



# Hotel Westplein | rotterdam



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# Hotel Westplein

## What is in this presentation?

This presentation provides a study into the feasibility of converting the monumental building on Westplein 12 - currently in use as an office building - into a high quality hotel. This will be combined with a grand café/restaurant and a Spa fitness facility.

## Where are we?

Westplein 12 is a unique monumental building in albeit one of the best spots in the 'young' city of Rotterdam. Beside a history dating back to the 1300 hundreds, this second City of the Netherlands breathes a dynamic and vibrant atmosphere. Some monuments and the 'Scheepvaartkwartier' district, stand out as historic area's, in a town centre that is prodominantly composed of postwar reconstruction and world renowned modern architecture.

The Westplein area though has it's classy character with a history of old mansions and offices for the harbour merchants. To this day this area still is occupied with offices for business related to those harbour activities, high end residential property and a load of retail related to this higher end clientele.

The banks of the river Maas are steps away from the site and a two minute walk along the quay brings you to the old city park 'de Park'. Here the 180 meter 'Euromast't ower provides a wonderfull view over the city, the harbours and surroundings.

With cultural venue's as the Museum disctrict around the block and the theatre & concert hall within a ten minute walk, the location is very attractive for the city tripper explorers.

## What happens there?

The Scheepvaartkwartier area is an active part of town. Among the businesses are harbour offices, legal professionals, financial and communication enterprises. Many of the residential buildings offer the highest delivery level in the city. The area is loaded with established and new bars and restaurants. It's a rich mix of large coffee bars like 'Loos', bistro's and restaurants The royal yaght club 'de Maas' is actually in sight of the Westplein.

## What is missing?

The office market in Rotterdam at this moment has ample space available. Large new office developments have been taken place in the area close to Blaak station and on the 'Kop van Zuid' area. Although Rotterdam hosts a lot of creatives and new startups, those are typically not represented that much in the Scheepvaartkwartier area. Therefore a demand for a dynamic work space concept, like 'spaces' close to central station, is not expected. This part of town houses smallert established old offices. There seems however to be a shortage of meeting capacity. Bars and restaurants are being used for meeting clients but a proper meeting facility is desired.

With the economic crisis behind us, residential prices are going up and the marked is rapidlyly moving. This is one of the best area's in town. Therefore a Residential function is a proper chance for this site. The question however is how this can be fitted into the existing building structure.

The hotel market in Rotterdam is growing. In the vicinity of the location, there are some hotels. A market research is attached in the appendices. Close to the building on the Westplein-Houtlaan is a hostel 'ROOM' and a four star hotel 'Quartier du Port'. Both are relatively small scale.

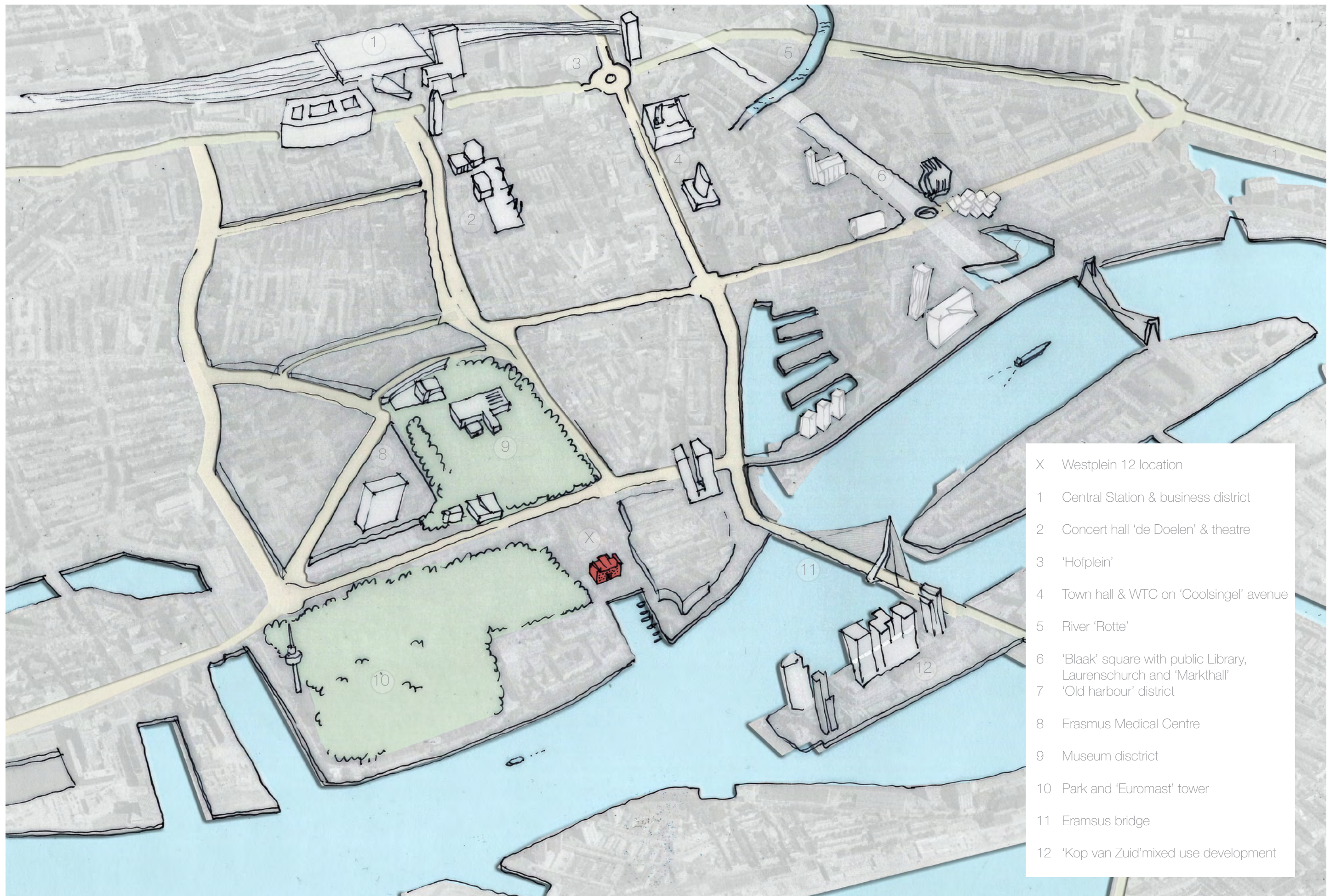
The known chains are represented more midtown close to central station, with five star hotels (Hilton & Marriott). Other high end facilities are more spread out, with two on the other side of the river. A four to five star hotel would fit the Scheepvaartkwartier area.

Another function that we have in mind for the location is a generous Spa and fitness area, that serves the guests of the hotel but should also be accessibele to local residents and office employees. In the proximity of the building such a facility is not yet available.

site

HOTEL WESTPLEIN









exterior





interior





new  
HOTEL WESTPLEIN

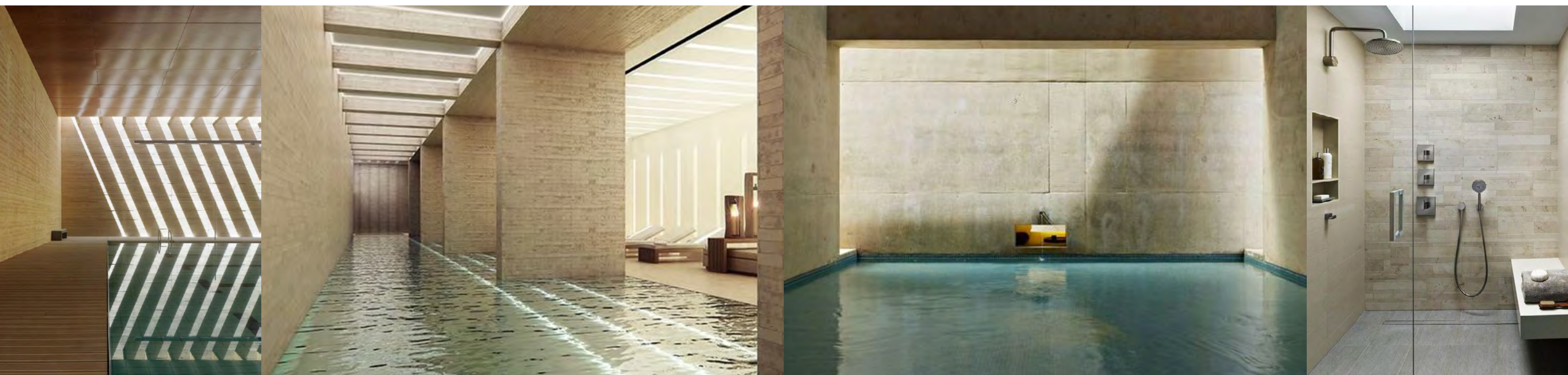


## References hotel



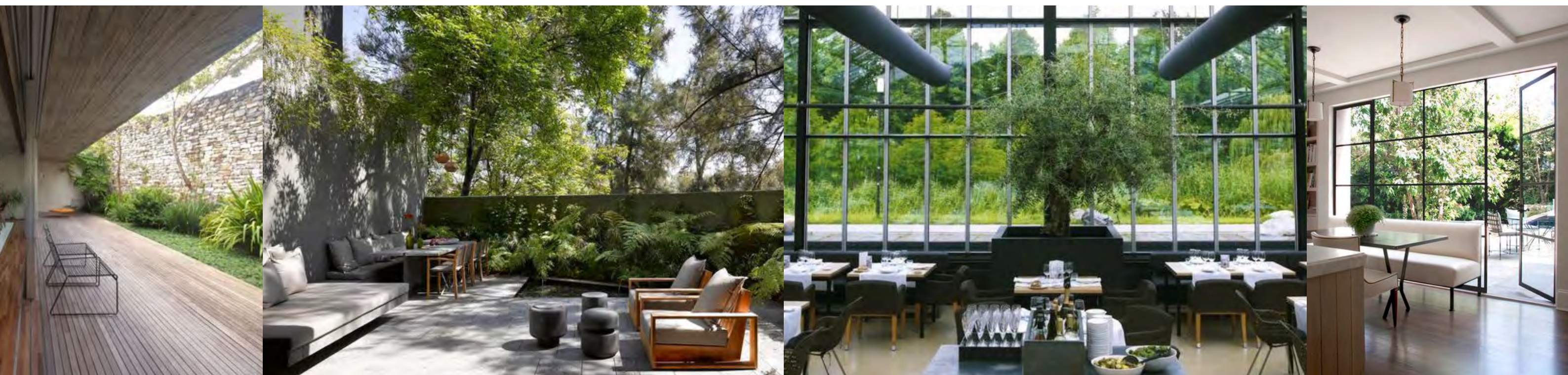


## References spa





## References terrace







existing building rooms

10 rooms per floor  
total: 30 rooms

## program concept

new building rooms

7 rooms per floor  
total: 14 rooms



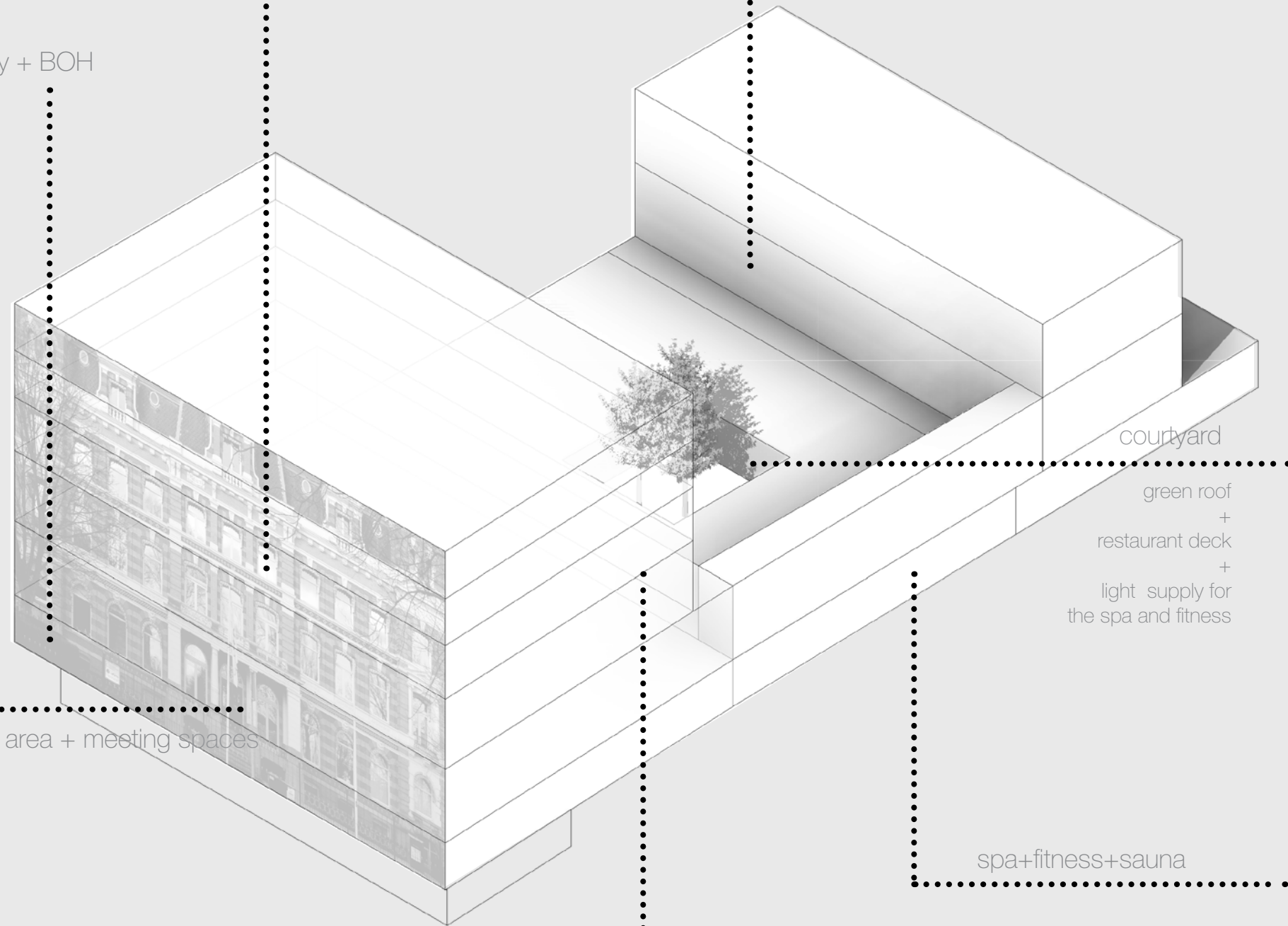
Delivery + BOH



lobby area + meeting spaces



restaurant to elevated garden



courtyard

green roof  
+  
restaurant deck  
+  
light supply for  
the spa and fitness

spa+fitness+sauna

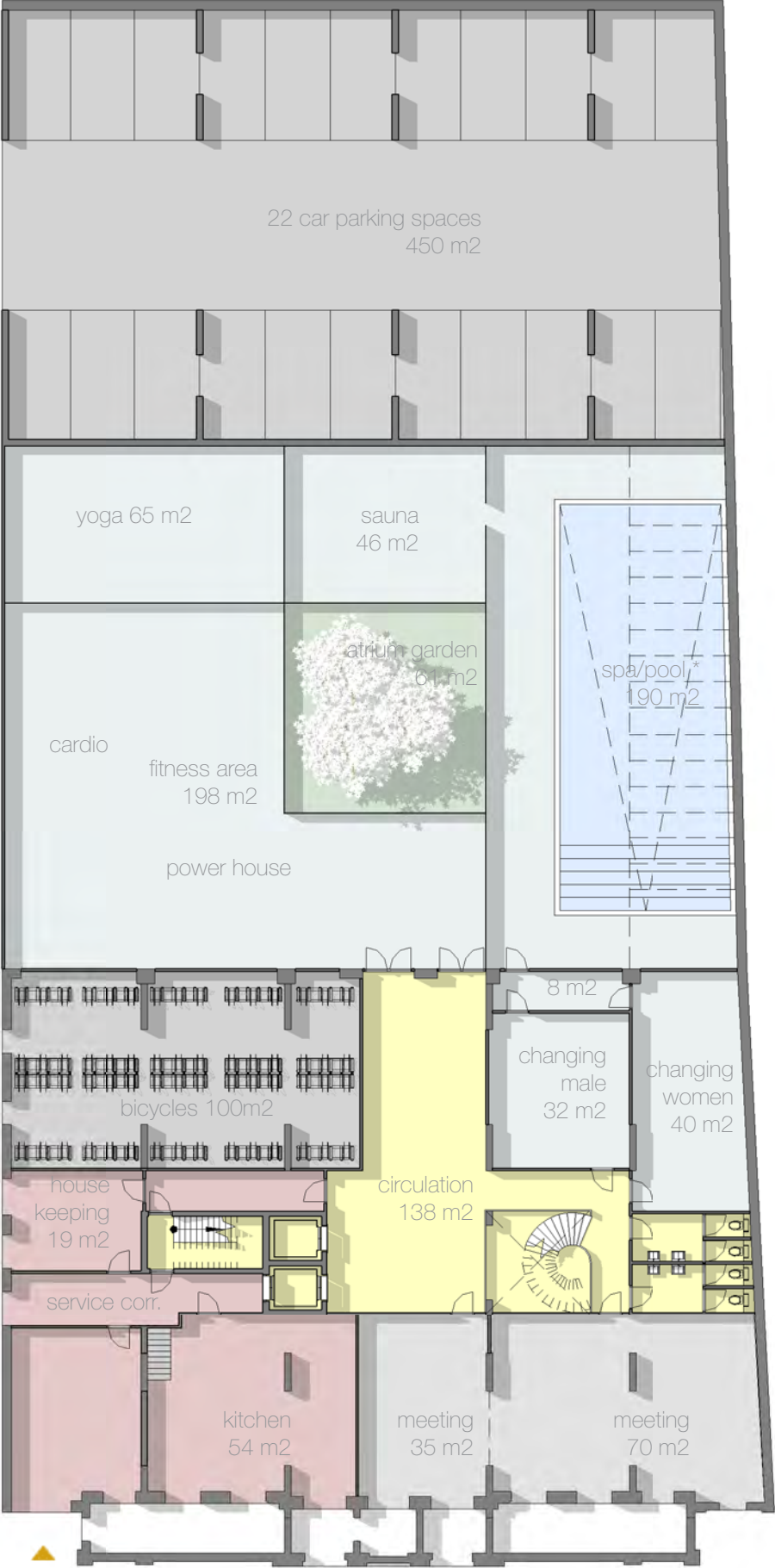






basement level

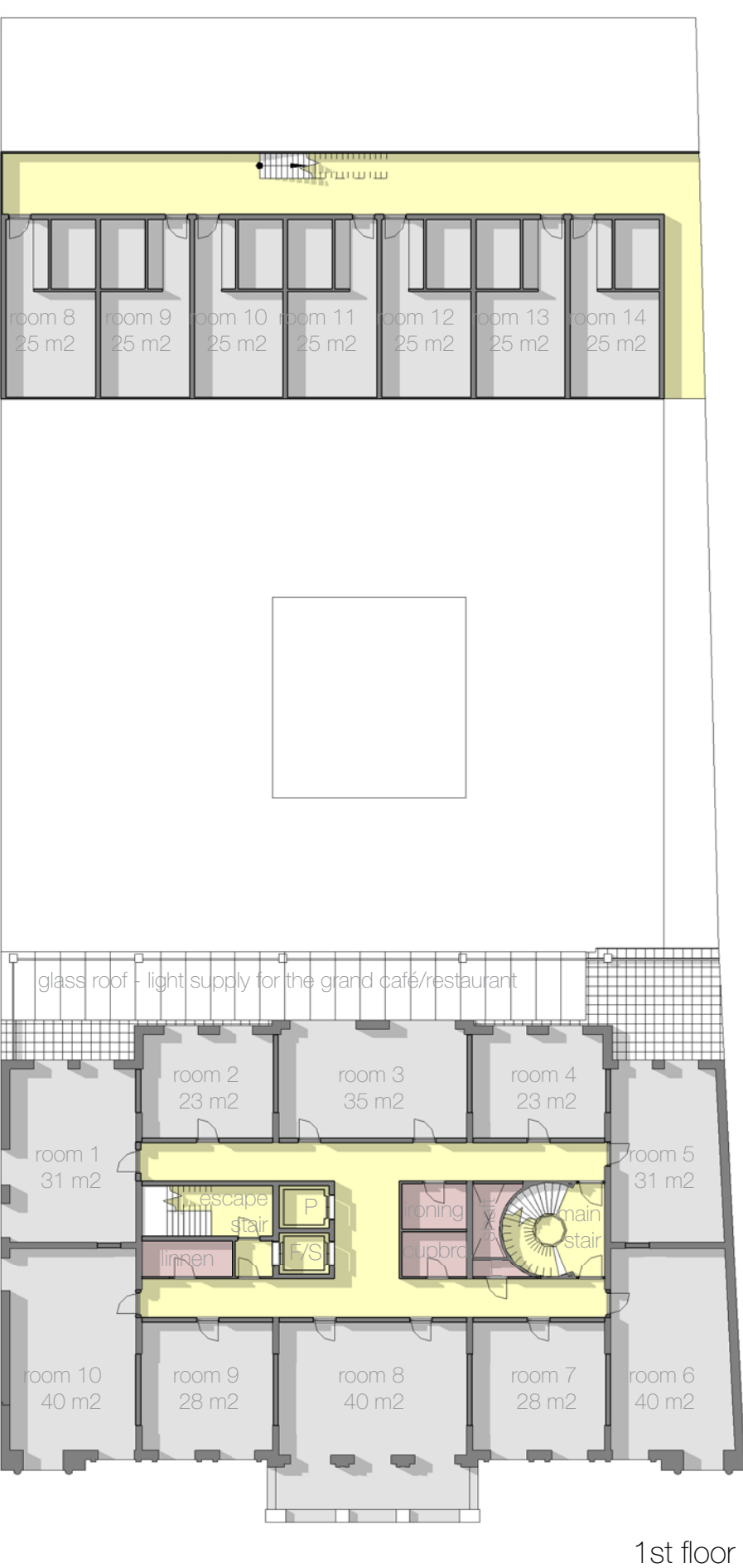
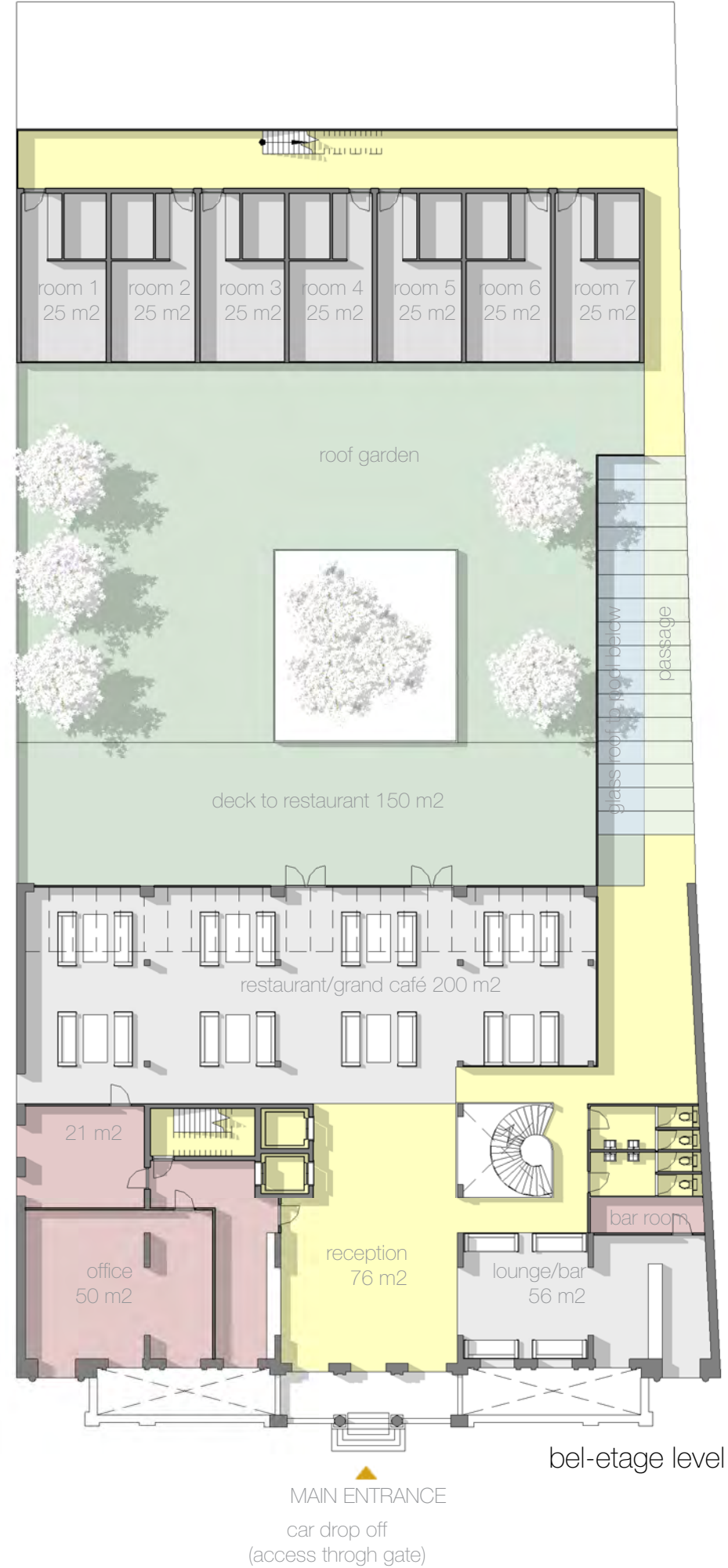
parking ▶



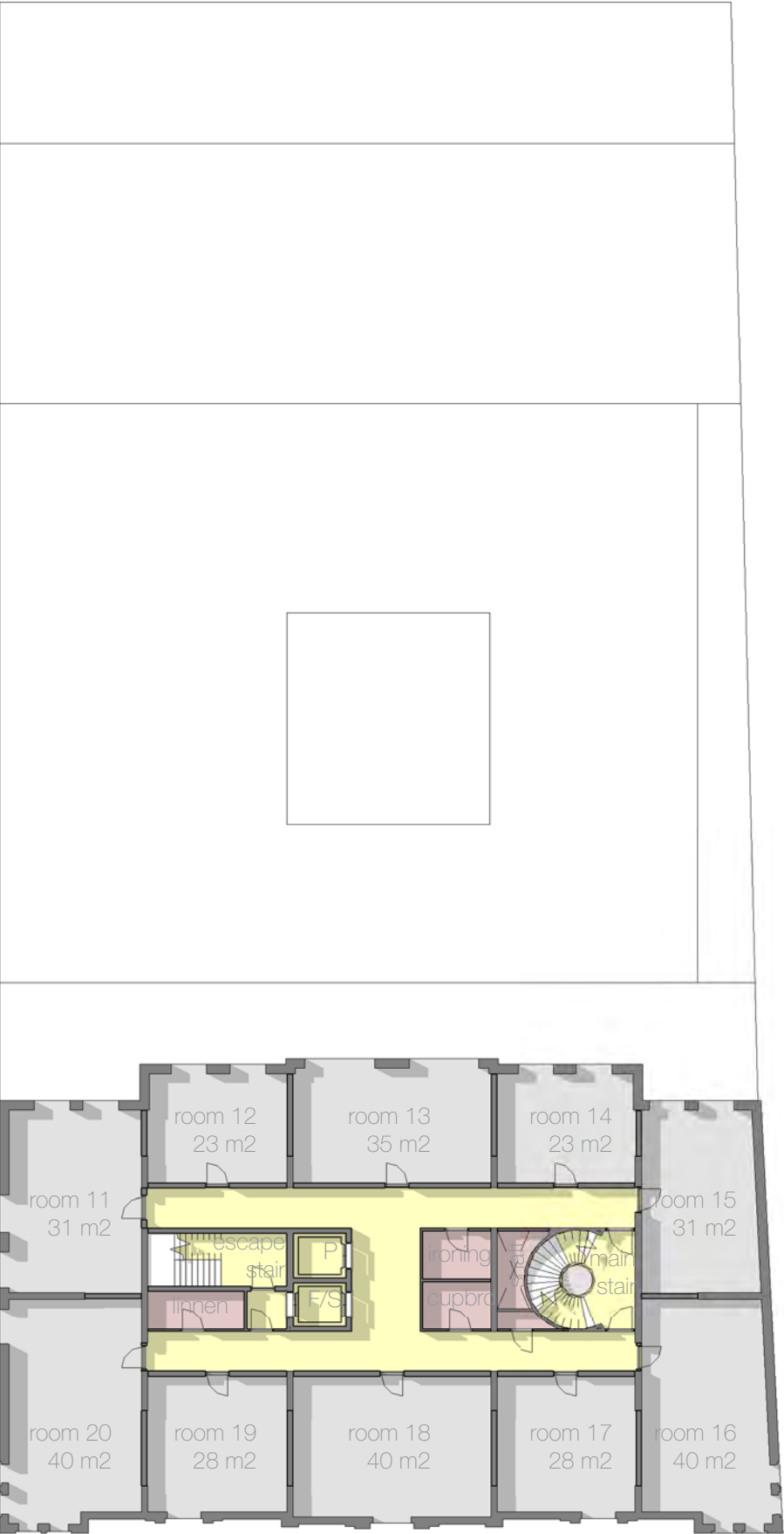
southern level

\* spa/pool optional in financial model

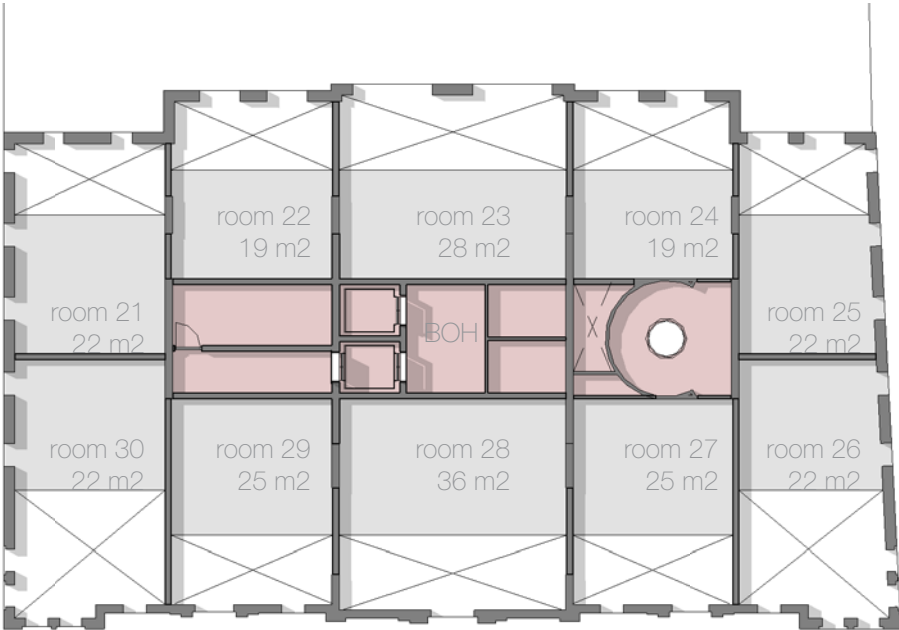




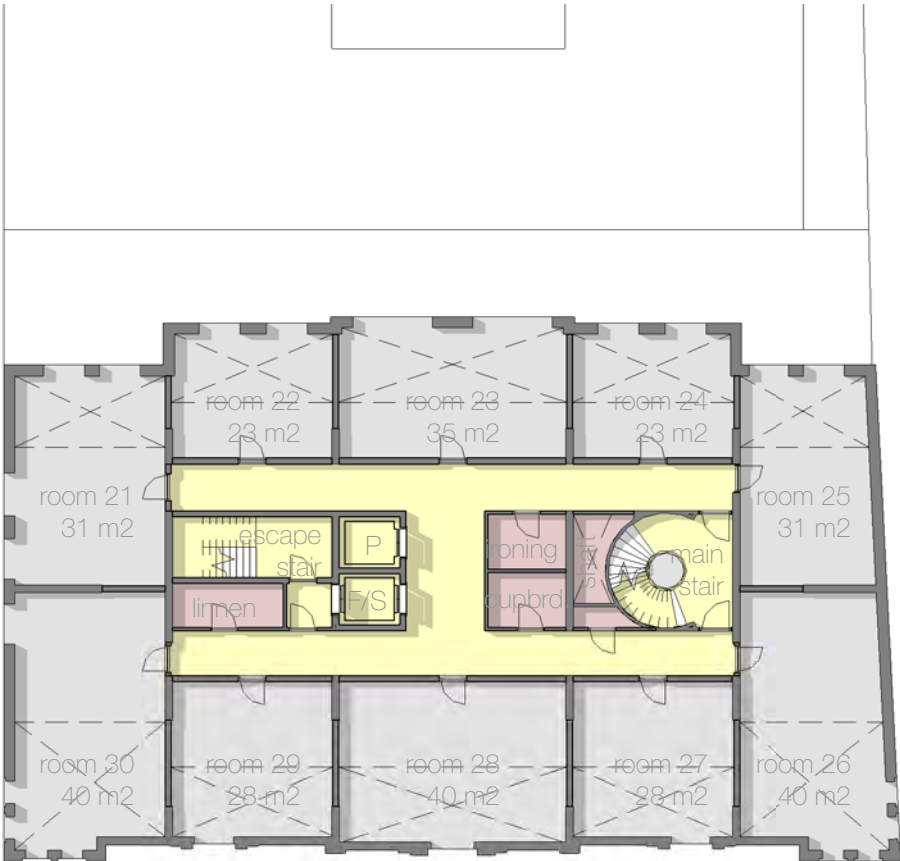




2nd floor



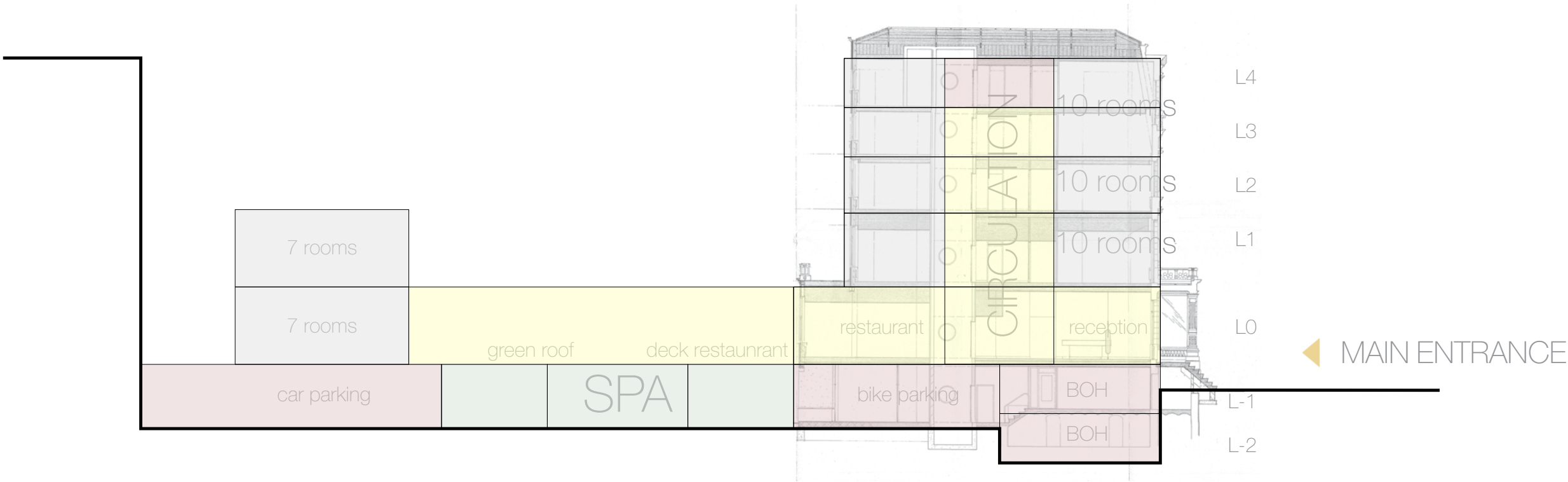
4th floor



3rd floor



	BOH	circulation	meeting	restaurant	bar	spa/gym	car parking	bike parking	roof garden	landscape	existing hotel room	new hotel room	area
L-2	200												200
L-1	140	138	105			579	450	100		62			1574
L0	103	295		200	56				515			175	1344
L1	35	105									320	175	635
L2	35	105									320		460
L3	35	105									320		460
L4	75										240		315
	623	748	105	200	56	579	450	100	515	62	1200	350	4988







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#### project

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version: 1.0