



# Motel One Hotels

Wooden floors in the hotel: individual, resilient and durable

# Content

## 01 Partnership

The budget design hotel group Motel One has been working with Schotten & Hansen for ten years. The regeneration concept of the wooden floors has proven itself for the hotel chain.

## 02 Floor

Schotten & Hansen floors are made of pure natural materials according to the highest quality criteria. They are aesthetically pleasing, resilient, durable and healthy to live on.

## 03 Service

The care products developed by Schotten & Hansen ensure the continuous regeneration of the unique wooden surfaces. The housekeeping team is regularly trained by Schotten & Hansen.



Motel One Ulm



# 01 Partnership



## Cooperation since 2014

„Like the Price. Love the Design,“ is the mission of the Motel One hotel group, founded in 2000 and based in Munich. Motel One has successfully positioned itself in many European countries with over 90 hotels and around 25,000 rooms.

Guests appreciate the unique combination of high-quality facilities, exclusive design, high service standards and first-class, inner-city locations at an attractive price.

The Motel One Group has been cooperating with Schotten & Hansen since 2014. In the last decade alone, Schotten & Hansen floors have been used in around 30 Motel One hotels across Europe.

## About Schotten & Hansen

Traditional craftsmanship and modern technology are combined at the Schotten & Hansen workshop to create wood products that are healthy for the interior and meet the highest quality standards:

- Floorboards
- Parquet
- Complementary products (e.g. wall mouldings)
- Veneers for doors, walls, ceilings and furniture fronts
- Microperforated acoustic elements

Schotten & Hansen products are used in private homes, public buildings, yacht building and in the hotel industry.

## Selection of equipped hotels

<b>31</b> Motel One Hotels in Europe	<b>1</b> Schlosshotel (Bathhouse) in Elmau
<b>10</b> Firmdale Hotels in London and New York	<b>1</b> Hotel D´Angleterre in Copenhagen
<b>1</b> Hotel Vier Jahreszeiten in Hamburg	<b>1</b> Massimo Corinthia Hotel in London
<b>1</b> Sofitel Hotel in Frankfurt	







Motel One Hamburg

## Hoteliers ask, Schotten & Hansen answers

### Which floor matches our design concept?

Schotten & Hansen has a wide range of different woods, colours, formats and surface structures as well as support structures that meet fire protection or acoustic requirements, for example. Together with the designers, we select the perfect product.

### Can the floor withstand the heavy use in the hotel?

Schotten & Hansen floors have proven themselves in hotels for decades. We manufacture our floors in a resource-friendly, dimensionally stable and durable way.

### Does the surface remain aesthetic even under heavy use?

Schotten & Hansen pre-treats its floors in a unique way. In combination with our care products and the regeneration process, they retain their natural beauty indefinitely.

How quickly can the floor be cleaned while it is in operation?

Cleaning Schotten & Hansen floors does not mean more effort. We train the housekeeping teams on the correct use of care products to give the floor an aesthetic patina.

After how many years does the floor need to be renewed?

Schotten & Hansen floors are never sanded, but are regularly regenerated by our service team. With proper maintenance, the life of the floor is unlimited.

Does the product also fit the budget plan?

Schotten & Hansen floors mean a higher initial investment than comparable products. However, this initial investment is recouped in under just ten years due to the long service life of the floor.



Motel One Frankfurt



## Matching the design concept

The German budget design hotel group Motel One sets the highest standards for interior design.

An overarching Motel One design concept creates recognition value. In addition, each individual hotel is designed and equipped individually.

The planners of the Motel One Group repeatedly use the hard-wearing floors from Schotten & Hansen. These ensure an individual, contemporary, homely and healthy atmosphere.

All floors can be customised and colour-coordinated according to the wishes of the interior designers.



Motel One Aachen

## 02 Floor



### Adaptable colour shades

In the design concept of the Motel One houses, the designers like to use a subtle, light to dark brown tone for the floor. Different shades of the Schotten & Hansen linen colour family lend the rooms a warm colour base. The large wooden floors harmonise with the other interior elements and radiate modern comfort.

Natural pigments and careful treatment of the wood form the basis of all Schotten & Hansen colour formulations.

Motel One Innsbruck



„Oak wood can be varied in a **wide range** of colours. It thus provides an optimal basis ...



### The diversity of natural pigments

In decades of research, Torben Hansen has found unique ways to transfer the colours of nature to wood. In elaborate formulations involving numerous work steps, the original wood colour is adapted to individual colour preferences.

For the colouring, wood's own ingredients are activated and the finest pigments from earth or rocks are worked into the wood.



*... with which we can react to individual needs in interior design. “*

Torben Hansen, Founder and CEO

## Resilience through technical details

In the Motel One hotels, parquet and floorboards were installed that consist of two or three solid wood layers. This resource-saving multi-layer construction minimises the working of the wood and the formation of joints.

The visible top layer is made of high-quality oak and can be used as a connecting element beyond the floor (steps, doors, wall and ceiling panelling). The combination with different support materials fulfils all project-related technical requirements such as acoustics or fire protection.







## Natural, effective protection

In order for the floor to still look attractive even under continuous heavy use, a reliable surface protection is necessary.

At the Schotten & Hansen workshop, the wood is washed before colouring and thus freed from certain ingredients that could, for example, negatively influence the colour behaviour. The wood pores are then empty and receptive to water-repellent natural substances such as resins, waxes, oils or colouring pigments.

What remains is a protected surface with diffusion-open properties. The wood regulates the humidity of the environment and thus has a positive effect on the indoor climate.

In other hotel projects with spa areas, this quality was decisive, Schotten & Hansen boards were also used in wellness areas.

Since the surface of Schotten & Hansen floors is not sealed, e.g. by varnish, mechanical stresses can always be repaired. This open porosity is the basis for an aesthetic ageing of the floor with a homogeneous patina.



## A customised service concept

Especially in entrance and lobby areas as well as in restaurant and bar areas of hotels, wetness, pebbles, wheeled suitcases, spilled drinks or frequent moving of chairs leave unsightly marks.

Schotten & Hansen floors are protected for a long period of time by both their special surface treatment and the specially developed polish.

To maintain this protection, regular cleaning and care with the appropriate products is necessary. The housekeeping teams are trained and advised by the experienced Schotten & Hansen service team right from the start.

Under these conditions, the floor can be restored to its original condition with the help of a regular overhaul. Over the years, a homogeneous patina develops.

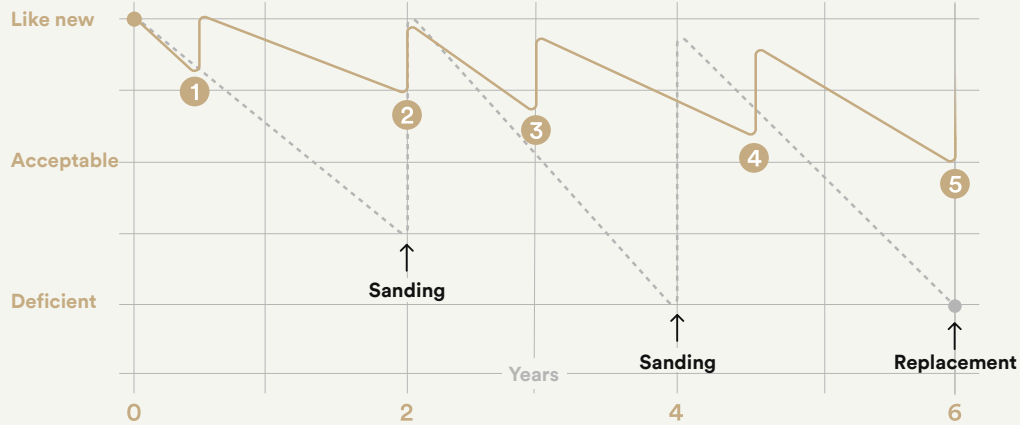
The surface of conventional wooden floors continuously deteriorates due to sanding. With Schotten & Hansen floors, their original texture can always be restored.





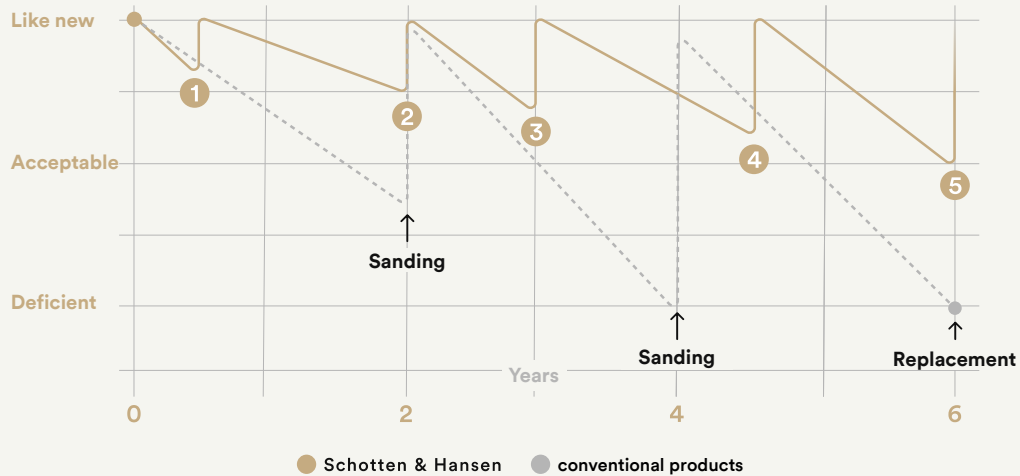
## Surface Quality: Appearance

(Exemplary Illustration)



## Surface Quality: Functionality

(Exemplary Illustration)



### 01

#### Initial maintenance (before handover to end customer)

1. cleaning of contamination due to installation
2. if necessary Colour adjustment of individual floorboards
3. refreshing the surfaces with Wood Lotion
4. polishing for desired gloss level (matt - „high gloss“)
5. training/education of the staff

### 02

#### Basic cleaning (approx. after 2 years)

1. basic cleaning of normal signs of use
2. refreshing of the surfaces with Wood Polish
3. polish for desired gloss level (matt - „high gloss“)

### 03

#### Deep cleaning (high-traffic or after many years)

1. deep cleaning of heavy soiling
2. lightening of contaminated pores (contrast colours)
3. colour matching to original colour (total or partial)
4. refreshing of surfaces with Wood Polish
5. polishing for desired gloss level (matt - „high gloss“)

### 04

#### Touch-Up (as needed)

1. repair of mechanical damage
2. filling/puttying of defects
3. stain removal or improvement of stains
4. colour matching of damage, stains etc.
5. colour adjustments of individual planks or the entire surface

### 05

#### Refit (as required)

1. replacement of individual planks in case of very severe damage
2. colour matching of the boards to the rest of the floor/veneer
3. large-scale colour change according to customer requirements



Bodenpflege- und Reinigungsserie von Schotten & Hansen

The higher investment costs of Schotten & Hansen floors pay for themselves after just a few years thanks to the regeneration concept.

## Regenerating instead of sanding

Schotten & Hansen offers floors that withstand the stresses and strains of a modern hotel business in a big city thanks to elaborate workmanship and technical details. The floors surpass comparable products many times over in terms of durability and have no limits to their useful life.

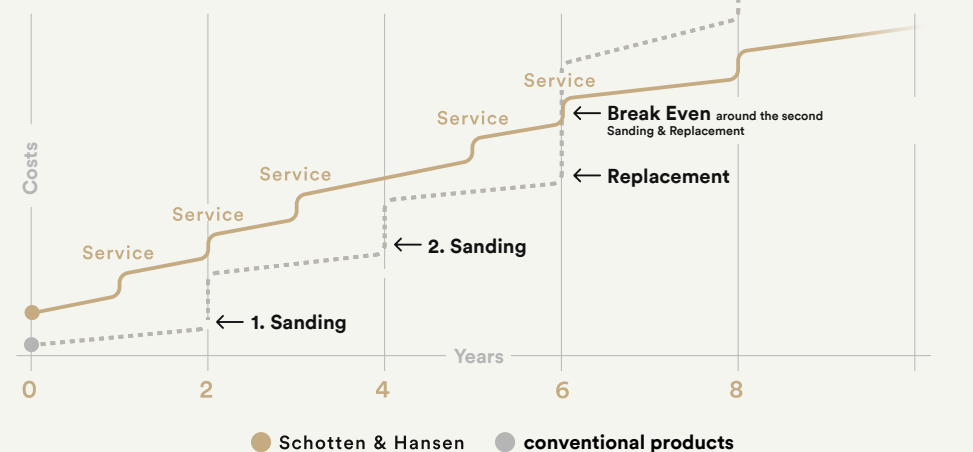
Since the surface structure, colouring and substance of the wood are preserved in the long term with proper care, the floor never needs to be replaced. Schotten & Hansen floors are also not sanded down, as the surface is regenerable. There are never any interruptions in hotel operations due to sanding or floor replacement.

Due to this unique regeneration system, Schotten & Hansen floors are cheaper than comparable products in the long run, despite higher initial investments.



### Lifecycle Costs

(Exemplary: High Traffic Area such as Hotel Lobby)





## Service assignment at Motel One Munich Olympia-Gate

Under heavy foot traffic such as at the Motel One at the Olympic Park in Munich, the wooden surfaces are severely affected. That is why the Schotten & Hansen service team recommends a general overhaul of the floor once a year.

The floor can be regenerated and rebuilt while the hotel is in operation. Noise, dust and long downtimes like when sanding a floor are avoided.

After the Schotten & Hansen Service team, stains and cracks have been removed. In terms of colour, the floor laid in 2016 was also brought back to the original.





## 01 Basic cleaning

With plenty of water, Wood Soap Intensive and a specially developed agent for deep cleaning, the service team removes stains and repairs mechanical damage. The surface then dries in just one hour, as the underfloor heating minimises the drying time. The surface is then polished.



## 02 Colour matching

The colour tone is refreshed with a colour mixture (water-based pigments) adapted to the Motel One floor and Wood Primer. After an hour of drying time, the service team polishes the surface one more time to create a silky matt shine and to bind the colour into the surface.



## 03 Polish

Finally, a special surface protection made of natural resins, waxes and oils is applied to give the wood lasting protection. The service team polishes this into the wood when it is wet.



## 04 Polishing

After another hour of drying time and the next day, the surface is polished again.



Before treatment



After treatment







Motel One Linz

Project	Motel One Group
Finalisation	2014 to 2022
Cities	Munich (5x), Freiburg, Berlin, Amsterdam, Lübeck, Cologne (2x), Bonn (2x), Frankfurt, Leipzig, Warsaw, Edinburgh, Linz, Nuremberg, Hamburg, Stuttgart, Aachen, Manchester, Graz, Hannover, Ulm, Dublin, Innsbruck
Interior Design	Motel One Group
Wooden Surfaces	Oak in the colour of linen, fine selection, structured
Products	Two-layer parquet (total over 9,500 m <sup>2</sup> ), project board (total over 4,500 m <sup>2</sup> )
Photo credits	© Zoey Braun; Diane von Schoen, Motel One

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