

# MOTEL ONE

LÜBECK, GERMANY

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Testiere Inès  
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# General Information

## organisation

### front of house

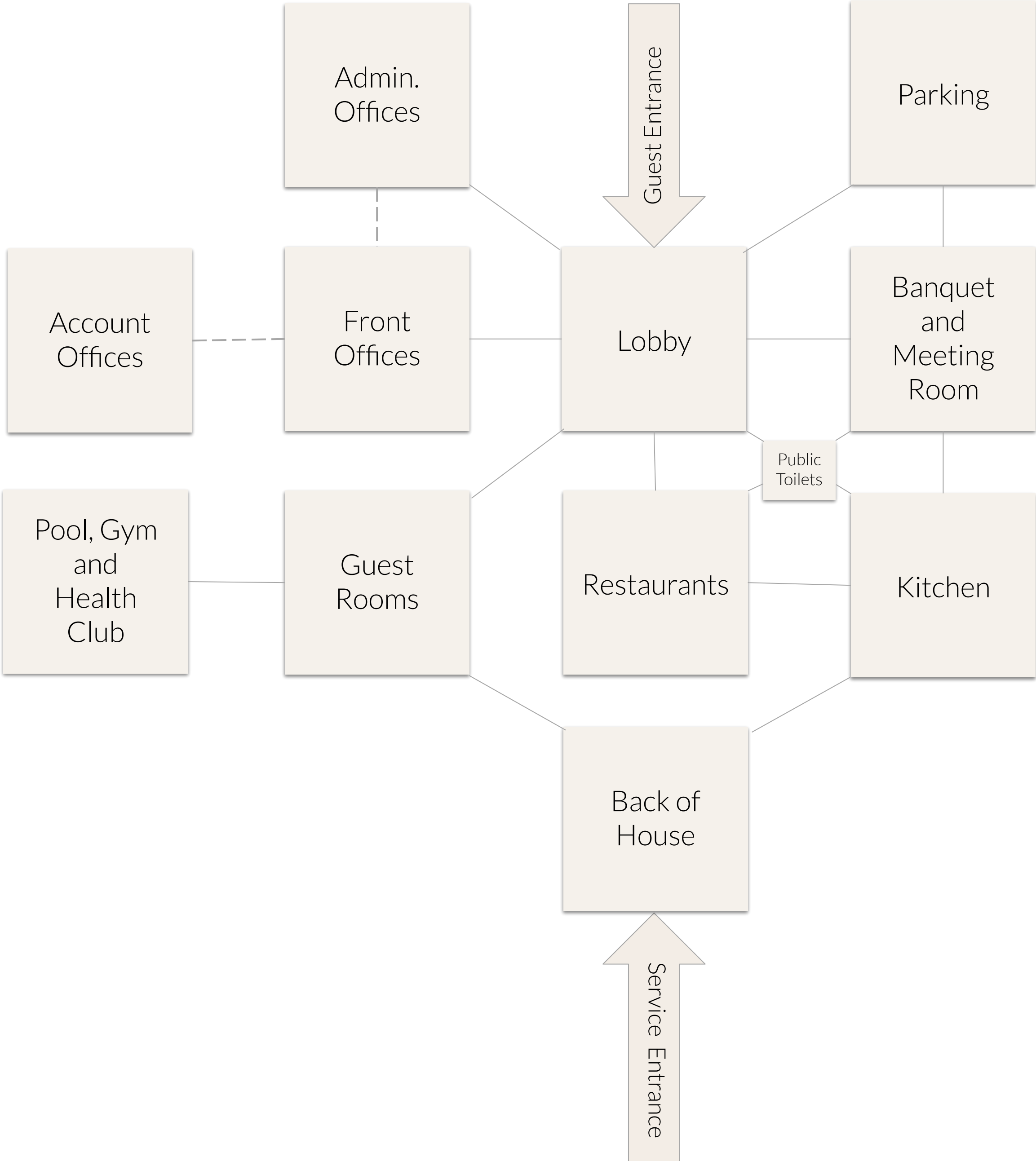
- Lobby, reception
- Gastronomy
- Free time
- Parking

### in the house

- Guest Rooms
- pool, gym and health club
- services

### back of house

- management
- employee area
- service and support area
- storage area
- food and beverage services



# Hotel criteria

room size

categorie	single room	double room
1 star	08 m <sup>2</sup>	12 m <sup>2</sup>
2 stars	12 m <sup>2</sup>	16 m <sup>2</sup>
3 stars	14 m <sup>2</sup>	18 m <sup>2</sup>
4 stars	16 m <sup>2</sup>	22 m <sup>2</sup>
5 stars	18 m <sup>2</sup>	26 m <sup>2</sup>

## EVALUATION CRITERIA

- reception & service
- rooms
- gastronomy
- events area
- free time
- quality and online activities
- cost effective

# Hotel criteria

## NECESSARY

- seating arrangements in the Lobby
- wardrobe
- cloakroom
- seating in the room
- desk
- suitcase storage in the room
- breakfast room
- restaurant

	☆☆☆	☆☆☆☆
seating arrangement		with drinks service
suitcase storage	-	necessary
bed sizes	single bed: 0,90 m x 1,90m double bed 1,80 m x 1,90 m	single bed: 0,90m x 2,00 m double bed: 1,80 m x 2,00 m
seating in the hotel room	chair	armchair or couch with a side table
hotel bar	-	necessary
breakfast	only room	with service

# General Information

## MANAGEMENT AND ENTRANCE AREA

- Lobby ca. 30 m<sup>2</sup>
- Lobby with bar ca. 120 m<sup>2</sup>
- guest toilets ca. 16 m<sup>2</sup>
- reception ca. 6 m<sup>2</sup>
- offices ca. 15-20 m<sup>2</sup>
- staff rooms ca. 30 m<sup>2</sup>
- conference room ca. 55 m<sup>2</sup>
- storage, technic ca. 15 m<sup>2</sup>

## ACCOMMODATION AREA

- service per floor ca. 15 m<sup>2</sup>
- aisle area 30% of the room area

## BREAKFAST

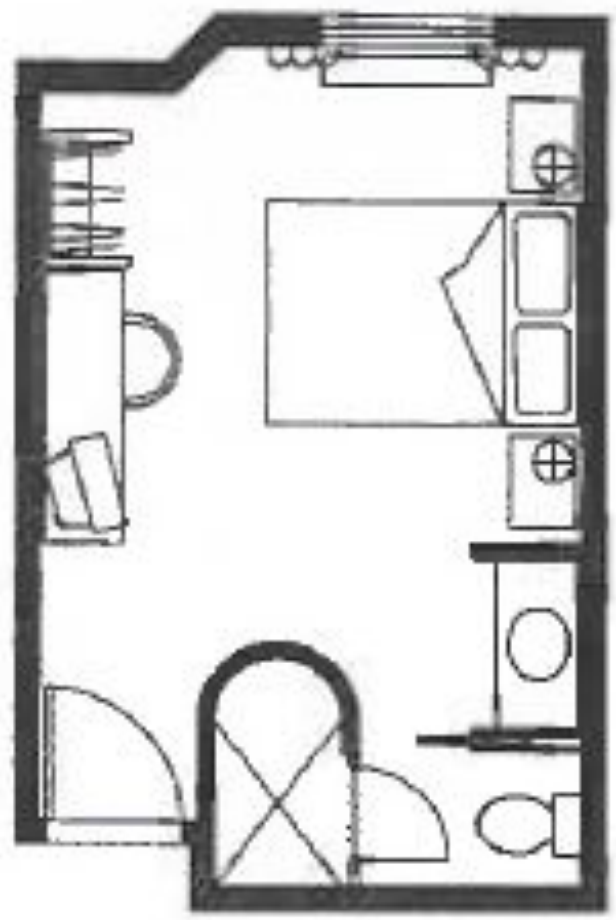
- seats for half of the beds
- each seat: 1,5 - 2 m<sup>2</sup>
- service stations

## KITCHEN

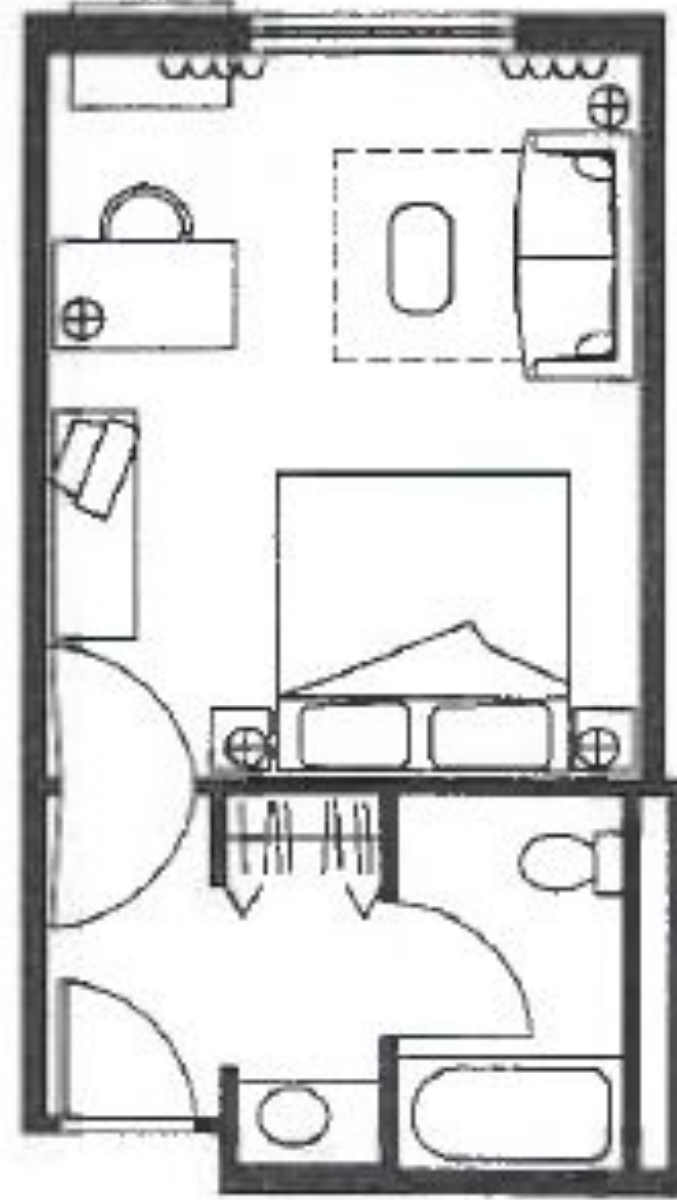
- produktion: 0,5 - 2 m<sup>2</sup> for each seat
- storage: 1,5 - 2 x of production

**Table 16.1** Hotel guest characteristics

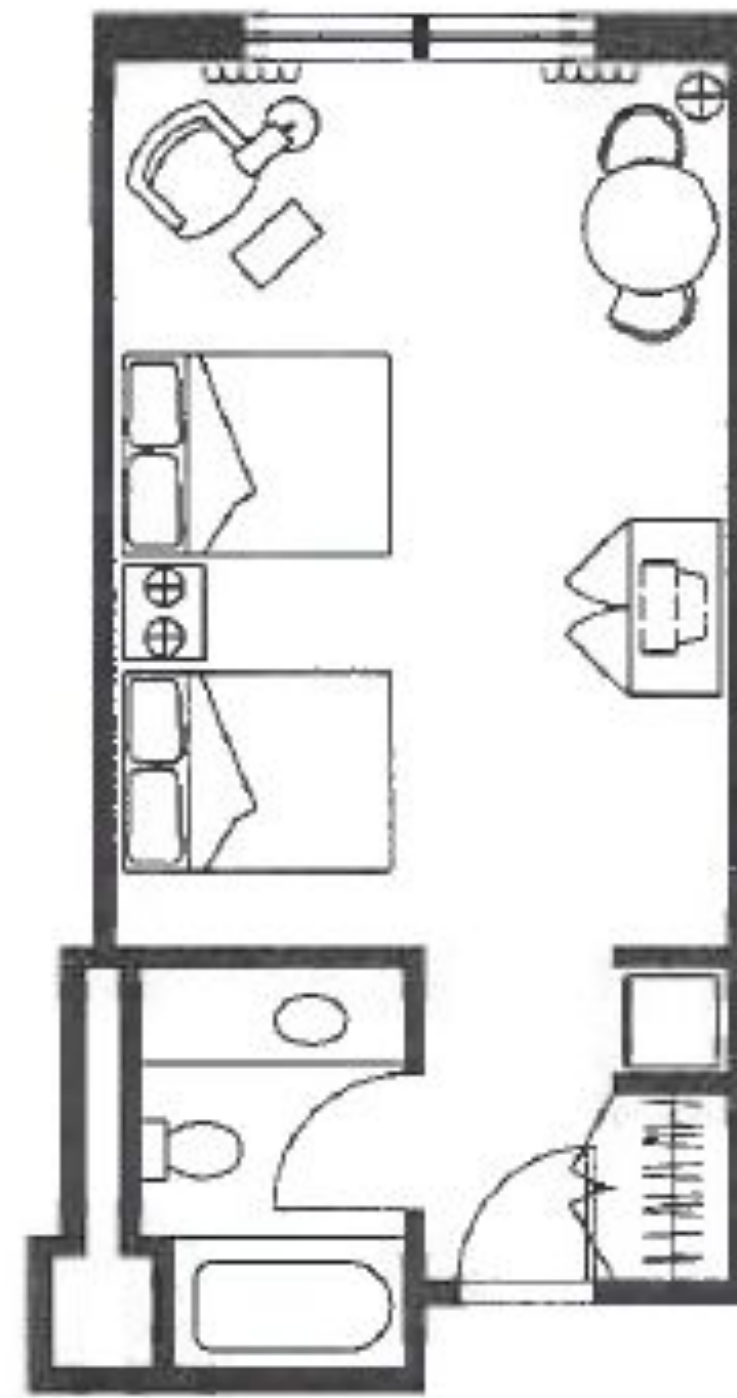
<i>Market</i>	<i>Guest characteristics</i>	<i>Purpose for travel</i>	<i>Guestroom design factors</i>
<b>Business</b>			
Group	Single or double occupancy; 2–4 -night stay; 55% men, 45% women; somewhat price insensitive	Conventions, conferences, professional associations, sales and training meetings	King or double-double; bathroom with dressing area; lounge seating with good work area
Individual	Single occupancy; 1–2-night stay; 50% men, 50% women; price insensitive	Corporate business, sales, conventions, conferences	King; bathroom with separate stall shower; lounge seating with good work area
<b>Leisure</b>			
Family	Double-plus occupancy (includes children); 1–4-night stay, longer in resort areas; budget or mid-price	Family vacations, sightseeing, sports, family activity	Double-double, queen-queen, or adjoining rooms; lounge seating and television; large compartmentalized bathroom; balcony, outside access
Couples	Double occupancy; 1–7-night stay; mid-price to upscale and luxury	Tours, clubs, associations, sightseeing; theater, sports, weekend packages, shopping, vacation	King; dining area, writing surface; moderate storage; large compartmentalized bathroom
Singles	Single occupancy; young professionals to seniors; mid-price to upscale	Tours, clubs, associations; culture, arts, theater, sports/recreation, shopping	King or queen; lounge/entertaining area; standard bathroom



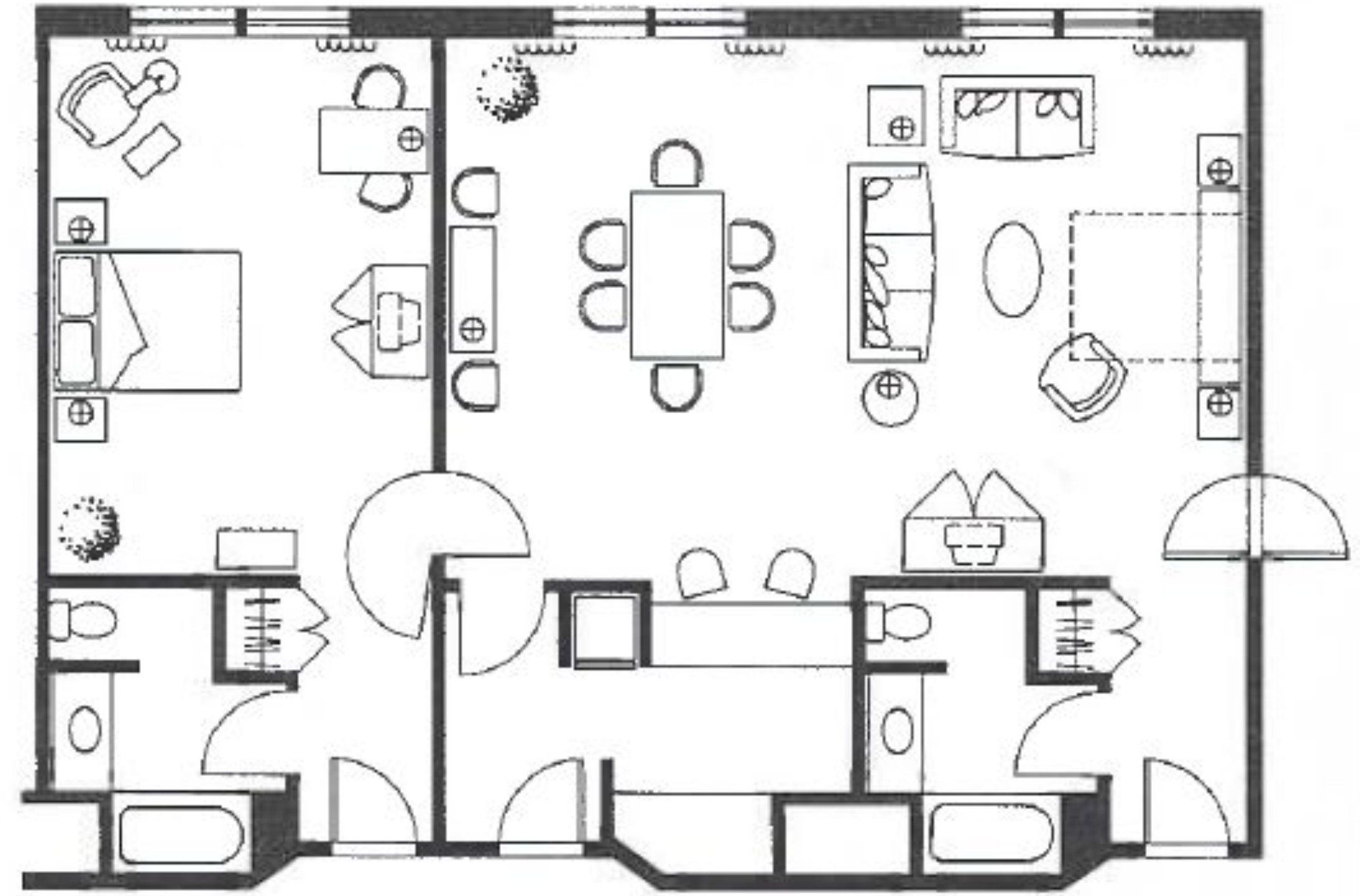
(A)



(B)



(C)



(D)

A : Economy queen room (20.5 m<sup>2</sup>) saves space with sink/vanity outside bathroom and one bed.

B: Mid-scale king room (30 m<sup>2</sup>) shows how placing the bed against wall increases the usable space.

C: First class double room (34 m<sup>2</sup>) with typical furnishings.

D: Three-bay conference suite (108 m<sup>2</sup>) combines a two bay public area with wall-bed, lounge seating, work area, full bathroom and a wet bar with a typical guest room and second connecting room.

# Germany

LÜBECK

MOTEL ONE

Riemann Gesellschaft von  
Architekten GmbH

2018

119 Rooms

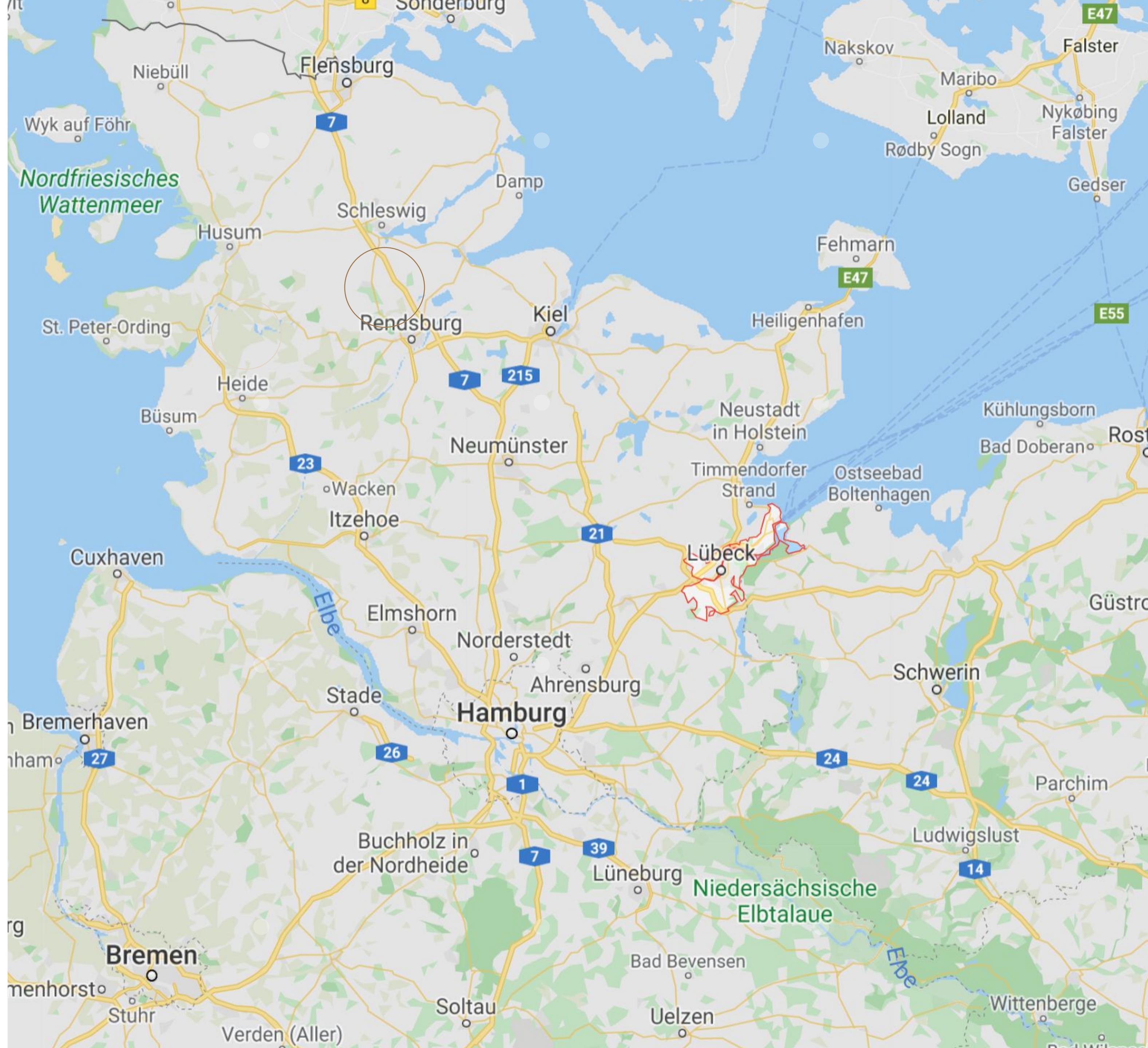
1020 square meter







# Site analysis

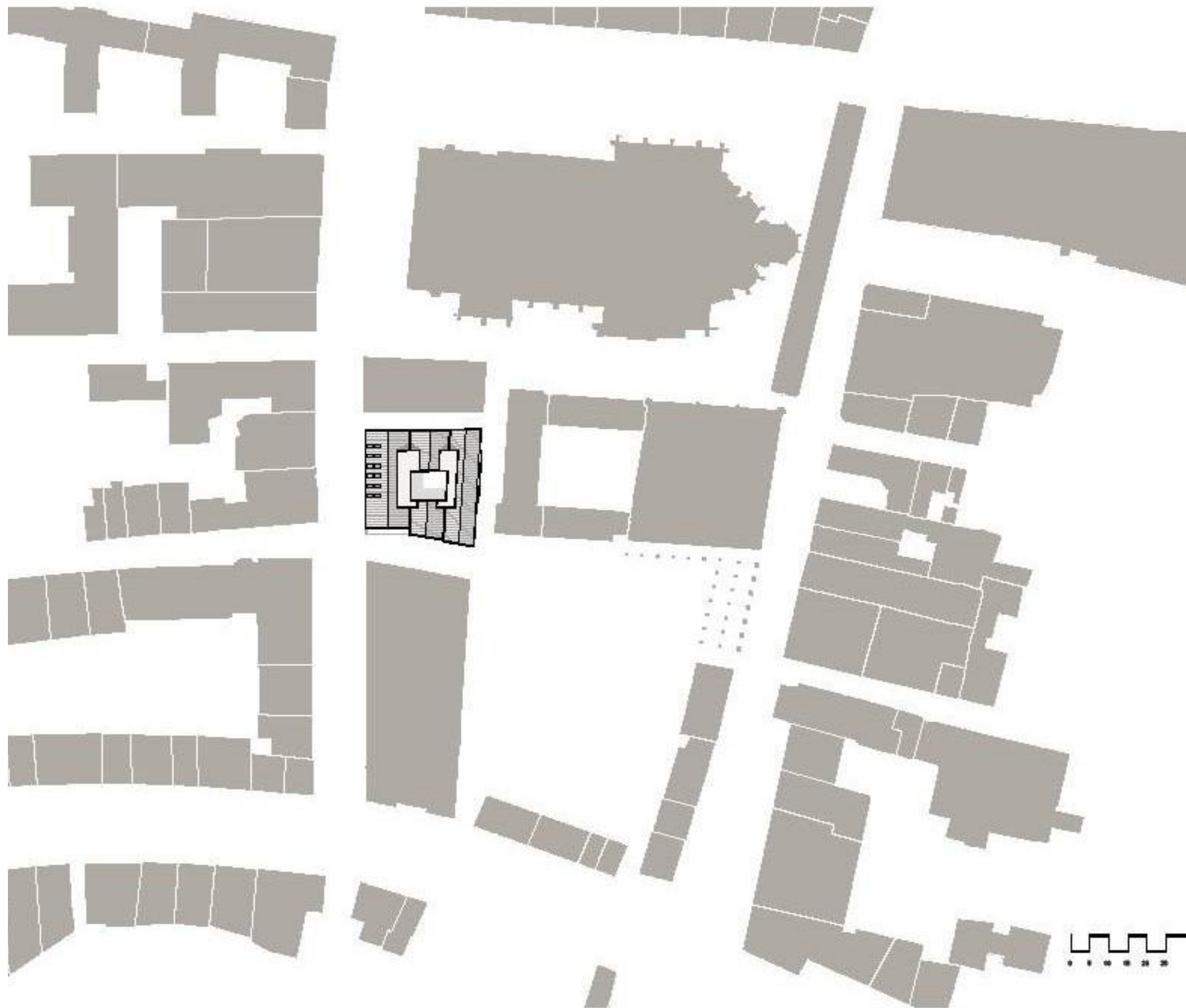


- northern Germany
- hanseatic city Lübeck
- Lübeck was founded in 12<sup>th</sup> century
- Unesco world cultural heritage

# Site analysis



# Site analysis



- northern Germany
- hanseatic city Lübeck
- close to the market

# Historical Environment

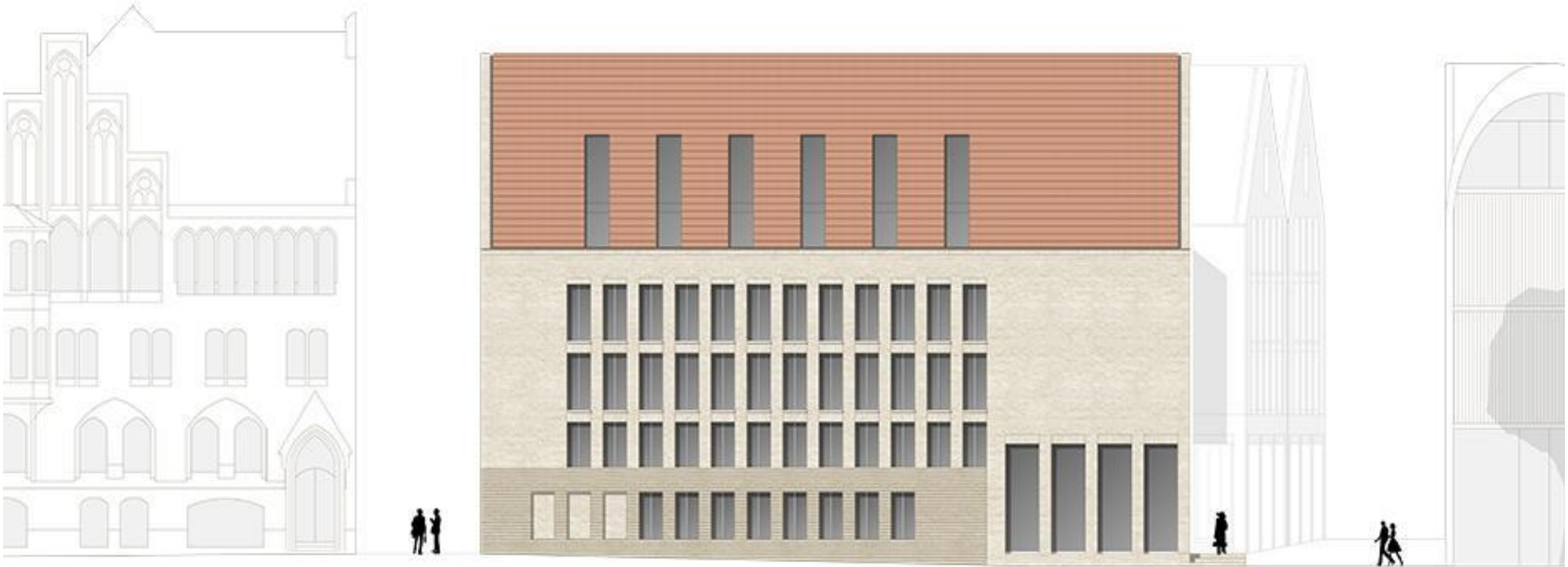


# Historical Environment



South elevation

# Historical Environment



West elevation

# Historical Environment



North elevation



# Organisation



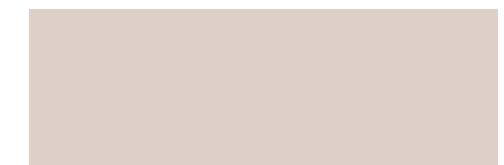
private



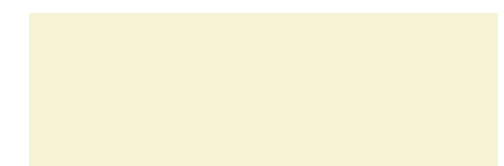
semi private



services

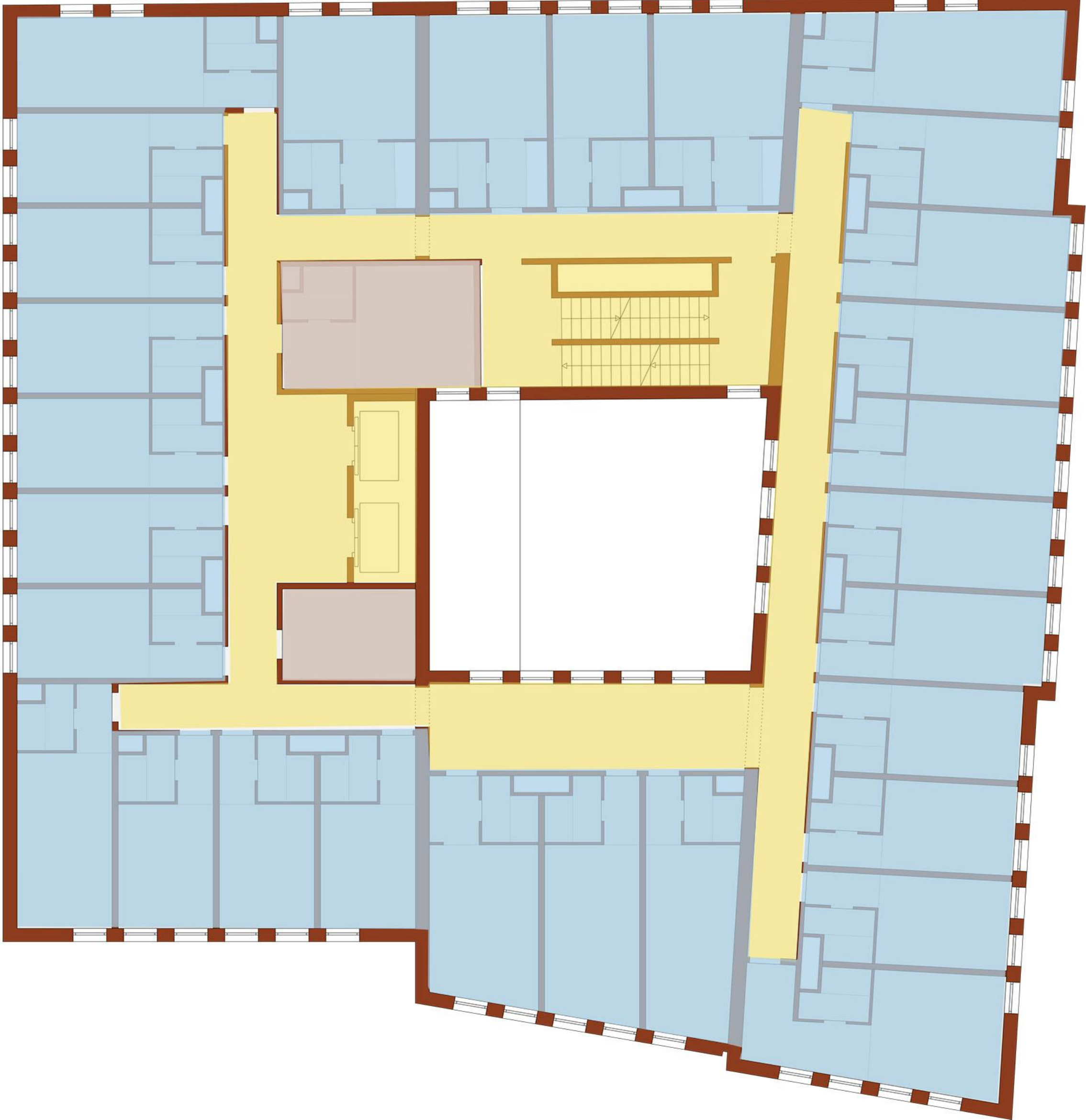


public



ground floor plan

# Organisation



private



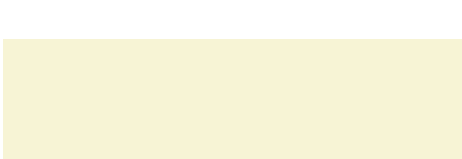
semi private



services



public

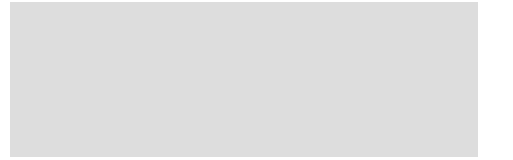


floor plan

# Circulation



horizontal circulation

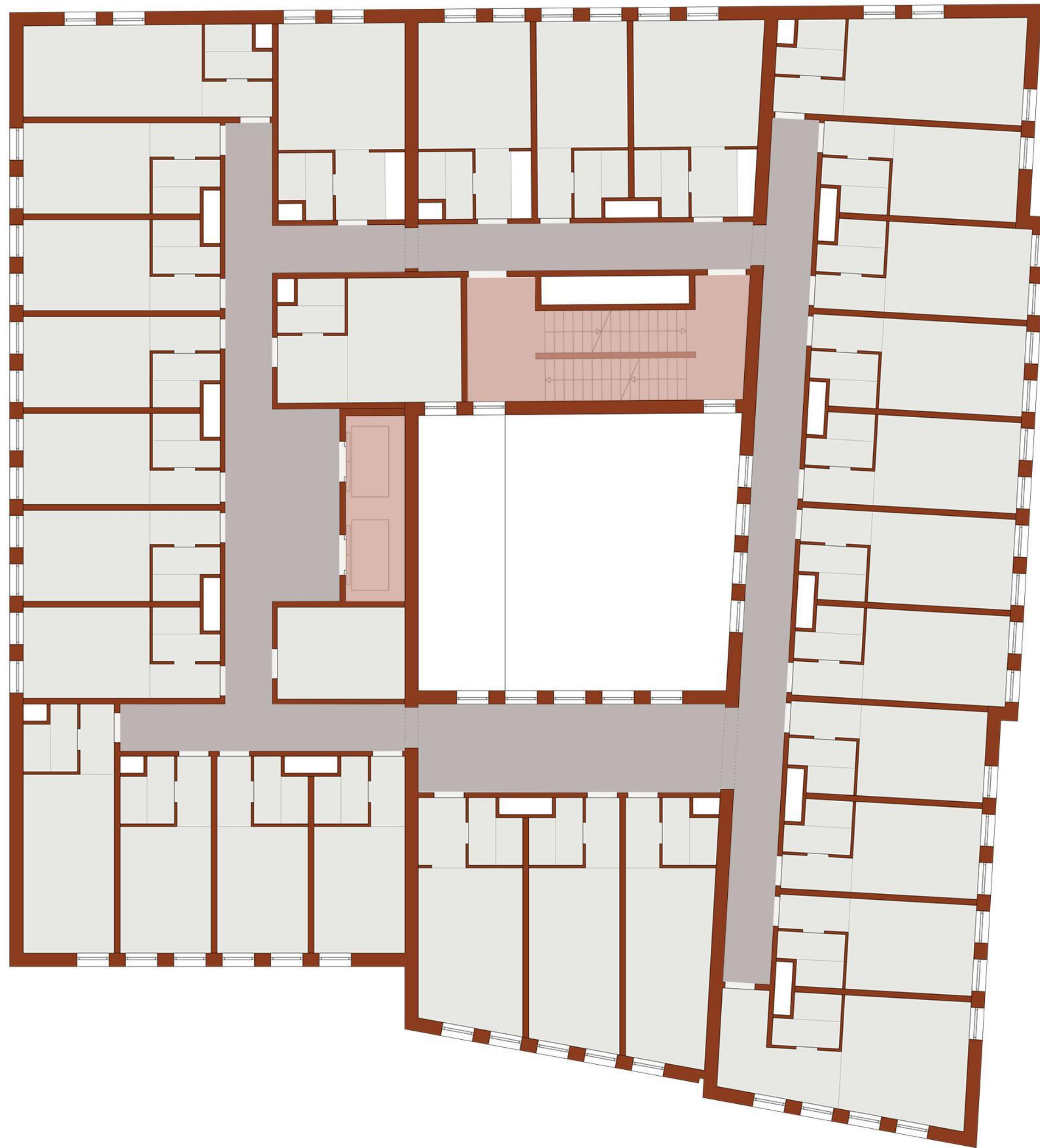


vertical circulation

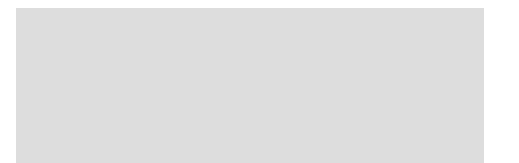


ground floor plan

# Circulation



horizontal circulation



vertical circulation



floor plan

# Materials



- muddy brick building
- plinths, window sills and eaves and gable ends are made of natural stone.

# Materials

