

# An Assessment of Room Design, Spatial Organisation, and Facility Provision in Resort Hotels in Lagos State

## RESEARCH ARTICLE

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**Sustain** 



# ABSTRACT

This study assessed the room design, spatial organisation, and facility provision in resort hotels across Lagos State, Nigeria. With the increasing demand for leisure and hospitality services, the spatial quality and functional planning of resort environments have become critical to user satisfaction and operational efficiency. Using a mixed-methods approach, data were collected through field observations, architectural plan reviews, and structured interviews with facility managers in selected resorts. Key variables examined include room typology, circulation patterns, zoning of private and public areas, and the availability of recreational and support facilities. The findings reveal significant variation in design quality and space utilisation among the resorts, with many lacking standardised design principles that promote comfort, accessibility, and sustainability. Poor separation of service and guest zones was common, affecting privacy and operational flow. The study concluded that improved design standards and regulatory oversight are essential for enhancing resort hotel performance and user experience in Lagos State. Recommendations are made for adopting user-centred design principles and integrating modern spatial planning practices in future resort developments.

<b>Methodology</b> Mixed-methods approach using field observations, architectural plan reviews, and structured interviews with facility managers	<b>Key Variables</b> Room typology, circulation patterns, zoning, and recreational facility provision in resort hotels	<b>Main Finding</b> Significant variation in design quality, with many lacking standardised principles for comfort and accessibility
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**Keywords:** Design, Spatial Organisation, Resort, Facilities, User Experience

# INTRODUCTION

The hospitality industry is crucial for tourism, urban development, and local economies (UN Tourism, 2022). Resort hotels, offering integrated leisure, wellness, accommodation, and recreation, require critical architectural design and spatial planning in expanding urban centres like Lagos State (Cheeseman & de Gramont, 2017; Filani, 2012). This is vital for guest satisfaction, competitive advantage, and sustainable operations (Ayeni, 2015; Okonkwo & Odey, 2017).

Room design, spatial organisation, and facility provision are key architectural components central to resort hotel functionality and appeal. Well-designed guest rooms enhance comfort, aesthetics, ventilation, lighting, and energy efficiency (Oladele & Oyinlade, 2019). Spatial organisation dictates user interaction with the built environment, impacting wayfinding, privacy, accessibility, and operational flow between public, semi-public, and service areas (Obadare & Adebayo, 2022). The strategic provision of facilities—like dining, wellness centres, pools, and event spaces—enables resorts to meet diverse user needs and deliver memorable guest experiences (Harris & Pati, 2022).

01	02	03
<b>Design Quality Issues</b>	<b>Spatial Planning Gaps</b>	<b>Research Need</b>
Many resort hotels exhibit inconsistencies in design quality and planning coherence, often built without adherence to best practices.	Issues include overcrowded layouts, insufficient amenities, poor room ventilation, and inadequate zoning between leisure and utility areas.	Limited empirical studies address how design and spatial configuration affect functionality, performance, and user satisfaction in the Nigerian context.

Despite rapid hospitality sector growth in Lagos State, many resort hotels lack consistent design quality and planning coherence. Numerous establishments fail to adhere to best practices in resort architecture or contextual responsiveness (Okonkwo et al., 2023; Akinola et al., 2020). This leads to overcrowded layouts, insufficient amenities, poor room ventilation, and inadequate zoning between leisure and utility areas. The hospitality industry in developing countries often faces unique challenges, leading to these inconsistencies (Ndanusa et al., 2014). Furthermore, empirical studies on how design and spatial configuration affect resort functionality, performance, and user satisfaction (Ibrahim & Adamu, 2020) are limited in Nigeria.

This study aims to bridge this gap by critically assessing room design, spatial zoning, and facility provision in selected Lagos State resort hotels. It will evaluate architectural and interior planning principles, examining how spatial decisions influence user comfort, operational efficiency, and guest experience. Findings will inform architects, planners, and hospitality managers on enhancing resort design quality and aligning with evolving hospitality and environmental design standards.

# PROBLEM STATEMENT

The hospitality and tourism industry in Lagos State has experienced notable growth over the past decade, spurred by increasing urbanisation, economic diversification (Goodfellow & Owen, 2020), and demand for leisure and business travel (Olonade et al., 2025). This growth has led to the development of numerous resort hotels designed to accommodate a variety of user groups. However, despite this expansion, critical challenges persist (Ukachukwu & Rahimi, 2024) in the areas of room design, spatial organisation, and facility provision.

**Core Problems**

- Poorly designed rooms lacking ergonomic coherence
- Inefficient circulation patterns
- Inadequate amenities and facilities
- Poor separation between public and service zones

**Research Gap**

- Limited empirical research on spatial planning impact
- Need to examine design efficiency and adequacy
- Assessment of compliance with best practices

Many resorts continue to suffer from poorly designed rooms, inefficient circulation patterns, and inadequate amenities, which collectively compromise user satisfaction and operational performance (Okonkwo & Nwachukwu, 2023; Harris, 2017). Room layouts in several facilities lack ergonomic coherence, aesthetic appeal, and climate responsiveness, often resulting in discomfort for guests and higher maintenance costs (Akinola et al., 2020; The Building Practice Ltd., 2025). The inadequate provision of key facilities such as wellness centres, children's areas, accessibility features, and recreational infrastructure further undermines the capacity of resorts to meet the needs of a diverse clientele, including families and persons with disabilities (Eze et al., 2021).

# LITERATURE REVIEW

The architectural configuration and spatial planning of resort hotels are increasingly recognised as critical elements that shape the overall guest experience, sustainability, and operational efficiency. Recent studies in the Nigerian hospitality sector have highlighted the need to reassess room design, spatial organisation, and facility integration to meet evolving standards of comfort and sustainability (Olawuyi, Sagada & Saliu, 2022). In Lagos State, Nigeria's economic hub with a growing tourism potential, the quality and functionality of resort hotel layouts remain largely underexplored.

# Room Design and Guest Comfort

The design of guest rooms plays a fundamental role in ensuring comfort, privacy, and satisfaction. According to Ayejuyo et al. (2025), the integration of biophilic design features, such as natural ventilation, greenery, and daylighting, enhances psychological well-being and relaxation—core objectives of resort hotels (Yusuf et al., 2024). These features not only promote environmental sustainability (Sloan et al., 2013) but also directly influence occupancy rates and guest loyalty. Room layouts that allow for flexibility, privacy, and a visual connection to nature are considered essential in meeting the expectations of leisure travellers and contributing to user satisfaction and spatial quality (Ibrahim & Adamu, 2020).

Recent trends in hospitality design, particularly in the post-pandemic era, emphasise wellness-oriented in-room amenities and flexible layouts that cater to diverse guest preferences (Hospitality Design, 2024). This shift is driven by evolving consumer preferences, technological progress, and a stronger focus on sustainability, with guests becoming more conscious of the values reflected in their accommodation choices (UNStudio, 2024).

## Spatial Organisation and Circulation Efficiency

Effective spatial organisation in resorts refers to how different functional zones—lodging, dining, recreation, and support services—are arranged to optimise movement and service delivery. As Oluigbo (2012) emphasises, cultural sensitivity in spatial layouts enhances both the aesthetic appeal and functional performance of resort facilities. In Lagos, where available land is limited and urban density is high, creative spatial zoning becomes necessary to ensure efficiency. Poorly designed circulation paths can lead to congestion, operational inefficiencies, and dissatisfaction among guests and staff.

Modern spatial efficiency standards also increasingly incorporate "Evocative Design," which focuses on creating atmospheres that elicit emotion and enhance space perception through sensory elements (Wimberly Interiors, 2025). Furthermore, authenticity and experience are prevalent buzzwords in the industry, with design playing a key role in integrating sustainability, hybrid hospitality models, and wellness into the project's fabric (Hotel Designs, 2024).

## Universal Design and Accessibility

Beyond basic accessibility, Universal Design is emerging as a critical tool for creating equitable spaces, especially in the post-COVID-19 environment. The WELL Building Standard (2021) highlights that Universal Design moves beyond mere code compliance to address a wide spectrum of users regardless of age, ability, or background, ensuring inclusive environments. Research by L2 Studios (2024) on Universal Design for hotels stresses that it is about crafting a seamless and welcoming experience for everyone, rather than just meeting minimum regulatory requirements.



### Room Design Features

Biophilic elements, natural ventilation, daylighting, and flexibility for guest comfort and satisfaction.



### Spatial Organisation

Functional zoning of lodging, dining, recreation, and support services for optimal circulation.



### Facility Provision

Water management, energy use, waste disposal, and accessibility for a comprehensive guest experience.

## Facility Provision and Infrastructure Integration

Facility provision encompasses the amenities and infrastructure provided to enhance the resort experience. Olawuyi *et al.* (2022) identify the lack of sustainable site planning and inadequate support infrastructure as major setbacks in Lagos beach resorts. Water management, energy use, waste disposal, and accessibility are crucial components of facility design that affect both user satisfaction and environmental impact. The Building Practice Ltd (2025) underscores the importance of aligning facility design with local building codes, environmental regulations, and sustainability benchmarks to attract investors and ensure long-term viability.

## Cultural and Contextual Relevance

Oluigbo (2012) further asserts that design must resonate with local culture and traditions to enhance the uniqueness of resort offerings. This involves the use of indigenous materials, architectural motifs, and spatial hierarchies that reflect local lifestyles and values. Resorts that embrace local identity are more likely to offer memorable experiences, contributing to tourism development and cultural preservation.

In summary, current literature underscores the need for a holistic approach to resort design in Lagos State—one that integrates sustainable practices, cultural relevance, and functional excellence. However, there remains a gap in empirical studies that specifically examine how room design, spatial planning, and facility provision are implemented in existing resorts across Lagos. This study aims to fill that gap by evaluating the architectural and operational realities of selected resort hotels within the state.

# RESEARCH OBJECTIVES

The objectives of this paper are to:

**Objective 1**

Evaluate the spatial organisation and room design features of selected resort hotels in Lagos State in relation to functionality, privacy, and guest satisfaction.

**Objective 2**

Assess the adequacy and distribution of recreational and support facilities in resort hotels, with the aim of identifying design gaps and recommending improvements.

# RESEARCH QUESTIONS

1. How do the spatial organisation and room design features of resort hotels influence functionality, privacy, and guest satisfaction?
2. To what extent are recreational and support facilities adequately provided and distributed in resort hotels, and what design gaps can be identified for improvement?

# JUSTIFICATION FOR THE STUDY

The design and spatial quality of resort hotels play a pivotal role in shaping user satisfaction, enhancing operational efficiency, and maintaining competitive advantage within the hospitality sector. In rapidly urbanising regions like Lagos State, Nigeria, resort hotels serve not only as leisure and recreational spaces but also as economic drivers that contribute significantly to local tourism and service industries (Okonkwo & Nwachukwu, 2023). However, many resorts in the region exhibit inconsistencies in design quality, functional layout, and amenity provision, raising concerns about the overall guest experience and long-term sustainability of such facilities (Obadare & Adebayo, 2022).

By focusing on local case studies, this research will offer context-specific insights that can guide architects, planners, and hospitality stakeholders in creating more functional, inclusive, and aesthetically pleasing resort environments. The findings will also contribute to the broader body of knowledge in hospitality design within sub-Saharan Africa, aligning with international best practices while addressing local challenges.



# METHODOLOGY

This study adopted a descriptive survey design to assess room design, spatial organisation, and facility provision in resort hotels. Data were collected through structured questionnaires, interviews with hotel management, and physical observations of resort facilities. A purposive sampling technique was used to select 10 functional resort hotels offering accommodation and recreational services. Descriptive statistics (such as frequencies and percentages) and content analysis were used to analyse both quantitative and qualitative data. Ethical considerations were observed throughout the data collection process.

## Analysis of Questionnaire Respondents

The study administered a total of 40 questionnaires across three respondent groups: hotel managers, hotel staff, and guests. The aim was to gather diverse perspectives on room design, spatial organisation, and facility provision in resort hotels.

<b>Hotel Managers (25%)</b> Provided professional insights into the planning, design rationale, and maintenance practices of resort facilities.	<b>Hotel Staff (37.5%)</b> Contributed valuable information on space usage, functional efficiency, and facility adequacy from daily operations.	<b>Guests (37.5%)</b> Offered feedback on functionality, comfort, and satisfaction derived from room designs and spatial arrangements.
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Table 1: Distribution and Roles of Questionnaire Respondents

Respondents	Number	Percentage (%)
Hotel Managers	10	25%
Hotel Staff	15	37.5%
Guests	15	37.5%
Total	40	100%



# RESULTS AND DISCUSSION

This section presents the analysed results from the questionnaires, interviews, and observations conducted in selected resort hotels. The focus is on room design adequacy (Ibrahim & Adamu, 2020), spatial organisation (Cheeseman & de Gramont, 2017), and facility provision. The data were collected from 40 respondents: 10 hotel managers, 15 staff, and 15 guests.

**Table 2: Respondents' Perception of Room Design Adequacy**

Response	Managers	Staff	Guests	Total (%)
Very Adequate	4	5	6	37.5%
Adequate	5	7	6	45.0%
Inadequate	1	3	3	17.5%

82.5%

**Satisfaction Rate**

Respondents rating room design as adequate or very adequate.

17.5%

**Critical Issues**

Inadequate rating primarily due to lighting and ventilation concerns.

37.5%

**High Performance**

Very adequate rating for space utilization and comfort.

The majority of respondents (82.5%) rated room design as either adequate or very adequate, suggesting that most resort hotels in the study are performing well in terms of spatial and aesthetic design. However, guests' feedback about lighting and ventilation issues signals a need for improvement in environmental comfort aspects, which directly influence user satisfaction and health (Sloan et al., 2013).

**Table 3: Assessment of Spatial Organisation and Circulation Efficiency**

Response	Managers	Staff	Guests	Total (%)
Very Efficient	3	6	5	35.0%
Efficient	5	6	8	47.5%
Poor	2	3	2	17.5%

The findings reveal that a combined 82.5% of respondents believe the spatial layout and circulation are either efficient or very efficient, indicating overall satisfaction with resort planning and functionality in most surveyed facilities. However, the 17.5% reporting inefficiencies point to a need for retrofits or redesigns in aging structures to meet modern spatial and operational standards.

This assessment underscores the importance of **strategic spatial planning** in enhancing user experience, supporting staff workflow, and boosting the overall performance of resort hotels.

Table 4 presents a breakdown of the availability of key recreational and support facilities in selected resort hotels in Lagos State, based on manager and staff responses. The data highlights the extent to which these resorts meet the diverse functional and leisure needs of their guests.

1. Swimming Pool (Yes: 90%, No: 10%) Swimming pools are the most consistently available recreational feature, found in 90% of the surveyed resorts. This aligns with the core identity of resort hotels, where water-based leisure remains a major attraction for both individual and family guests.
2. Conference/Meeting Rooms (Yes: 85%, No: 15%) Conference and meeting rooms are also widely available, reported in 85% of cases. This reflects the dual-purpose function of many resorts in Lagos, which cater to both leisure and business tourism, including retreats, workshops, and corporate events.
3. Spa/Wellness Centres (Yes: 60%, No: 40%) Only 60% of the hotels offer spa or wellness facilities. While moderately available, this indicates a growing but not yet universal trend of incorporating wellness-based experiences in the hospitality sector.
4. Gym/Fitness Area (Yes: 55%, No: 45%) Slightly more than half (55%) of the resorts provide gym or fitness spaces, suggesting that physical wellness is moderately prioritised. The 45% lacking these features may risk losing health-conscious guests or long-term stay clientele.

5. Children’s Play Area (Yes: 35%, No: 65%) Only 35% of respondents indicated the presence of dedicated children’s play areas. This reveals a significant gap in family-orientated service provision, which may discourage guests with young children or large family groups.
6. Accessibility Features (Ramps) (Yes: 40%, No: 60%) The availability of accessibility features like ramps is also relatively low at 40%, meaning that 60% of resorts are not adequately accessible to persons with physical disabilities. This raises serious concerns about inclusivity and universal design standards.

**Table 4: Availability of Recreational and Support Facilities**

Facility Type	Yes (%)	No (%)
Swimming Pool	90%	10%
Spa/Wellness Centre	60%	40%
Gym/Fitness Area	55%	45%
Conference/Meeting Rooms	85%	15%
Children's Play Area	35%	65%
Accessibility Features (Ramps)	40%	60%

The table illustrates that while most resort hotels in Lagos State provide standard recreational amenities such as pools and meeting rooms, support and inclusive facilities are underprovided, especially in terms of accessibility and child-friendly infrastructure. For resort hotels aiming to meet international hospitality standards and attract a broader clientele, investment in inclusive, family-friendly, and wellness-orientated features is recommended.

# GENERAL DISCUSSION

The results demonstrate that while room design and spatial layout are generally satisfactory across resort hotels, there are notable gaps in supportive and inclusive infrastructure, especially for children and people with disabilities. Staff and guests emphasised the importance of maintaining modern design standards and ensuring universal design principles. These results are consistent with recent research that highlights the critical influence of spatial planning and inclusive design on user satisfaction in hospitality environments.

For instance, Quest Journals (2025) underscored how biophilic and user-centred design elements enhance guest comfort, reduce stress, and contribute to positive leisure experiences. Similarly, Olawuyi, Sagada, and Saliu (2022) observed that while some Lagos-based beach resorts have adopted sustainable site planning practices, many still lack integrated infrastructure that supports diverse user groups.

The lack of features such as ramps, accessible restrooms, child-safe zones, and clearly defined circulation paths presents a challenge to user experience and limits the functional potential of these hospitality spaces. In sum, the study reaffirms that resort hotels must embrace holistic design strategies merging spatial quality, sustainability, and inclusivity to meet the evolving expectations of leisure travellers and to remain competitive within Nigeria's growing hospitality industry.

# RECOMMENDATIONS

Based on the findings of this study, the following recommendations are proposed to improve room design, spatial organisation, and facility provision in resort hotels:

01

**Enhance Inclusive Design**

Resort hotels should incorporate universal design features such as ramps, accessible bathrooms, and signage to accommodate guests with disabilities.

02

**Upgrade Room Layouts**

Consistency in room size, furniture placement, and ventilation should be prioritised to improve guest comfort and satisfaction.

03

**Improve Support Facilities**

Resort operators should invest in additional facilities like children's play areas, wellness centres, and gyms to cater to a wider range of guests.

04

**Periodic Design Review**

Hoteliers should engage architects and facility managers to periodically review and upgrade spatial organisation and circulation patterns for efficiency.

05

**Staff Training on Facility Use**

# CONCLUSION

This study assessed room design, spatial organisation, and facility provision in resort hotels, focusing on user satisfaction and operational functionality. Findings revealed that while most resort hotels exhibit adequate room design and efficient spatial layouts, some facilities still fall short in providing inclusive and diverse amenities—especially for children and individuals with disabilities. The high availability of recreational features like swimming pools and conference rooms suggests alignment with standard hospitality expectations. However, limited access to wellness centres, gyms, and accessibility features highlights the need for improvement in holistic resort planning. Overall, the study underscores the importance of integrating thoughtful spatial planning, functional design, and comprehensive facility provision to enhance guest experience, operational efficiency, and long-term sustainability in resort management.

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Not applicable

# CONFLICTS OF INTEREST

The author declares no conflict of interest.

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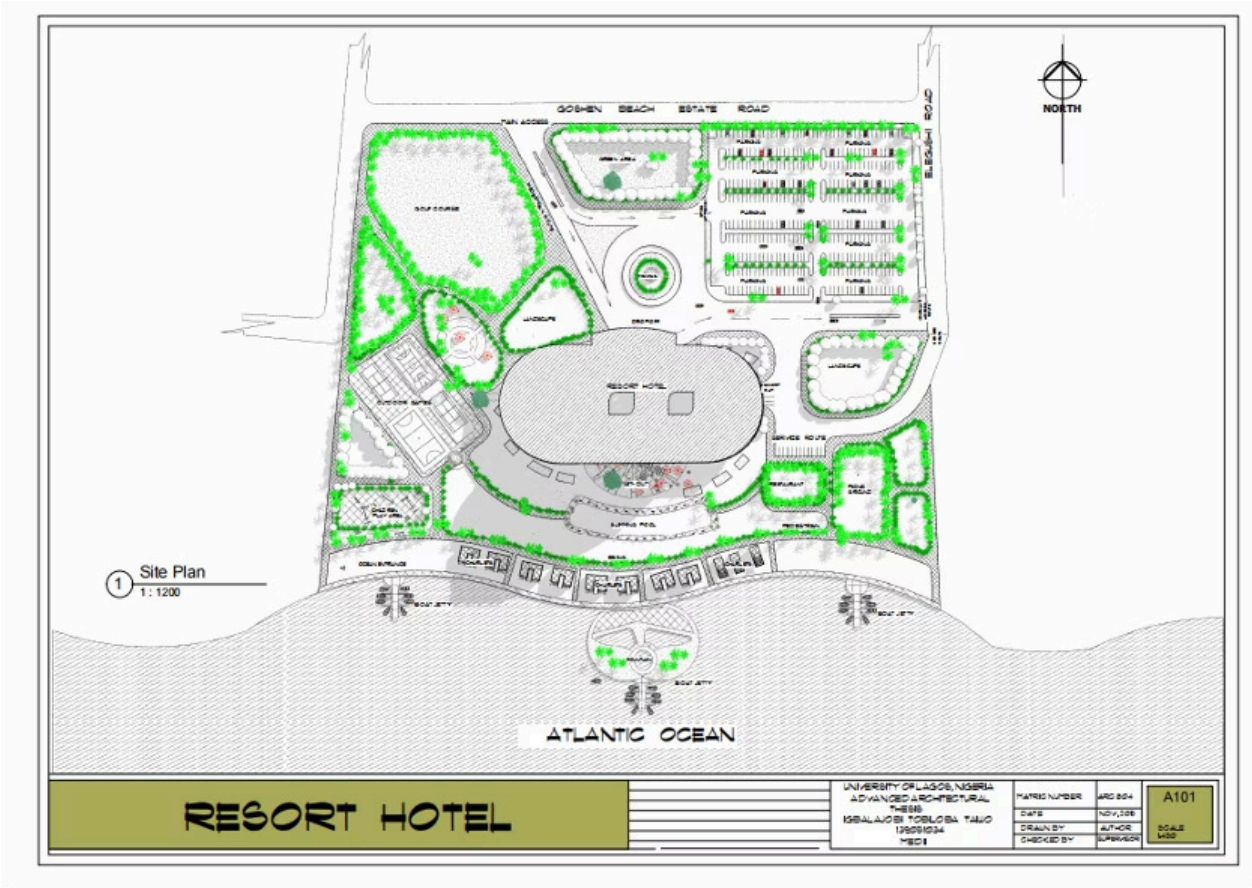
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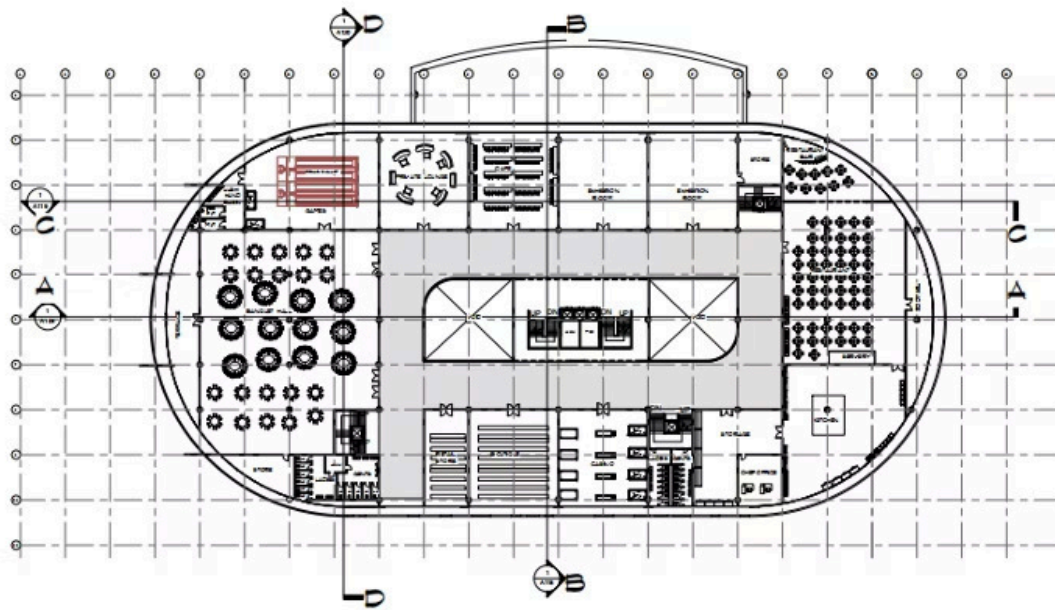
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# APPENDIX





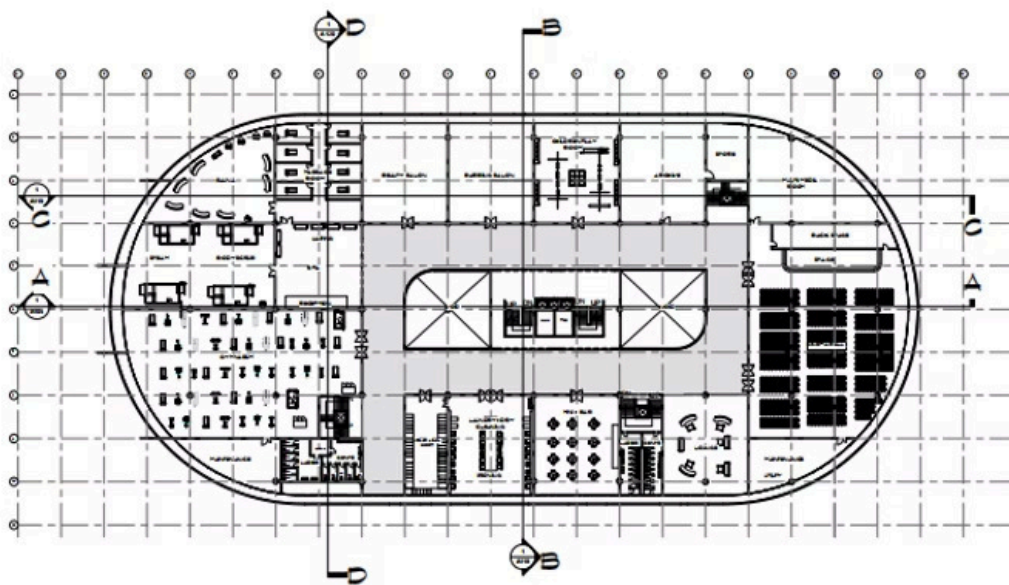
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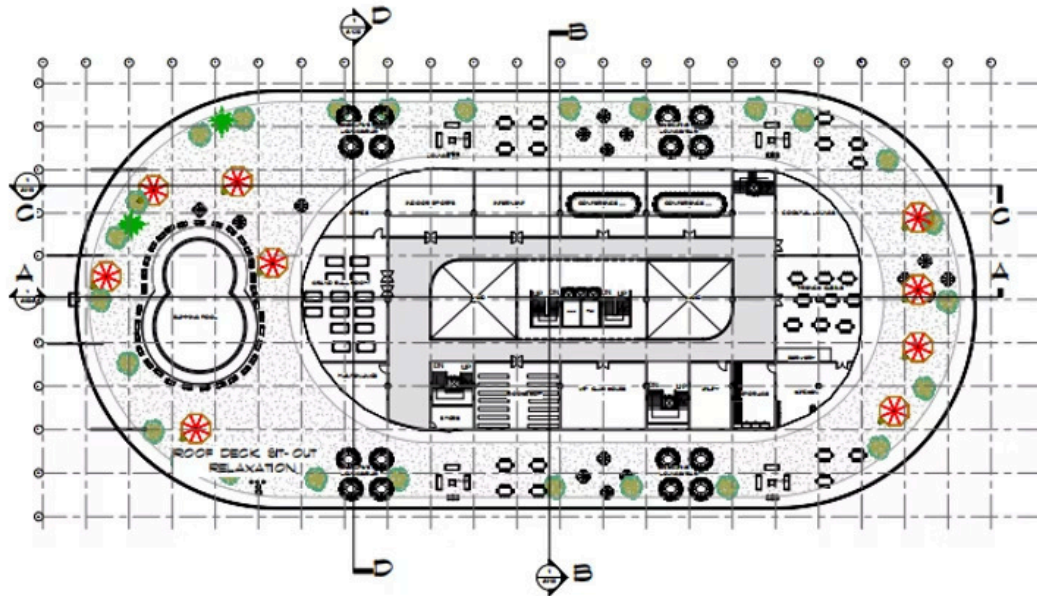
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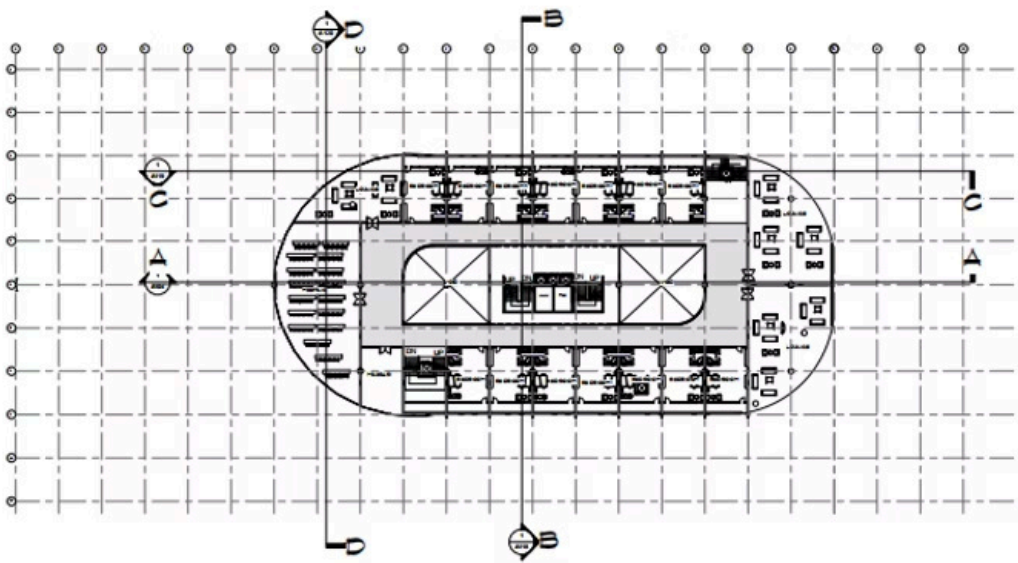
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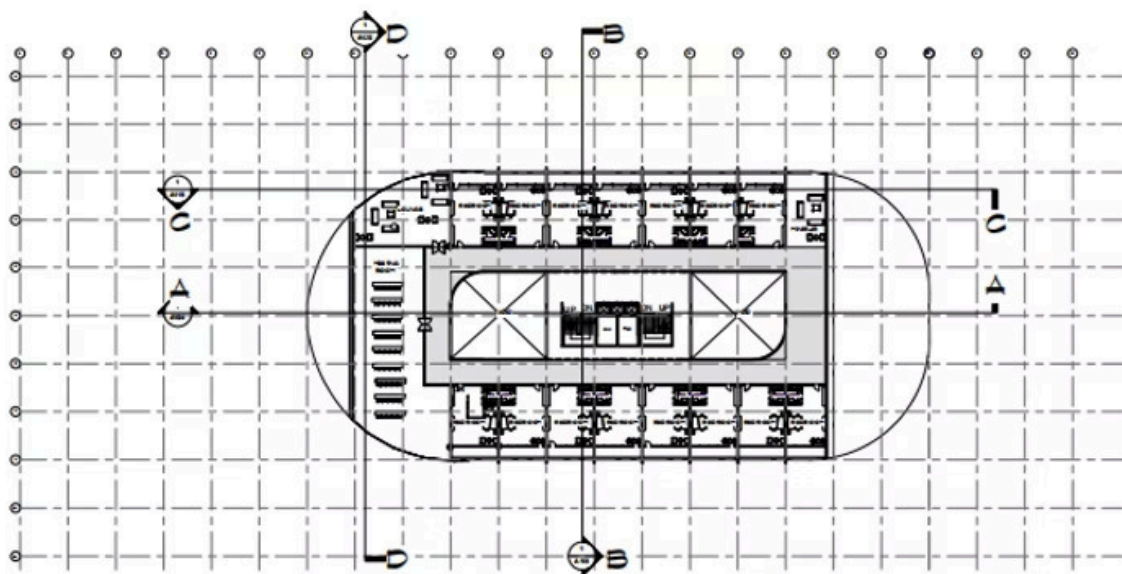
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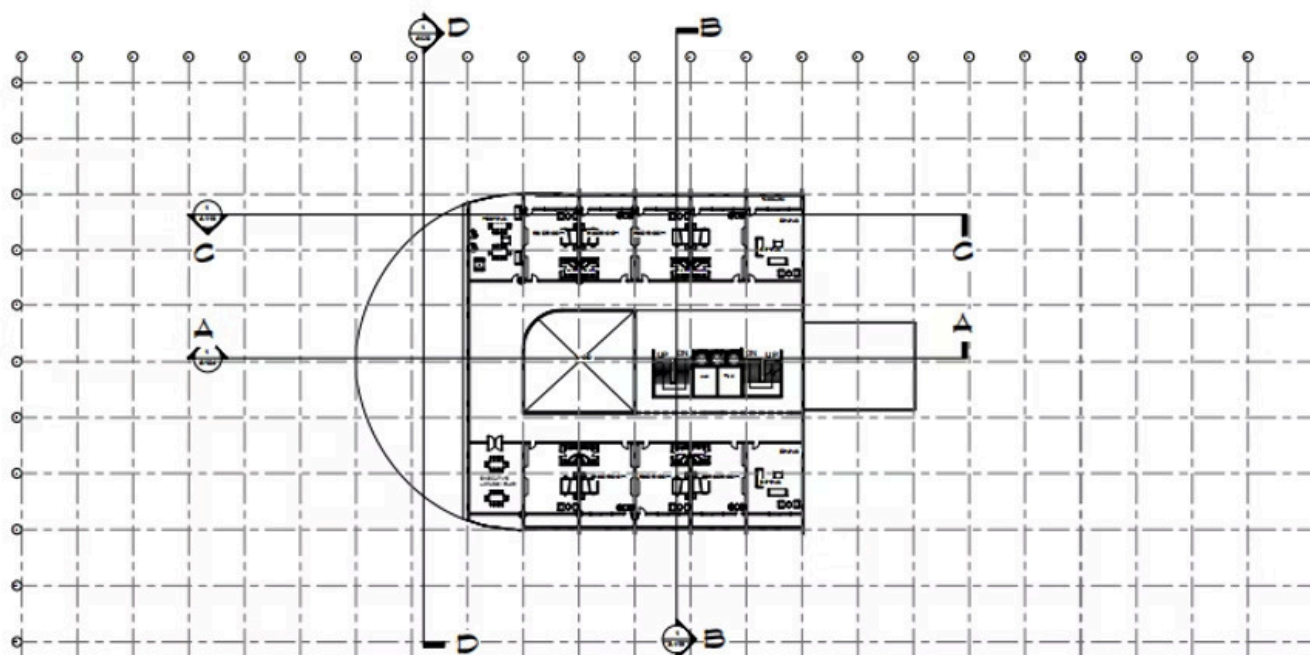
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## RESORT HOTEL

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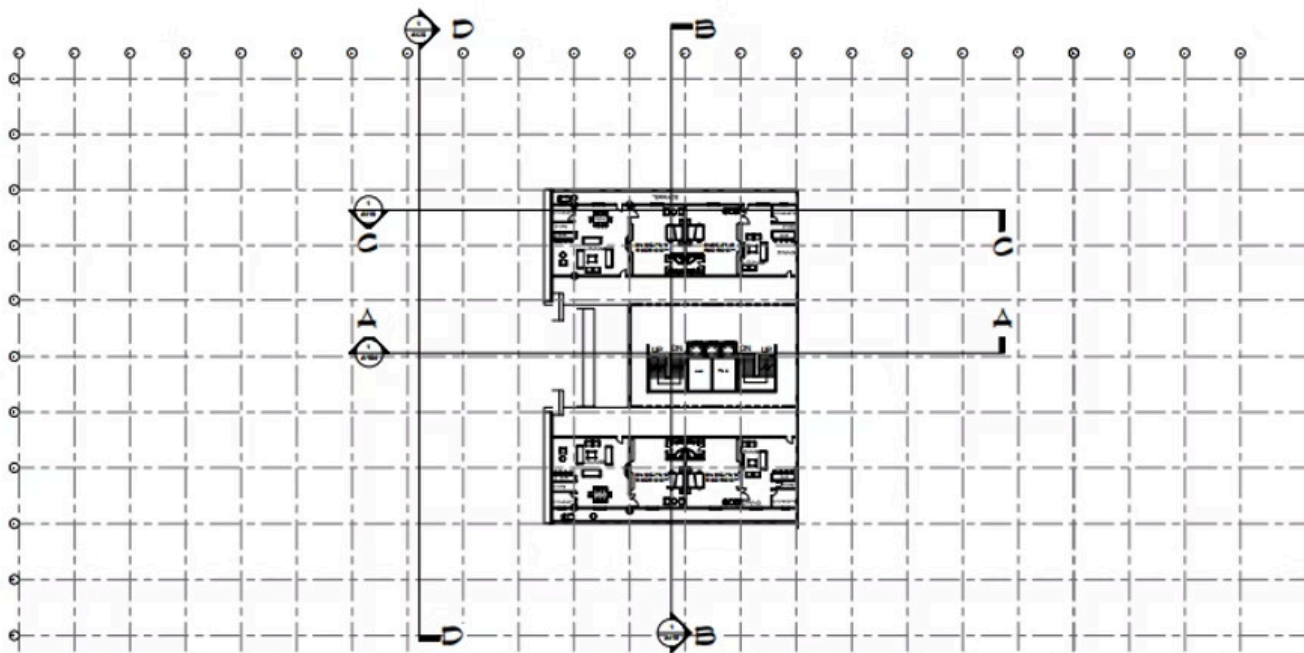
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## RESORT HOTEL

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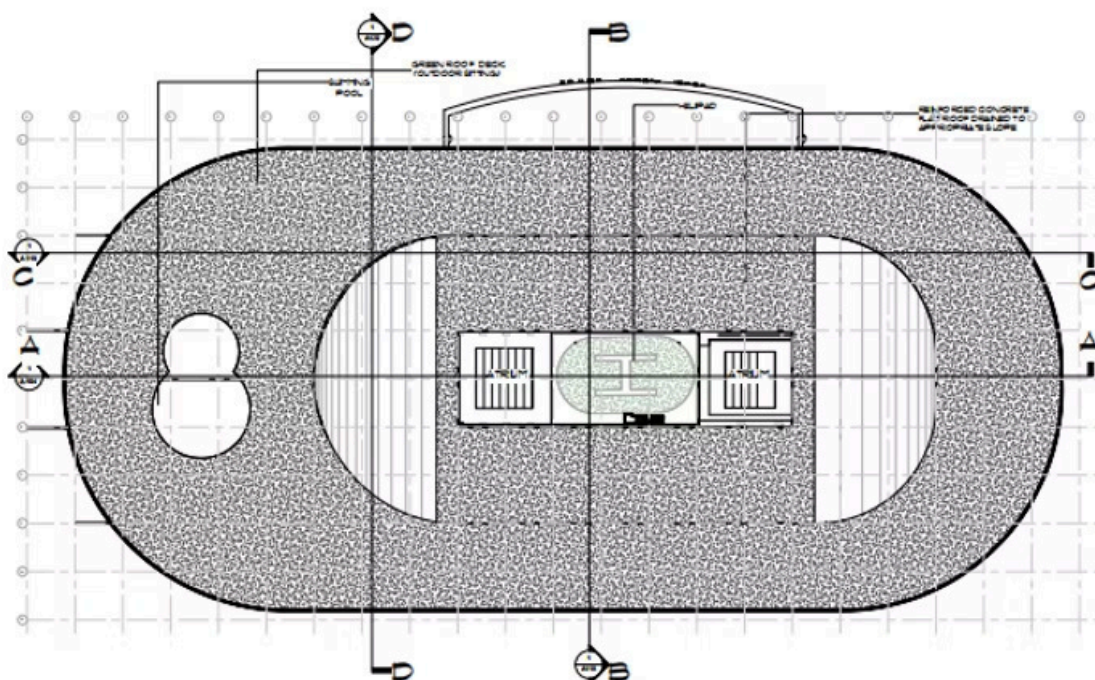
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## RESORT HOTEL

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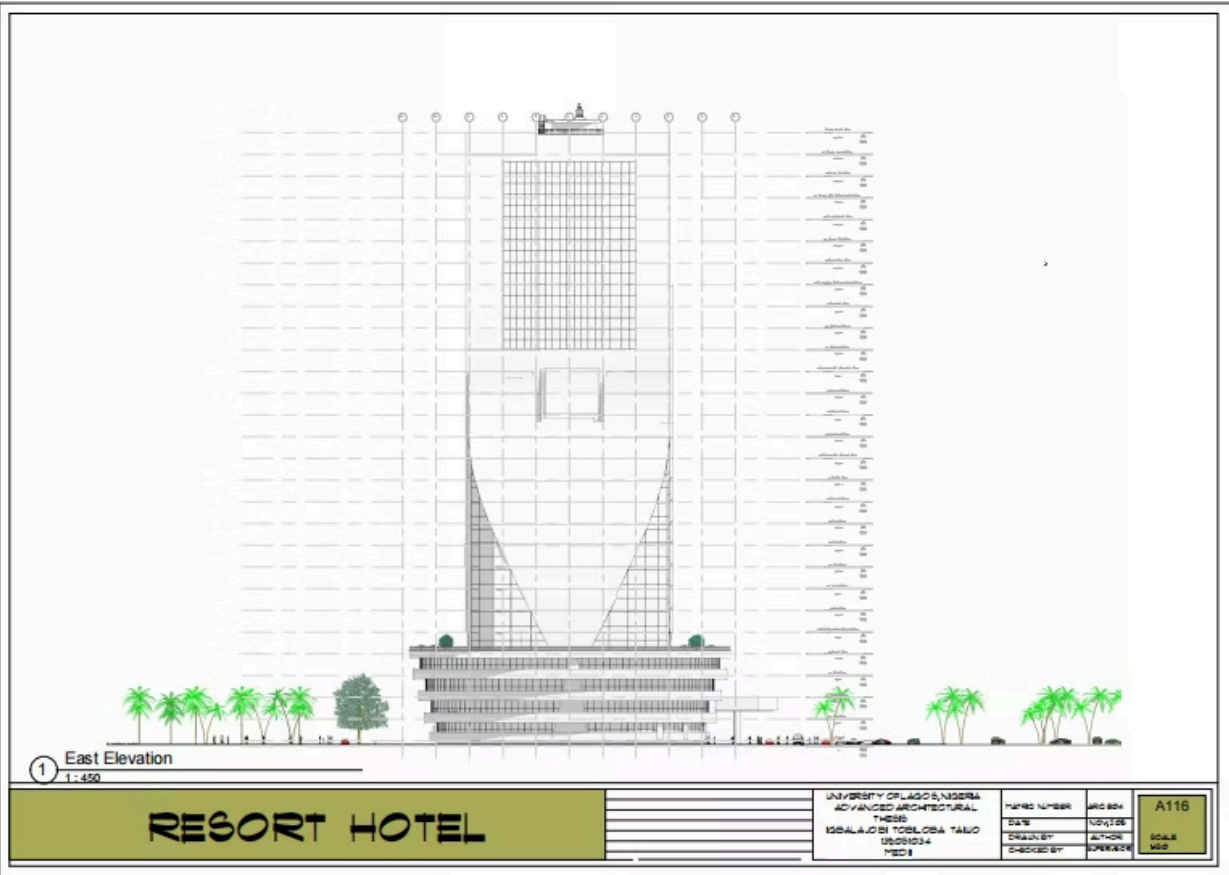
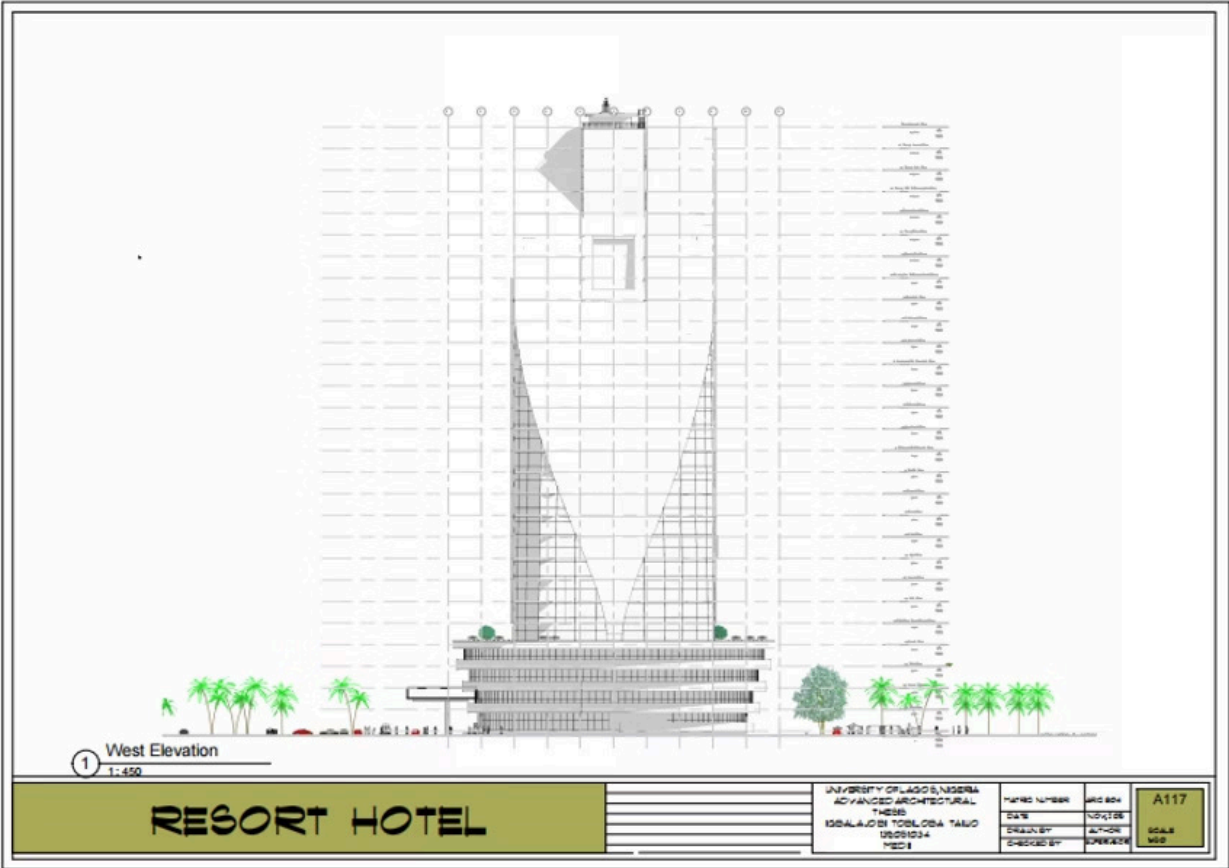
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## RESORT HOTEL

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UR091034  
MCD II

THESIS NUMBER	ARC 804
DATE	10/1/06
DRAWN BY	AUTHOR
CHECKED BY	SPERKINS

A115
SCALE
MCD







# RESORT HOTEL

UNIVERSITY OF LAGOS, NIGERIA ADVANCED ARCHITECTURAL THESIS IBRAHIM TOSLOLA TALO UGB01034 MED 8	TITLE NUMBER	ARC 804	A123  SCALE 1:50
	DATE	NOV, 1988	
	DRAWN BY	AUTHOR	
	CHECKED BY	SUPERVISOR	



## EXTERNAL PERSPECTIVE

**RESORT HOTEL**

UNIVERSITY OF LAGOS, NIGERIA ADVANCED ARCHITECTURAL THESES IGBALAJOBI TOLOGBA TAMO UR081034 NIG 8	TITLE NUMBER	ARC 804	A127
	DATE	NOV 1988	
	DRAWN BY	AUTHOR	
	CHECKED BY	EXAMINER	
			SCALE M10





EXTERNAL PERSPECTIVE

## RESORT HOTEL

UNIVERSITY OF LAGOS, NIGERIA  
ADVANCED ARCHITECTURAL  
THESIS  
ISBA LAJOBI TOLOGBA TALAO  
UG001034  
M201

MAPS NUMBER	ARC 604
DATE	10/1/20
DRAWN BY	ALFON
CHECKED BY	CHERIE

A128
SCALE
M20