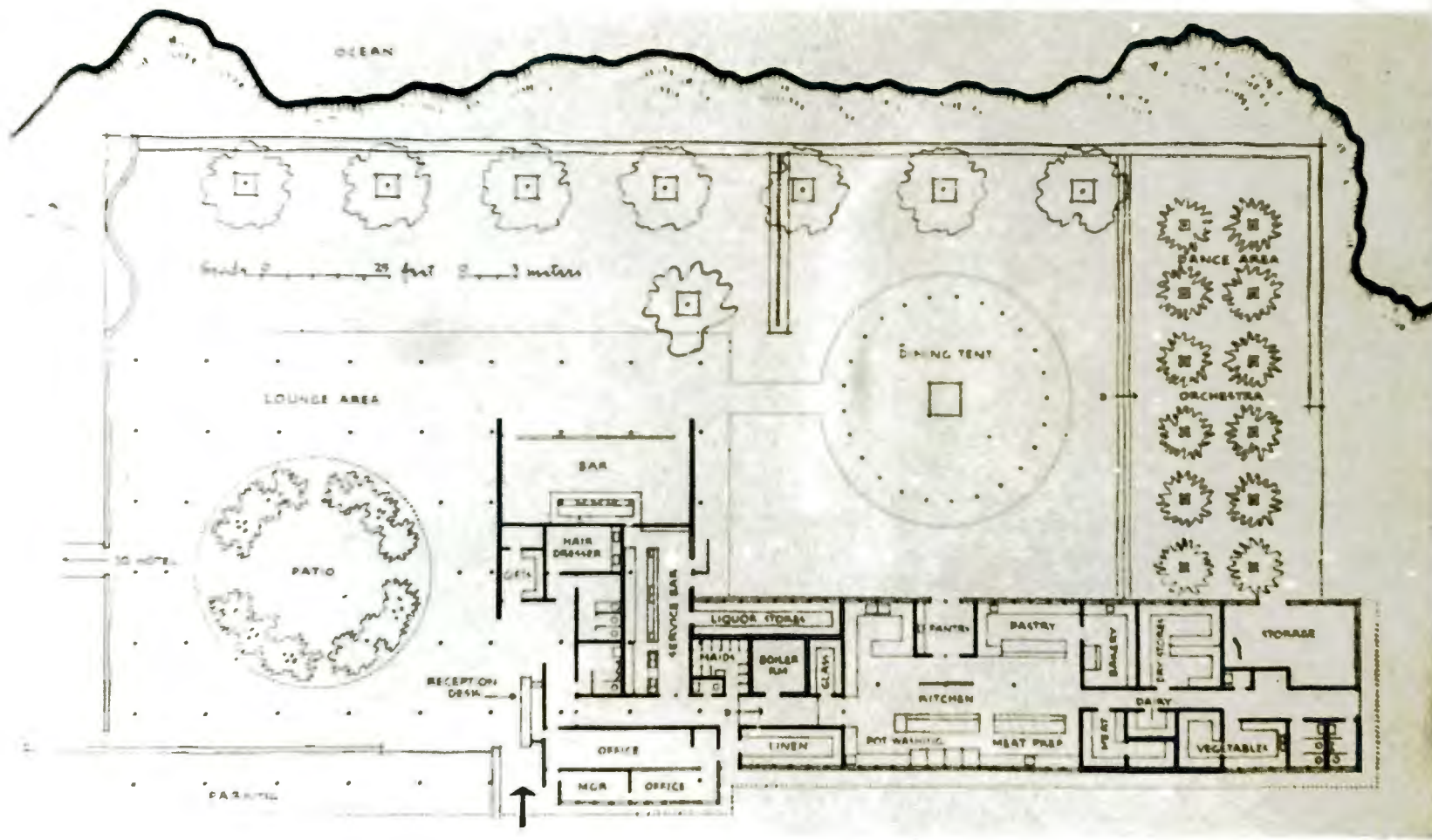
There is a gift shop and hairdresser off the reception area and a bar, all of which appear to be quite simple and straightforward.

There are no facilities for sports other than those naturally offered by the sea or beach itself. The main bathing beach lies in front of the cabanas, but guests can enjoy swimming from the rocks directly in front of the bedroom wing.

#### General Observations.

The Bay Roc, as mentioned before, is probably the most freely planned hotel ever built, and Edward Stone has managed, in my opinion, to create admirably that feeling of complete relaxation, which he has strived to attain. There is nothing in the design which could be criticised, except perhaps the dining tent, and gives architects some incentive to design resort hotels which truly express the purpose for which they have been built - vacation with complete relaxation.

Plan of Main Hotel Block



View from Patio



The Dining Tent

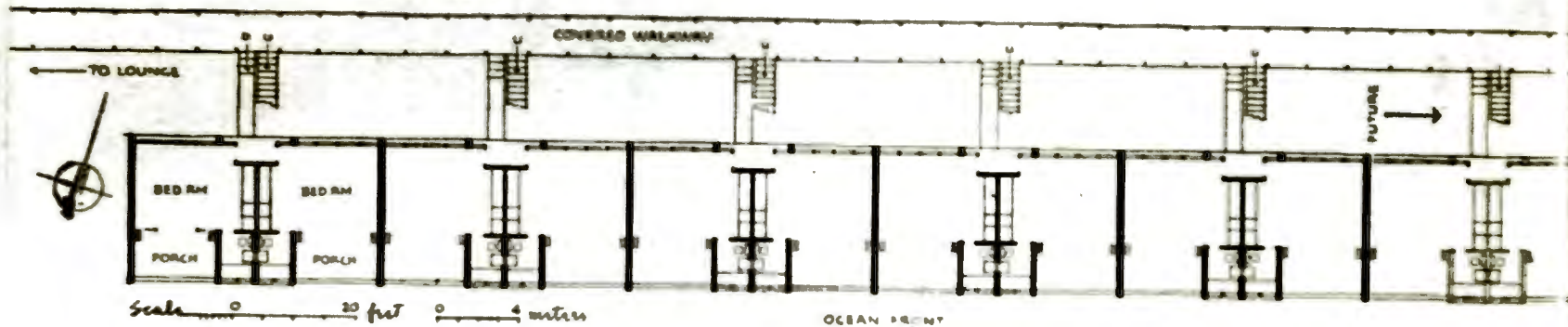


The Guest Wing



Plan of Guest Wing

Ground Floor (UPPER FLOOR SIMILAR)



Scale 0 20 feet 0 4 meters

OCEAN FRONT

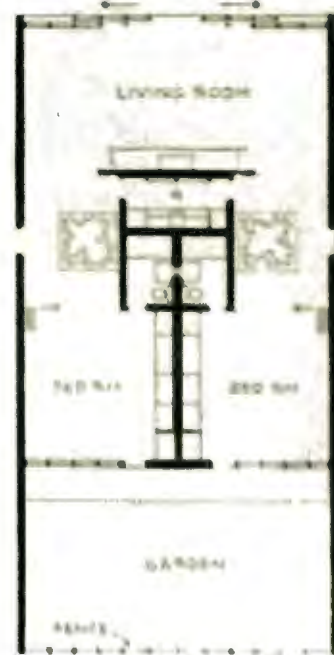
Entrance To Each Suite



Typical Cabana

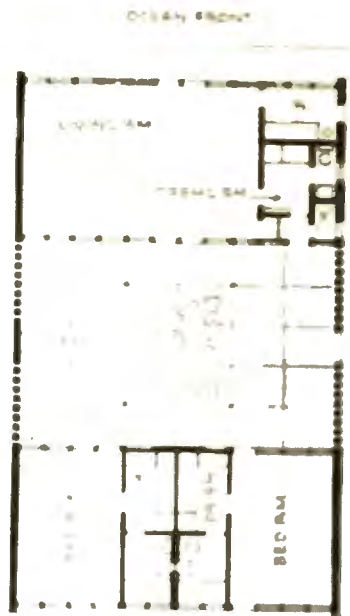


OCEAN FRONT



Scale: 1/4" = 1'-0"

Typical Open Court Cabana.



PROGRAMME

PROGRAMME.

The subject of this thesis is the design of a semi-luxury hotel, on the site occupied by the present Beacon Island Hotel, Plettenberg Bay. The hotel will be designed to attract vacationers from all over the country to a resort which is one of the finest in the Union of South Africa, as well as to provide overnight accommodation for people touring along the Garden Route.

- - - - -

ACCOMMODATION REQUIRED.

A. GUEST ROOMS.

- |   |          |
|---|----------|
| (1) 100 Guest Rooms (double) with private bathrooms | 375 each |
| (2) 1 Guest Suite to each Guest Floor               | 800 each |

B. GUEST FACILITIES.

- |  |       |
|--|-------|
| (3) Entrance Hall containing reception desk, telephones, lifts, etc. |       |
| (4) Public Lounge  | 5,000 |
| (5) Residents Lounge, reading and writing room etc.                  | 2,500 |
| (6) Cocktail and Coffee Lounge, adjoining Dining Room.               | 2,000 |
| (7) Dining Room to seat 250 people                                   | 5,000 |
| (8) Children's Dining Room   | 400   |
| (9) Children's Play Room and Nursery                                 | 700   |
| (10) Change Rooms for Bathers  |       |
| (11) Ladies Powder Rooms and Gents Cloak Rooms                       |       |
| (12) Bar, with services connected                                    | 450   |
| (13) Open air terraces, decks, roof gardens                          |       |

C. GUEST RECREATION FACILITIES.

- |  |     |
|--|-----|
| (14) Billiard Room   | 700 |
| (15) Covered area for games, table tennis, deck quoits, etc. |     |
| (16) Roof Garden with small dance floor                      |     |

(17) Swimming Pool and Children's Paddling Pool

Golf course, bowling greens, tennis courts, etc. are provided off the Island,  
within walking distance.

D. ADMINISTRATION.

(18) Reception Office with counter	120
(19) General Office to accommodate three European females and telephone exchange	250
(20) Book-keeper's Office	120
(21) Manager's Office	170

E. COMMERCIAL AMENITIES.

(22) Ladies and Gentlemens hairdresser with small shop for toilet requisites, mementos, etc.	450
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F. SERVICES.

(23) Kitchen with services	4,000
(24) Service Lift	
(25) Basement laundry with linen stores, etc.	2,500
(26) Basement Boiler Room	800
(27) Basement Ventilation Room	300
(28) Basement Workshop	400
(29) Basement Furniture Store	800
(30) Basement Bulk Liquor Store	800

- (31) Basement Bulk Kitchen Storage, including Cold Rooms 1,600
- (32) Service Bars and Tea Kitchens
- (33) Deck Chair Stores, etc.
- (34) Tea kitchen, linen and furniture and cleaners stores to each guest floor
- (35) Lift motor rooms and tank rooms
- (36) Covered parking for 50 cars. Open air parking for 40 cars.
- (37) Accommodation for 10 Chauffeurs and 10 Nurse maids with bathrooms, etc.

G. STAFF.

- (38) Manager's Suite 800
- (39) Three double bedrooms with private bathrooms
- (40) Ten single bedrooms 250
- (41) Staff lounge 1,000
- (42) Staff bathrooms and cloak rooms.
- (43) Non-European Staff change and cloak rooms, Male and Female 600 each
- (44) European Staff cloak rooms
- (45) Non-European Staff dining room 500
- (46) European Staff dining room 300

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