LIBERTY LAKE RESORT, JOS, NIGERIA (DESIGNING THE TOTAL ENVIRONMENT)

BY

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A thesis submitted to the Postgraduate School, Ahmadu Bello University, in partial fulfilment of the requirements for the award of the degree M.Sc (Arch.)

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DECLARATION

I, AMEH, Aboje of the Department of Architecture, Faculty of Environmental Design, Ahmadu Bello University hereby declare that this thesis work has been a personal academic undertaking under the supervision of my mentor, Arc. S.S. Tulpule of the Department of Architecture, Faculty of Environmental Design, Ahmadu Bello University, and that all quotations and other information utilized have been duly acknowledged by means of references.

STUDENTS SIGNATURE MENTORS SIGNATURE H.O.D'S SIGNATURE

CERTIFICATION

This thesis entitled LIBERTY LAKE RESORT, JOS, NIGERIA. (Designing the total environment) meets the regulations governing the award of the degree of Master of Science in Architecture, (M.Sc Arch.) of Ahmadu Bello University and is approved for its contribution to knowledge and literary presentation.

Chairman, Supervisory Committee	19.9.88 Date
Member, Supervisory Committee	19TH SEPT 88 Date
Member, Supervisory Committee	19.09.88 Date
Head of Department	Date
Dean, Post-graduate School	Date

DEDICATION

To God, for my life and my double.

To my family for the unwavering love and support.

ACKNOWLEDGEMENT

As I conclude 16 years of formal education, I find it particularly pertinent to acknowledge the various people who at different times have made contributions that ensured my execution of the education process as one smooth and perhaps swift operation. In this regard, I recall the unwavering support from birth till date of my parents Mr. Eineje Victor Ameh, my mother Mrs. Onyowo Ameh, I appreciate the unending love and support.

To my brothers and sisters especially Ochanya, Enyantu, Oiwona and Omakiche, I look forward to expressing my appreciation for the sacrifices you made to get me here.

In many classrooms, various teachers added their little bits to the search for myself and the discovery of my potential. Hubert Dabrowski Started it all, initiated the unending search for the 'n factorial' solutions appropriate to any design problem. Dr. Cestnen Slavos John refined the delineation ability and since then, its been a voyage of discovery into the unending permutations that characterise architecture. I also appreciate the contribution at different times of the entire staff of the department of architecture A.B.U. Zaria. My supervisor Arc. S.S. Tulpule deserves special mention for his support and assistance. My only regret is perhaps that I did not meet him much earlier.

I am indebted to the Principal Partners, Ella Waziri Associates Architects I. Ella and M.T. Waziri for their timely assistance. Arc. M.O. Onoba deserves special mention for his consistent faith in me and my abilities.

I also wish to acknowledge the contribution of my friends and long time associates Enonche Ameh, Nkechi Opara and Yusuf Abdulaziz whose 'this is only half you' drove me to greater heights.

M.Sc (Architecture) thesis 1988

thesis abstract

topic: LIBERTY LAKE RESORT JOS, NIGERIA: DESIGNING THE TOTAL ENVIRONMENT

The global economic recession and its harsh manifestation in Nigerias structural adjustment programme has necessitated the search for viable solutions to the problems of a monocultured economy. The prospects of a developed tourist industry then appear very appealing, consequently that sector has received unprecedented attention in recent times. In the myopic planning that characterises our attempts at development. long term goals have not been defined, consequently the craze for skyscrapers, flyovers and other yardsticks of western development characterise what little efforts have been made at developing tourist infrastructure, we run the risk therefore of submerging the regional landscape which the tourist sought in the first instance in a complex of infrastructure.

The Jos Plateau has obvious potential for the sustenance of a tourist industry. Natural endowments such as spectacular scenery and a particularly conducive climate are the indices of its potential little has however been done by way of translating this potential into money making ventures.

This thesis aims at stimulating the utilization of existing potential by the provision of tourist oriented infrastructure with particular reference to the liberty reservoir.

LIST OF TABLES

4.1 Earnings from International tourism.

4.2 Contribution of the hotel industry to GDP.

5.1 Estimation techniques

5.2 Population projection

5.3 Age Structure

5.4 Sex Structure

5.5 Occupation distribution

5.6 Mean Monthly Rainfall

5.7 Mean Daily Temperature.

LIST OF FIGURES

2.1 The design paradox

2.2 Rock formation, Jos

3.1 The Tourism Phenomenon

3.2 Requirements of a tourism industry

5.1 Location, Plateau State

5.2 Plateau State, Main Centres

5.3 Jos and Environs

5.4 Sex Structure

5.6 Temperature graph

5.7 Humidity graph

5.8 Nigeria - physical

5.9 The Jos plateau - morphology

6.1 EPCOT Centre

6.2 Tomorrowland

6.3 Majic Kingdom

6.4 Administration building, Bagauda resort

6.5 Accommodation

6.6 Tivoli gardens

6.7 Layout, Tivoli

6.8 Central Services Area, Funtua Motel

6.9 Accommodation

7.1 Combined Approach to recreation planning.

LIST OF PLATES

I - VI	- The Liberty reservoir
VII	2- bedroom VIP Chalet, baguada lake resort
VIII	Double Chalets, bagauda lake resort.
IX	Tchat Hall bagauda lake resort
X	Amphitheatre, bagauda lake resort
XI	Double Chalet, Funtua Motel
XII	Close up, entrance porch, Funtua Motel

TABLE OF CONTENTS

Chapter:		Page
	Title page	I
	Declaration	II
	Certification	III
	Dedication	IV
	Acknowledgements	V
	Abstract	VII
	Table of Contents	VIII
	List of Tables	XI
	List of Figures	XII
	List of Plates	XIII
1.0	PROBLEM DEFINITION	1
1.1	Introduction	1
1.2	Motivation	2
1.3	Problem Statement	4
2.0	PHILOSOPHY	5
2.1	Architecture and Landscape	5
2.1.1	General	5
2.1.2	Third World Chaos	7
2.2	Tourism and Landscape	8
	Conclusion	11
2.3	Statement of Purpose	12
2.3.1	Aims	12
2.3.2	Objectives	12
2.3.3	Scope	13
2.3.4	Architectural Significance	13

		Page
3.0	ANATOMY OF TOURISM	14
3.1	General	14
3.2	The Conceptual Definition	14
3.3	The Technical Definition	15
3.4	Types of Tourism	16
3.4.1	International Tourism	16
3.4.2	Domestic Tourism	17
3.5	Determinants and Motivations in Tourism	17
3.6	The Tourist Destination	18
4.0	TOURISM - THE NIGERIAN CONTEXT	20
4.1	Background	20
4.2	Economic Significance of tourism in Nigeria	22
4.2.1	Gains	22
4.2.2	Losses	24
4.3	Problems and Prospects	24
5.0	SITE AND SETTING	27
5.1	Background	27
5.2	The People	27
5.3	Population	28
5.3.1	Population Projection	29
5.3.2	Age Structure	30
5.3.3	Family Structure	31
5.3.4	Sex Ratio	31
5.4	Occupation and Income	32
5.4.2	Income Distribution	32
5.5	Geography	33

		Page
5.5.1	Climate	33
5.5.2	Topography	34
5.5.3	Vegetation	35
5.6	The Site	35
5.6.1	Background	35
5.6.2	Natural factors	36
5.6.3	Cultural factors	37
6.0	DESIGN APPRAISALS	39
6.1	Walt Disney World, Florida, USA	39
6.1.1	The Concept	39
6.1.2	The Site	39
6.1.3	General Description	40
6.1.4	Services	43
6.1.5	Appraisal	45
6.2	Bagauda Lake Resort, Kano, Nigeria	47
6.2.1	Location	47
6.2.2	Aims	47
6.2.3	Facilities	47
6.2.4	Appraisal	49
6.3	Tivoli Gardens, Copenhagen, Denmark	51
6.3.1	Concept	51
6.3.2	The Site	51
6.3.3	Design Approach	51
6.3.4	General Description	52
6.3.5	Appraisal	52
6.4	Funtua Motel, Funtua Nigeria	55
6.4.1	Location	55
6.4.2	Concept	55
6.4.3	Facilities	55
6.4.4	Design Concepts	56
6.4.5	Appraisal	56
	Synopsis	58
7.0	CONCEPTS, PRINCIPLES AND APPROACHES	
7.1	General	58
7.2	Basic Definitions	59
7.3	Concepts and Principles	60
7.3.1	Human Service Orientation	60

		Page
7.3.2	Planning Principles	60
7.4	Approaches	62
7.4.1	Resource Approach	62
7.4.2	Activity Approache	63
7.4.3	Economic Approach	64
7.4.4	Behavioural Approach	64
7.4.5	Combined Approach	65
8.0	DESIGN PARAMETERS	68
8.1	Estimating Need	68
8.2	Design Population	70
8.3	Design Criteria	72
8.3.1	Function and activity analysis	72
8.3.2	Space analysis	72
8.3.3	Space Program	73
9.0	THE DESIGN REPORT	80
9.1	General	80
9.2	The Environment	80
9.3	Design Concepts	81
9.3.1	The Layout	81
9.3.2	Visual form	81
9.4	Facilities	81
9.5	Services and Maintenance	86
9.6	Landscape Policy	88
9.7	Finance	89
	SUMMARY AND CONCLUSION	90
	BIBLIOGRAPHY	92

The potential of a developed tourist industry as a viable solution to the problems of a monocultured economy then become obvious.

More distressing perhaps is situation on the Jos Plateau with a widely acclaimed tourist potential that has been highlighted prominently in several masterplans and feasibility reports.

> The Jos- Bukuru complex has the best qualifications for its development as the main tourist centre in Nigeria. It can be developed as a tourist attraction by itself being as well the tourist centre of a much wider area. The main assets of Jos are its pleasant climate and beautiful physical setting with its magnificant scenery.
>
> section 2.2.5.2 subsection 118
>
> 1973 Jos Masterplan.

The motivation in this thesis has therefore evolved from the existing situation and is the desire to celebrate this oft stated potential by a development whose scope and standard would do justice to its setting.

1.3 PROBLEM STATEMENT

" These tourism exports demand an internal supporting structure of hotels, restaurants, varied stores or shops oriented to the tourist and casual leisure and recreation opportunities. In this regard, Jos is undistinguished, there is a notable dearth of restaurants, tourist oriented shops and tangential leisure activities in the city."

section 4.112 subsection 96
Jos Masterplan.

The situation as reported in the masterplan has persisted till date.

A need has been established, the role of architecture in its fulfilment vaguely mooted. Unresolved are the specifics of a solutions as dictated by site and setting, fulfiling this need within the context of the particular site chosen shall constitute the main theme of this thesis.

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CHAPTER 2

PHILOSOPHY

'It is time for a new definition of architecture and of architects role in society for a long time, the profession gained its sense of purpose and direction by creating an architecture that would incorporate and express the technology of our time. That battle for modern architecture has been won. Today, the important issue is the design of the environment, architects must re-direct their energies towards an environmental architecture born of human needs .....'

John C. Portman

2.1 ARCHITECTURE AND LANDSCAPE

2.1.1 General:- For so long, architecture has been used in a narrow building sense as the context and background only for the design of structural elements in the landscape, this misconception has engendered an ever increasing gap between the built form and its immediate natural setting. Mankind in the meantime continues on disaster bound course of alienation from his origins.

The philosophic relationship between man and nature, has long been a source of design theories in which geometry and biology, formality and informality were set in conflict with each other, the situation is reflected in the general schism in architectural

thinking between pride in pure creative geometry and the feeling that such pure creativity is unnatural or inappropriate in its setting. This latter school of thought epitomised by the work of Frank Lloyd Wright holds' that a building should 'grow' out of its site enhancing natural site values as it does so. The former institutionalized by the international style imposes its own forms on the landscape leaving nature to adjust to this uncompromising new forms.

Nature is the status-quo. It is what is (we know) resulting from what has been (we think), leading to what will be (we hope). Architecture as the primary expression in the landscape of human creativity and control over nature must therefore necessarily live in a state of constant reciprocity with the natural landscape such that while the landscape provides the site, setting, material resources, and inspiration, architecture provides searching imagination as the impact of the human search for a better life.

One great problem for the designer is how to save architecture by re-connecting it to the landscape, how to save people by helping them to develop a world for living in which architecture and landscape are in harmony, proportion, balance and organic integration.

'Man will shortly be charged with designing his habital entirely for nature would have become

most unnatural. under these conditions, there is only one kind of architecture, TOTAL which embraces at every scale and in every medium the task of shaping our environment'

Serge Chemayeff.

2.1.2 The Third World Chaos

'Landscape design comes late to every civilization usually not appearing until a period of stable peace has prepared the people for this gentle and somewhat fragile pursuit.'

Cliff Tandy.

In the burning quest for development that characterises most third world nations, landscape design is relegated to near oblivion in the quest for badly desired infrastructure, most development projects are therefore bare and barren, the obscene austerity of these developments does not unsettle the third world man for whom this situation (after years in a rural setting characterised by intimate co-existence with nature) represents an attainment of his ultimate goal of acquiring the modern materialism with which the western world has for so long enchanted them.

In view of the dehumanising effects of an artificial environment as manifested in the experience

of industrialised nations, how does a developing nation react to this paradoxical situation?, do we return to our ancestral origins and continue the dialogue with nature that characterised primitive societies or do we continue the mad pursuit of material progress, plundering our forests and polluting our rivers and the oceans?

The third world owes it as duty to itself and to future generations to avoid the trap into which the developed nations have fallen. A review of the options would show that the solution lies neither in extreme subjugation nor total restoration of nature but in conscious but careful integration of natural into man made landscape. The populace must be enlightened and made aware that skyscrappers and expressways are not synonymous with a developed and emotionally content society and that a higher premium must be placed on the spiritual and psychological development of man.

2.2 TOURISM AND LANDSCAPE

Modern tourism in which a sizeable minority of the civilized world partakes is a product of industrial affluence and leisure in the late nineteenth and early twentieth centuries.

The landscape resulting from tourism is the result of the impact of mass travel of urban dwellers in search of variety, relaxation or a nostalgic quest for family, ethnic or cultural roots. This mass movement of groups and individuals has a profound and often devastating effect on existing cultural landscapes. Some cities notably in Europe and Japan are large enough and sufficiently viable in native culture to withstand the onslaught of tourism without major physical change. Other new and weaker urban centres are taken over and transformed in part or totality by this tourist flood.

The process of landscape development from the stage of 'virgin' nature to man dominated post-industrial cosmopolitanism is a logical one with each stage growing naturally from the previous ones. The earlier forms were the products of the interaction of natural, economic and social circumstances, but as urbanism with its complex of communication and transportation expands, the sources of local landscape components become more diversefied in space and time with the curious result that the world moves from regional landscapes which are all different to cosmopolitan landscapes which are all alike. Only the strongest resist this homogenizing process.

What role can the architect then assume in this paradoxical process? International design, regional

design or hybridisation? In his attempt to synthesise these sometimes confusing influences, the designer dabbles into ecclectic confusion.

We are thus presented with a problem. A local regional landscape character produced by specific natural-social processes is innundated with a deluge of hungry, sensation seeking tourists with whom and for whom comes an avalanche of cosmopolitan construction, what kind of landscape should result and most importantly, how do we prevent our place from becoming anywhere? How do we make anywhere a place?

Historically, place is a result of the inter-raction of nature and culture, sometimes the principal qualities are contributed by nature (the Jos Plateau) or by man (Lagos).

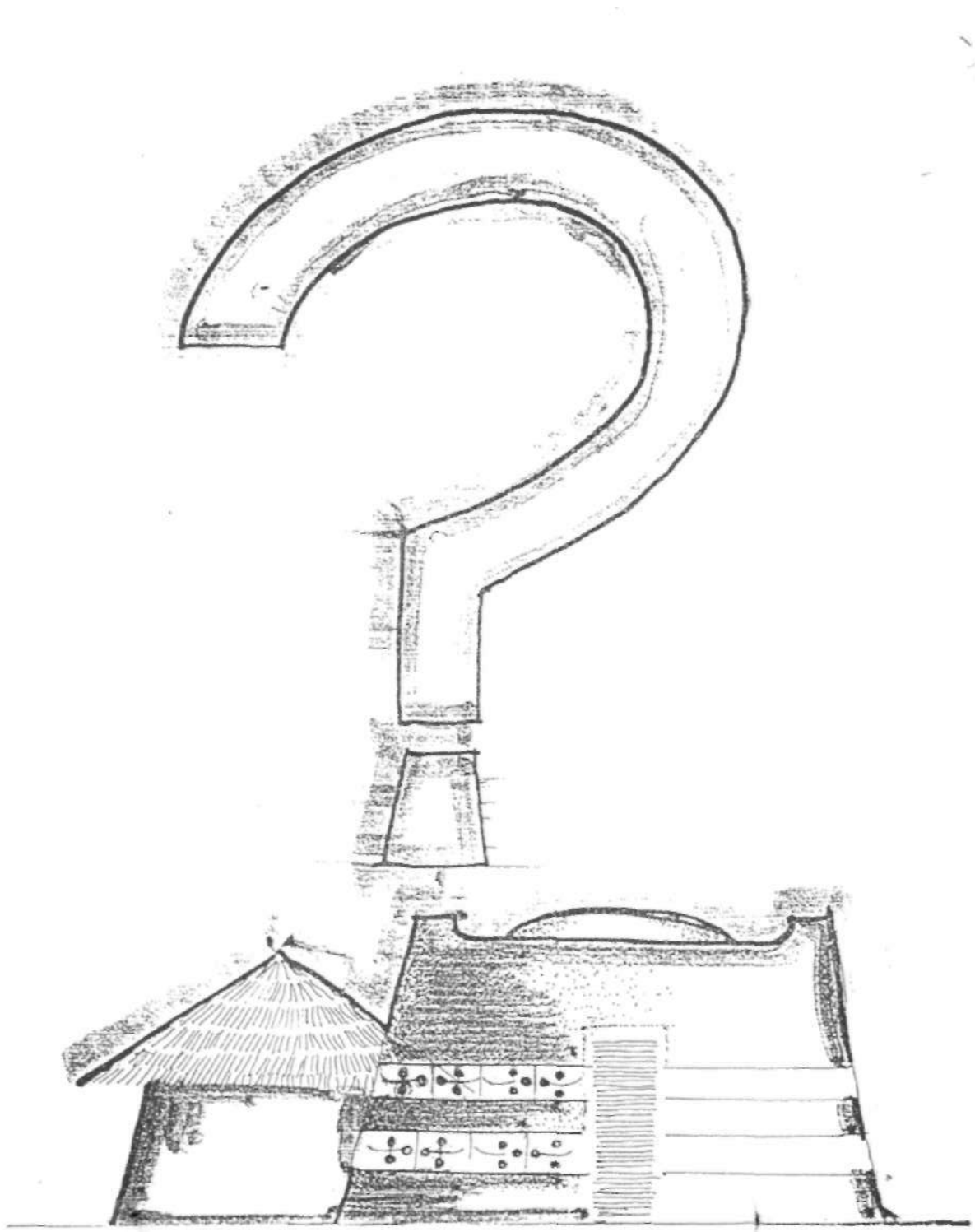
The search for the quality and sense of place must rely more than ever before on two processes -

I) The intensive inventory, analysis, preservation and integration of existing amenities both natural and cultural.

II) The intensive and continuous use of the conscious design process as a discipline for preservation, conservation and development decisions.

Fig 2.1 The design paradox.



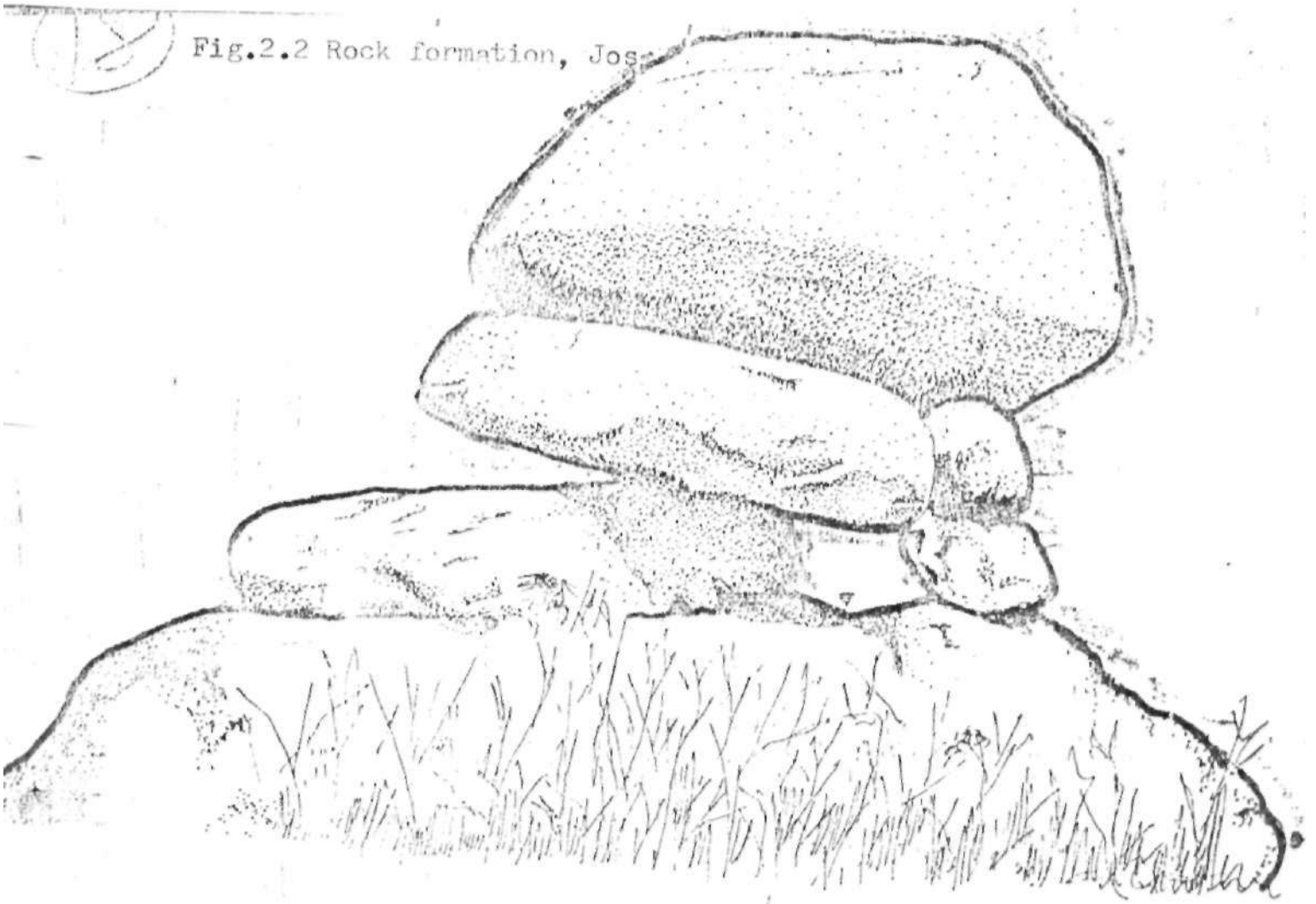


CONCLUSION

The onus on design is greater than ever before because an automated, electronic society lacks the diversified cultural vocabulary of its handicraft predecessors and culture is becoming a quaint anachronism in an electronic age.

Facilities for tourism must aid the modern man in his search for a way out of our contemporary computerised dilemma. Designs must be focussed on problems and means, users and resources, the specifics of site, people and materials as well as the generalities of space organisation and cultural inspiration.

Fig.2.2 Rock formation, Jos



2.3 STATEMENT OF PURPOSE

The thesis liberty lake resort has the following aims.

2.3.1 Aims

I. The creation through design of the total environment, an organic environmental entity where the built form and its immediate natural setting relate to one another as products of a single unified concept.

II. The creation as dynamic totality of a centre with the careful blend of facilities that would guarantee fulfilment for the widest variety of tastes.

III. To develop as an architectural tour de force an environment representing a tangential departure from the everyday environment thereby enriching the human life experience.

2.3.2 Objectives

I. Development of an innovative landmark tourist centre as a model for other such developments and as a step towards harnessing the vast tourism potentials of the area.

II. Thorough integration of landscape design as a complementary component of resort design and development by the creation of a series of

contained areas within which people could comfortably relate to the landscape.

III. Provision through design of facilities international in scope and standard favourably comparable to similar developments worldwide.

2.3.3 Scope

MACROSCOPE: Stimulation of the utilisation of existing potential by the provision of tourist oriented infrastructure while simultaneously addressing the leisure and recreation needs of the residents in one conducive setting.

MICROSCOPE: Detailed design of a lakeside resort along the shores of the liberty lake featuring accommodation, catering and entertainment facilities organically blended together in intimate association with the site.

2.3.4 Architectural Significance

An attempt at creating an architecture that would appeal to the innate responses of man as a creature of nature by playing landscape design in a prominence unprecedented in resort design. A synthesis of nature and culture is also attempted in the quest for a heightened sense of place.

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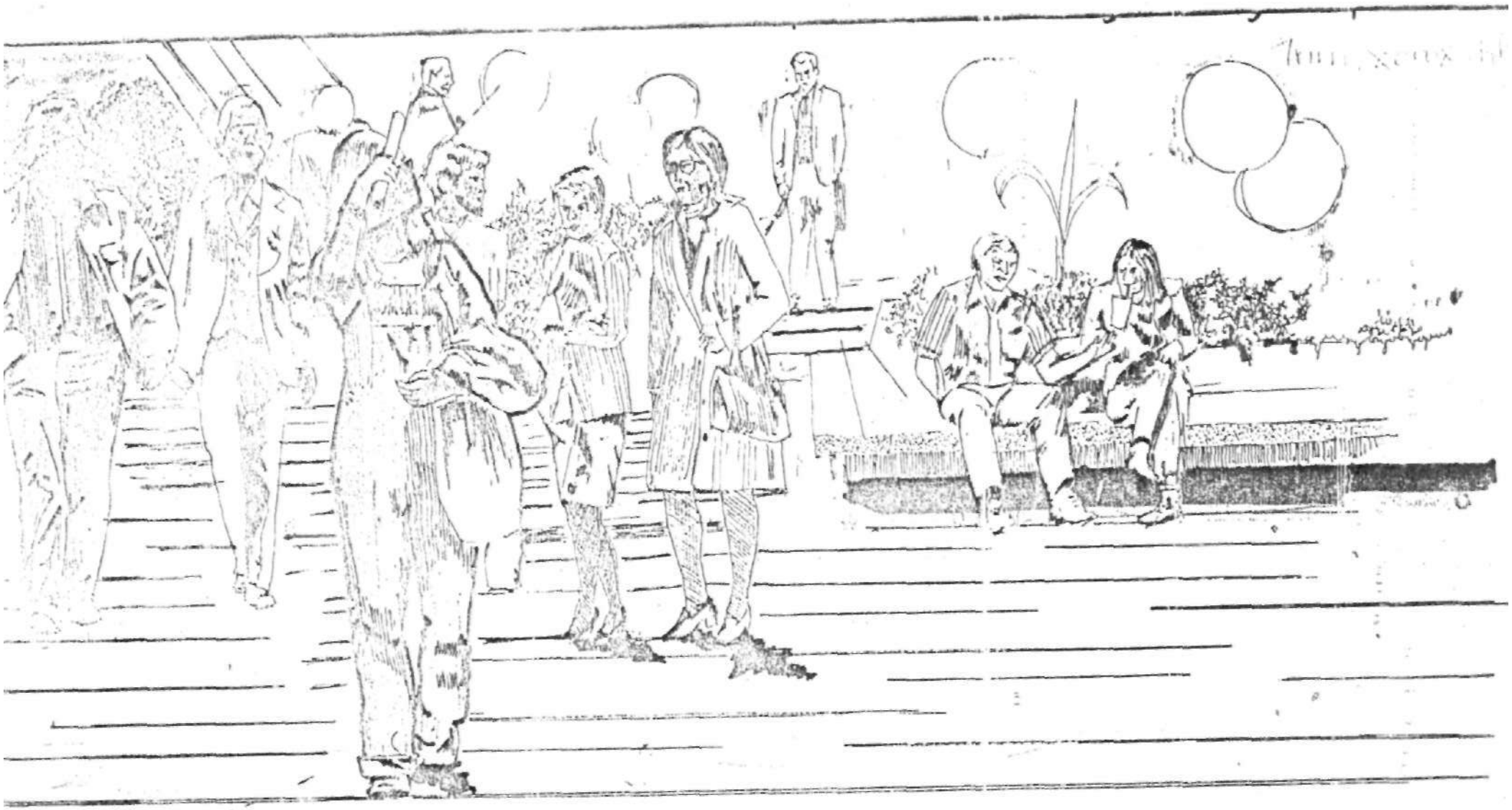
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Fig.3.1 The Tourism Phenomenon



CHAPTER 3

ANATOMY OF TOURISM

3.1 GENERAL

Owing to the wide spectrum of human activity involved, conceptual and technical definitions have been evolved to cope with the many perspectives of tourism. Thus a conceptual definition provides a broad notional framework which identifies the essential characteristics of tourism while the technical definition provides the instruments for particular study, statistical, legislative and administrative purposes.

3.2 THE CONCEPTUAL DEFINITION

'Tourism is the sum of phenomena and relationships arising from the travel and stay of non residents, in so far as they do not lead to permanent residence and are not connected with any earning activity.'

Postulated by professor Hunzikes and Krapt, this basic concept of tourism though adopted by the world tourism organisation has had to be broadened over the years to accommodate the business and vocational traveller whose motivation in travel may be economic or vocational but who ultimately spends as much time and money at the destination as the pure leisure

traveller. This conceptual definition has 5 essential characteristics viz.

I) Movement of people to and their stay in various destinations.

II) Two basic components are involved ie the dynamic component (the journey) and the static component (The stay) including activities at the destination.

III) The dynamic and static components take place outside the normal place of residence and work.

IV) The movement to destinations is of temporary short term character with the intention to return within a few days, weeks or months.

V) The destinations are visited for purposes other than taking up permanent residence or employment.

3.3 THE TECHNICAL DEFINITION

The technical definition was developed in response to the need for an empirical basis on which tourism can be measured. Three main criteria are pre-requisite in any technical definition - A particular motivation must be cited in a technical definition which must thus define the categories of travel and visits which are and those which are not included in the particular definition.

A time element must also be established in a technical definition, the maximum and minimum periods described

either in terms of time spent away from home or in terms of length of stay at a destination also have to be ascertained. A technical definition must recognize particular situations which may obtain for particular purposes in travel and consequently determine whether or not they qualify as being tourist.

3.4 TYPES OF TOURISM

Depending on whether the static and dynamic components of movement are confined to a national entity or whether the origin and destinations lie within different national entities, tourism may be considered domestic as in the former or international in the latter. The major part of tourist activity occurs domestically but the significant growth is in the international arena. Statistics indicate an annual growth rate of 5.0 percent for domestic and 11.0 percent for international tourism.

3.4.1 International tourism

The international tourist according to the world tourism organisation is a visitor staying at least 24 hours in a host country, he may be a leisure and/or business traveller .

The international tourist crosses national frontiers loaded with much spendable cash and is

therefore the target of most tourism developments world wide owing to the economic significance of his travel. Statistics show a 10.0 percent growth rate over a period of 10 years accounting for an expenditure of 20 billion US dollars.

3.4.2 Domestic Tourism

Domestic tourism involves tourist movement within the confines of a national entity as defined by the frontiers of state. World tourism organisation (WTO) statistics show 87 percent of all tourist traffic to be domestic and that 3,500 million people travel annually, if 87 percent of this figures is domestic, then the impact of domestic tourism on the economic, social and cultural aspects of a nation cannot be overemphasized.

3.5 DETERMINANTS AND MOTIVATIONS IN TOURSM

The primary determinant of tourism within a country is the standard of living in that country. Consequently, the highest levels of participation are found in countries with relatively high standards of living and in which a considerable segment of the population is urbanised. High disposable incomes, reduction in hours of work and lengthening of holidays as well as the attendant high level of car ownership are all tourism stimulating manifestations of a high standard of living.

Other determinants include demographic structure (tendency of a certain age group towards exuberance), terminal levels of education and occupation structure.

The primary motivation in tourism is the desire to be elsewhere, away from ones familiar surroundings, to escape however temporarily the routine constraints and stresses of everyday life. Motivation has been further divided into wanderlust and sunlust.

Wanderlust is the quest for the unknown, a deliberate departure from familiar things in search of places people and cultures regaded as exotic or mysterious.

Sunlust is travel motivated by the desire for improvement in the quality of amenities for a particular desired purpose.

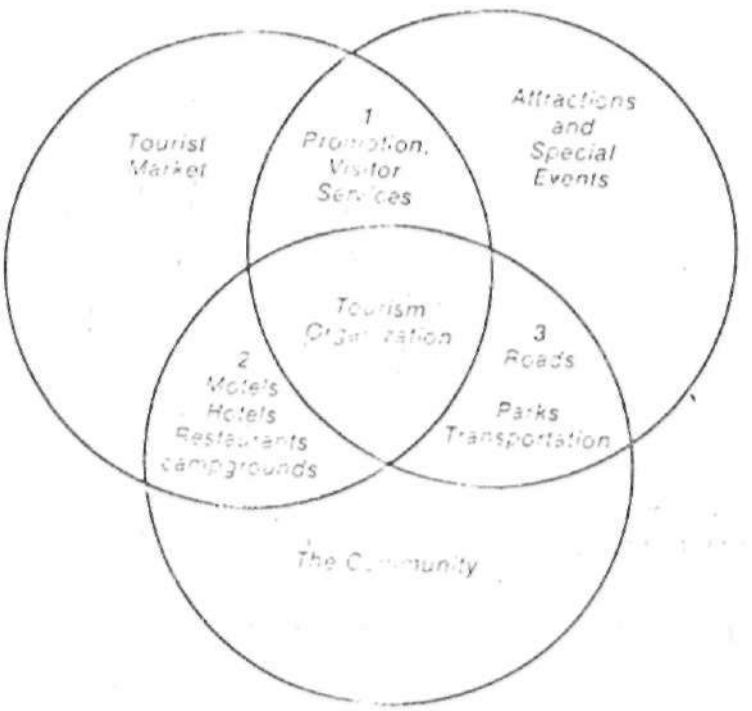
3.6 THE TOURIST DESTINATION

The geographical unit visited by a tourist may be a self contained centre, a village, town or city. This unit refered to as the tourist destination provides infrastructure for its resident and working populations as well as tourists who by their very nature are temporary users.

The import of a geographical unit as a tourist destination is a product of three factors ie the

FIG. 3.2

Requirements of a Tourism Industry



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attractions (natural or man made), accessibility and lastly the available infrastructure. These factors are refered to as the tourist qualities of a destination.

The attractions may be natural (climate, visual scenery) or man-made (structure or events).

Accessibility is a function of distance from the centres of population that constitute tourist markets. It is also a function of transport and communications that enable a destination to be reached.

Accommodation, catering and entertainment are the basic amenities required at the destination. Internal transport and communication are the secondary amenities required to support tourism. Another determinant of the import of a destination is the level of organisation of the tourist industry as reflected in the development and promotion of the tourist product.

Any single one of these factors does not dictate the success or otherwise of a destination, rather it is the interplay of these factors and their proportions relative to one another that determines the tourist quality of the resultant destination.

CHAPTER 4

TOURISM - The Nigerian context

4.1 BACKGROUND

Official government involvement in tourism and its/ development in Nigeria dates back to 1958 when an advisory committee was set up by the federal government with the following terms of reference

I) look into ways of improving hotels and the catering industry.

II) make recommendations on the provision of entertainment facilities.

III) suggest ways of improvement of transport facilities.

IV) highlight other resources to be developed.

V) make recommendations on publicity and promotions.

The committee recommended among other things that

a). Nigeria should join worldwide holiday associations to facilitate exchange of ideas and data.

b) focus be directed to the preservation of existing natural features, local crafts and customs as well as game reserves.

c) training of personnel for the catering profession be intensified.

Based on these recommendations, the federal government evolved a tourism policy that included

a) Establishment of Nigeria hotels limited in association with regional hotels in Kano, Jos and Lagos.

b) Establishment of mutual data exchange co-operations with the world touring and automobile association (WTAA) and the alliance international de tourisms (A.I.L)

c) Granting of tax relief and other incentives to the hotel industry which was declared a pioneer industry in the industrial development ordinance of 1958.

d) Establishment of catering rest houses all over the federation.

e) Easement of immigration laws and formalities.

f) Commencement of campaign on cultural preservation and such publicity brochures as'Fly Nigeria' and 'this is Nigeria' in conjunction with the Nigeria airways and Boac.

g) Commencement of personnel training for the tourism industry.

The then existing tourist body, the Nigeria tourist association was replaced by the Nigeria tourist board in 1976 by powers of decree 5 (The NTB decree). The primary responsibility of the

NTB was the projection of tourist attractions to both Nigerians and foreigners by the development of such attractions while highlighting their location, beauty and values.

The functions of the board as stated in the constituting decree are as follows:

a) To encourage people living in Nigeria to take their holidays therein and people from abroad to visit Nigeria.

b) To encourage the provision and improvement of tourist amenities and facilities in Nigeria including the development of hotels and ancillary facilities.

c) To promote and undertake research in the field of tourism.

d) To assist in the development of museums and historic sites, parks, game reserves, beaches, natural beauty spots, holiday resorts and souvenir industries.

4.2 ECONOMIC SIGNIFICANCE OF TOURISM IN NIGERIA

4.2.1 Gains: Nigeria's tourism earnings in 1955 stood at ₦1.0 million. It rose to ₦6.6 million in 1963 and fell to ₦2.0 million in period 1967 - 1970 an obvious result of the civil war. The above figure represent locally generated revenue in local currency

primarily from hotel sources. The trend in increase resumed after the civil war attaining ₦10.4 million in 1976 and ₦20.6 million in 1976 at the height of the oil boom. An all time high of ₦63 million was recorded in 1977 with the influx of visitors to the world black and african festival of arts and culture (FESTAC'77).

TABLE 4

EARNINGS FROM INTERNATIONAL TOURISM

YEAR	EARNINGS (₦M)	REMARKS
1970	4.60	
1974	8.00	Oil Boom
1975	18.40	
1976	20.60	
1977	63.00	FESTAC INFLUX
1978	83.63	
1979	95.63	
1980	105.74	
1981	115.73	

TABLE 4.2

CONTRIBUTION OF THE HOTEL INDUSTRY TO GROSS DOMESTIC PRODUCT

YEAR	GOP ₦M	CONTRIBUTION OF HOTEL INDUSTRY (₦M)	PERCENTAGE OF CONTRIBUTION
1978/79	33,660.37	83.63	0.2
1979/80	39,938.57	93.63	0.2
1980	43,280.17	105.74	0.2
1981	43,449.99	115.13	0.3

4.2.2. Losses

Tourism also constitutes a major drain on economic reserves when it is extrovert in nature. Statistics indicate that 2.5 million Nigerians were on holiday abroad in seven months of 1980. Foreign exchange expenditure in the period traceable to such travels was a staggering ₦1.2 billion made up of ₦139.03 million in basic trave allowance. The figure rose to ₦259.16 million representing an increase of about 83.5 percent.

Government efforts in trying to plug this drain on meagre economic resources as in the drastic reduction in basic travel allowance, increased air fares and other restrictive measures have yielded little in curbing the excesses of Nigerians.

4.3 PROBLEMS AND PROSPECTS

4.3.1 Problems: The problems that have stunted the growth of tourism in Nigeria cannot be removed from those of the larger society. Inspite of prolonged government involvement (dating back to 1958), tourism in absolute terms is still in its infancy.

Central to the problems plaguing tourism is a characteristic lack of planning manifested in the absence of a basic philosophy and myopic programming. The level of development of basic infrastructure is

still very low, thus essential services like water and electricity are sporadic with perenial power failures being the hallmark of the electricity parastatal (NEPA). Transport and communication is another crucial infrastructure requiring immediate attention, the rail system is in obvious disarray while the national carrier (the Nigeria airways) has lived up to its misnomer of the flying elephant constantly laden by a burden of debt. Telecommunications, solid and liquid waste disposal are other essential services requiring urgent government attention.

Frequent religious riots and other unrests threatening national security must be curbed as security and stability are essential for any sustained tourist activity.

4.3.2 Prospects

The global economic recession and its harsh manifestation in Nigeria's structural adjustment programme has affected tourism in two ways, firstly it has illuminated the dangers of a monocultured economy and necessitated the search for viable options. Secondly, travel abroad has been severely curtailed for many Nigerians forcing them to look inwards for the fulfilment of their physical and spiritual needs. Consequently, tourism has gained a new prominence that climaxed in the first ever

tourism expo held in Lagos in March this year (1988). Travel packages are now being actively promoted and there are indications of a general increase in the level of awareness and interest.

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CHAPTER 5

SITE AND SETTING

5.1 BACKGROUND

With a 1963 population estimate of 100,000 people, Jos famous for its cool weather and breathtaking scenery grew largely as a result of tin minning activities, its designation as a state capital in 1967 also boosted its growth.

Jos has maintained a north-south growth axis along the Jos- Bukuru road towards the south and the Bauchi and Zaria roads towards the north, she has a fairly well developed infrastructural base that includes over 12 commercial banks, reputable departmental stores, numerous attractions such as a wildlife park, museums, zoological garden and important educational infrastructure such as a university (UNIJOS) and a National Institute (NIPSS).

5.2 THE PEOPLE

5.2.1 The Natives: Plateau State has over 50 ethnic groups with no single group large enough to claim majority position these ethnic groups include the Berom, Ngas, Tarok, Alago, Goemai, Mada, Migili, Mwagbavul, Gwari Eggon, Youm, Montal, Gwandara, Gbagi, Biyi, Rukuba, Kwalla, piapung, Challa, Gashit, Chawai, Aten, Pyam,

Fig.5.1 Plateau State

Location

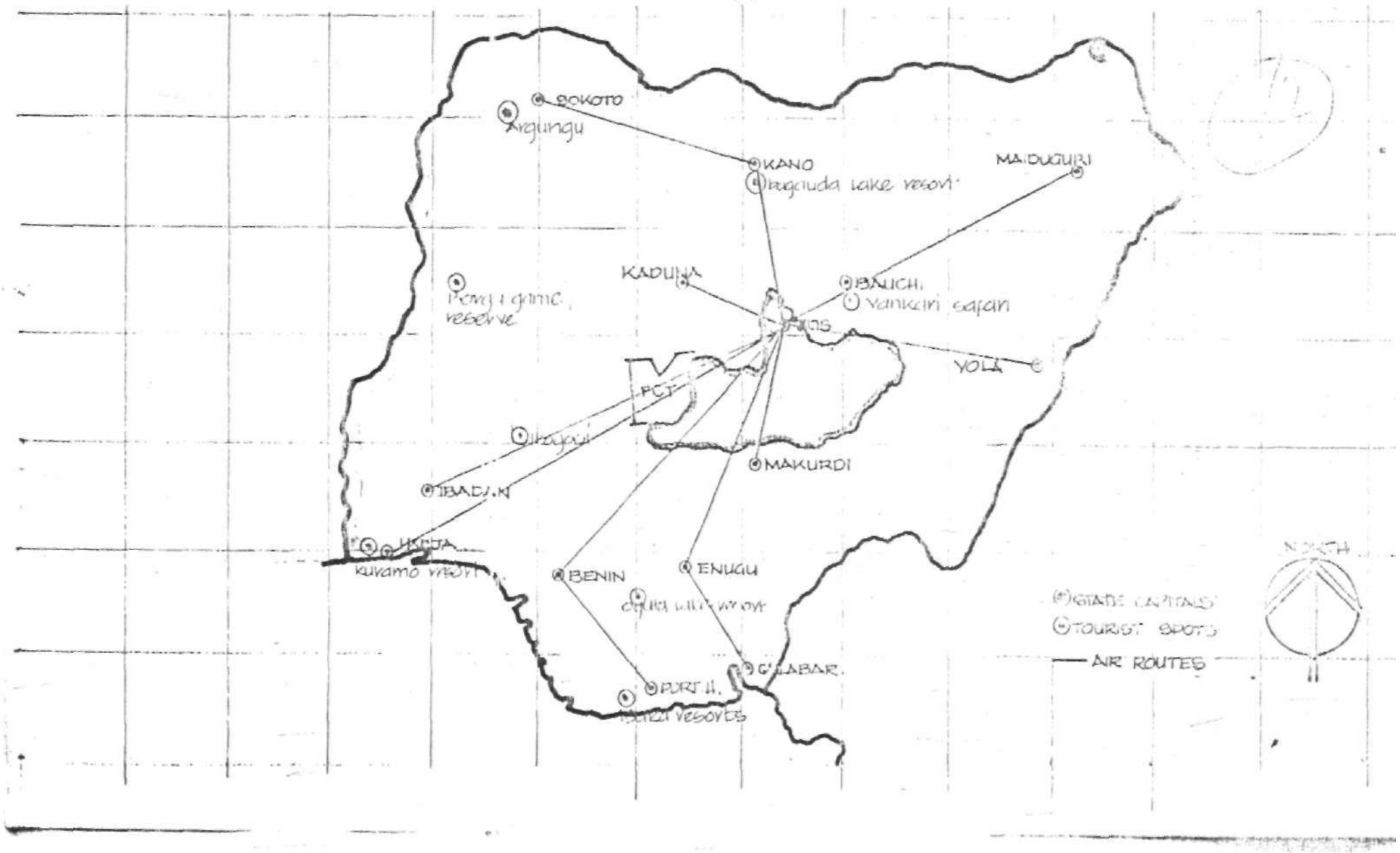


Fig.5.2 Main Centres

he state

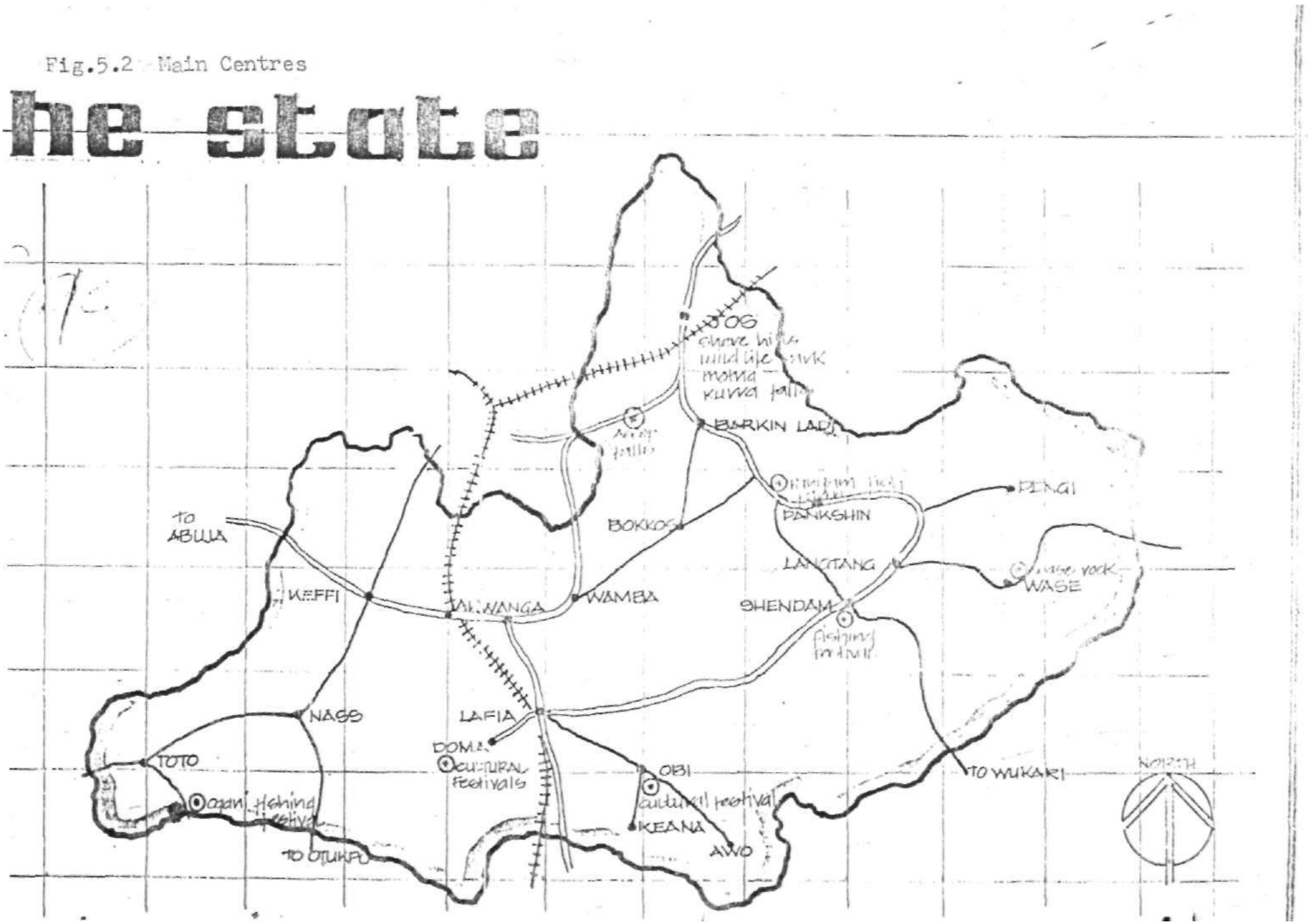
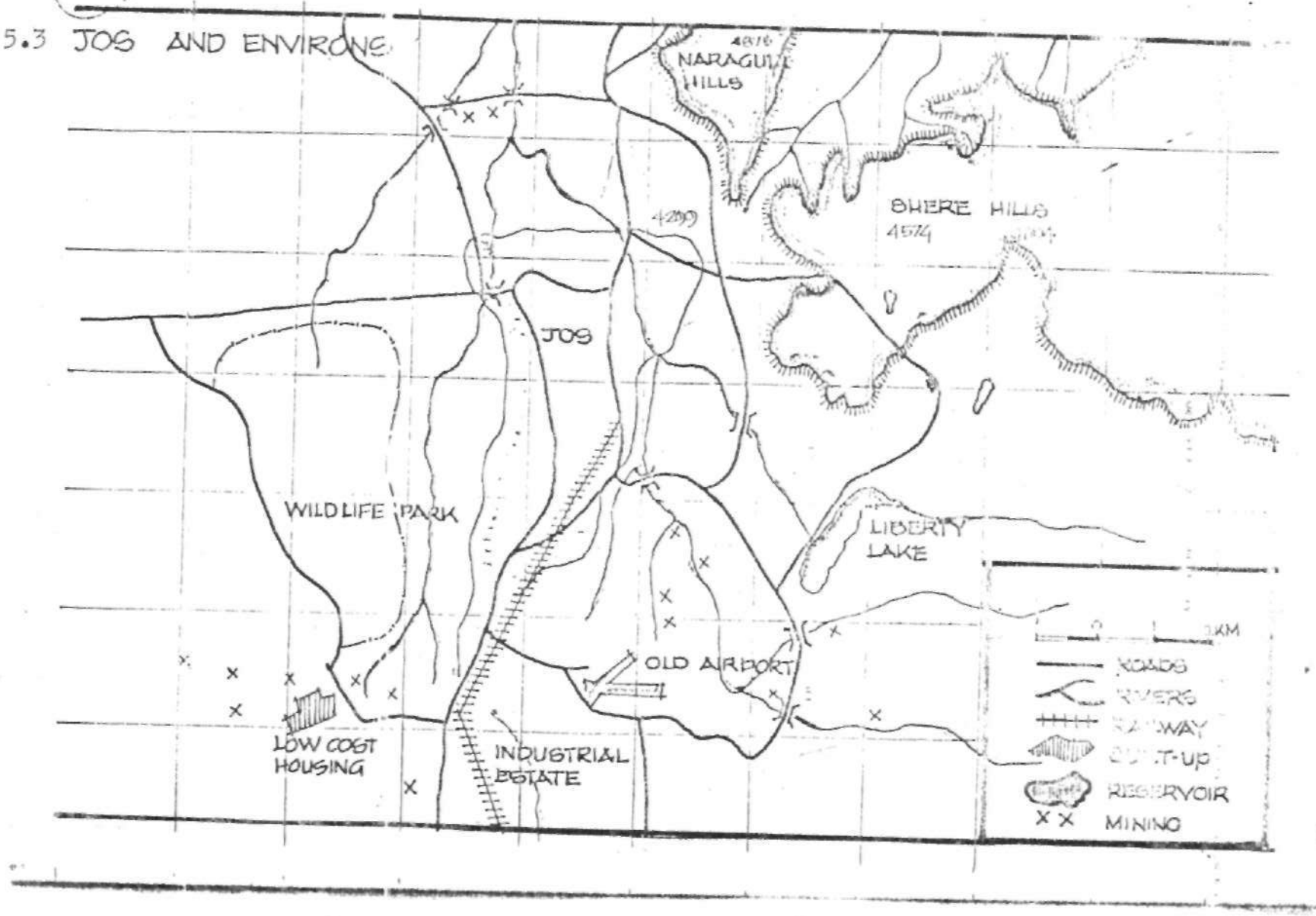


Fig.5.3 JOS AND ENVIRONS



Mama, Fier, Kadwzy, Mupun, Jere, Tal, Chip, Miriam, Rindre, La-ankay, Ron-Kulere, Fulani, Bogham, Kantari, Tiv, Afo, Amo, Egbira, Yeskwa, Nrmzam, Jukun, Nakere, Yashi, Bassa, Kora and Gade.

Largely farmers by occupation, these people are generally hospitable and exist in harmony with each other owing to the many similarities in their traditional ways of life.

"Virtually all the inhabitants of Jos are in effect" strangers (plotnicov, 1967).

5.2.2 The Non-Natives: The 1952 census figures indicated that Hausa and Igbo comprised roughly 33% each of the formerly hausa dominated centre. Yorubas from the west constituted 15% while the fulani constituted 2.7%. Plateau tribe concentrations were notably small.

5.2.3 Expartriates: Though the area appears to accommodate a substantial expartriate community, statistics (omokhodion associates 1978) indicated that they comprised only 2% of all heads of household. The possibility of a slight alien underenumeration was however entertained in the report.

5.3 POPULATION - Demography

For the purpose of this thesis, the population data shall be based on the figure presented in the 1979 draft final of the Jos masterplan by the firm of omokhodion associates.

Three principal techniques, the aggregate trend, economic base and the cohort survival techniques were employed. Figures obtained from these methods all lay within a ± 10% percent reconiliation objective.

TABLE 5.1: ESTIMATION TECHNIQUES

ESTIMATION TECHNIQUE	1978 POPULATION
Aggregate trend	280,720
Economic Base	287,030
Conort - survival	288,284

The highest figure of 288,784 a result of the cohort-survival technique was adopted for the report.

Growth Rate: 75.1% of the presented figure are immigrants with only 29.9% claiming origin of Jos an annual growth rate of 8.2% was assumed based on a 2.2 percent growth rate for the indigenes and a 6 percent rate of immigration.

5.3.1 Population Projection

Based on an annual growth rate of 8.7 percent, population is projected as follows:

TABLE 5.2: POPULATION PROJECTION

YEAR	POPULATION
1978	288,784
1979	313,908
1980	341,218

PROJECTION Cont'd YEAR	POPULATION
1981	370,904
1982	403,172
1983	438,249
1984	463,373
1985	488,497
1986	530,996
1987	577,192
1988	627,408
2000	639,242

5.3.2. Age Structure

TABLE 5.3

AGE	PERCENTAGE OF TOTAL POP	TOTAL POP
0 - 4	16.3	47.072
5 - 9	13.9	40,140
10 - 14	9.4	27.146
15 - 19	9.3	26,857
20 - 24	11.8	34,076
25 - 29	10.8	31.189
30 - 34	8.4	24,258
35 - 39	5.6	16,172
40 - 44	4.7	13,573
45 - 49	2.5	7,220
50 - 54	2.4	6,930
55 - 59	1.1	3,177
60 - 64	1.4	4,043
65 - 69	0.6	1,733

AGE	PERCENTAGE OF TOTAL POP	TOTAL POP
70 - 74	0.6	1,733
75 - 79	0.3	866
80 - 84	0.4	1,155
85 -	0.5	1,444

5.3.3 Family Structure

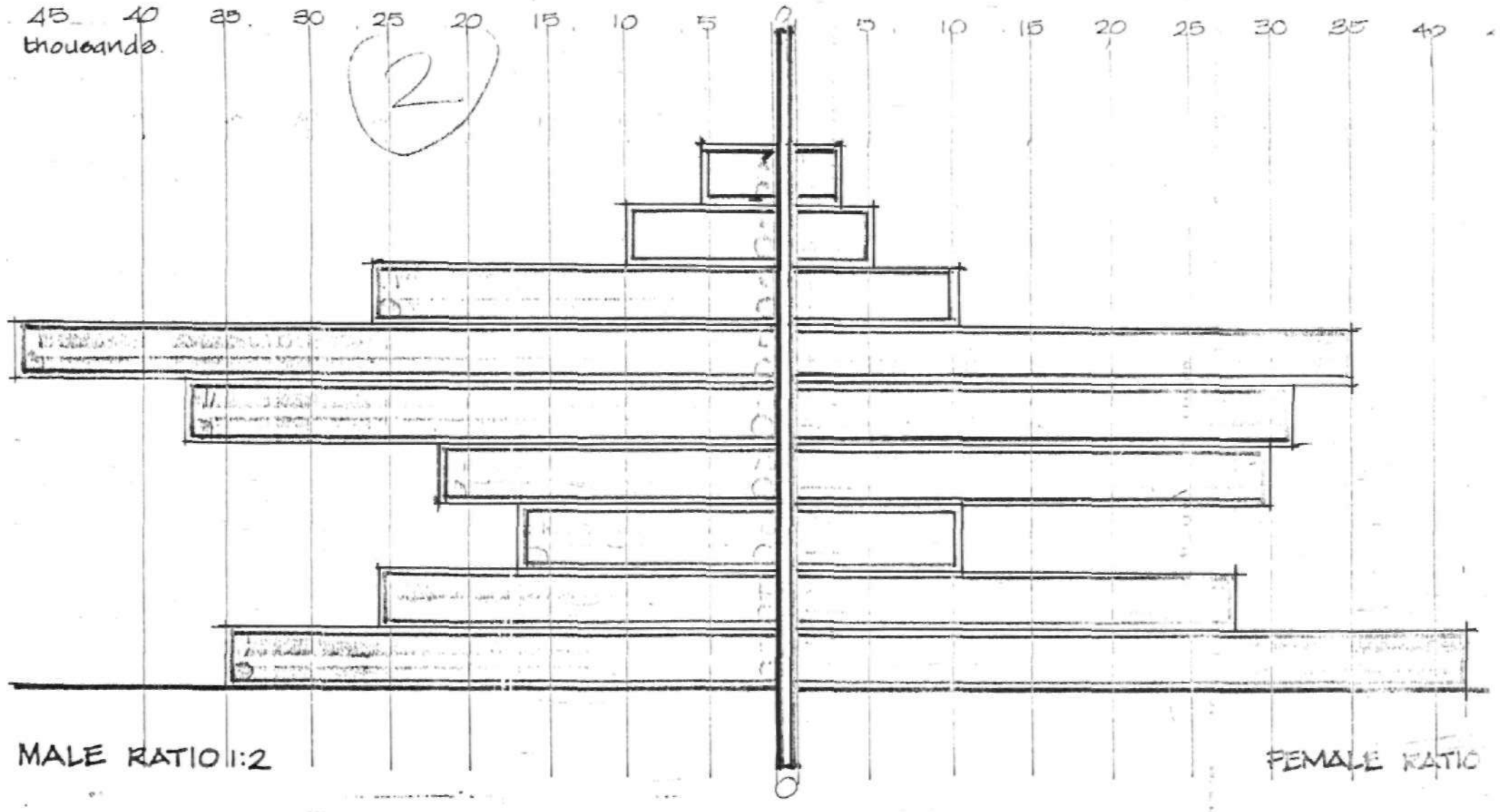
Of 99.5% sample population, 71% of all household heads were married, 24.4% were single and only 3.8% widowed separated or divorced. The average family size was established at 4.5 persons.

5.3.4 Sex Ratio

TABLE 5.4: SEX STRUCTURE

AGE GROUP	MALE POPN.	FEMALE POPN	TOTAL
55 plus	5,498	3,586	9,203
45 - 54	10,279	5,179	9,986
35 - 44	27,986	11,554	39,522
25 - 34	53,307	35,060	88,367
20 - 24	37,769	32,271	20,040
15 - 19	23,905	30,080	53,985
10 - 14	17,450	11,952	29,402
5 - 9	26,773	17,291	54,064
0 - 4	36,096	42,231	28,327

Fig. 5.4 Sex Structure



5.4 OCCUPATION AND INCOME

TABLE 5.5

Occupation Distribution	Percentage
Civil servants	33.8%
Petty traders	18.5
Craftsmen and Industrial Hands	16.9
Professionals	11.0
Business men	7.0
Others	5.3
Missing	7.5

5.4.2 Income Distribution

The figure presented must be considered rough estimates since accurate figure are almost impossible to obtain due to fear of respondents of increased taxation coupled with the existence of a large informal economic sector whose earnings are largely unreported.

With an annual growth rate of 2% annual income is as follows:

INCOME PER ANNUM(₦)	POPULATION 1963	PERCENTAGE 1983	OCCUPATION
Less than 700	31.01	28.0	farmers, mechanics, industrial hands,
701 - 1800	40.3	39.0	traders craftsmen
1801 - 3000	15.3	18.0	traders, civil servants
3001 - 5000	6.7	8.0	civil servants/ professionals
5000 and above	6.7	7.0	Business men, civil servants, professionals

5.5 GEOGRAPHY,

5.5.1 Climate

a) Rainfall: A wet season lasting from late march till october begins with frequent thunderstorms of high intensity. Rainfall peaks at 323mm during the months of July and August. The dry season between november and march is characterised by very little rainfall and a predominance of dry and dusty winds (harmattan) Rainfall reduces to below 42mm in the dry season.

b) Temperature: The average daily maximum temperature is 22°C and the minimum is 16°C. The coolest months are January and December when temperatures as low as 2°C have been recorded. The highest temperature are usually between February and April, just before the rains. The temperature range of 16 - 22°C lies within the comfort zone with humidity considered.

c) Humidity: Average daily relative humidity during the morning hours is about 68% and falls to 40% during the afternoon. Peak humidity figures are recorded in the months of July and August, whatever unpleasant effects are induced by this situation are modified by correspondingly low temperatures for the period.

d) Air pressure: Owing to its relief (1200m above sea level) air pressure on the Jos Plateau is generally low.

TABLE 5.6

MEAN MONTHLY RAINFALL

MONTH	J	F	M	A	M	J	J	A	S	O	N	D	MEAN (annual)
Rain, mm	23	28	26,2	89,1	202	228	321	279	215	42	5,6	1.8	

TABLE 5.7

MEAN DAILY TEMPERATURE

MONTH	J	F	M	A	M	J	J	A	S	O	N	D	MEAN
MAX °C	27.5	29.5	30.4	31.0	29.0	27.0	24.0	23,6	25.6	27,6	28,3	27,7	27,6
MIN °C	13.5	15.0	17.7	18.4	18,4	17.3	16.9	16,7	16.6	16.6	15.4	13.9	16.5

MEAN MONTHLY [illegible]

Fig. 5.6

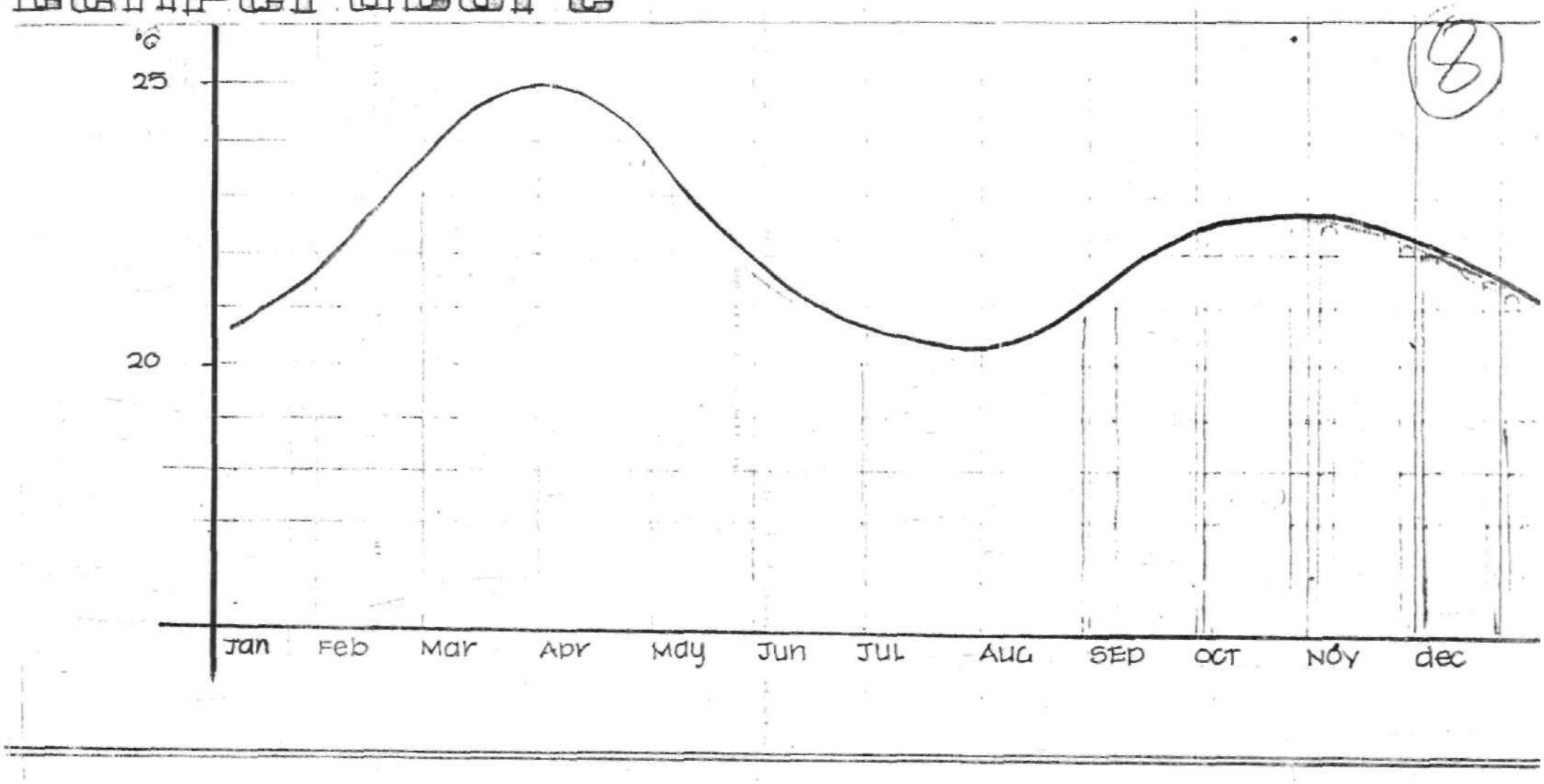
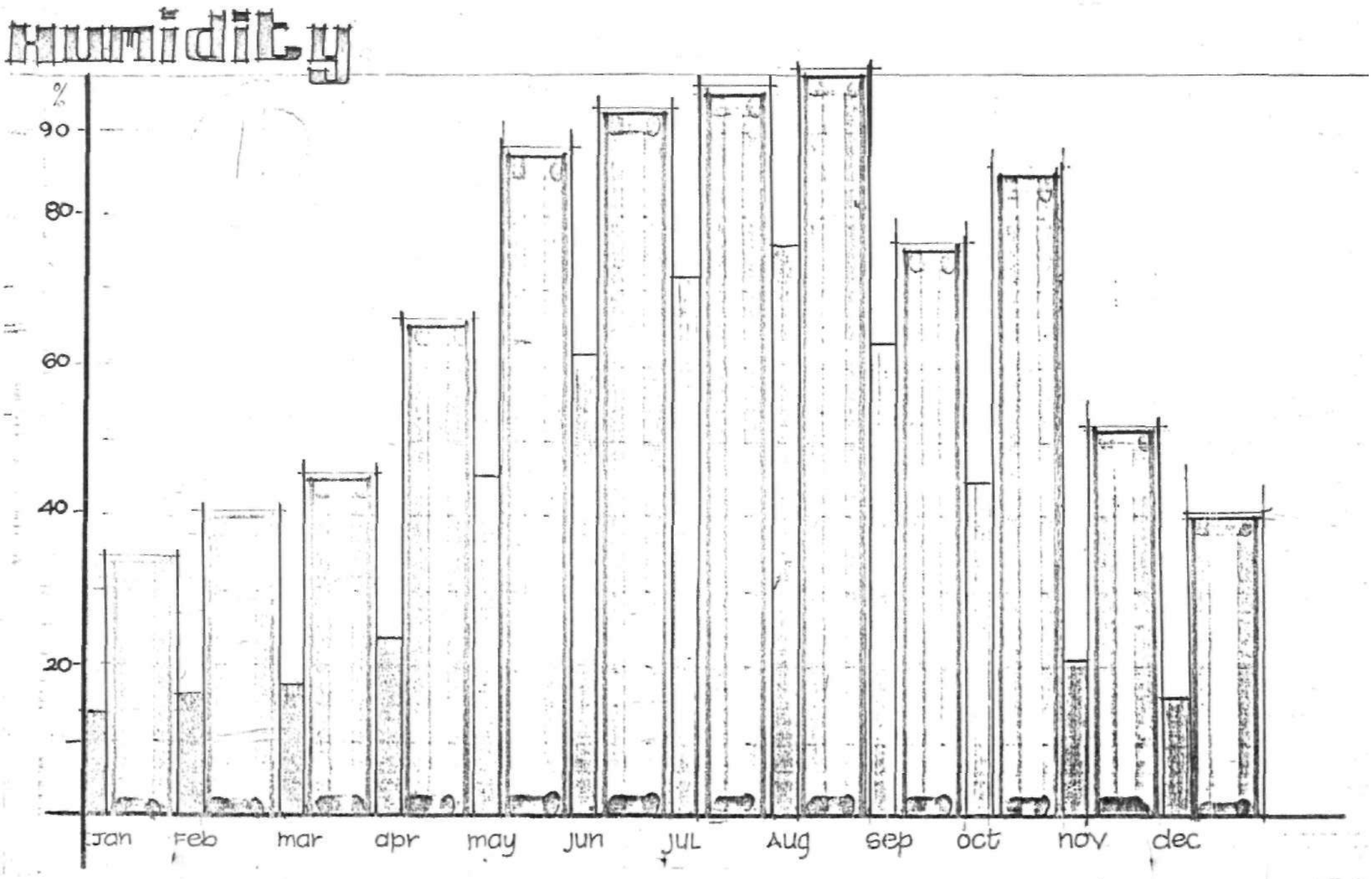

Temperature
°C
25
20
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
dec

Fig. 5.7


Humidity
%
90
80
60
40
20
Jan
Feb
mar
apr
may
jun
JuL
Aug
sep
oct
nov
dec

e) Winds: The predominant air masses are the dry and dusty North East trades (Harmattan) and the moisture bearing south westerlies which produce the rains.

5.5.2 Topography

a) Relief and Drainage: The Jos Plateau covers an area of about 8,000 km^2 and has an east-west stretch of about 80km and a 104km north-south stretch with an altitude of 1200m above sea level. It is bounded by steep escarpments descending 600m down to the surrounding plains. The Jos Plateau constitutes the hydrological centre of northern Nigeria with the meeting on it of three drainage basins. From the plateau the Gongola river drains to the rive benue, the Kaduna river drains to the Niger while the Delimi river joins the Shari-river and drains to lake Chad.

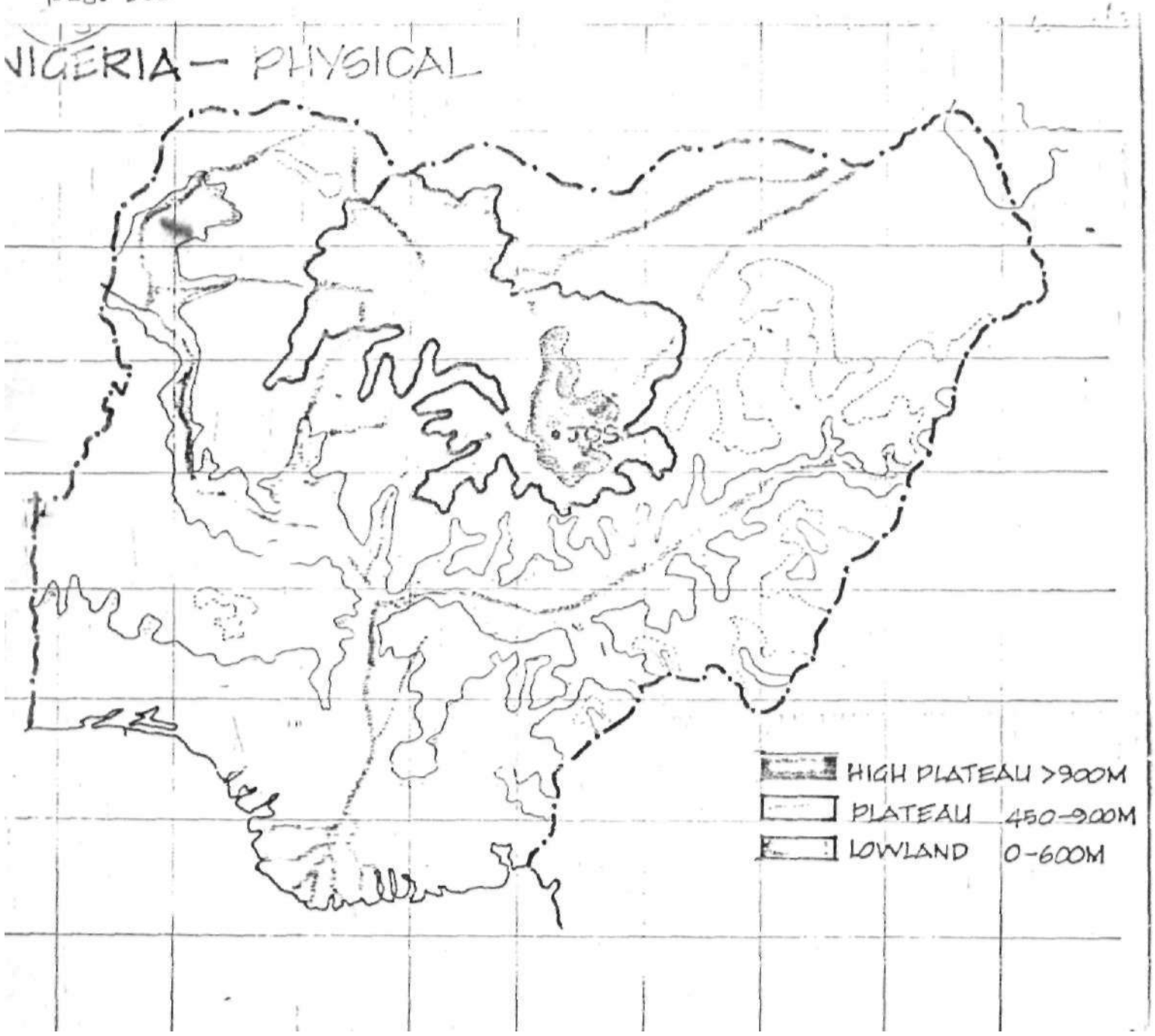
b) Geology: The upstanding hills and rock masses are the residual products (usually granites) of weathering activity that has reduced surrounding areas. Four groups of rocks comprise the geology of the Jos area. Migmatites, gneiss and various granites constitute the basement complex. Basalts are also a common feature of the area.

c) Soils: The main divisions of soils found in the Jos area include:-

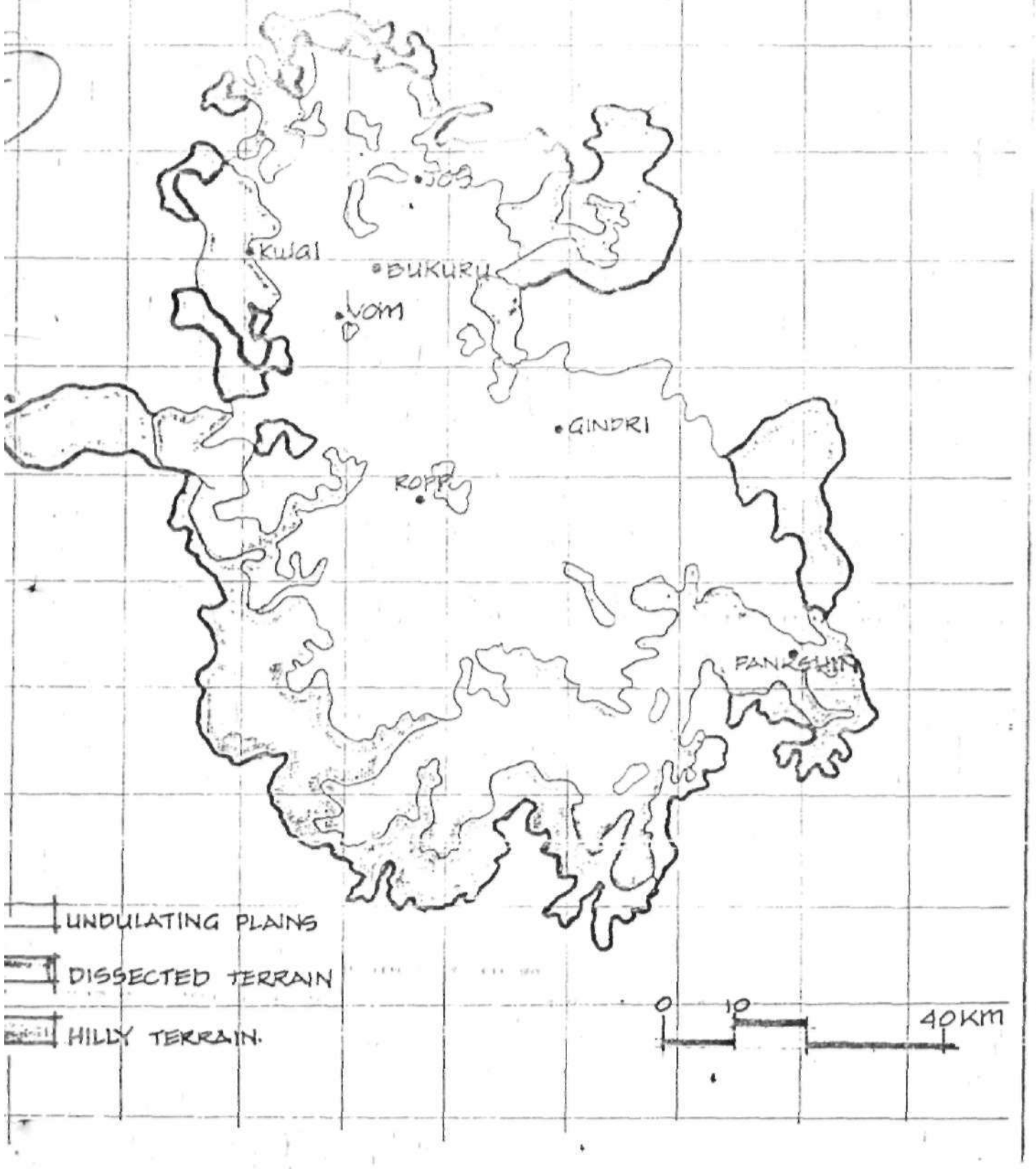
I) Lithosols - predominant in erosion ravaged areas and is of low agricultural value.

II) Entropic brown soils: - formed on crystalline

Fig. 5.8


NIGERIA — PHYSICAL
JOS
HIGH PLATEAU >900M
PLATEAU 450–900M
LOWLAND 0–600M

E JOS PLATEAU — MORPHOLOGY



basic rocks and alluvid deposite, these soils are well structured and permeable with a high content of organic matter.

III) Ferruginous tropical soils: - formed on crystalline acid rocks, they have a high quartz content, are light and often leached.

The rugged topography is a manifestation of the younger granites found all along the edge of the Plateau. While the smooth rounded inselbergs are the result of the presence of older granites of pre-cambrian basement complex.

5.5.3 Vegetation

Vegetation is sparse owing to widespread degradation by man, consequently relics of the typical indigenous woodland are rare and confined to the fringes of the plateau. The original savanna woodland has been reduced to vast tracts of treeless plains - much of the flora is peculiar with many of the woody and herbaceous species such as clematopsis nigerica, faurea speciosa and terminalis brouni hard to find elsewhere in west Africa.

5.6 THE SITE

5.6.1 Background

Situated 5 kilometres from Jos on the liberty dam, the site has as its centrepiece the liberty dam reservoir a water body 1600 long by 700m wide at the

widest point, covering an area of 200 acres with a maximum depth of 20m. The dam itself is 550m long and about 25 metres above the water bed. Maximum water level is normally in mid september with the lowest levels in march at the end of the dry season. Reservoir draw down is however not unsightly as it occurs gradually over 8 months of dry season.

5.6.2 Natural Factors

a) Geology: The basic rock formation in the area consists of young granites made up largely of Rhyolites They form rock massifs and are rich in mineral content. Above the rock strata lies a strata of old basalt rocks. Lying in juxtaposition to the lake adjacent to the older basalts is an impervious rock stratum extending a few metres into the site.

b) Soils: Fertile and well structured, the basic components are crystalline rocks as bottom strata with the coarses particles atop it. Alluvial deposits form the next stratum and, above this stratum is the organic matter layer.

The southern edge of the site is bounded by a low lying marsh land.

c) Topography: The site is gently undulating with three main outcrops averaging about 20 metres height on its north-western edge. The shere hills reputed to have the highest peak in Nigeria lie a

short distance ahead in the north direction.

d) Hydrology: The main hydrological elements on site are the lake itself and the small feeder stream on the northern end of the site.

e) Vegetation: As with most of the plateau, vegetation is sparse with very few shrubs and vast tracts of grass covered tree-less plain.

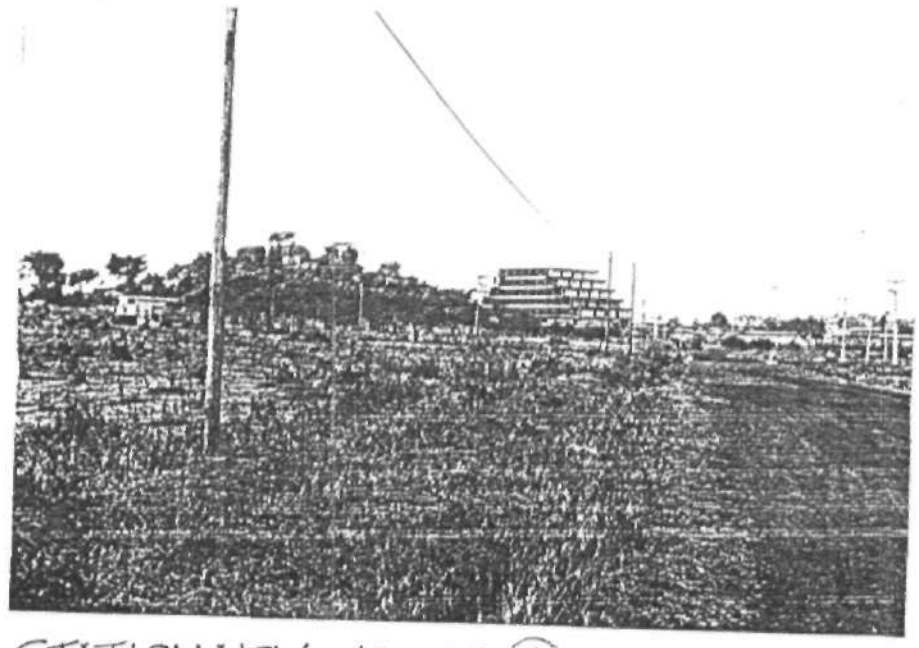
f) Climate: Modifying elements are practically non-existent on site micro-climatic activity is minimal. The site experiences the full impact of whichever air mass predominates.

5.6.3 Cultural Factors

a) Existing land use - The site falls under the special use area specified in the Jos land use map. Surrounding land uses include the Roc sheration (under construction) to the north. A golf course and a proposed site for the National institute of policy and strategic studies (NIPPS) to the south. Some distance off to the west is a military residential facility with a learner drivers pitch not too far in the foreground.

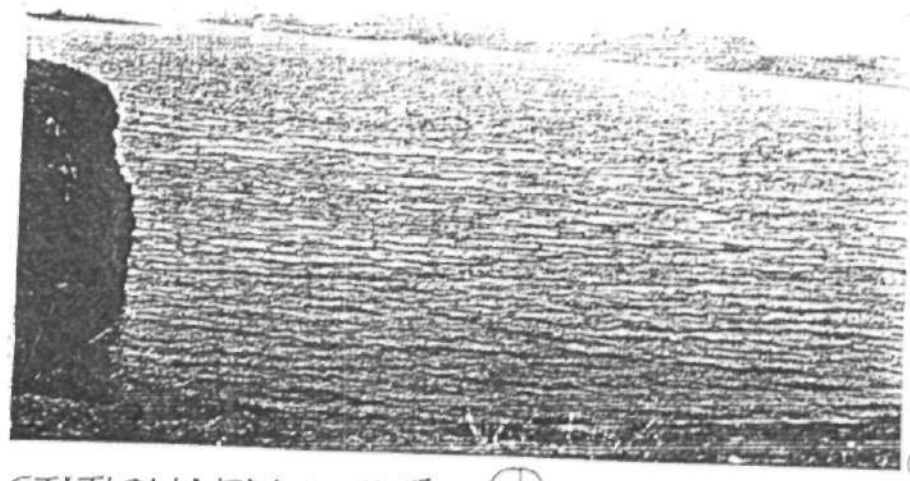
b) Traffic/Transit - Major arterial ways around the site are connected by Y- junctions and traffic in the area apart from the learner drivers pitch is generally low.

Plate I



STATIONARY POINT (1)

Plate II



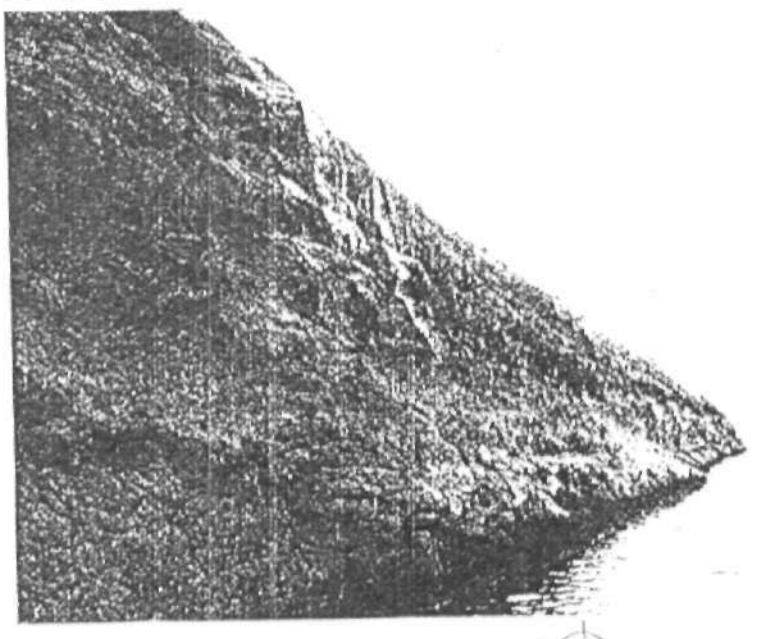
STATIONARY POINT

Plate III



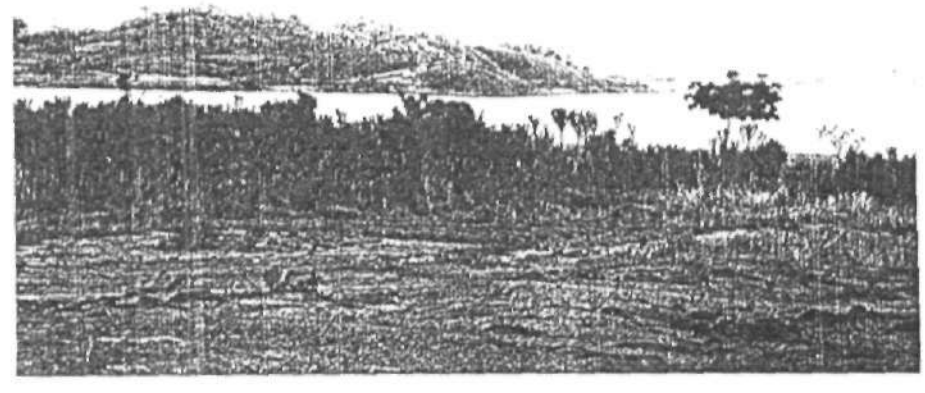
STATIONARY POINT 2

plate IV



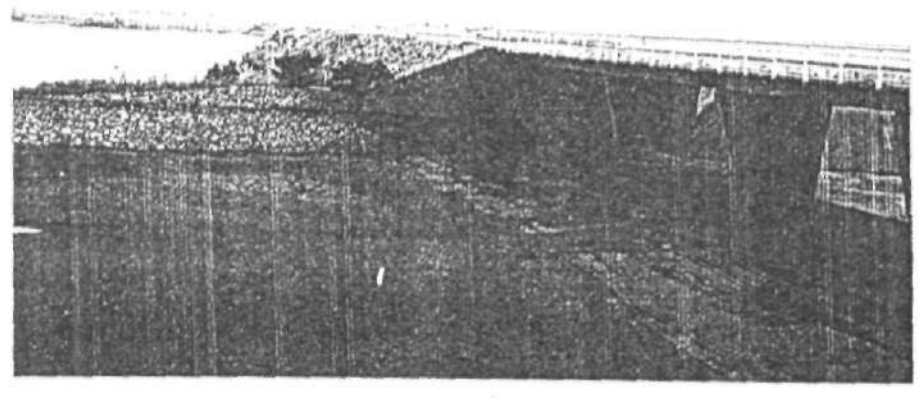
STATIONARY POINT 8

Plate VI



STATIONARY POINT 5

Plate V



STATIONARY POINT 3

c) Services: The linkage system to basic facilities is good with powerliness running alongside the road to shese hills while water-pipes lead away from the dam towards the treatment plant in Jos.

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6. Vanguard, 21/10/87.

CHAPTER 6

DESIGN APPRAISALS

I WALT DISNEY WORLD. FLORIDA, USA.

ARCHITECTS: W.E.D. IMAGINEERING

CLIENT/SPONSOR: W.E.D. ENTERPRISES

The Concept

The idea for disney world was one that had simmered in the mind of its creator long before the park became a reality. It was motivated by walt disneys experiences in taking his two daughters out to amusement parks and playgrounds, he was always disappointed because in his words 'while they were on the meery-go round or something, I'd be sitting there trying to figure out what I could do.' This situation inspired the challenge- seeking disney into evolving a different kind of amusement park. One where parents and children could together forget their every day cares and loose themselves in adventure and fantasy. Magic Kingdom, a unique and totally unprecedented blend of entertainment and information thus resulted.

The Site

The walt disney world resort complex is located on 28,000 acres (43 square miles) of land in the heart of florida on the south west coast of the

united states of America. The magic kingdom part occupies 107 acres while EPCOT centre the experimental prototype community of tomorrow occupies 206 acres.

General Description

In all its 28,000 acres, the Walt Disney world resort complex is a demonstration of the preservation and enhancement of the aesthetic qualities of an area while developing it for human fulfilment. A masterplan was developed for the entire area in a bid to create a balance between recreational, residential and commercial uses while protecting areas valuable to the wildlife and overall ecology of the area.

The complex has two principal components -

a) Magic Kingdom, an offshoot of disney's original theme park and

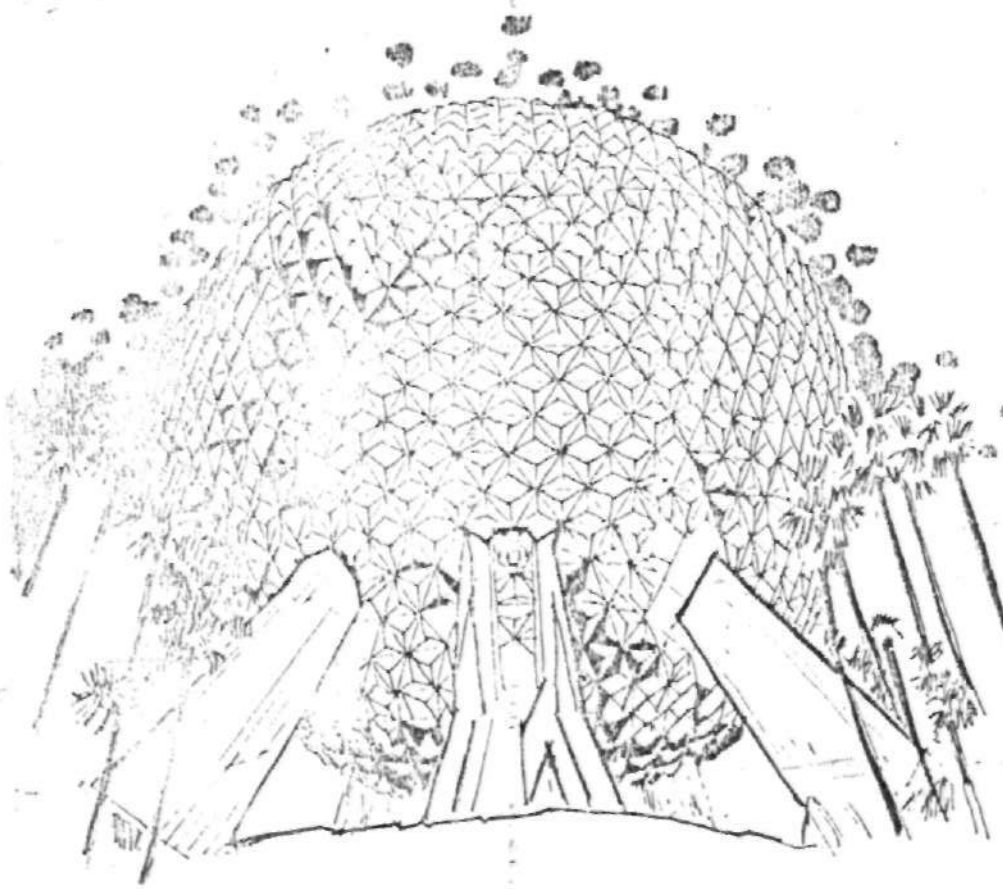
b) EPCOT centre, a more recent addition.

a) EPCOT Centre

EPCOT an acronym for experimental prototype community of tomorrow is disneys third and most spectacular themepark. He wanted a community of tomorrow that would continually introduce, test and demonstrate everchanging ideas as they emerged from the creative centres of industry and he wanted to entertain while doing it.

Fig. 6.1.

EPCOT Center



SPACE SHIP Earth

DESIGN DATA

architect: WED IMAGINEERING

structure: GEODESIC DOME 60M HIGH, 5M above ground.

EPCOT centre is actually two distinctly different programme that compliment each other splendidly.

II. Future World

Featuring 'spaceship earth' and four other futuristically designed buildings housing exhibits sponsored by major US corporations, future world is an expression of Disney's philosophy of prototype demonstration of inovative systems as they emerge from the creative centres of industry. A tour of spaceship earth is a delightful romp into movies, gadgets and playgrounds of the future.

III. World Showcase

This second programme at EPCOT is a village of pavillions that displays the culture and amusements of the United States and eight countries. This village of diverse cultures offers authentic restaurants, shops as well as continuous live entertainment amid the recreation of the architectural landmarks of the various countries.

b) MAGIC KINGDOM

The other principal component of the walt disney world resort complex the magic kingdom opened on 1st October 19?1 with six themed areas offering a total of forty-five attractions the themed areas include-

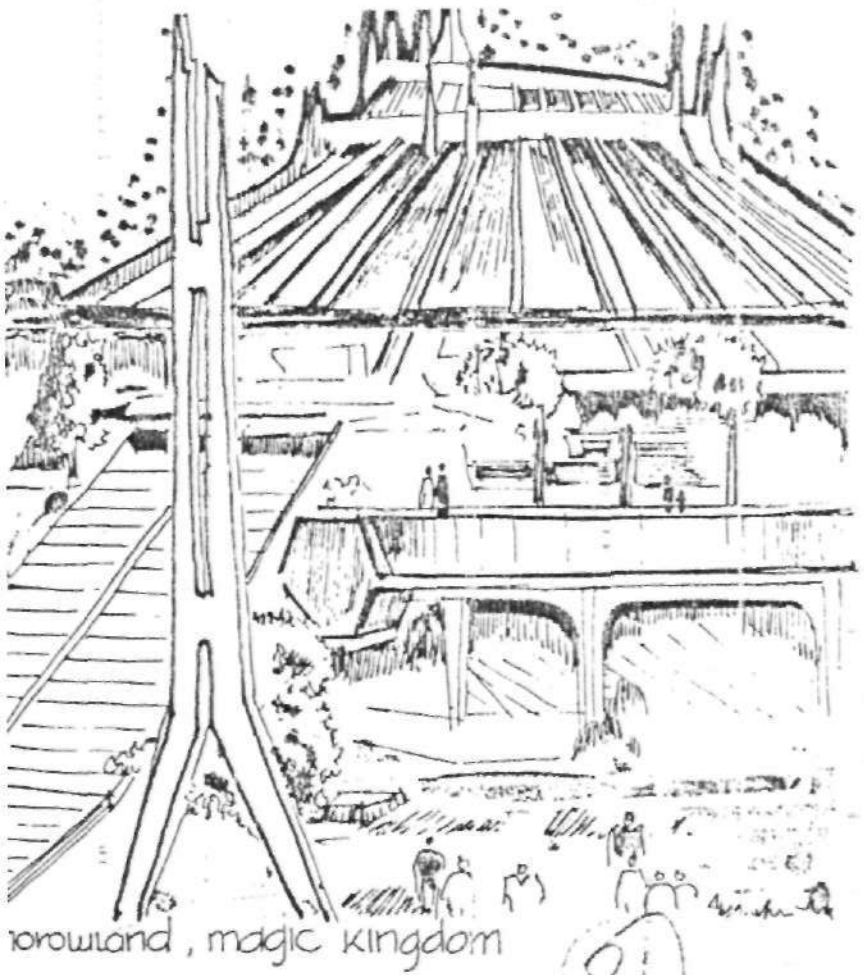


Fig. 6.2 Tomorrow Land,
Magic Kingdom



Fig. 6.3 Mainstreet

Main Street USA- An attempt to recapture the simpler and more carefree ways' of life of days gone by.

Adventureland - A tropical adventure with dense jungle foliage and a simulation of the perilous waterways of Africa, Asia and the Amazon.

Frontierland - With authentic replicas of two historic ships, frontierland is Disneys tribute to Americas pioneer days.

Liberty Square - A blend of historical fact and amusing fable in authentic french quarter architecture.

Fantasy Land - A live reproduction in a bavarian village setting of the screen classics created by walt disney.

Tomorrowland - The precedent for EPCOT centre featuring the unique wide vision motion picture technique among other attractions.

Accommodation

With respect to accommodation, the Walt Disney resort complex is composed of four major areas with capacities as follows:

(a) Contemporary resort - 1046 rooms.

(b) Polynesian village resort - 636 rooms.

(c) Golf resort - 828 suites.

(d) Disney world village resort - 400 family units.

Additionally, the Disney world conference centre accommodates up to 300 persons in lake villas and grand vista suites.

Other Resort Facilities

Other resorts facilities include convention rooms, restaurants, night clubs, shops entertainment lounges, golf courses, tennis courts, horseback riding, pools and lakes for swimming, boating and water skiing. The Walt Disney world village offers 30 shops, 10 restaurants, live entertainment and an office plaza with 100,000 square feet of rentable office space.

Services

Support services in the resort are largely 'state of the art' incorporating the lastest technologies as they emerge from the creative centres of industry

a) Solid Waste Disposal: The AUAC an underground trash collection system uses pneumatic tubes to remove and compact solid waste from all sections of magic kingdom.

b) Waste Water Treatment: Capable of treating 3-3 million gallons of waster water, the modern waste water treatment plant treats sewage by the activated sludge process.

c) Utilidors: Beneath magic kingdom lies a network of utility corridors serving all theme - park structures. They ensure easy access to all utility services.

d) Central energy plant: The Disney complex is serviced by a computerised automated central energy resources plant which controls the flow of power, heating, cooling and other energy courses. A new innovative solar energy project has also been installed for the walt disney world complex.

e) Water Management: A considerable portion of the 43 square mile walt disney world property is made up of water. A step down water control system incorporating dykes, canals and automated control gates controls the distribution of water throughout the property.

f) Fire protection: The Reedy Creek fire service provides protection for the Disney property with stations located on the perimeters of vacation kingdom and the lake buena vista areas. Monitorizing and control systems are computerised.

g) Transportation systems: The 250 passenger trains that make up the mark IV monorail system travel on a single elevated beamway propelled by electricity picked up from a powerrail on the beamway. These monorail trains use one fourth the energy of cars to convey an average of 80,000 people around

per day with near perfect (99.9%) reliability.

Appraisal

The loudest testimony to the success of the Walt Disney world resort complex is perhaps the coverage it has received in the architectural and other related press. It has been the subject of detailed analysis, rave services and has spawned in its wake a catalogue of souvrenir products, simulations and duplications (tokyo disney land).

Merits

Use of the time tested concept of offering in one place a range of activities appealing to the widest variety of tastes.

The integration of education and information with the leisure aspects of the resort as in the historically relevant magic kingdom and the highly informative EPCOT centre.

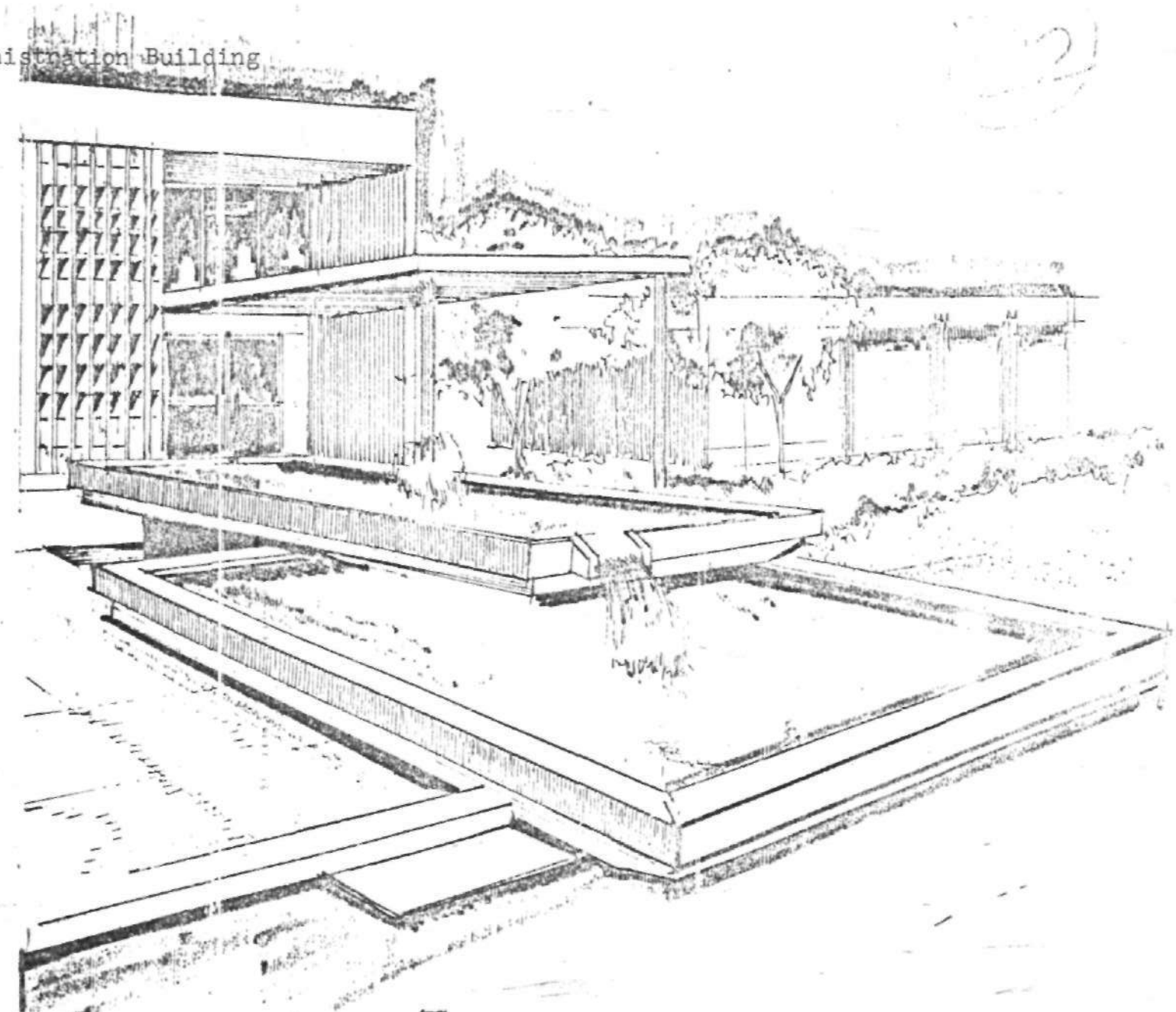
The separation of pedestrian (visitor) traffic from service traffic in the provision of utilidors ensuring non-interference and averting a potentially chaotic situation.

Concern for the quality of the environment as in the conservation programmes and the unique environmental protection agency.

Demerits

Shear complexity of the facility and the attendant specialised manpower requirement. The attempt at providing every conceivable item of leisure diminishes the strength of the original concept.

Fig. 6.4 Administration Building



Facilities

A) CENTRAL SERVICES AREA

II BAGAUDA LAKE RESORT, KANO, NIGERIA

CLIENT/SPONSOR: KANO STATE GOVERNMENT

Location

Located 58 kilometres west of Kano on the Kano - Jos road, the bagauda lake resort covers 130 acres of flat land adjacent to the bagauda lake. The resort is easily accessible from the Kano international airport the journey lasting about 50 minutes on a surfaced road.

Aims

Conceived in the early seventies in response to a government advisory committee recommendation, the bagauda lake resort was developed as a place of recreation and respite from the urban hustle and bustle of Kano. By its location, an attempt was made to utilise the potential of two attractions namely the bagauda lake and the nearby game reserve.

Facilities

A) Central services area: The administration block fronted by an impressive fountain contains offices for the administrative staff. A clinic offering free medical services occupies a part of the central services area while fire fighting functions are accommodated in one storey structure opposite the administration building.

Other facilities here include a bank, barbers shop, beauty parlours and local craft shops.

B) Recreation and Entertainment:

1. Night club: operating between 7pm and 12 midnight on all week days except mondays, the 100 person capacity night club is suitable for dancing and for cabaret.

2. Bar Restaurant: The 60 persons capacity bar is fully air conditioned and the restaurant located in the southern wing offers Nigerian and continental cuisine, a la carte specialities and can sit 100 diners at a time. Behind the bar is an outdoor plaza with children's recreation facilities.

3. Amphitheatre: Located close to the lake with the water body as backdrop, the 500 capacity amphitheatre has fixed timber seating arranged about a thrusting stage backed by a screen for projection.

4. Others: The resort has an olympic size swimming pool free to residents and open from 8.am to 8.pm and four standard tennis courts separated from the pool by a filter station.

Accommodation

Accommodation in the bagauda resort comprises 50 double chalets, 50 quadruple double round huts and 8 chalets each with accommodation for 4 persons and

A



Tchad hall
- conference hall
- Board room

B

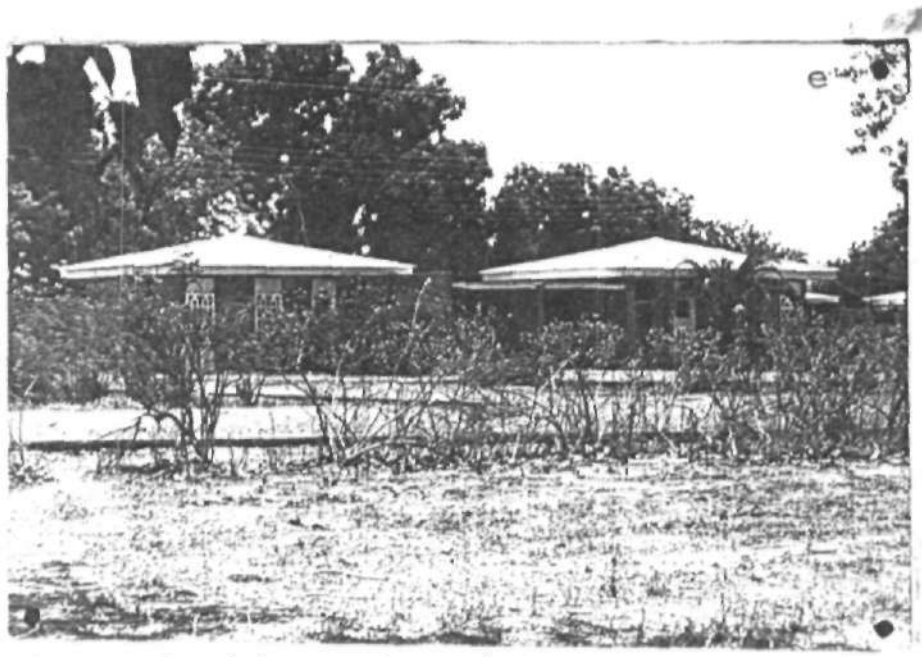


amphitheatre / cinema ground
- 500 persons capacity
- Thrusting stage



2 Bedroom VIP chalets

- 120 naira per night
-



The double chalets.

4 luxury suites.

Radio and television sets are provided in all the rooms and all bedrooms with the exception of the round huts are airconditioned. The round huts have electric fans installed in them.

Appraisal

Merits: The eastern location relative to the lake has obvious climatic advantages. The sea breeze effect modifies the impact of the predominant north east trade winds.

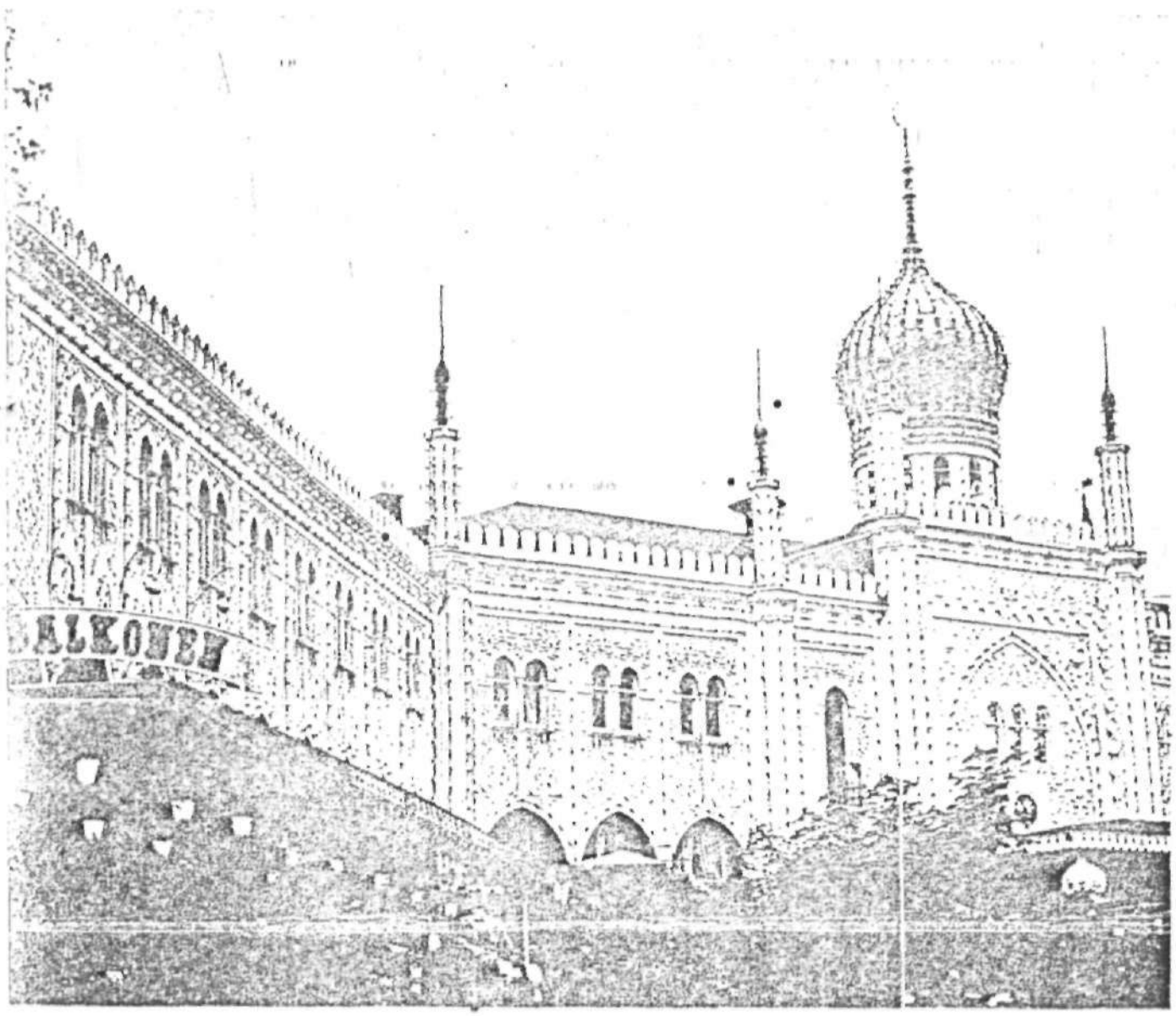
Soparadic incidents of proper attention to landscape in the use of such elements as fountains, lighting planting and round paving.

Demerits: The major problems facing the bagauda resort are centred around the lack of its conception as an integrated environment. The layout does not show any conscious attempt at proper architectural linkage of the units. The various architectural units and the surrounding landscape do not appear to have been simultaneously conceived.

The 130 acre property does not have any defining boundaries consequently, the facility is exposed to severe pilfrage and a general lack of control over the environment.

Very poor quality of fittings in some chalets with undersized showers, wardrobes coming apart and doors that cannot be locked against defaulting guests or burglars.

Fig. 6.6



III TIVOLI GARDENS, COPENHAGEN, DENMARK

ARCHITECT: VILHEIM DAHLERUP

CLIENT: GEORGE CARSTENSEN

Concept

A unique entity that defies generic labelling, the tivoli gardens began as a place of respite from the crowded restrictive and monotonous conditions of urban life in mid-nineteenth century copenhagen. It was given additional impetus by the political unrest prevalent in copenhagen of the time. Tivoli was therefore a result of the quest for an escape from harsh social realities. Its physical and cultural milieu thus determined the form it took.

The Site

The site is a 20-acre trapezoid located in the very heart of copenhagen, bounded on all sides by very busy streets. The northern border is formed by the VESTERBROGADE from which takes its major entrance. The HC ANDERSENS BOULEVARD forms the eastern limit while the TIETGENSGADE and the BERNSTOFFSGADE form the southern and western limits respectively.

Design Approach

All tivoli buildings are intended primarily as purveyors of the atmosphere rather than as technical or formal architectural expressions. Creation of atmosphere was largely by exotic association and no

Fig. 6.7 Layout

1966



relationship was intended between function and the style employed. The only stylistic requirements were-

1) unfamiliar forms.

2) association with times or places considered strange or exotic.

General Description

The 'mood' of tivoli was one of whimsical fantasy and exotic imagery in total contrast to the city outside its walls. Its basic order was one of muli-spatial organisation with different kinds of activity related to different spaces. Three main activity centres may be identified ie

1) Entertainment and cultural activities - Ballet theatre, concert hall, pantomine theatre, orchestra pavillion etc.

2) The Amusements - boat rides, children's playground automobile ride, merry-go round game booths etc.

3) The quiet area - Hanging gardens parterse gardens.

Appraisal

In appraising tivoli, certain pertinent facts must be acknowledged. Firstly, tivoli is a unique product of circumstances physical and social that are largely indigenous to copenhagen, furthermore tradition has

helped tivoli assume its present role in the city's life. This appraisal is therefore an abstraction of the more important aspects of its growth and present character, qualities that can be judged as being responsible for tivoli's success.

Merits

The use of the concept of diversity of activity ie offering in one place a range from passive through cultural to active pursuits appealing to the widest variety of tastes.

The strength of the environmental medium and control over the visual field innundating the senses with a strong feeling of difference from the world of work and trade outside.

Its location in the heart of the urban centre though at odds with convention is effective in keeping downtown copenhagen alive after official hours utilizing facilities like parking and transportation that would otherwise have been idle.

Demerits

The original plan of tivoli did not provide for change or growth. Where they have become inevitable changes have had to be preceeded by destruction.

Overall layout shows a lack of order in the planning, no conscious attempt at integration is evident. The eclecticism of its architecture causes visual disharmony.

IV FUNTUA MOTEL, FUNTUA, NIGERIA

ARCHITECTS: KADUNA STATE MINISTRY OF WORKS

CLIENT: KADUNA STATE HOTELS BOARD

Location

Located on the periphery of the mairuwa lake about 10 kilometers from the heart of funtua township, the funtua motel a development dating back to the early seventies was conceived for and managed by the Kaduna State hotels board, with the recent political restructuring, the funtual motel is now the only development of its kind in the infant Katsina State.

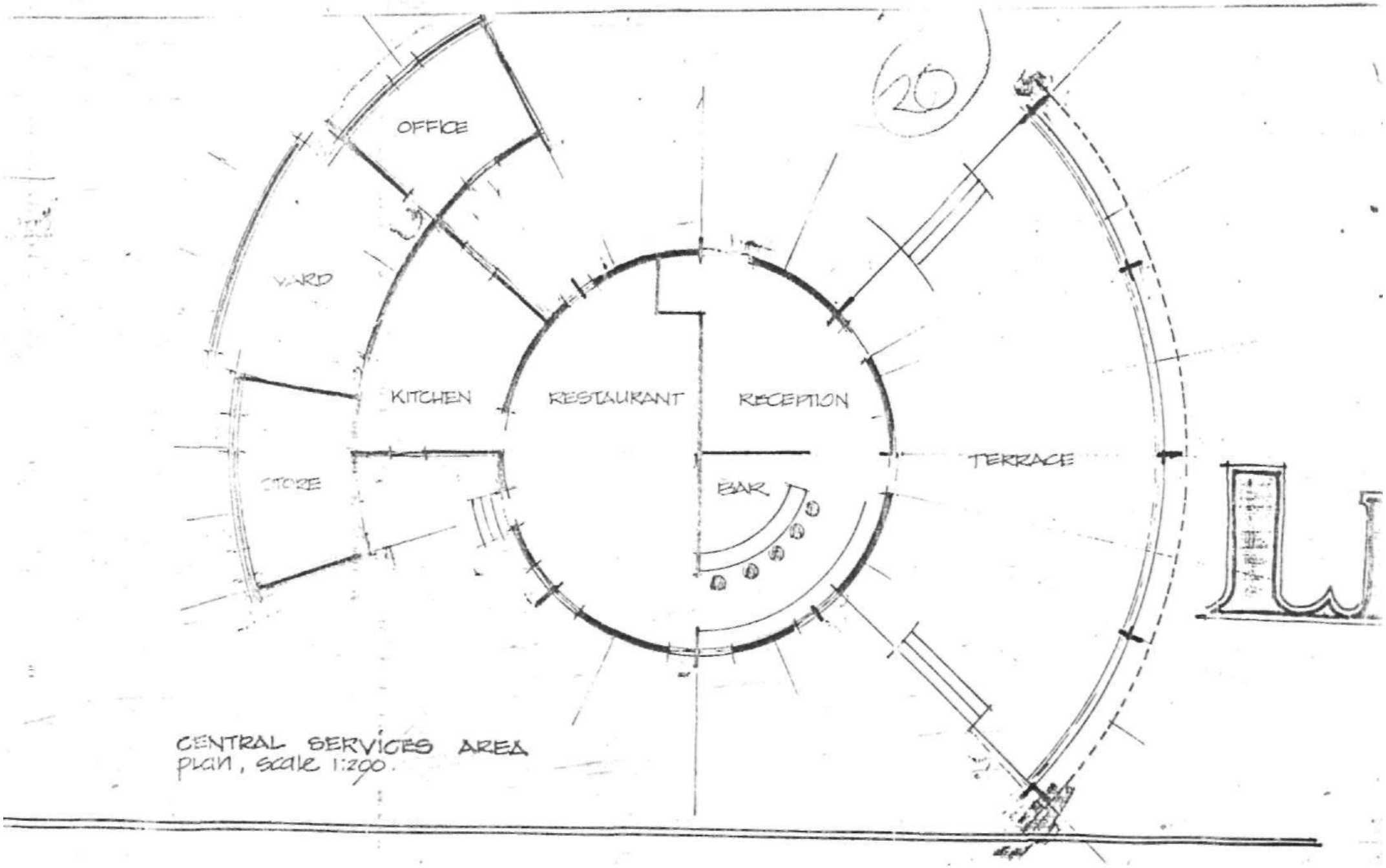
Concept

The Funtua motel was conceived originally to cater for people in transit between the larger urban centres of Sokoto and Kaduna States to its north and south respectively. The secondary aim in its establishment was the provision of a recreational outlet for the local populace.

Facilities

Apart from the chalets, the main structures on the site include an airconditioned mosque. About 30 metres from this area a road is what can be termed a centralservices building housing such facilities as reception, a bar flowing out to a terrace

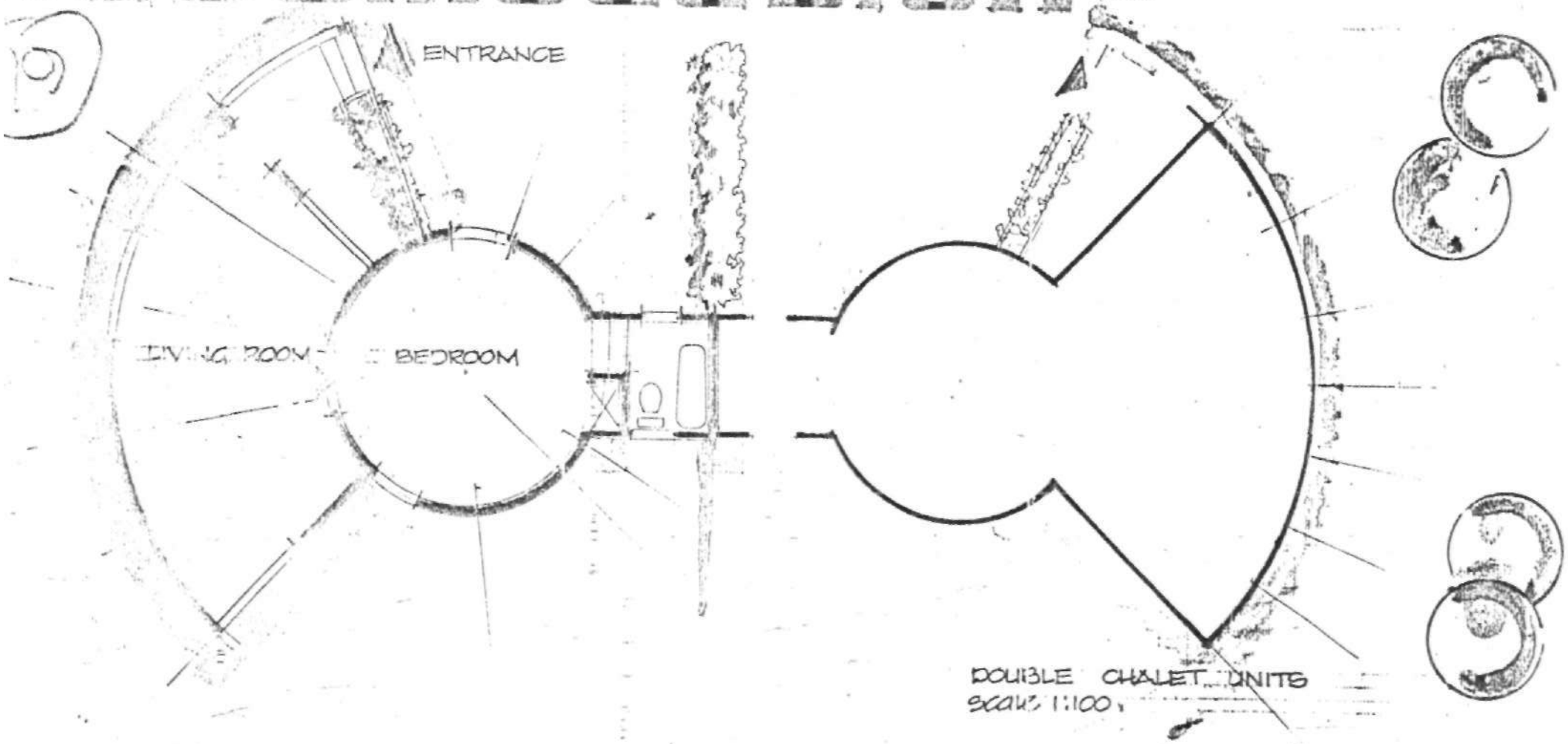
Fig. 6.8



CENTRAL SERVICES AREA
plan, scale 1:200.

Fig. 6.9

ccomodation



The motel is a multi-storied [illegible]

overlooking the lake. Other facilities in this building include a 50 person optimum capacity restaurant backed by a kitchen, store and an office. Plans are in the pipeline to construct a conference hall and expand the accommodation units.

Design Concepts

While the overall layout does not show evidence of a superorganising idea the design of the two main architectural units ie the chalets and the central services building show a consistency that reveals the designers preference for circular forms which may be argued to be traditional. In both instances, space radiates outwards from a circular core.

Appraisal

OCCUPANCY RATE: The funtua motel enjoys a high level of patronage. Occupany rate ranges between 40 - 50% on weekdays and peaks at 90 - 100% at weekends the height of which is at festivities when some intending patrons are turned back.

Merits

Interesting design concepts for the chalets as well as the central services building.

Proper orientation of chalets relative to wind direction.

Maximum exploitation of the view towards the dam and

lake in location of the terrace.

Deliberate creation of atmosphere in the use of plants and the introduction of free-roaming peacocks.

Demerits

Weak use of landscape elements and of landscape design consequently, roads and pathways are not well defined.

The scope of the scheme as reflected in the range of facilities is at the moment narrow.

The mosque is located too close to an accommodation unit exposing the unfortunate patron to a lack of visual or acouctic privacy.



The double chalet
Rear view showing dividing hedge



close-up, entrance porch

SYNOPSIS

The design appraisal has covered developments both local and international, certain recurring denominators have been noted in both successful and not too successful developments. Certain factors are however the unique products of their physical and cultural milieu , and have been duly acknowledged where such is the case. Some others are however basic and must be duly acknowledged by any design aspiring to success.

- on the positive side, the use of the concept of diversity of activity ie offering in one place a range from passive to active pursuits has been noted.

- the deliberate creation of atmosphere by the utilization of natural and artificial means is another positive trend recognised.

- concern for the environment and respect for the unique properties of the site is also worthy of note.

- Use of a theme, a strong concept at the inception.

PITFALLS

- absence of any provision for growth and change.

- lack of super organising ideas on vast sites

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CHAPTER 7

CONCEPTS, PRINCIPLES AND APPROACHES

7.1 GENERAL

Since tourism is essentially a leisure activity the wide range of concepts and principles affecting the spectrum of leisure and recreation planning must be considered in any planning effort geared towards tourism. The basic planning task is to understand the significant relationship between people, cities, leisure recreation, open space and urban form. The detailed planning task is to relate time (leisure), activity (behaviour) and space to a geographical area (the city). Both tasks will require value judgments, calculated risk decisions, and additional research.

7.2 BASIC DEFINITIONS

Owing to several sometimes subjective definitions of recreation, several planning efforts have not achieved the desired goals set out at inception. It is therefore necessary to draw up definitions that are generally accepted for the terms involved.

Below are some relevant definitions:

leisure Any portion of an individuals time not occupied by employment or in pursuit of essential activities.

recreation: Any leisure time activity which is pursued for its own sake, or what happens to the participant as a result of the recreation experience.

recreation planning: A process that relates people to leisure time and space. The use of information for the allocation of resources to accommodate the current and future leisure needs of a population and planning area.

recreation design: A process that relates people to form an function of a recreation resource. The use of information to create designs that relate the existing or potential users to a recreation space the emphasis is at site level.

7.3 CONCEPTS AND PRINCIPLES

7.3.1 Human Service Orientation: Since all planning efforts are centred around man and his upliftment, human service becomes the framework for developing principles and applying the methods and techniques of recreation planning. Planners and designers must accept the consequences of their efforts, and must necessarily emphasize a humanistic approach to professional practice based on these concepts.

7.3.2 Planning principles: Certain principles are universal in recreation planning finding suitability to a diverse range of situations. These principles

may be considered basic to the success of any planning effort and can be used to monitor the quality of the planning process. They include :

1. Activities and facilities should be accessible to all people regardless of interest, age, sex, income, housing environment, cultural background or handicap.

2. Public recreation should be co-ordinated with other community recreation opportunities to avoid duplication.

3. Public recreation should be integrated with other public services like health, education and transportation.

4. Facilities should be flexible and capable of accommodating future requirements.

5. All facilities must be financially feasible at all stages of development.

6. The planning process should involve the citizenry.

7. The planning process should be continuous incorporating constant review and evaluation of recommendations of a project.

8. Local and regional plans should be integrated.

9. Land should be acquired prior to urban development and dedicated to park and recreation uses.

10. Facilities should make the most efficient use of land, be designed and managed to provide for the convenience, health, safety and pleasure of intended users, and represent positive examples of design, energy conservation and concern for people.

7.4 APPROACHES

Four principal approaches can be identified in recreation planning. They are the resource, activity, economic and behavioural approaches.

The approach adopted in a particular scheme should be dictated by physical and socio-cultural character as well as the capability of the planning area.

7.4.1 Resource Approach: Physical or natural resources constitute the major determinants of recreation opportunity.in the approach, expressed demand dictates facilities provided in a particular development- consequently, the result is often a duplication rather than diversification of existing facilities.

Environmental considerations determine the acquisition and preservation of open space regardless of people expressed needs or the fiscal resources to pay for this space. The emphasis is therefore laid on the resource instead of the user. The approach emphasize supply while minimising the importance

of social or political factors. It is particularly effective in non-urban resource planning such as water reservoirs, national forest reserves and parks. It is generally applied in situations where there is a well defined resource to protect and centralised control of the planning process. This approach is credited to Lewis (1961) and McHarg (1969) whose works provided a systematic way of describing the natural resource base needed to support different types of recreation activities.

7.4.2 Activity Approach: Particularly suitable when adressing a homogenous population(by a public agency), the activity approach constituted the basis for most pre-1975 recreation plans.

Demand as expressed in past participation in selected activities constitutes the basis of the activity approach. Latent demand is not seriously considered and the values of users and suppliers dominate the planning process.

Social factors are accorded priority over natural factors and the planning process is often influenced by the values of well organised interest groups. Political factors may thus distort expressed demand. The strong emphasis on the past incapacitates the approach as far as accommodation of needs of non-users and future trends are concerned.

Another limitation in the approach is its inappropriateness in planning for metropolitan areas where diverse populations co-habit.

7.4.3 Economic Approach: Associated with the writings of Clawson and Knetsch (1966) the recreation opportunities provided in this approach are dictated by the fiscal resources of a community. The extent of investment and responsibility for providing land facilities are conditioned by projected cost and benefits or the self supporting nature of activities, price influences the supply and demand for activities while fees and charges, government vs private responsibilities for appropriate facilities as well as the evaluation of alternatives in terms of economic benefits and costs are accorded priority over social or natural factors. The sophisticated statistical techniques employed in analysing alternatives lead to rigour and objectivity in planning process and is particularly useful for large jurisdictions with diverse populations. The most significant contribution of this approach is perhaps the provision of facts crucial to the rationalisation and cost effectiveness of public leisure and recreation facilities is the cities.

7.4.4 Behavioural Approach: Regarded as the most complex and controversial of approaches the behavioural approach is credited to the works of Driver (1970) Gold (1973) Hester (1978) and Cheik, Field and Burge

The main thrust of the approach is on recreation as an experience, ie the effect in totality of recreation on the participating individual.

The planning process which is conditioned by uses preference and satisfaction translates time budgets of individuals and social groups into public and private opportunities that require land facilities and a program.

User and non-user objectives are dominant with satisfying experiences as the ultimate goal. Accommodating both latent and expressed demands is accorded priority in meeting indicated social needs in such leisure settings as parks and recreation centres.

While complimenting the advocacy and pluralism of most communities and setting a trend towards a more humanistic approach to meeting leisure needs, the objectivity of the approach is however questionable due to matters of value judgments, and the development of accepted credible measures.

7.4.5 Combined Approach: Developed in the United States of America for use in the California outdoor recreation plan. The combined approach is a synthesis of the positive aspects of the fore mentioned approaches in the quest for a thorough fulfilment of user and resource requirements.

This approach though untested holds much promise particularly for regional recreation planning.

The approach is based on the following concepts:-

1. All potential participants can be divided into user groups according to the nature and quality of the recreation experience desired by each user.
2. Each user group can be described by social and economic characteristics from census data and surveys to estimate the size and distribution of their present and future recreation needs.
3. Each user group requires certain types and amounts of recreation resources in order to provide needed opportunities.
4. The amount of space allocated to each type of recreation experience is determined by physical as well as psychological requirements.
5. The recreation planning area can be described in terms of existing landscape characteristics.
6. The environmental characteristics of each landscape type have a measurable potential for recreation use.
7. Each recreation resource type in the planning area has a maximum carrying capacity which when exceeded results in impaired quality of resource and recreational experience.

8. The accessibility, distribution and information about recreation areas have an influence on their potential use.

9. Natural resource capabilities and design studies can determine the most suitable and allowable kind, amount and arrangement of recreation development at each potential site.

10. Recreation experiences have both tangible and intangible values. These values include cash expenditure, user satisfaction and social benefits.

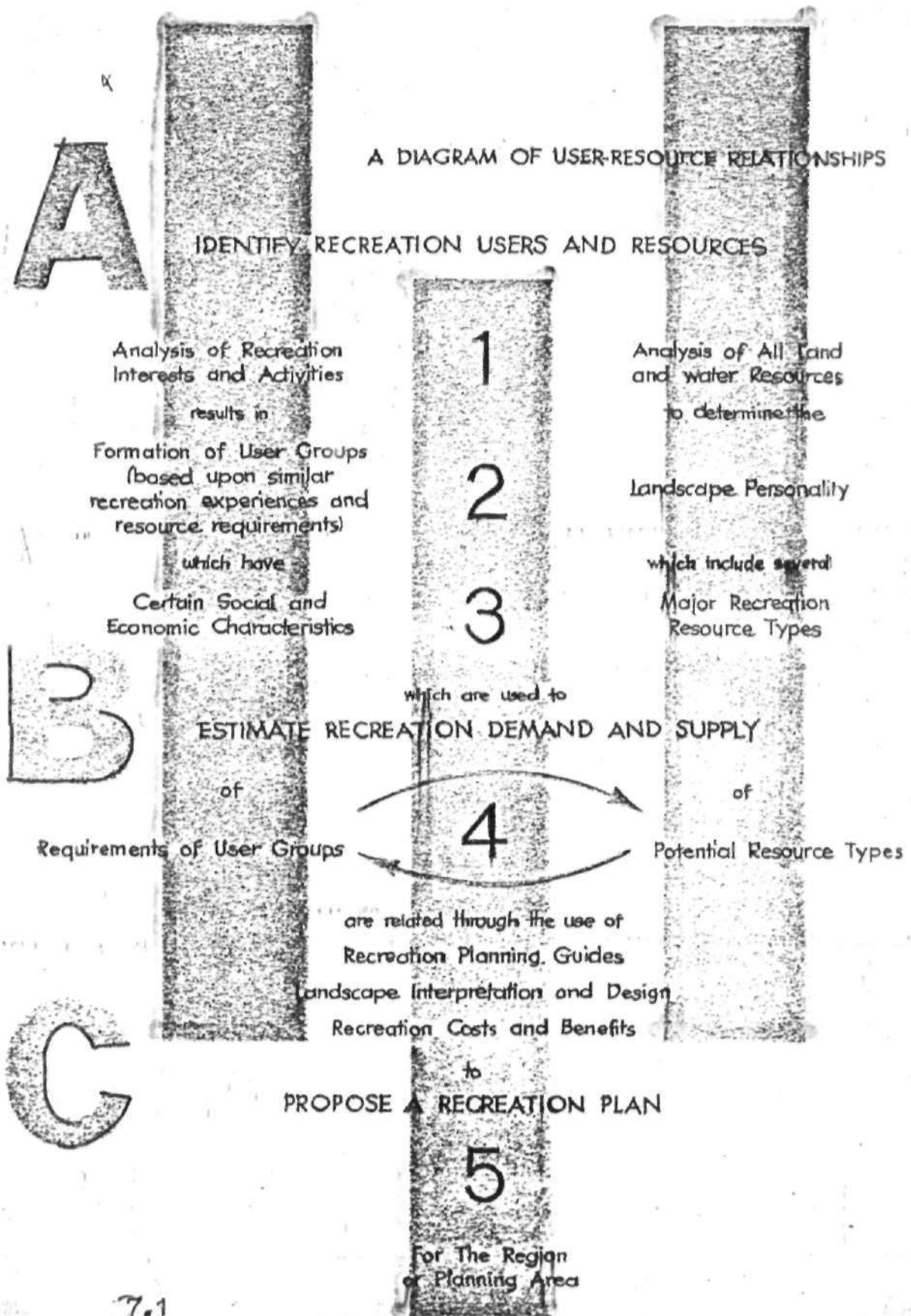
The combined approach has the following characteristics:

1. it classifies people into user groups that require certain environmental characteristics which can be described and measured.

2. it divides each planning area into resource types based on environmental characteristics,

3. it relates the desired recreation experience to resource types.

4. planning and management guidelines are based on an analysis of user and resource requirements.



7.1
21.

FIGURE [redacted] Combined approach to recreation planning.

CHAPTER 8

DESIGN PARAMETERS

8.1 Estimating Need

The design of the liberty lake resort has been based on a market survey undertaken to establish a tentative number of clients. The survey carried out within the Jos- Bukuru urban area revealed the absence of a tourist resort of any kind in the area .

8.1.1 Hotel Survey

Table 8.1 shows a breakdown of hotels in and around Jos, included in the table are - 1) number of accommodation units, 2) rates per night 3) facilities and 4) meal charges.

A close look reveals the infrastructural bankruptcy of most of the hotels listed with a sizeable portion listing bar and carpark as facilities and 'cool music' as the only form of entertainment.

For closer study however,only three hotels were chosen. Choice was based on a) level of development b) popularity and c) availability of data. The hotels chosen were as follows-

1. Hill station hotel
2. Plateau hotel
3. Jos hotel

Data obtained are tabulated below

TABLE 8.2: AVAILABLE FACILITIES

FACILITIES	HILL STATION HOTEL	PLATEAU HOTEL	JOS HOTEL
ACCOMMODATION:			
Single beds	20	60	16
Double beds	76	36	8
Others	11	3	-
Total	107	99	24
Conference	Banquet hall conference centre	Banquet Hall	-
Recreation	Swimming, Lawn tennis	Swimming	-
Travelling	Booking office	- -	-
Shopping	Souvrenir shop	-	-

II OCCUPANCY RATE (1983)

DATA	HILL STATION HOTEL	PLATEAU HOTEL	JOS HOTEL
Occupancy rate (%)	82.1	90.0	90.0
Peak period	Feb. - Aug.	May - Nov.	May - Nov.
Long stay	3-6 months	6-12 months	3-6 months
Short stay	3-7 days	3-7 days	3-7 days
Average length of stay	3-4 days	3-4 days	3-4 days

8.2 DESIGN POPULATION

While the dearth of current and reliable data stultifies any attempt at fixing an accurate design population, especially in tourist related facilities where a transient population is involved, rough guidelines and data still exist and afford the only empirical basis for design decisions.

For the liberty lake resort, design population has been established the fore mentioned market survey thus-

Accommodation -

I. Hill Station Hotel:

number of bed spaces: 107

occupancy rate (1976) 33.3%

occupancy rate (1983) 82.1%

yearly incremental rate $\frac{82.1 - 33.3}{7}$

$= 7\%$

This means that $\frac{7}{100} \times 107 = 7.5$ bed spaces would be required each year.

by 1990 (implementation period) $7 \times 7.5 = 53$ bed spaces would be required.

II. Plateau Hotel

number of bed spaces 99

occupancy rate (1976) 33.3%

occupancy rate (1983) 90%

yearly incremental rate $\frac{90 - 33.3}{7}$

$= 8.1\%$

This means that $\frac{8.1}{100} \times 99 = 8$ additional bed spaces would be required each year

by 1990 $7 \times 8.1 = 56$ bed spaces would be required.

III. Jos Hotel

number of bed spaces 24

occupancy rate (1976) 33.3%

occupancy rate (1983) 90%

yearly incremental rate $\frac{90 - 33.3}{7}$

$= 8.1\%$

by 1990, an additional $1.9 \times 7 = 13.3$ bed spaces would be required.

TOTAL REQUIREMENT BY 1990 = 122 beds spaces

ALLOW 10% DIVERSITY FACTOR (OTHER HOTELS)

LEAVES 110 BED SPACE REQUIREMENT

FOR THE LIBERTY LAKE RESORT.

8.3 DESIGN CRITERIA

Any design aspiring to success must acknowledge two important criteria.

These are:-

- A functional and activity analysis and
- A space analysis to determine the kinds, amounts and criteria of space corresponding to functional needs.

Though other criteria exist, these two are considered most crucial and deserve close attention.

8.3.1 Function and Activity Analysis

The functional system is an operational system of activities and relationships that is organised for the accomplishment of specified objectives. It consists of separate but frequently overlapping functions that can be classified as a) primary b) secondary and c) support functions.

The activity system may be examined as a distinct entity or as a subsystem of the functional complex and deals with a more precisely defined unit. It offers a complete indication of functional needs.

8.3.2 Space Analysis

The primary purpose of space analysis is to determine the physical characteristics that can

satisfactorily accommodate a clients requirements. The essence of a space analysis is therefore to facilitate the translation of the clients objectives, philosophy, organisation and aspirations into physical concerns.

The execution of a space analysis involves three tasks ie.

- Definition and itemization of space units.
- Specification of the requirements of each unit.
- A comparison of anticipated costs with preliminary budgets.

8.3.3 Space Program

Space programming in a facility usually includes an itemization of particular unit requirements (standardized or individual). These requirements are categorized into primary functional or activity units and the total area requirements of each category and ultimately the total facility.

TABLE 8.2: SCHEDULE OF ACCOMMODATION

UNIT	AREA(M^2)	REMARK
1. PARK		All open areas in
(a) Water bodies	360	the entire controlled
(b) Paved Areas	6000	environment comprising
(c) Greenery	14,335	pools, ponds, fountains walkways, lawns etc.

UNIT	AREA(M^2)	REMARK
(d) Swimming Pool		
• Changing rooms	120	
• Main pool	163	
• Wade pool	40	
• Sun deck	1375	
• Water slides	10	
TOTAL	1708m^2	

(e) Clubhouse		
• Bar/lounge	408	
• Indoor games	185	
• Changing room	63	
• Outdoor terrace	500	
• Swimming pool	144	
• Others	30	
TOTAL	342m^2	

(f) Central Services		
• Shopping plaze	150	
• Exhibition	625	
• Information	15	
• Resort manager	20	
• Accounts section	35	
• Others	175	
TOTAL	1020m^2	

UNIT	AREA(M^2)	REMARK
(g) Services		
• Kitchen	75	
• Receiving room	10	
• General store	50	
• Changing rooms	15	Water treatment
• Machine room	52	
• Laundry	50	
• Maintenance workshop	60	
• Boiler room	30	
TOTAL	$342m^2$	
3. CULTURAL FACILITIES		
(a) Theatre		
• Lobby/foyer	120	
• Auditorium	450	
• Balcony	100	
• Toilets	55	
• Ticket office	12	
• Changing rooms	35	
• Scenery store	25	
• Workshop	40	
• Offices	100	
• Others	50	auxilary production facilities
TOTAL	$1100m^2$	

UNIT	AREA(M^2)	REMARK
(b) Amphitheatre		
• seating	100	
• stage	200	
• production	350	
• toilets	32	
• projection room	15	
TOTAL	$1597m^2$	
(c) Craftshops		
• pottery	25	
• wood carving	25	
• iron mongery	25	
TOTAL	75	
4. MARINA		
(a) Club house		
• snack bar/ lounge	162	
• chart room	20	
• gear storage	35	
• others	65	ancillary facilities
(b) Dry Shed		
• storage space	270	
• maintenance	36	

UNIT	AREA(M^2)	REMARK
5. ACCOMMODATION		
(a) Double bedroom units		
. Bedrooms	14.0	9in number
. Bath/WC's	5.0	Average size
. Kitchen	10.0	2 in number
. Sitting room	20.0	
. Carport	15.0	
TOTAL	702	includes all 9 units
(b) Single bedroom units		29 units
. Bedroom	15.0	
. Bath/WC	3.0	
. Sitting room	18.0	
. Kitchennete	8.0	
. Carport	15.0	
TOTAL	1711	all 29 units
Areas Total	2413m^2	
1. PARK	20695	includes greenery
2. PUBLIC FACILITIES	4840	
3. CULTURAL FACILITIES	3114	include services
4. ACCOMMODATION	2413	all units includive
5. MARINA	598	plus car parks
6. ROADS- RELATED	54700	

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CHAPTER 9

THE DESIGN REPORT

9.1 GENERAL

The provision of facilities in the proposal for the liberty lake resort has been based largely on precedent (local and international) expressed demand has been accorded priority position with the principles of the combined approach to recreation planning dominating the design process. The particular site has also necessitated the inclusion of certain facilities aimed at ensuring resource maximisation.

9.2 THE ENVIRONMENT

Careful control of the environment is vital to the success of any resort development, consequently provision has been made in design for a natural resources management section.

An attempt has also been made at deliberate creation of atmosphere by the use of natural means such as widespread ornamental planting and the introduction of free ranging peacocks. Artificial means such as various forms of outdoor lighting would also be utilized in this regard.

9.3 DESIGN CONCEPTS

9.3.1 The Layout

The unique ability of the circle to appeal simultaneously to both the intellect and the emotions and its ready affiliation with nature has informed its choice as the dominant plan form in the resort. Consequently major design components are cirular in plan.

9.3.2 Visual form

In outlining a visual form for the liberty lake resort, the need for a departure from the rectilinear forms associated with the world of work and trade was accorded priority. Consequently, a conscious attempt was made at introducing interesting forms. An excursion through the resort is therefore a voyage of continous discovery from the cable roof structure of the central services building to the geodesic dome and buttresses of the marina.

9.4 FACILITIES

The major components of the resort include an accommodation core as well as a leisure and entertainment core integrated along the shores of the liberty lake.

9.4.1 The Leisure and Entertainment area

Though adressed primarily to tourists, for social as well as economic reasons, the leisure

and entertainment needs of the local populace have also been considered. The leisure and entertainment area therefore offers a range from active to passive recreation opportunities, these facilities include.

a) Central Services Building

Services afforded by the central services building are central in function and include a shopping and exhibition plaza enclosed under a partially open structure. The shop units are to be made available on leasehold basis so that the private sector may extablish retail outlets at the resort. This building also houses administrative functions such as resort manager, accounts and public relation sections with the required support staff.

b) Entertainment Lounge and Night Club

With facilities such as snack bar and video viewing areas, the entertainment lounge is located adjacent to the swimming pool, the relationship with which is enhanced by a glass wall on the pool side of the building. A staircase leads from this lounge to the Night Club and discotheque which is composed of a flexi-use stage and a dance floor incorporating the latest lighting techniques

c) Swimming Pool

Since the resort is designed primarily for

recreation and not competition it has not been found necessary to maintain a rectilinear form for the swimming pool rather, the pool in sympathy with the general layout is circular, the adjoining wade pool is also circular.

d) Craftshops

In addition to souvenir shops, a number of craftspaces have been provided so that craftsmen can practice their trade therein. Crafts provided for include Iron mongery, wood carving, leatherworks and weaving, the location of this structure on an axis of pedestrian movement is intended to enhance its viability.

e) Theatre

To promote the cultural dimension of tourist activity, a multi-purpose theatre has been incorporated in the scheme with a large foyer and a bar intended to enhance its operation as an independent economic unit.

f) Amphitheatre

In addition to its use for cultural and general entertainment activities, the amphitheatre has been so located to ensure its maximum utilisation even in the lull between functions. This has been achieved by its lake ward orientation such that it can double as spectator seating for marine sporting activities.

g) The Marina Building

To propagate and promote marine sporting activities a marina building has been designed to initially cater for 50 patrons with members paying dues for the upkeep of the facility. Facilities in this building include gear storage, chart room, offices, bar and lounge and other support services.

h) Club House

Located as an independent functional unit, the club house and adjoining facilities are to be run on a membership fee paying basis, facilities within the building include a bar/lounge, darts, table tennis, board games and a changing room. Other recreational facilities around the clubhouse include a swimming pool, tennis courts and an outdoor terrace/garden.

i) Liberty Walk

A principal component of the liberty lake resort is the liberty walk a strictly pedestrian walkway running alongside the shores of the liberty lake and following its natural form. The provision of this facility has been informed by the desire to maximise passive utilisation of the resource. Pedestrian booths are an important feature of the liberty walk. These circular structures cantilevered over the lake are placed every 50m and each has a seating capacity for 5 persons.

j) Restaurant

Designed for a maximum seating capacity of 100 persons, the restaurant has provisions for both booth and banquet seating.

The restaurant is circular in plan form.the structural system comprises peripheral columns supporting a ring beam on which rests a folded plate roof structure.

9.4.2 Accommodation

In accommodating the expected 110 patrons, two types of accommodation units have been proposed for the liberty lake resort, these are the single bedroom unit and the double bedroom unit.

Concept

In the desire to create interest and to thereby enhance the tourist experience, a spiral concept has been adopted for the accommodation units. This concept while in total harmony with the overall layout is particularly suitable for the units. Growth from the single to the double bedroom units is a logical extension of the spiral form.

Grouping

The accommodation units are grouped into clusters of four units comprising one double bedroom and 3 single bedroom units. This grouping affords ease of servicing.

Structure/Form

The spiral concept adopted in plan has also been carried through to the three dimensional form with parapet walls outlining the spiral form of continuous growth. The basic structure is however, of external loadbearing walls supporting a roof slabs.

9.5 SERVICES AND MAINTENANCE

The design proposal includes a maintenance and services section which will look after

1. Maintenance and repair
   a. of all buildings
   b. signs and way marking
   c. of all mechanical & electrical plants
   d. roads and footways.
2. Planting and maintenance
   a. of woodlands
   b. grass lands
   c forest nursery
   d. fencing hedges
3. Pollution control
   a. prevention of rubbish dumping on site
   b. clearing of waste bins
4. Water regime
   a. maintenance and control of all water supply systems.

Emergency Services

a) fire fighting: equipment including alarm systems, fire extinguishers, sand buckets, detectors and other

warning systems are to be provided while liaison with the maintenance section will be necessary in order to reduce the risk of bush fires by keeping all grasslands low.

b) Health: The medical centre will have mobile emergency staff on call during opening hours.

9.5.2 Water Supply

Water supply to the complex will be tapped from the municipal supply system, provision should also be made for on site storage. This proposal recommends an overhead tank at the appropriate position on site. As much as possible, water used for aesthetic purposes should be recirculated.

9.5.3 Power

The primary supply to the complex will be from the national grid, to this effect, a step down transformer should be provided on site but screened from public view and accessibility. Alternative power sources as standby generators should also be provided for and where this is done, care must be taken to provide necessary acoustic treatment to minimise noise pollution on site.

9.5.4 Waste Water Treatment

A central sewage system has been proposed for waste water treatment in the liberty lake resort.

The huge capital involved would be justified in later stages of development when no additional facilities would be required. A major consideration in the location of the treatment plant shall be the lake itself. Special care must be taken so that the by products of the process pose no hazards to the liberty reservoir.

9.6 LANDSCAPE POLICY

An initial planting would follow the pattern stated below-

a) Structural Planting: Confined to the perimeter of the resort, good use would be made of such species as eucalyptus and pinas SPP along with the careful re-introduction of native species such as Isobelinia doka/tomentosa, khaya grandifoliola, malacantha alnifolia, these areas would be defined by stock proof planting to protect them from grazing animals.

b) Others:

1. native species associated with local towns and villages including Parkia olveri, magnifera indica, Vitex domaid, Leila Rentandia, tamarindus indica and afzelia africana.
2. ornamental planting to include a range of species from east Africa and the mediterranean including ficies carica platanus orientalis,

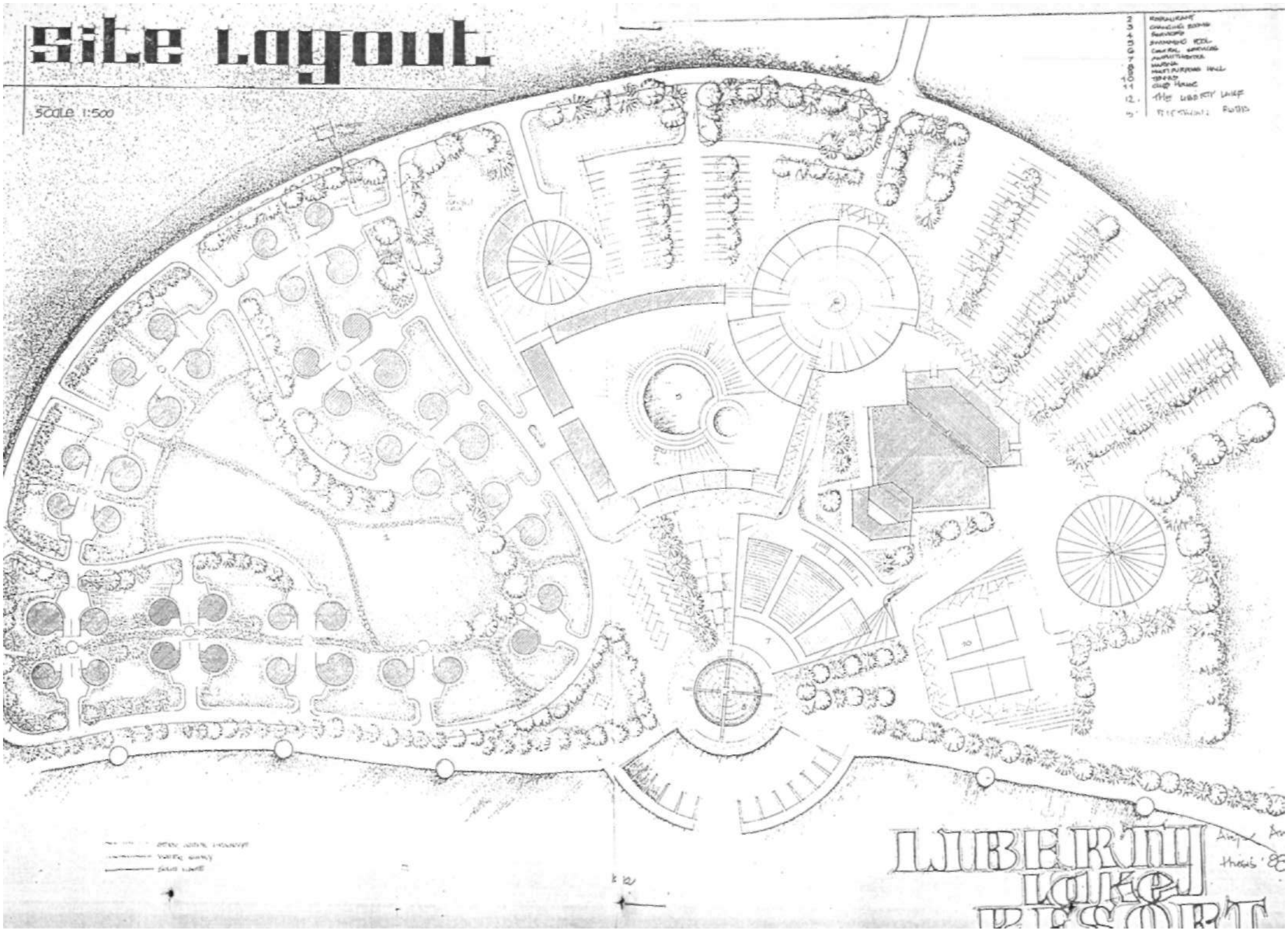
schniis molle and Arbutus.

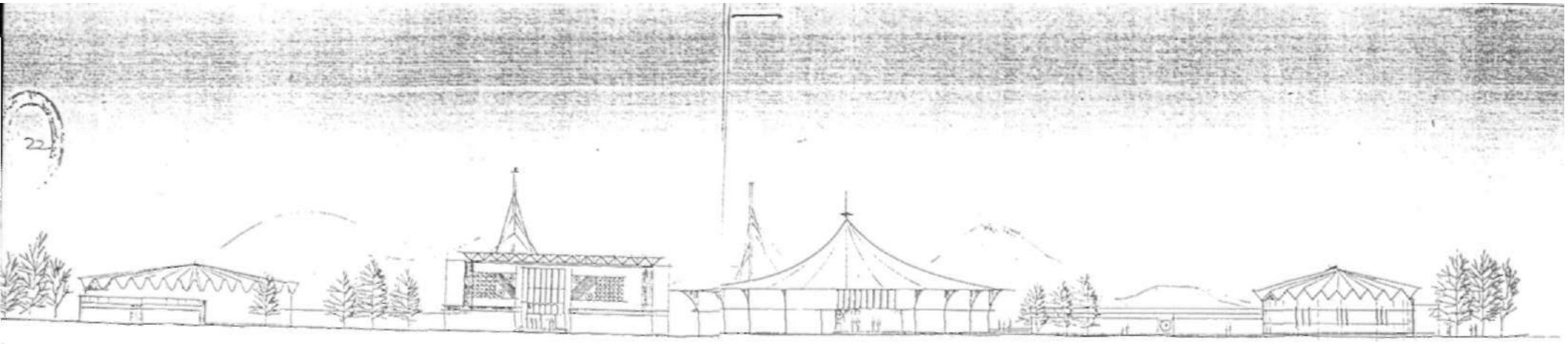
9.7 Finance

The financial aspects of the resorts management would include the definition of a policy for revenue earning for some facilities, the identification of capital and recurring costs payment of staff and contractual arrangements, purchasing policy and stock control in the various facilities.

Site Layout

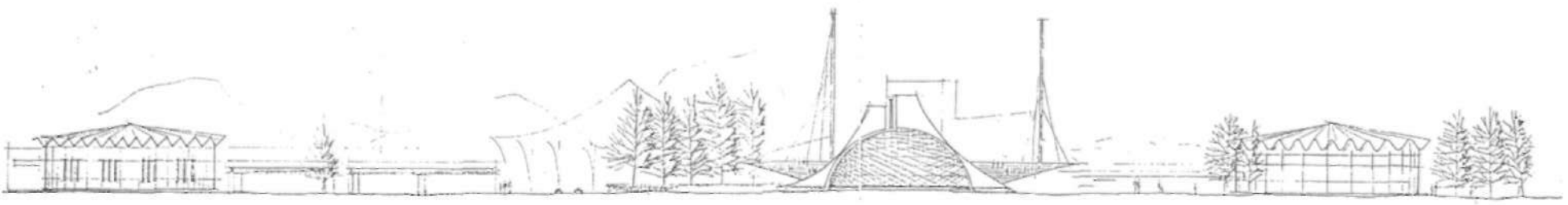
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approach elevation

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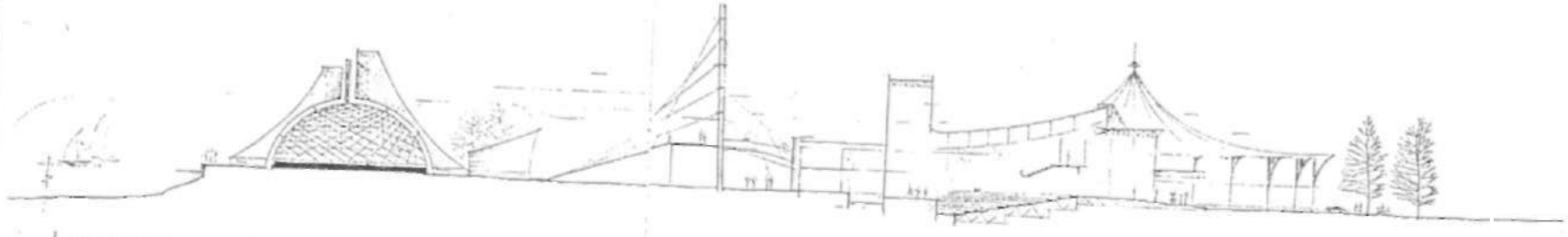
lakeside elevation

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M.Sc ARCHITECTURE THESIS

Xing Xuech.

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section b-b

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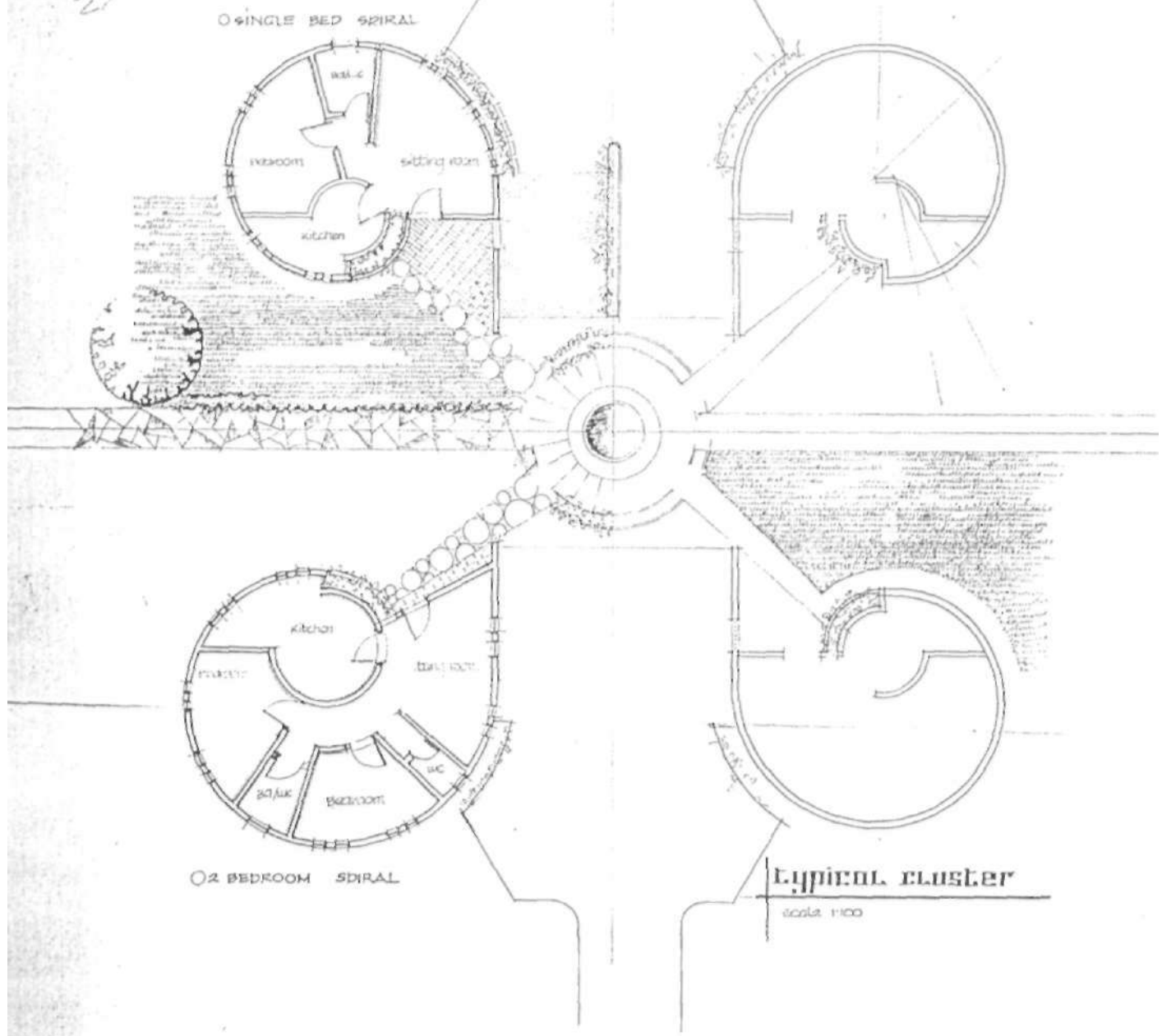
section c-c

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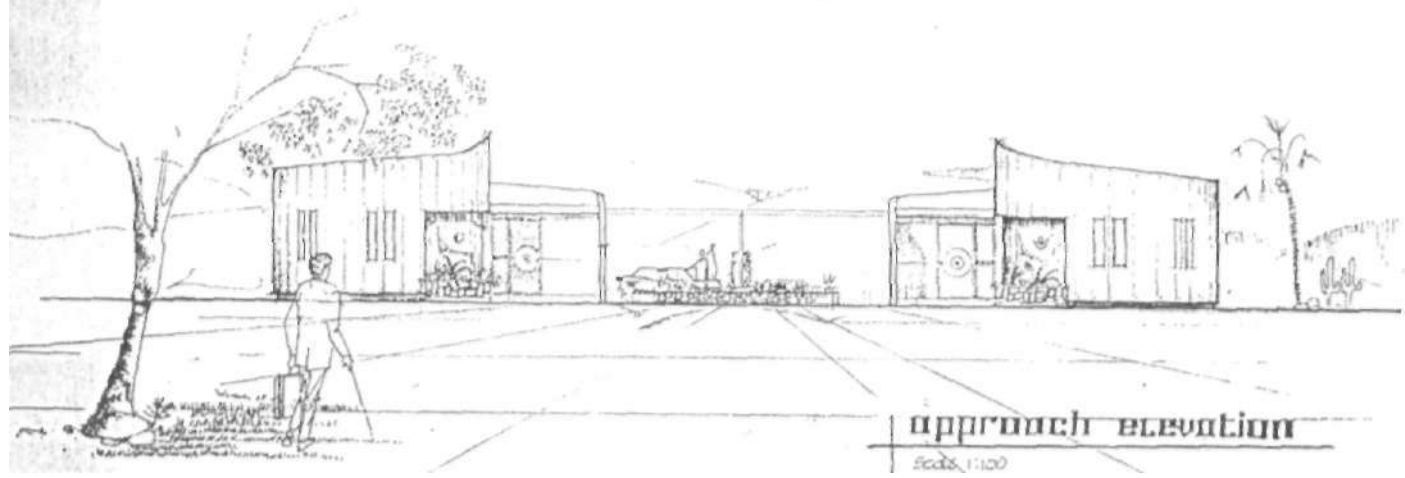
the spiral

CLUSTER DESIGN



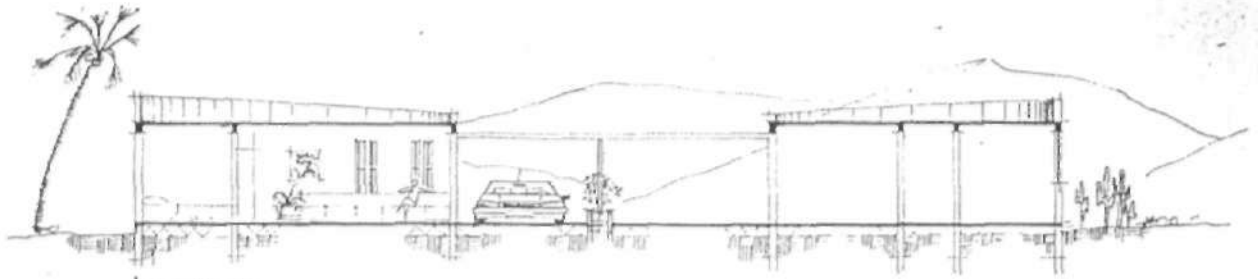
typical cluster

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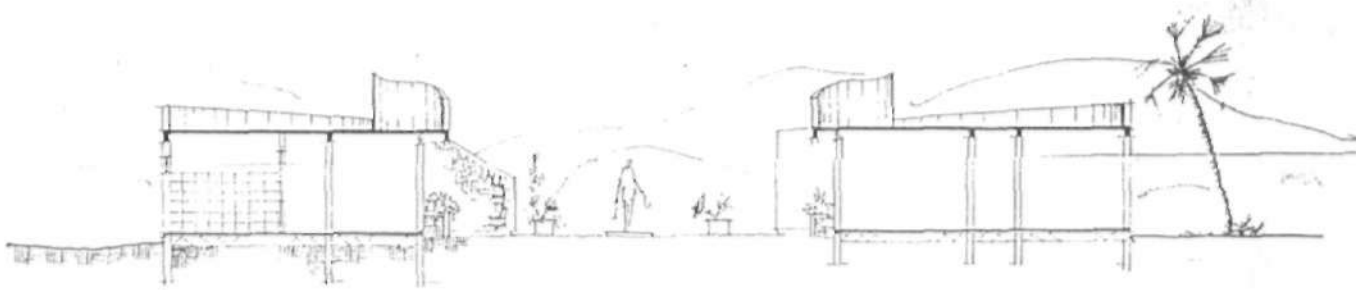


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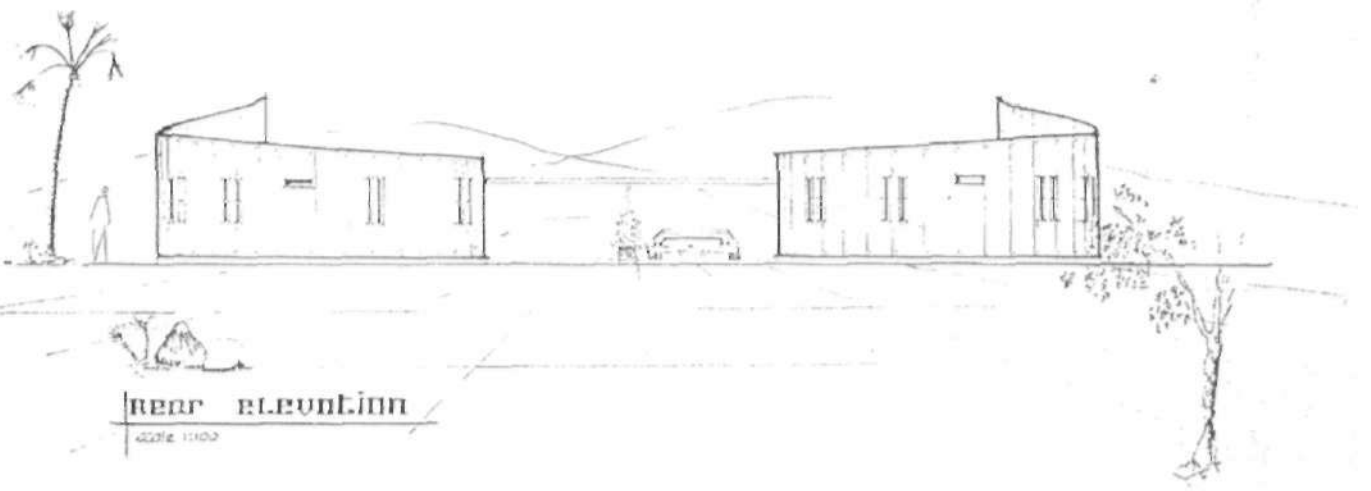
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section



section



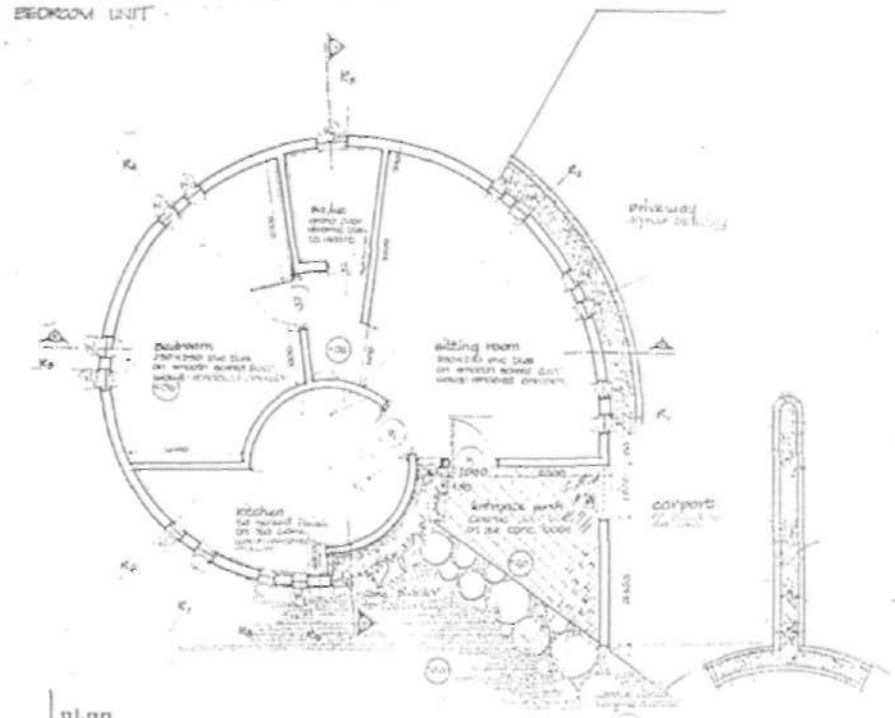
rear elevation

LIBERTY Lake RESORT

Magic Thesis

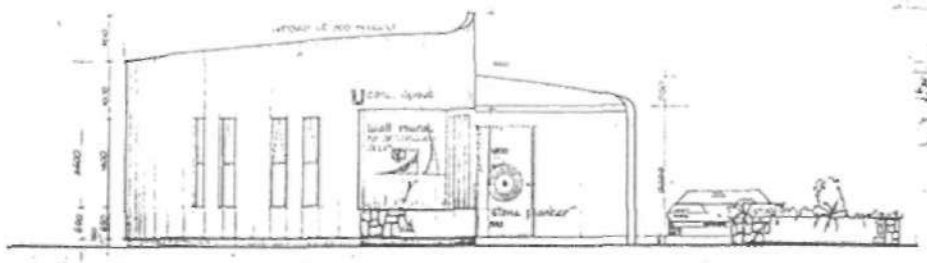
the spiral

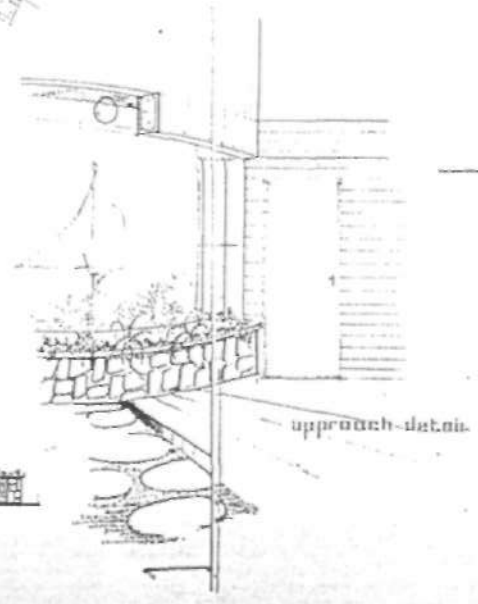
ANGLE BEDROOM UNIT



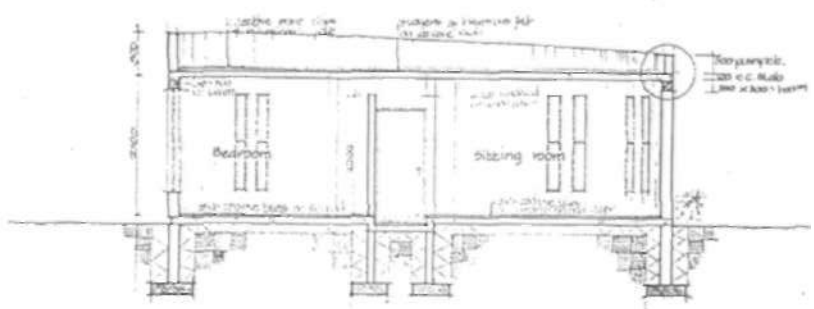
schedule of angles and corresponding radii.

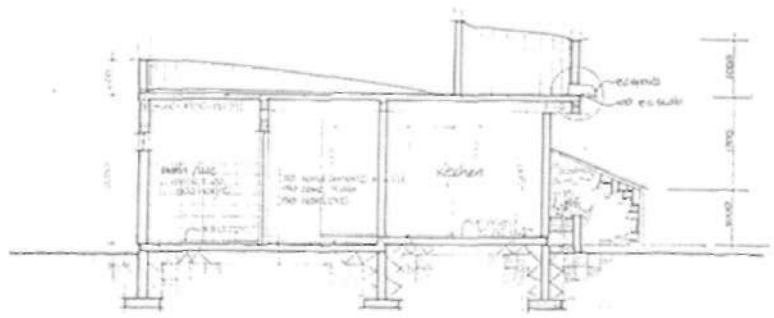
	radius (m)	angle (°)
R_1	12000	45
R_2	4000	45
R_3	12000	45
R_4	4000	45
R_5	5000	22
R_6	6500	14
R_7	4500	11
R_8	3600	8
R_9	5400	8





sections

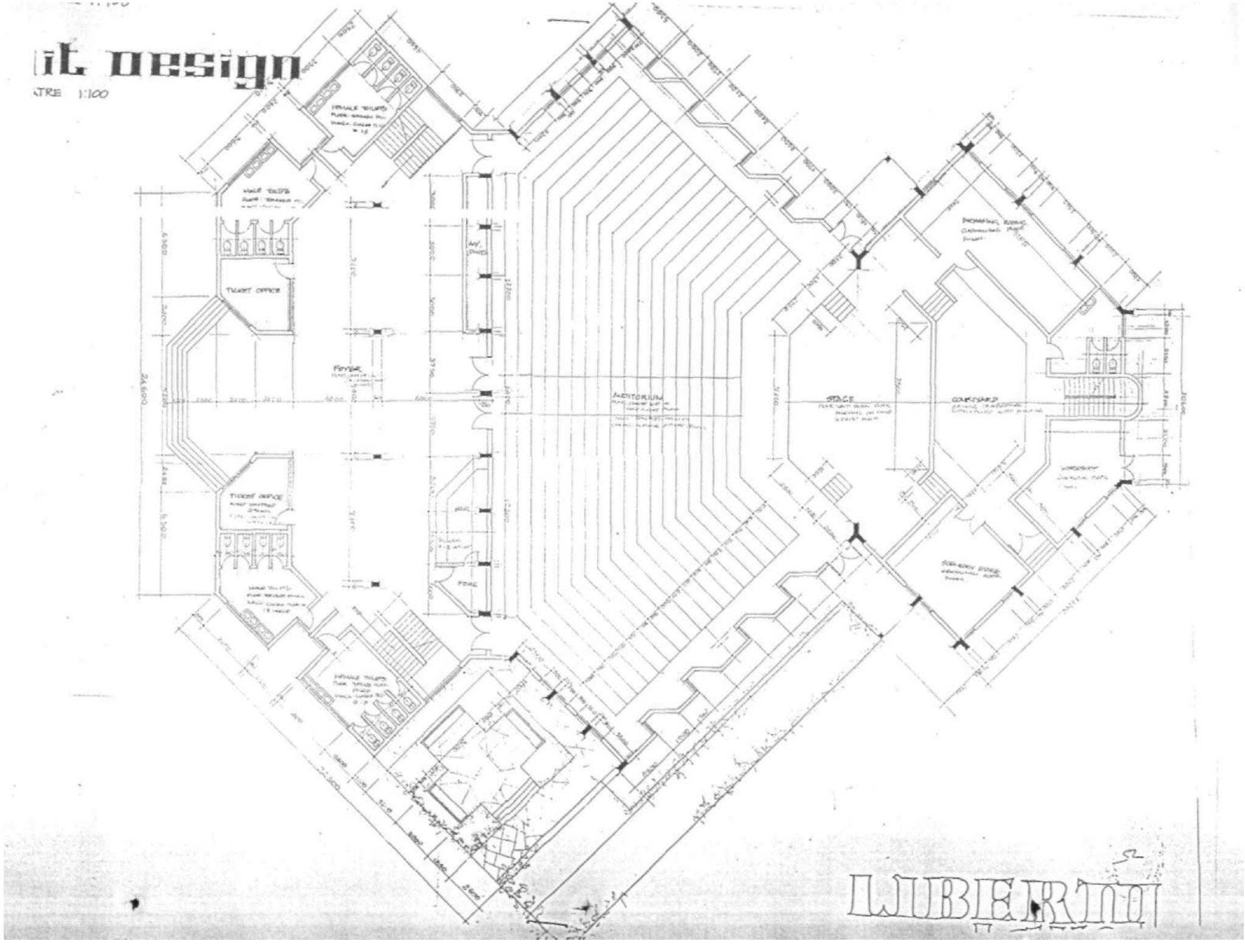


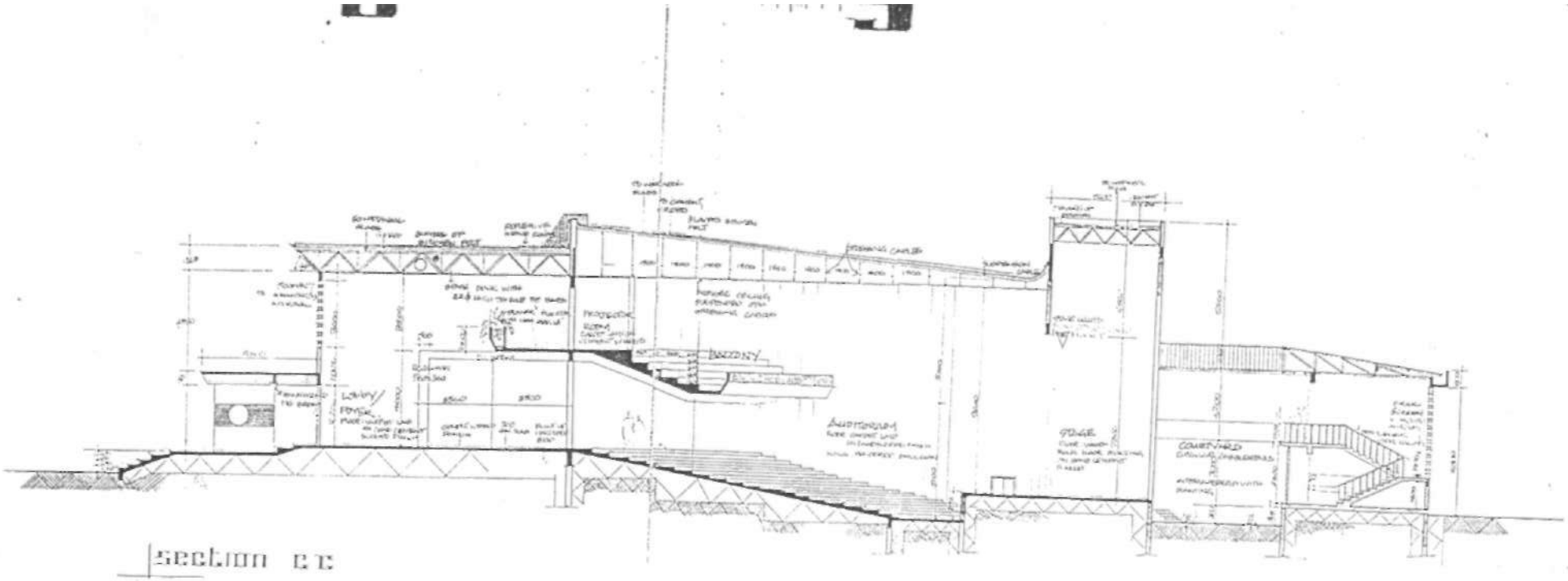


LOBERTO lake RESORT

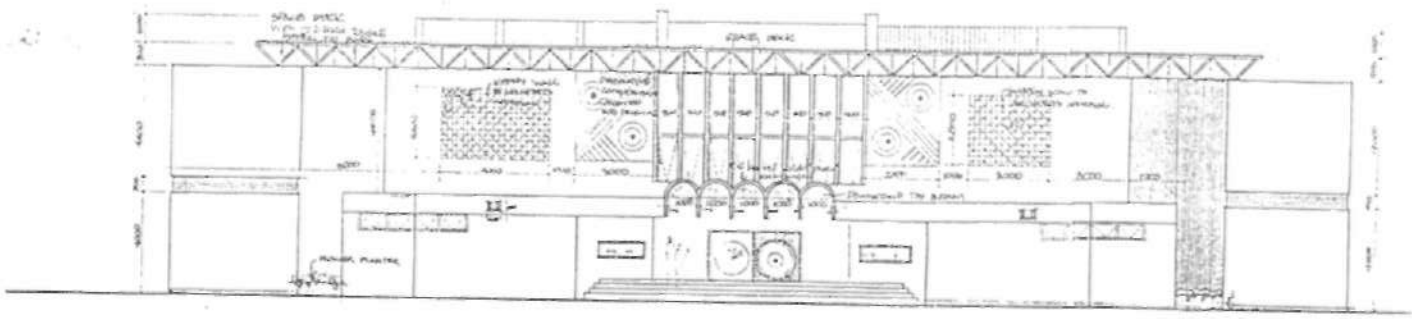
it design

TRE 1:100





Section c-c



front elevation

scale 1:100

LIBERTY lake RESORT

SUMMARY AND CONCLUSION

Owing to the immense impact of the mass travel that characterises tourism, the need for a particular strong identity for any tourist destination cannot be overemphasized. Existing values natural and cultural must be retained and the architecture should aspire to being an attraction in itself.

The design of the liberty lake resort has revolved around these criteria, consequently, a particular concept was adopted that informed the entire scheme. The lake as the primary attraction and the main motivation for travel was thus played as the major generator in the layout with an outward growth from a lake oriented facility (the marina).

The design alone however, cannot guarantee the success of any such scheme. It remains for sound marketing strategies to be adopted and the adequate legislation set in motion. Implementing a programme such as this however requires a co-ordinated effort with the contribution of both government and the private sector such that government provides the necessary legislation and the basic support facilities. Certain basic procedures in developing sound promotional plan must also be followed to ensure the cultivation of a wide market for the scheme.

This thesis has been conceived as a necessary contribution to the flurry of activity now directed at tourism development. It does not claim to be an exhaustive body of information as to the issues involved

and has necessarily been confined to a particular geographical unit (the site). There abound a catalogue of other'tourist sites' each with its own particular idiosyncracies. There is therefore plenty of room for further contribution.

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