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By

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On

IKEJA PLAZA (A Local Government Innovation)

In

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A C K N O W L E D G E M E N T

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CHAPTER One

A B S T R A C T

IKEJA PLAZA (A LOCAL GOVERNMENT INNOVATION)

AYQ THORPE: M.Sc. Arch. Thesis 1978/79

Users:- The Entire Ikeja Community.

General:

(a) Plaza:

This is an open place surrounded by public buildings. It is used as an out-door meeting area for formal and informal activities.

(b) Local Government:

Government at grass-root level exercised through representative councils established by law to exercise specific powers within defined areas.

(D) Ikeja:

Located at the northern end of the Lagos metropotis, Ikeja has a population of about 500,000 inhabitants. The dual role as a state as well as Local Government Capital has resulted in rapid influx of people in search of better social, business as well as commercial opportunities. Consequently, there is a general short-age of recreational facilities for the community coupled with this is the fact that the city officials are in temporary accommodation which is congested and bureaucratic; a fact n which makes the community demand for the existence of socio-civic facilities in the city centre. Thus the need for 'Ikeja Plaza which would serve as the focal point of the city.

Design Objective:

This is to make 'Ikeja Plaza[1] a place where people will have pleasure in going to for various reasons ranging from business, shopping! relaxation to entertainment. This (bold innovation will be sponsored by the Ikeja local government council,. In this way the local government will be able to provide basic social facilities to the community and also generate some funds which would be used in financing other local government activities likerefuse disposal, or road costruction.

Design Requirements:

These has been grouped under three broad categories:-

(a) Commercial Shops and Offices for professional firm, and businessmen;.

(b) Administrative Offices for effective running of local government affairs.

(c) Social facilities for the community including the provision of a multipurpose hall,and plaza

Site Constraints:

A rapid railway transportation stop has been proposed on one end of the site. Thus the overall design has taken note of the resultant pedestrian and Vahicular movement from the rail stop.

Conclusion:

Ikeja Plaza is thus a socio civic centre that serves as

A SYMBOLOF UNITY AMONG THE COMMUNIY AND AT THE SAME TIME A PL

wherepeople can meet in formal or informal surrounding.

CHAPTER Two

LOCAL GOVERNMENT

Introduction:

In the chapter, an attempt would be made to give an operational definition of the concept "local government". This would then be taken as a parameter to examine the local government reforms introduced by the Federal Military Government in September 1976. Local Government can be described as government at grassroot level exercised through representative councils established by law to exercise specific powers within defined areas. These powers should give the council substantial control over local affairs as well as the staff and institutional and financial powers to innitiate and direct the provision of services and to determine and implement projects so as to complement the activities of the state and Federal Government in their areas, and to ensure, through devolution of functions to these councils and through the active participation of the people and their traditional institutions, that local initiative and response to local needs and conditions are maximised. Within this framework, Local Government connotes "government at grassroot level, inorder to serve its purpose and as such must be an essential instrument of national or state government to administer certain basic needs and services of local flavour.

Origins of Local Government:

In Nigeria, a form of local government preceded any form of central government. Long before the former regions of Nigeria became accepted as political or geographic entities, government at the level of village or extended family was throughout Nigeria a reality. In most areas, the social and political lives of the people were efficiently and elaborately organised. The Fulani emirate and the kingdoms of the Yorubas and Benins were relatively well developed local government organisations. In the Eastern parts of the Country, the highest functioning unit was seldom greater than the family or extended family but even these small groups catered successfully for the basic needs of their communities. These indegenous institutions, owing nothing to European political concepts, were the foundations upon which local government in Nigeria has been built. Chiefs or Emirs conferre titles on selected Citizens who are expected to perform the civic responsibility bestow on them without fear or favour.

On the 1st of January 1914, the colony and protectorate of Nigeria was formally innagurated and sir Frederic Lugard was appointed the first Governor General. He then introduced a system of indirect rule whereby political officers were mandated to discover who were the traditional chief (Natural rulers) of the people in the areas under their control and proceed to rule through these chiefs. Where traditional leaders could not be easily discovered,

as in many areas in the Eastern party of Nigeria, government created 'warrant chiefs' many of whom had no traditional status in the community over which they were given authority. The Native Authority System in Nigeria was thus evolved from the practice of indirect rule which to the Europeans was an obvious device to promote the easy and effective government of an occupied territory.

The indirect rule system made little allowance for the fact that in a fast-developing territory, an institution that was acceptable in 1910 might not be generally accepted in 1930. A few Nigerian students and traders who had been privileged to travel to England had observed how deep a suspicion the British people had of despotism, and how great a respect they had for their own representative, democratic system of government. There followed in a greatly varying degree of intensity in different parts of Nigeria a certain resentment at the apparent attempt of the British to perpetuate the sometimes despotic rule of an Emir or Oba or other native authority. This general situation prevailed up till and even after Nigeria got its independence until in September 1976 when a local government reform was introduced by the Federal Military Government. This reform was meant to correct the local government institutions which were notorious for being defective and anachronistic.

Local Government Reform Guidelines:

Government created the inplementation committee which in turn set out the following objective for the local governments:-

(a) To harness local resources, human and material for rapid social and economic development at the grassroot level of government.

(b) To make available basic necessities such as rural electricity, water supply, road and inland water transport, health facilities etc.

(c) To under-take small scale projects based on local materials such as bricks and block-making industries, crap-iron, founderes and agro-allied industries particularly in communities.

(d) To explore all sources of revenue beyond the traditional property and other rates to ensure the survival of the local government.

Aims of Local Government:

The principal aims of local governments are:-

(a) To make appropriate services and development activities responsive to local wishes and initiatives by developing or delegating them to local representative bodies.

(b) To pacilitate the exercise of democratic self government close to the local levels of our society and to encourage initiative and leadership potential.

(c) To mobilise human and material resources through the involvement of members of the public in their local development.

(d) To provide a two - way channel of communication between local communities and government (both state and Federal).

Difference between local and central (State or Federal) governments are:-

(a) Local Government bodies are created by and derive their powers from state governments (i.e. they are derivative and not severeign), but they spring from the local communities of which they should be representative.

(b) They are considerably nearer to the majority of citizens than state governments, let alone Federal Government.

Administrative Structure:

In Lagos State, out of the ormer seven local councils, Eight new local governments were created, these are:-

(i) Ikeja local government

(ii) Mushin local government

(iii) Shomolu local government

(iv) Lagos inland local government

(v) Lagos mainland local government

(vi) Ikorodu local government

(vii) Epe local government

(viii) Badagry local government

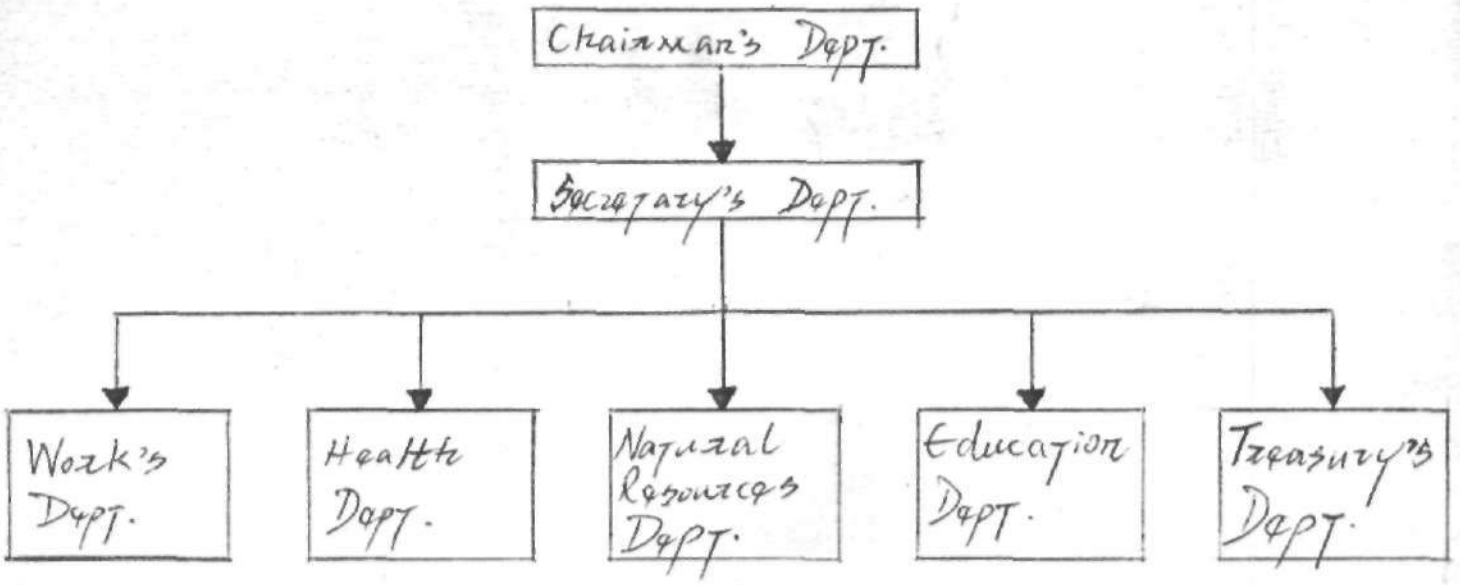
This thesis, however, is in respect of Ikeja local government whose headquarters is at Ikeja which is also the State Capital.

Political Structure:-

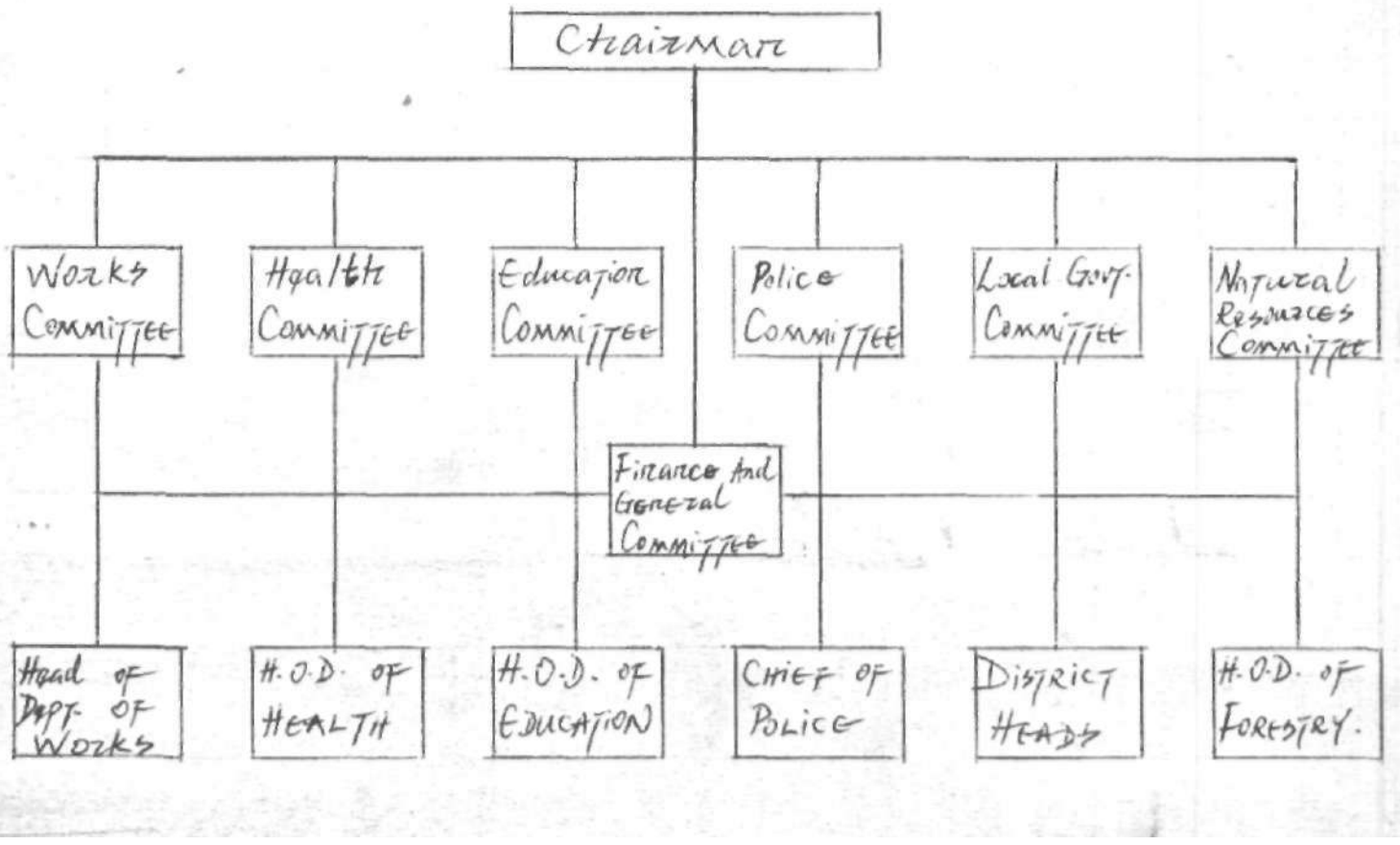
Membership of Ikeja local government authority council is by direct election in the form of secret balloting. The maximum number of elected members is sixty (60) but up to twenty-five (25%) percent of elected membership may be nominated by the state governor. This gives a maximum of fifteen (15) nominated members.

On computation of the above projections the total maximum population of council is seventy-five (75). Allowance should be made for a limited number of invitees and pressmen who on the

LOCAL GOVERNMENT ADMINISTRATIVE STRUCTURE



LOCAL GOVERNMENT COMMITTEE STRUCTURE



invitation of council chairman can attend a meeting but have no voting rights.

Council Proceedings:

The council holds a monthly meeting and an annual meeting for the transaction of general business. Emergency meetings may also be convened according to demand. Usually, the chairman of the council presides over the meeting but may be relieved by the councils president on special occasions.

Any controvertial council decision is resolred by voting on a democratic principle Minutes of all proceedings at every meeting of the council must be recorded and preserved by appointed officials. Such records are open to members of the public. Every meeting of the council shall be open to the public apart from Committee deliberations.

C O M M I T T E E S

A) Standing Committee:

Provisions are made for standing committee whose duties are to formulate and supervise policy guidelines in all local government functions. These committee are:-

(1) Finance and General Purpose Committee Composition:

(a) The Chairman

(b) Chairman of any other Committee

(c) Not more than four other members.

Responsibilities:

(a) Regulation and control of the financies of the local government council.

(b) Consideration and award of contract.

(c) The implimentation of the decision of the council with which no other committee is charged and for the general running of the affairs of the council.

(2) Health Committee:

Composition:

(a) Chairman

(b) Not more than four other councillors.

(c) Nominated members whose number must not exceed three.

Functions:

As defined above (under standing committee), but with respect to health functions only.

(3) Police Committee:

Composition:

(a) Chairman

(b) A Senior police officer

(c) A traditional chief

(d) An armed forces personnel

(e) At most three nominated non-council members.

(f) The Secretary to the Local Government Council.

Functions:

(a) Is responsible for the enforcement of bye laws and other legislation made by the council.

(b) Gives advise relative to the maintenance of law and order within the local government.

(4) Education Committee:

Composition:-

(a) Chairman

(b) Not more than four other Councillors.

(c) Nominated members whose number must not exceed three.

Functions:-

As defined above (under standing committee), but with respect to education function only.

Fuction:

As defined above (under standing Committee) but with respect to natural resources function only.

8) Adhoc Committee:

These are appointed according to specific needs of the council.

The members of such committee should never exceed a total of three. At least two thirn dof the members must be Councillors while no member of council shall be a Chairman of more than two such Committees. With the approval of the commissioner a local government council can establish a joint committee with another for any purpose in which they are jointly interested.

LOCAL GOVERNMENT SERVICE BOARD

Composition:

A Chairman and not more than five other members appointed by the governor.

Function:

Have powers to comfirm appointment, dismissal, promotion and transfer of council officials. Exercise general disciplinary control over local government staff.

Local Government Inspectors:

Usually appointed by the government and have the right to attend any council or committee meetings. They inspect records of council meetings and committee activities and report back to the commissioner for local government for his information or action as the case may be.

The Secretary:

The Secretary of the council is the Chief Executive Officer and his functions include:-

(a) The supervision and control of all employees of the council.

(b) The Coordination of all activities of the council.

(c) The Secretary is the chief scribe of all council meetings and an official advicer to thepresident and chairman of the council.

The Head of Department:

The Head of a local government Department is the internal chief executive of the particular department. He is subjected to the general political direction of the chairman of his departmental committee. He is also under the general direction and control of the Secretary to the Council in all matters relating to the employees and internal control of the department.

Functions of the Local Government Council:

The following functions listed below are the exclusive responsibility of the Ikeja local government although in exceptional circumtances the Lagos State Government may also perform part of these functions:-

Provisions and maintenance of works and services in respect of its responsibilities for the powers to make bye laws for all of the following matters. Markets and Motor parks, Sanitary inspection, sewage, refuse and night-soil disposal, control of vermin, slaughter houses, slaughter slabs, public conveniencies, cemetary and burial grounds, registration of births, deaths and marriages, provision of community and recreational centres parks, gardens and open spaces, grazing grounds, fuel plantations, licensing, supervision, and regulations of bake houses, eating houses and laundacies, licensing and regulation of bicycles, handcarts and other types of vehicles and canoes, control of keeping of animals control of hoardings, advertisements, use of loudspeakers in or near public places and drumming, naming of roads and street and numbering of plots and buildings, control and collection of revenue from private forest estates, collection of vehicle parking charges, health centres, maternity centres, dispenseries and health clinics, ambulance services, leprosy clinics and preventive health services, meat inspection and abbatoirs, nursery, primary and adult education,

information and public enlightenment, provision of scholarship and bursaries, provision of public libraries and reading rooms, agriculture and animal health extension services and veterinary clinics, water supply, fire services, provision and maintenance of city roads, their lighting and drainage, support for arts and culture, control of pollution, control of beggars, prostitution and repatriation of destitutes, provision of homes for destitutes, the infirm and orphans, provision of public utilities, road and water transport, public housing programmes, regulation and control of buildings, towns and country planning, operation of commercial undertaking control of traffic and parkings, piped sewage systems.

Revenue for Local Government:

The real estate tax is one of the most important revenue producer for Ikeja local government. This income is frequently shared with the state which in turn, provides assistance to the entire community for education, road construction and other activitie
Other tax sources for local government include:-

Earning Tax:

On local public service companies.

Franchise Taxes:

Similar to those imposed by state governments.

Scale Taxes:

On retail purchases.

Gross Transaction Taxes:

On businesses and financial institutions.

Amusement Taxes:

On entrance fees to places of amusements.

License and Permit Fees:

On marriage licences, dog licenses, and licenses to sell liquor cigarettes and other articles, or to operate places of amusement, hunting and fishing licenses and motor permits are also collected by the local government.

The more demands the community makes on government for services and administration, the higher the cost of government. Taxes act both as a check on popular appetite for government services and as a true expression of democracy - government of, by and for people.

HISTORICAL DEVELOPMENT OF COMMUNITY SPACES

Introductions:

The planning and organisation of public open spaces as the Chief Meeting Place for the Community has preoccupied city planners right from earliest times. The Greek Agora, the Roman forum, the Italian piazza up to our modern town squares and plazas are symbolic expressions of similar ideals on different scales and concepts. The emphasis has been a shift from the individual to the collective epitomizes the goals and trend of urban community planning. Civic spaces as the focal point of urban community spaces has become the constant resort of most citizens, a daily scene of positive sonal, political and business interraction.

The Greek Agora (Fig. 1)

This is the centre of early Greek cities. Generally it is an open space loosely surrounded in an irregular fashion by buildings intended for public use e.g. Temples, Municipal Offices and Commercial buildings. The layout provides free interplay between their volumes. Harmony is achieved through successful articulation of well defined surrounding spaces. The Agora is characterised by its amorphous and irregular plan form. It's size varies from a spacious open square to a little more than the widening of a main street.

Functionally, the agora is the chief meeting place for the entire community of the town. It is a place where town folks were gathered and elders gave their decisions. It is also a venue of intense cultural display and festivity. Later on, the agora developed into a place where the interchange of news was complimented by a regular exchange of goods are services, that is a centre of commerce. This new dimension of the agora as a centre of commerce is connected with its primary social function that is the coming together of consumers who had many reasons for assembling than merely doing business. The basic social functions of the agora are still reflected today by virtually all modern forms of open spaces. The agora at Athens and Miletus illustrate the major characteristics of the early Greek Agora (Fig. 1).

The Roman Forum: (Fig. 2)

The Roman forum like the Greek Agora functions as a central communual space for recreation, commerce and political affairs. Comparatively, the forum is physically more distorted than the Agora Perhaps it is because the Romans were more concerned with the mastery of interior spaces and were unable to carry through their perfection in the handling of internal spaces to their conception of external volumes. The Roman forum, with the surrounding buildings reflect not only the religion, law and commerce but also

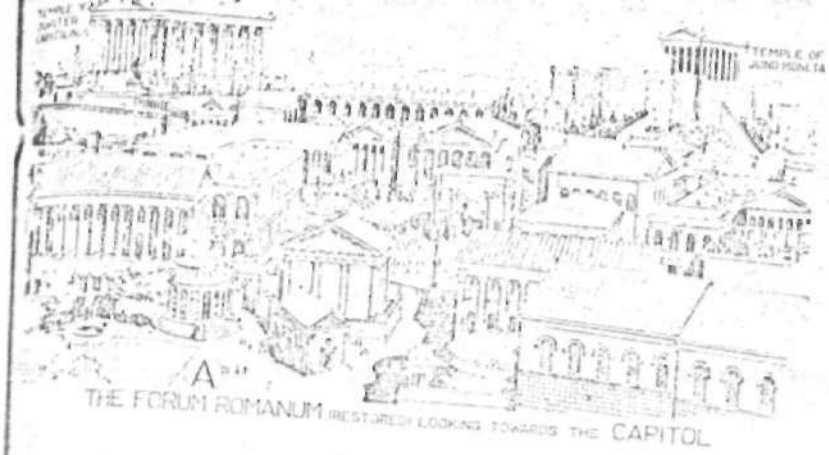


Figure 3.11 – The Forum Romanum, an artist's impression of the buildings and spaces of the later Empire period. The direction of this view is given in Figure 3.10. In the distance can be seen the temples on the twin eminences of the Capitoline Hill. The hollow on top of the Capitoline Hill was to become the location of Michelangelo's incomparable sixteenth century Capitoline Piazza in front of the mediaeval Palazzo del Senatore which, in turn, was built in part on ruins of the ancient Tabularium. (After Banister Fletcher, *History of Architecture on the Comparative Method*.)

Fig. 2

the busy corporate life of the city. The forum, by virtue of its monumental scale gives expresion to the political power, orgainsation and grandeur of the old Roman empire. In constrast to the agora, the various elements of the forum are related to one another and to the enclosing space by an abstract system of proportion with no relation to human scale. The"forum Romanum" home (Fig. 2) which is the oldest and most important of all is laid out in the valley between the seven hills of the imperial city. It is used in early times as a hippodrome and for contests which later took place in amphitheatre. The chief public buildings are grouped around it, and its appearance in the heydays of Ancient Rome, adorned with pillars of victory and statutes and surrounded by collenades, temples, basilocas and shops, must have been a sight of wonder and great beauty. Other forums like the forum Banium Serve as a market for special purposes, but in general, the typical Roman forum is the centre of civic life which was crowded on festival days with sacrifices which took place before the temple.

While the Greek Agora and the Roman Forum show identical functions the differences in physical form merely reflects the varying conception of planning ideas based on different political and cultural orientations of the two communities.

Open Spaces in Medieral Cities (Fig.3)

Most medieval cities developed as compact Military establishment within rigidly defined orders. Hencethe need for adequate security was paramount. The main characteristic features of the medieval urban spaces are the open market place, the church square and the irregular winding street. The winding street preclude long vista, emphasizing limited views. The transition from narrow street into moderately open and sometimes lange market square poised at corner positions, is a dramatic and sometimes dazzling experience. The market place is the counter part of the agora or forum as a focal point for a wide range of social political and cultural activities. The typical market place is widely irregular in shapesdetermined by the needs of the surrounding buildings.

Religious buildings are the usual dominant architectural feature of the most important public spaces. They are strategically located amongst buildings of similar facade surrounding the church square and assume prominence by virtue of their contrasting forms and elavations. Initially the church and the market formed a two part nucleus characteristic of most medieval towns. Later, Commercial function became so critical that virtually all forms of urban spaces religions or secular ended up as commercial spaces of one type or another.

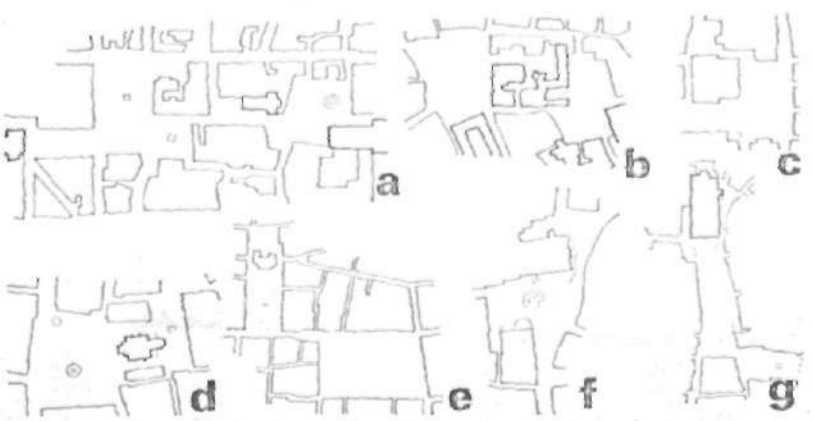


Figure 4.8 — Examples of mediaeval civic spaces in seven cities; in several instances two or more squares form a sequence of spaces. (In addition a number of these spaces were remodelled during the Renaissance period.) Key: a, Lucca, a complex sequence of spaces, reading from left to right: Piazza Grande (Napoleone), Piazza del Giglio, Piazza S. Giovanni, Piazza S. Martino, Piazza Antelminelli; b, Bruges, left the Grand Place, right, Place du Bourg; c, Rothenburg, the market place in front of the Rathaus; d, Nuremburg, the Hauptmarkt in front of the Frauenkirche; e, Arras, Petite Place (top left) and the Grande Place; f, Perugia; g, Todi, the square in front of the cathedral.
See Paul Zucker, *Town and Squares* and Camillo Sitte, *City Planning According to Artistic Principles* (translated by George R. Collins and Christiane C. Collins), for detailed consideration of mediaeval civic space.

28. Lewis Mumford, *The City in History*.
29. Paul Zucker, *Town and Square*.

Renaissance: (Fig. 4)

Renaissance urban spaces are characteristic ally noted for their well defined traffic functions. They are distinct traffic, pedestrians and residential spaces. The dicotomy between major pedestrian and vehicular traffic movements ane eflected in the planning of spaces which act as forecourt or public assembly areas in frnat of major civic and religioms buildings. A common solution is to divert all vehicular traffic way away from the space or as an alternative, to limit it to a part of the space.

The characteri tic features of the Renaissance plaza are:-

(1) Symetry about one or more axis

(2) Vast use of limited vista achieved by selective placement of imposing statutes, obelisks and monumental buildings.

(3) Enriched with fountains, sculptures and a variety of architectural landscape elements, trees and flowers.

(4) The space is usually surrounded by important public buildings and unified by means repetition of basic elevation design and articulation of details usually in conjunction with unbroken rows of collonades. The renaissance era has been described as period of evolution in the history of urban design, art and architecture. A new trend of thought identifies man as the centre of the universe - the scale of all measurements. This is consistent with the shift of emphasis from the sacred to the secular as palaces gradually replaced cathedral as focal points of vista.

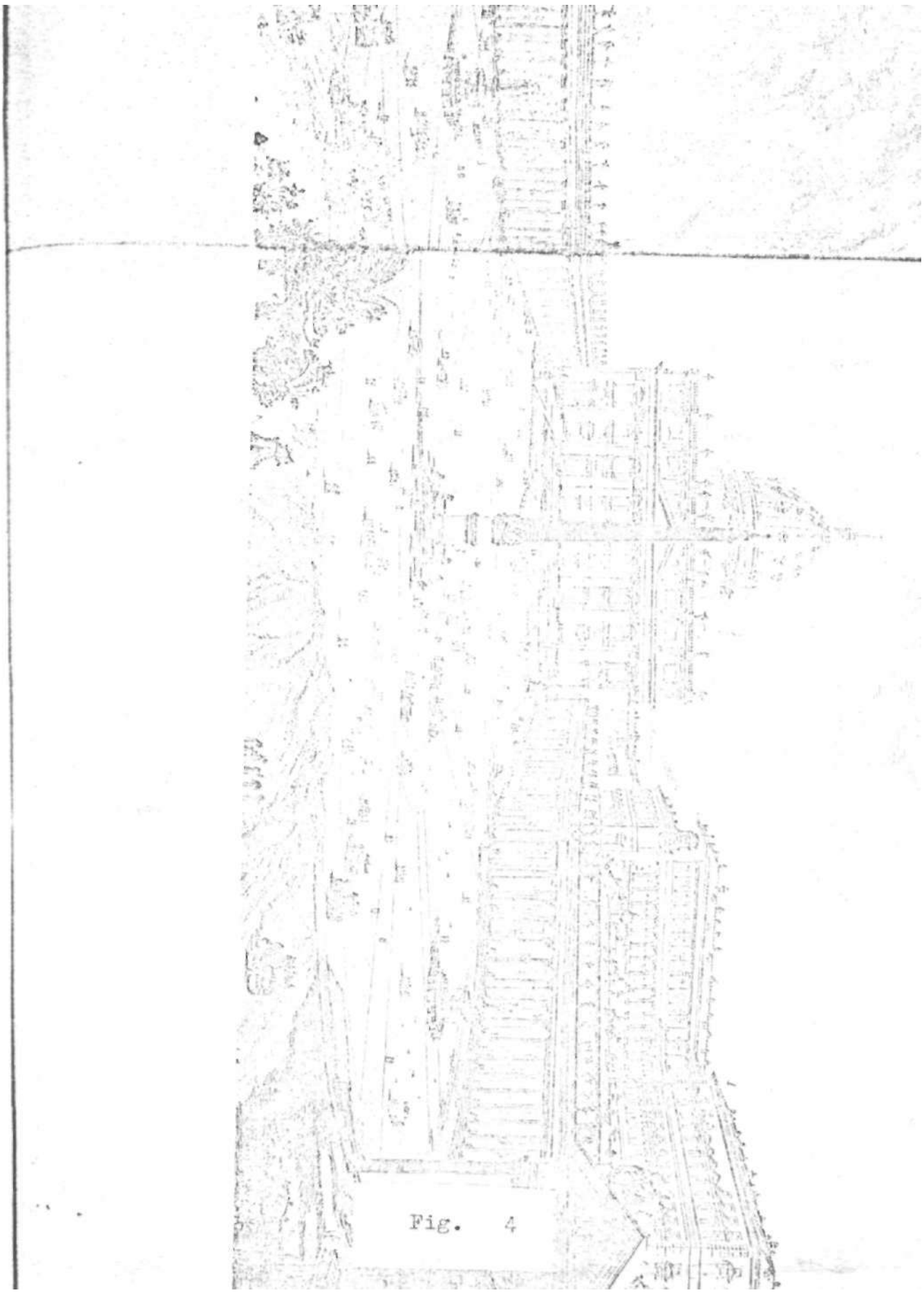


Fig. 4

Baroque: (Fig. 5)

The baroque era was significant for its emphasis on the organisation if outer spaces. Openness replaces compactress in the spatial composition of free spaces. The space cancept of the baroque did not tend to enclose an object but rather to lead to important focus. The fashion of isolating individual spaces, such as public squares and plazas, gave way to a more resolutunary spatial interlock of spaces. Baroque designers organised space and made it continous, they reduced the space to measure and ordered it with motion and time. To this effects highways and boulavards became important urban space connectors. Unity and articulation in urban spatial composition was consequenlly achieved.

While obelisks, fountains and statutes remain charateristic featunes of the important landscaped public spaces, they are organised as rythmical intersections along lines of movement. In particular, obelisks and important buildings strategically located along the space are used to form lines of tension they regularized the movement system.

Urban Spaces in Modern Towns (Fig. 6)

Contemporary city planners continue to acknowledge the efficiency of well anticulated open spaces in the social, cultural and political life of the city. In none recent urban planning

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78. GIUSEPPE VALADIER. Scheme of the Piazza del Popolo, Rome, 1816. *This is the final scheme followed in the actual rebuilding.*



79. Piazza del Popolo, Rome. Section through the different levels and ramps. *Drawing by Edward H. Armstrong, 1925.*

Fig. 5

projects, the virtues of extended open spaces were harnessed to give character and quality to city life.

The baroque openness was augument and further developed. Belt of open green flow from the surrounding greens deep into the very heart of the city. Proximity to natume, freshness, and a relationship to growing things are hallmarks of the new trend. A sustained and continous use of open space in city centre is achieved through the principles of muxed planning. Commercial plazas are surrounded by multi-level concourses animated with activity which accentuate their three dimensional qualities. Typical examples include Back Bay Centre, Boston and Rockepeller Centre, New York. The growing impact of antomobile in the circulation patterns of cities calls for improved traffic solutions in respect of vehicular and pedestrian circulation. The pupular approach is complete segregation of the two system by use of flyovers and underpasses which offer possibilities of development of large scale pedestrian malls and precints.

Contemporary Landscape Elements:

(i) Greenery:

Assorted types of plants and grasses offer welcome relief from the predominant visual impact of hard solid concrete structures of our built up environment. They also possess pleasant aesthetic

qualities. The trees in addition offer shade to the buildings, absorb distressing urban noises and may also be used to screen off undesirable views such as cars and vehicular parks.

(ii) Water Pools and Fountains:

Used to give impressions of coolness and pleasant reflections of surrounding pacades. Skillfully designed fountains and water jets are established landscape features of tremendous beauty.

(iii) Paving Slabs, Stones, Bricks and Concrete:

These are interesting features of most of the best known modern public spaces. They add variety and give expression to the different functional zones of the space.

(iv) Sculpture and Statutes:

These are symbolic expressions of our art and culture. They enrich space and could be used to define lines of movement.

OPEN SPACE AND RECREATIONAL FACILITIES

Recreation or relaxation implies the consumption of leisure or leisure Facilities to refresh oneself. There is an indication that in recent times, recreation and the use of leisure are becoming more and more important in people's lives. This is partly as a result of rising standards of living that allow people to invest more time and resources in leisure services and partly as a result of the "technological fix" or modern civilisation which increasingly "boxes-in" the individual thereby increasing the demand for avenues to release pent-up feelings and tensions. In so doing open space and recreational activities can improve the mental as well as the physical health of the individual.

Yet, there is no easy definition for what constitutes recreation and reareational activities. Different people have emphasied different aspects of open spaces and recreation. Open spaces have been used in Europe to create divisions between neighbourhoods, in other words to create small communities within the large urban community where the conditions of existence could be more personal. In this report, however, we subscribe to the view that open space and recreation facilities can refresh the tone of life of people. We also subscribe to the view that accessibility to recreational facilities to all sections of the population especially the young and old who are less mobile than the rest, is of paramount importance. We suggest the establishment of a hierachy of parks and recreational facilities over the urban surface thus.

Local parks:-

Small lots within local wards district and neighbourhood parks, cover large area and are ccessible to a large population surface, Regional or metropolitan wide parks:- rother specialised facilities for the whole urban population. Based on this type of hierachy, we can recognise different types of recreationat facilities such as:

(1) Tot lot or children's playground.

(2) Public open spaces (varying sizes).

(3) Botanical gardens

(4) Zoo - parks

(5) Stadia

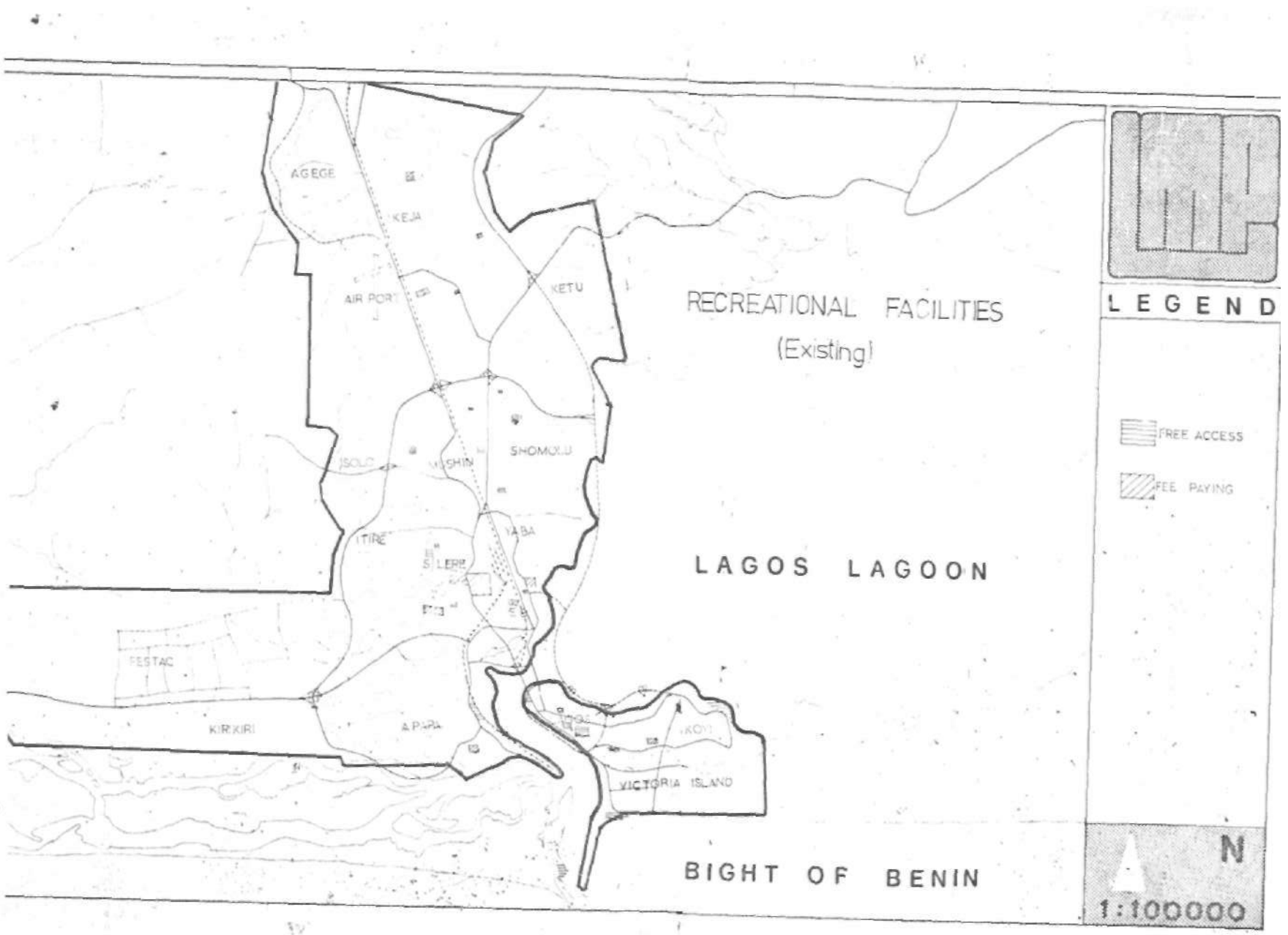
(6) Amusement parks

(7) Large holiday resorts (or parks outside the city).

It is important to note that there could be mixtures of various types in any particular recreational centre. Besides, the size of each unit depends on intended function and the size and character of the population it is intended to serve.

Methodology:

Because of the complexity of the issue involved, the problems of obtaining reliable data, and the limited resources including personnel and time at our disposal, this survey is, at best, a pilot study. By pin - pointing areas of deficiency it calls for further in tensive study in various dimensions of the supply and use of


AGEGE
KEJA
AIR PORT
KETU
SHOMOLU
ISOLO
ITIRE
YABA
FESTAC
KIRIKIRI
APAPA
VICTORIA ISLAND
RECREATIONAL FACILITIES
(Existing)
LAGOS LAGOON
BIGHT OF BENIN
LEGEND
FREE ACCESS
FEE PAYING
N
1:100000

recreational facilities. Based on the premises stated above a survey of existing facilities was carried out over the entire area of metropolitan Lagos. The view here is to be able to evaluate the adequacy of existing facilities area. Based on the survey, area of deficiencies are inventoried and suggestions are made for future improvements.

Existing Recreational Facilities:

Metropolitan Lagos comprises Lagos Island, Lagos Mainland, Mushin West, Mushin East, Ikeja, Agege and part of Badagry (Ajeromi) Local Government. Existing recreational facilities will be discussed in accordance with these local government areas as follows:

Lagos Island:

Most parts of the area are planned and as such have several recreational centre.

(i) Victoria Island has several public open spaces which could be developed into all sorts of parks but at present none is in a use as a park.

(ii) At Ikoyi, there are one or two public open space but most open spaces are private such as Polo ground, the golf course, Ikoyi Club open space, and of course, most of the houses have gardens around them. The only really popular park in Lagos is situated there. It is know as Ikoyi Park. This park is not well developed but it is maintained periodically by Lagos Island Local Government.

(iii) The only recreation centre at obolende (the only high density section of Ikoyi) is on the campus of St. Gregory's College and this is not open to the public.

(iv) Several open spaces were planned for Lagos but unfortunately most of them have been built-up. There exists, however childrens playing ground at Isalegangan, a park known as "love - ground" near the national museum, a swimming pool, the race course and the old cemetery now being proposed as a public open space at campbell street. It must be remarked from the planning point of view that those who caused the conversion of the Race course from a purely open space to a covered open space, shops and offices have done a disservice to - recreation. By this conversion, the amount of available space for elaxation horse racing and other recreational activities have been reduced; there will be restriction in entering the race course after completion and air-condition has been blocked, to some extent, by the tall constructions on the site. It is therefore most saddening that the only major open space freely open to the public in central Lagos has thus been adopted to an urban type space. The Bar-Beach on Victoria Island and Tarkwa Bay are very good recreational centres though not well developed.

(v) Apapa: There are two developed open spaces area (Passive parks) one at Kofo Abayomi and the other near Burma Road, added to these two is the new Amusement park at Randle Pelemure arena. This is an achievement in providing places of relaxation by the

former Lagos City Council. Unfortunately good use is not made of the water front as an open space or recreation area. However, the former Lagos City Council has tried to develop some of the public open space to a certain standand.

(1) Ebute - Metta East:

The recreational facilities in the area are:- sango children's playing ground along Simpson Street, the Row Park Sports Centre and the near-by swimming pool.

(2) Ebute - Metta West:

There is a developed public open space at Abule-nla but the biggest open space in this area has not been developed. It is located at the junction of Ibadan/Odaliki streets. The place was designed by Lagos City Council but unfortunately it was not executed. The railway compound at Ebute-Matta West provides a very good recreational centre. There are garden around the houses and a well designed recreational ground and several playing areas. This is a private property of the Nigerian Railway Corporation however it is not accessible to the general public.

(3) Yaba:

All the schemes and layouts in this area have open spaces designed in them but most of them have had buildings spring up on them, probably no body cared to develop or maintain them for recreation. At present, there is an existing vacant land between Fayetu and Yaba round-about. This vacant land is now being used

as farm land by some people. A site earmarked for public open space at Oyende street, Igbobi is also not developed but instedd it is being used by mechanics. However there is a small public open space behind the West African Examination Council by the former L.C.C. Also strips of land on both sites along the road leading to the University of Lagos have been developed for public use with garden chairs. There is a private 200 - park at Bwiney Estate, Yaba Bus - stop.

(4) Surulere:

It is interesting to note that ever though surulere is a planned area, one can only point to three public open spaces. These are at Tafawa Balewa Crescent and off, Eric Moore Crescent and at Rasaki Ademola Street. The initiative to develop the one at Tafawa Balewa crescent came from the tenants in the area before they were supported by the L.M.L.G. The park off Eric Moore Crescent is still under development at present.

Apart from these two parks, the National Staddum are situated along Western Avenue at Surulere. Other recreational facilities are the open yards around L.S.D.P.C. buildings, Akerele Street. They serve as playing areas for children though road side mechanic are squatting throughout the whole area.

(5) Mushin West:

This isadensely populated area with a few or no places of recreation at all. The people of this area mostly travel to and from places of work and do nothing more. They have no places to relax outside their homes. All the spaces that could be used as open spaces have been built-up and even those contained in approved layouts and schemes are being developed into residential buildings contrary to planning directives. The only know existing recreational areas are the open space in the police Barracks at mushin and a few scattered children's playing areas at Oshodi, Ikeja, Ilupeju etc.

(6) Mushin East:

As in case of Mushin - West area, the open spaces in Mushin East area are mostly existing on paper only.

(7) Ikeja:

Ikeja area consists of planned and unplanned areas. As might be expected, the unplanned areas are full of residential buildings without leaving any space for recreation. In private layout areas as well as Government Schemed areas, some places were earmarked for public open spaces but they are not yet developed. However the G.R.A. has two very large public open spaces both on Oba Akinjobi Street. These are a golf course and a set of playing felds.

The Lagos Country Club along Air-port Road is also a good private recreational area, though it is meant for members only.

There is also the Ikeja Club open space and playing area meant for members only. The Swimming Pool in the premises of Air-port Hotel is the only recreational centre around Isheri Road; it serves the lodgers in the hotel as well as interested members of the public who may use the facility on payment of the prescribed fees.

(8) Agege:

Most parts of Agege were planned and laidout in 1949, but the open spaces in the schemes have been fully built-up. Except where there are layouts nowadays it is often uncommon to see any type of recreational facilities in the area. However some new layouts have public open spaces in them but these are not maintained. The only notable place of recreation in Agege area is the staduim not too far from the L.S.D.P.C. Ogba Estate.

(9) Old Ajerom D.C. Area:

The land use survey carried out by the Master Plan Unit showed that this area has the advantge of being a very good recreational centre but it is about the most disorganised area of metropolitan Lagos. Ajegunle is an inland on its own as it is surrounded by water but instead of creating recreational centres using the advantage of the existing conditions, the whole place is congested with different types of building residential, hotels and noisemaking commercial houses. Even in the new areas around Kirikiri Road where

where one should expect some recreational centres, there is none.

Deficiencies:

With the aformentioned analysis, it is clear that the whole of metropolitan Lagos is deficient in recreational facilities one would expect an urban area like this to have as many as possible recreational centres to relieve the people of Lagos from the hardship of road congestion, the fatigue of driving long distances and to provide peaceful rest in quiet environment at the end of the day or on week-ends.

Table 3.1

Recreation Facilities

Table of Analysis of Existing Recrentional Facilities in Metropolitan Lagos

Serial	Types of Recreational Facilities	Area Located	Plot	Remark
1.	Sports Ground (Stadium)	Agege	4.25 hect	Free/paying
2.	Ikeja Recreational Club	Ikeja	4.0 "	Limited
3.	Incidentelopen Spaces	"	1.0 "	Free
4.	Golf Course G.R.A.	"	20 "	Limited
5.	Sports Ground (Anthony) Villag F/Ball Field	Authony Village	0.4 "	Free
6.	Open Space at Ilupeju	Ilupeju	1.0	"
7.	Natural recreation (Horticulture Ilupeju)	"	0.3	Limited
8.	Incidental Open Space	Metori	1.0	Free
9.	Public Open Space Sobanjo Street Area	Mushin	1.2	"
10.	Incidental Open Spaces	"	3.2	"
11.	National Stadium and U.A.C. Ground	Surnlere	32.0 hect	Free/paying
12.	Open Space (Rasaq Ologun Square)	"	-	Free
13.	Row Park/Swimming Pool Yaba	Yaba	2.5 hect	Free/pay
14.	Open Space (Mainland Hotel)	Ebute-Metta	1.2 "	Limited
15.	Evans Square	"	-	Free
16.	Green Open Space Tafawa Balewa Square	Lagos-Island	13.95	Limited
17.	Sports	"	0.24	Free
18.	Green Open Space	"	0.24	"
19	" " " (Badagry Road)	Amuwo Odo. Festac	-	"
20.	Foot-ball Field (Nale Street Ajegunle)	Agiegunle	-	"

Serial	Types of Recreational Facilities	Area Located	Plot	Remark
21.	Green Open Space (Malu Road/Naval Road)	Apapa	-	Free
22.	Luna Amusement Part (Ranaleavenue)	"	1.5	Free/paying
23.	Sports ground (Olofin Ibinkunle Street)	"	0.8	Limited.
24.	Foot-ball Field Dock Yard	"	1.2	Free/paying
25.	Incidental Open Spaces	"	9.2	Free
26.	Cemetary Taps Street	Lagos-Island	1.5	Cemetry
27.	Sports Ground (Lewis Hawley)	"	0.25	Free
28.	Tennis Club (King Georget)	"	0.7	Limited
29.	Sports Ground (Awolo-wo Road)	Ikoyi	1.0	"
30.	Sports Ground (King-way Road)	"	25.0	"
31.	Green Open Space	Obalende /Ikoyi	2.0	"
32.	Green Open Space (Club)	Ikoyi	13.0	"
33.	Ikoyi Park	"	18.0	Free
34.	Natural Recreational Cor Beach	Victoria Islan	20.0	"
35.	Natural Recreational Cor Beach	Tarkwa Bay	39.0	"
36.	Green Open Spaces (Kato Abayomi)	Victita-Islan	-	Limited
37.	Green Open Space (Tawalin Bello)	Lagos Island		Free
38.	Green Open Spaces Campus Street	"		"
39.	Green Open Space	"	7.0	"
40.	Sports Ground (Swimm-ing Pool)	"	0.5	Free/paying

The Demand for Recreational Facilities:

The 1976 land use survey unit shows the grossly inadequate provision of open space and recreational facilities in metropolitan Lagos. For instance, the map of the built-up part of metropolitan Lagos shows that area of recreational land is about 448 hectares whereas the built-up area is 27,120 hectares i.e. only 1.65% of the built-up is devoted to recreation.

In 1976, an open space committee was formed in Lagos state Ministry of Works and Planning. This Committee is marking out all the open spaces contained in approved layouts and schemes. One problem the Committee might face is that some of the layout and schemes overlap themselves to the effect that a place earmarked for open space in one layout or scheme may be earmarked for residential in another overlapping layout or scheme.

The existing open space committee should be broadened and constituted into a parks and Recreation Management Department. This enlarged body should have wider powers for the supply and maintenance of parks and recreational facilities. It should also be able to undertake meaningful research into various aspects of supply and usage of such facilities. This body should have sub-divisions at the various local government and ward units.

These sub-units should have powers and defined action structure commensurate with the range of problems issues and resources at their disposal. Bringing the committee to the people this way, it would also be possible to get citizen-input into the various aspects of the supply and comsumption of the various facilities.

Citizen participation is a key factor in ensuring the relevance of action - programs to the needs and wishes of the people. Commensurate with the hierachical structure of Authority there should be established hierachy of parks ranging from local district to metropolitan and regional adequately distributed all over the metropolis.

For each units of the system of open space and recreational facilities, the issues to be considered in supply and usage, would vary according to the specific conditions and circumtances for instance relating area to population, the standard amount of green open spaces needed per person in a metropolitan area like Lagos could be estimated as follows in m^2.

Metropolitan Park	- 5
Area/Regional or Ward park	- 2 - 3
Neighbourhood Gardern	- 3
Squares, boulvard etc.	- 1 - 2

It is therefore recommended that central Lagos be provided with a metropolitan park in the proposed Lagos Island re-development scheme and that other local council areas should have regional/

or ward parks according to the standards above.

There should be a deliberate attempt to plant trees, shrubs, flowers and where necessary, grass along side existing squares and roads. This calls for a survey of existing squares and roads and environmental conditions along the roads with a view to finding which species are suitable for which type of site areas. In particular attempts should be made to procure ever gree (all year round) species that could tolerate the rather hars microclimatic conditions in the streets. In addition, they should be able to tolerate a reasonable degree of human menace, wear and tears.

Because of the existing conditions in the built-up areas of the city, it would be fairly difficult to obtain suitable pieces of land for the development of open space and recreational facilities. What is called for therefore is a meticulous metropolitan wide survey of what areas are needed for various services. Now that the Government has all the land at its disposal according to the land use Decree No 6 of 1978 and Land Use Edict of 1978 no excuse should be given for not providing open spaces and recreational facilities in new development areas. Open spaces and recreational facilities will strengthen the kind of environment the residents seek to achieve.

Parks plan grounds, flower gardens and wooded area should be provided within the neighbourhood. Such open spaces should meet the requirement of all age group and be within walking distance.

Conclusion:

The rapid growth of metropotitan Lagos poses socio-economic problems. Education, recreational and health facilities are unable to cope with this situation. This result in the creation of tension, ugliness and a sort of ghetto in the city. Unless very serious step is taken to attack these problems the rapid rate of growth will lead to discontent. We do indeed face probable outcomes that are terrifying to contemplate.

The world powers had made great achievement by putting man on the moon - putting a man on the man was made possible through rigorous research, deliberations and financial support. Planning for social infrastructure in Metropolitan Lagos would also be possible and efficient if we are able to conceptualize the problems in acceptable terms.

We need a metropolis with adequate recreational facilities for all ages and superb education for all our children we need efficient, adequate and reliable medical care for all our people regardless of in come.

All these infrastructures cannot be built by the private sector alone or the public sector alone particularly when this would mean that decisions would have to be made with an eye to an

investment return. People and Government must be involved to create a comfortable, liveable, loveable and beautiful environment for the good of all of us.

THE SCHEME

The scheme is composed of three separate but physically related parts. These are:-

(a) Local Government Administrative Offices;

(b) The multi-purpose hall and public plaza;

(c) Commercial shops and offices.

The architectural character, form and planning of each of the above elements is distinct and a direct nature of each of the typical nature of the respective activities it accommodates. The planning solution to the design of the complex as a whole is based on a critical analysis of the functional requirements of all the major architectural spaces comporate to it.

(1) Local Government Administrative Offices:

For the purpose of smooth execution of its functions, the administrative offices are grouped into five service departments under a central administration

(a) Works or Engineers Department

This is responsible for all technical and physical planning functions of the council.

(b) Health Department:

This is charged with the responsibility of providing community health services for the entire city.

(c) Education Department:

This handles all aspects of the council's functions that relates to education. It is particularly responsible for primary and adult education schemes.

(d) Natural Resources Department:

This is charged with the responsibility of protecting, preserving or exploiting the natural resources native to the local government area.

(e) Treasury's Department:

This handles all councils external and internal financial transactions. It also supervises all sources of the council's revenue.

(f) Secretary Department:

This is the sole organisational arm of the local government offices. It co-ordinates all administrative function of all the other departments while at the same time supervises the efficiency of the entire functional service system.

(2) The Multi Purpose Hall:

The multi - purpose hall, being a civic hall, is primarily a venue for political assembly connected with functions of the local government authority. However, since the main functions are intermittent, economy dictates that such a "hall" must be capable

of dual use i.e. letting out to non-authority functions which permits additional revenue to the cuncil. In this sense, the hall can provide a focus for the social and cultural life of the community which it serves and thus help to break down rigid barriers between the local government authority and the general public. To this end it is desirable that the hall be physically closely related to the local government authority's council chamber and the public plaza which are discussed later.

As a result of the wide rarge of varying activities (leisure and cultural pursuits) which hall is expected to cater for, its design must be based on a multipurpose orientation of activity spaces. The general accommodation should allow for the following activity functions:-

(a) Public lecture and symposium

(b) Drama shows

(c) Cinema shows

(d) Banquets, and social gathering e.g. Wedding reception

(e) Dancing

(f) Exhibition

Size and Capacity:

By implication of its multipurpose orientation, the hall cannot be strictly defined as a specialized building type. It can readily be observed that some of the above mentioned activities have

incompatible functions in relation to one another. This functional gap become more conspicous with increasing size and capacity of the hall. Thus, for example, a small hall assembly hall can readily satisfy functional requirements for say drama shows and banquets if the floor is unraked. Such a dual use cannot be smoothly accommodated in very large halls.

Economic viability is yet another factor that must be seriously considered in deciding the ultimate size of the hall that may probably remain idle for many consecutive days. Never-theless, the size ofthe hall must be related to the scale of activities it is expected to accommodate, the status of the authority and the population of the community it must serve. In the end a compromise solution - a hall of moderate size and a seating capacity of about 700 audience or spectators - is projected. This is justified by impirical evidence of statistics of the sizes of similar existing civic halls.

The multipurpose nature of the hall impliesthat its floor should not be raked and also that a fairly large store should be provided for to accommodate chairs and tables etc. That are not in use during certain occasions. Provision should also be made for a stage a dressing room and toilets both for the audience (public) and the actors.

(2.b) The Central (Ceremonial) Plaza:

This is used when out-door large scale festivals and social gatherings are held. It is used when the audience capacity is for more than what the multipurpose hall can accommodate. For example, the Egungun Festival, the Independence Day celebration or the installation of a Local Government chairman all require mammoth community turnout at the plaza. Here again as in the masquerade festival the number of actors (masquerade) performing at any instance of time is such as to require a very large space for acrobatic manoeuvre. The use of the plaza is also very important during mass political gathering and campaign rallies.

The central plaza can be viewed as the ultimate focus of the cultural and political life of the community for all outdoor activity while the hall is for all in-door activity. It is then desirable that the central plaza be closely related to the hall since both are complimentary in function.

The Relaxation Plaza:

As the name sugests, the relaxation plaza is used as a place of relaxation and all leisurely activities. The community is encouraged to spend their lesure time here by engaging in any of the following activities:-

1. Sitting on the benches provided at regular and informal intervals under the trees.

2. Talking with friends while watching the fountion, reflecting pool and the general scencery.
3. Strolling right inside the relaxation plaza and experiancing the different phychological impressions caused by the different level differences.
4. Play, search, protest, drink, eat and generally feel free in the plaza.

For the community, the relaxation plaza is a place where they relax and cool their nerves after a hard days work. The fact that a relaxation plaza is located in the site makes it very probable that a lot more people would later patronise the commercial shops (discussed later) as a continuation of their venture on the site. Thus the relaxation plaza can also be regarded as an economic asset of the local government as a result of its indirect contributions to the commercial shops.

(3) Commercial Shops and Offices:

The commcercial shops and offices will be let out to co-operative bodies, businessman, professional firms and individuals to carry out their respective businesses. The rents received will serve as an additional revenue to the local government council.

Provision will be made for both small and medium types of shops. Although the space alloted for each type of shop will be in standard modules, provision will be made for diffent types of shop fronts

and interior partitions to suite tenants needs and tastes. All the shops will be engaged in retail trade.

Types of Retail Shops:

(a) Bookshops;
(b) Gift shops
(c) Jewelry shops
(d) Florist shops
(e) Barber shops
(f) Beauty shops
(g) Women's wear speciality shops
(h) Men's wear speciality shops
(i) Chemist shop

It is common knowledge that people love to look, window shop and buy. Shopping as an experience should provide fun, which in turn provides profits. A sucessful shop is one that is designed to merhandise in addition to looking good. A shop can be divided in two principal parts:- The exterior which gives identification, encompasses the shop front, show windows and displays, and the interior, where the promise of the shopfront display is delivered. Briefly stated, the shopfront initiates the sale and the interior consumates it.

The design of the shop facade must be attractive in order to catch the shoppers' attention and to draw the customers in from the street or from the plaza.

While the commercial shops will be located on ground level, the professional offices will be on the upper level. The professional firms that will let offices include the following:-

(a) Architectural Firms
(b) Accountancy Firms
(c) Engineering Firms
(d) Law Firms
(e) Advertizing Consultancy Firms
(f) Insurance Firms.

The dual role of Ikeja as a state and Local Government headquarters will make it imperative for professional firms to set up offices in Ikeja so as to facilitate their business in the state. Locating all the firms within easy distance of one another will improve their business connection and efficiency most especially when the city administrative headquaters is within easy reach thus facilitating the usually slow governmental transactions.

ADMINISTRATIVE OFFICES

A. Components:

This subcomplex is composed of three major elements:

(i) Departmental Accomodation. The service departments are categorised into two sorts. Those functional services oriented. Those organisational service oriented.

(ii) A set of ancilliary facilities supporting the complex. This includes:- (a) caretaking and cleaning facilities; (b) technicians room, telephone equipment and operations room; (c) catering, rest and first aid facilities.

(iii) Common services: (a) computer equipment and services area; (b) central supplies and requisition area; (c) central reprographic unit.

The Service Departments:

Departments are defined according to the nature of their functions vis-a-vis the public or other departments they serve. On this basic three groupings are possible.

a) Direct Functional Service Department: - This includes the following departments and sub-units:-

Health and Social Welfare, and Finance or Treasury

This function is characterised by intensive encomiter with the public. Within the context of the arrangement of offices they are the most readily acceäsible - preferable located close or at the entry level.

Usually local service out-lets are created for some of these functions to improve their working efficiency vis-a-vis the public.

b) Indirect Functional Service Departments:- These are essentially technically oriented and includes planning, architecture, civil works, and survey units which are all grouped under (Works) Engineer Department Visits to these sections by individuals are occasional since their services are mostly rendered to the community as a group not usually individual persons. One notable exception is the housing plan approval section where plots belonging to individuals must be approved before development.

c) Organisational Service Departments: - These offer no service to the public as such, but are essential to the efficent executive of authority functions at any level or scale.

These include the central administration, establishment division and the chief executive's office which all come under the secretary's department. In addition to these are the various administrative wings or unit of all the above mentioned departments.

D. Broad, Planning Principles:

i. Departments and units most frequented by the public are located on lower levels. They are most readily and easily accessible and correspond to the direct functional service units.

Indirect functions and organisational services are accommodated on upper floors.

Exceptions:

The chief executive office must be physically, closely associated with the counsillors area. He is the chief laison officer between the administration and the policy body.

ii) Mixed Planning Concept:

Cellular or open planning structure is adopted as required and when deemed efficacious. Municipal office structure represents a combined top management and clerical types of office organisational setting. The space organisation of the top management office must reflect confidentiality, intimacy and privacy. These requirements are readily satisfied by the traditional cellular form of interior office space division. The cellular concept is characterised by highly divided spaces for isolated individuals or small groups of officers.

On the other hand the space organisation for clerical functions must be conductive for intensive communication amongst the office staff and should allow for easy and efficient supervision of large groups of workers in an open plan type of scenery.

iii) Privacy and size of individual offices are used as means of reflecting status and hierarchy of position of departmental staff an important aspect of local government authority management system.

Top management executives are provided with individual office spaces whose sizes are appropriate to their respective functions. For departmental heads the space must allow for group meetings and interview.

Clerks, Technicians, and other categories of staff in middly management positions are accomodated in group spaces ranging from medium size to large size.

Categories of Office Working Spaces:

a) Cellular Space:

Typified by rooms of shallow depth and marrow width. Sintable for individual and small group accomodation only:

b) Medium Group Spaces:

Associated with shallow and sometimes medium shell depth. This is suitable for small sized departmental unit and generally a limited group of personnels per-frming similar duties.

c) Open Plan:

Associated with deep shell space, suitable for a large clerical staff or technically oriented unts.

(iv) Flexibicity:

To allow quick reactions to changes in management functions, or extensions or compressions of functions themselves. This is promoted by limited use of physical divisions within

department and the use of demountable or folding partitions in place of rigid partition or structural walls.

The recent exercise of reorganisation and restructuring of the local government and allied authorities throughout the country aims at expanding the role of the local councils in government. In architectural terms, the immediate consequential implication of this development will lead to not only expansion of present accomodation but reorganisation of the interior office shell to meet changing demands and functions within the secretariat. Provision should be made for probable future expansion of the office accomodation either laterally on vertically without destroying the uisual integrity and unity of composition of the whole complex.

(v) Concept of Life Interface:

Potentially good contact between verions departments is promoted by allowing the departments to be visually and physical integrated - to this effect horizontal functions amougst department is preferable to the more rigid vertical delineation since horizontal travel is prefered to vertical. By this concept a department is spread vertically over a number of floor levels over - lapping with other departments across verious horizontal floors.

(vi) Design for Interraction and Meeting:

The function of the authority building as an indoor public meeting place is emphasized through:

clear orientation and articulation of circulation layout.
Generous provision for formal and informal public, semi public and private meeting spaces. Such as spacious lobbies, staff lounges, and departmental meeting rooms.
The Chief formal meeting place of the council (i.e. Council chamber and lecture room) are concieved as counterparts against the rythm of well articulated office block accommdation.
The wide range in sizes and form of the meeting areas is a reflection of the varying nature of public and official interaction vis-a-vis one another from complete privacy to open transactions and deliberation.

(vii) Strategic location of common services and ancilliary facilities.

- Facilities commonly used by all departments such as the computer and the central reprographic units are centraly located in plan and thus readily accessible to all.
- Units requiring regular supplies, servicing and mantenance and placed close to the service areas to avoid rigorous horizontal transportation of heavy equipments.

(viii) Provision of Service:

Stairways, sanitory and washing facilities and stores are centrally grouped into cores distributed at strategic points along each floor. This arrangements has both economic and planning

advantages based on standardization and convienience respectively. For the location of staircases the following building regulation standards assumed.

A maximum travel distance of 30.5 m between staircase and exit point where escape is possible only in one direction.

Distance between any two adjacent exits from the storey or staircase should not be more than 60 m.

Staircase for escape should be enclosed in fire resisting construction and preferally be isolated by a protected and ventillated lobby or corridor.

The minimum width of any escape staircase must not be lese than 1020 mm.

(ix) Design for Ventillation:

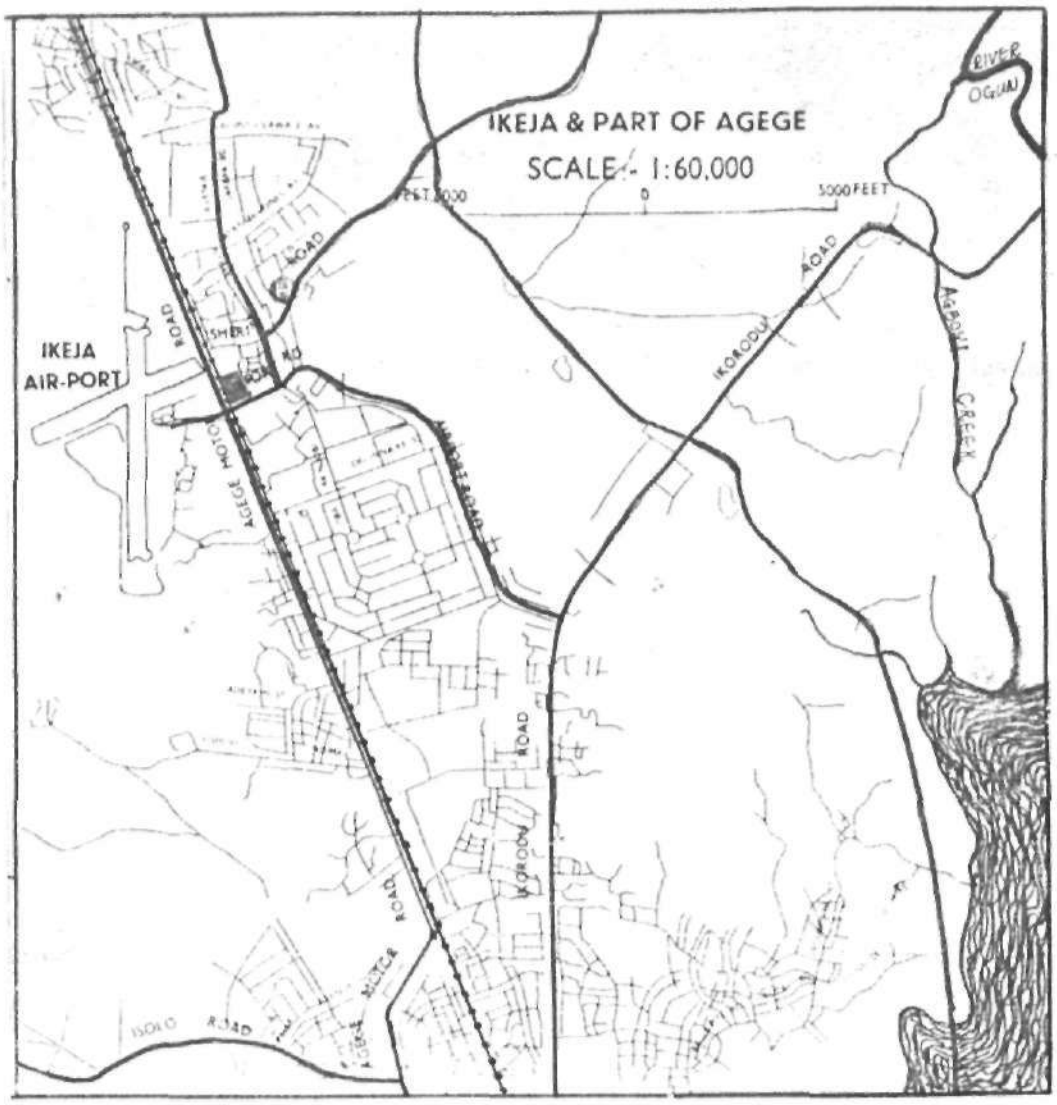
The courtyard system of layout together with the single banking corridors of the departments ensures adequate cross ventillation.

(x) Openness and Accessibility:

Openness and accessibility is an epitome of democracy, symbolised by the institution of the local government authority. Not only is the process of policy making of the authority open to the general public but the entire atmosphere of the building is made subtly inviting. Through - quick glimpsed of beautiful internal count. - open speciuns entrance lobbies on the more

public floors, ornamented with cultural artworks and montils.

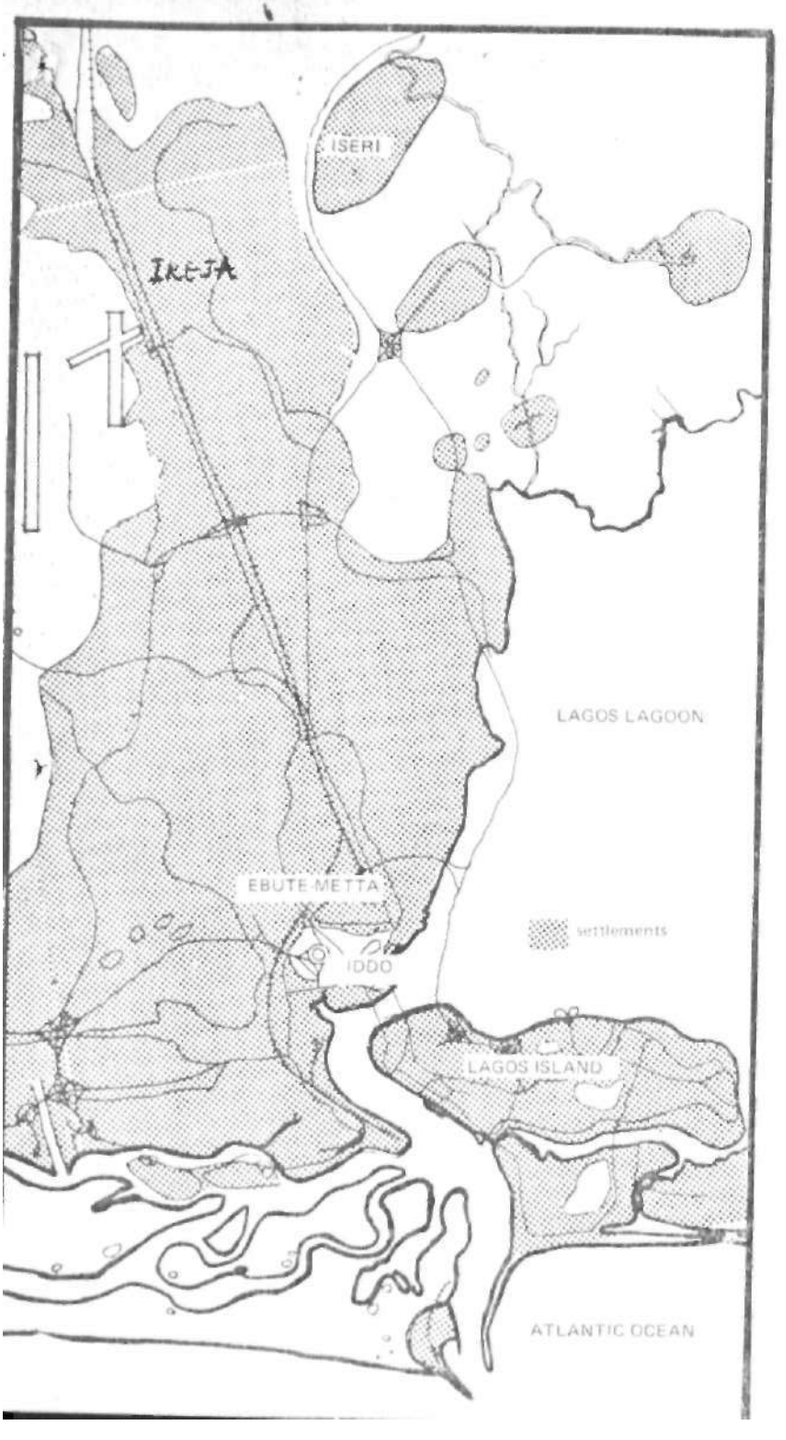
- large expanse of glazing providing views of interior landscapes and working modes of the office interior (usually landscaped).

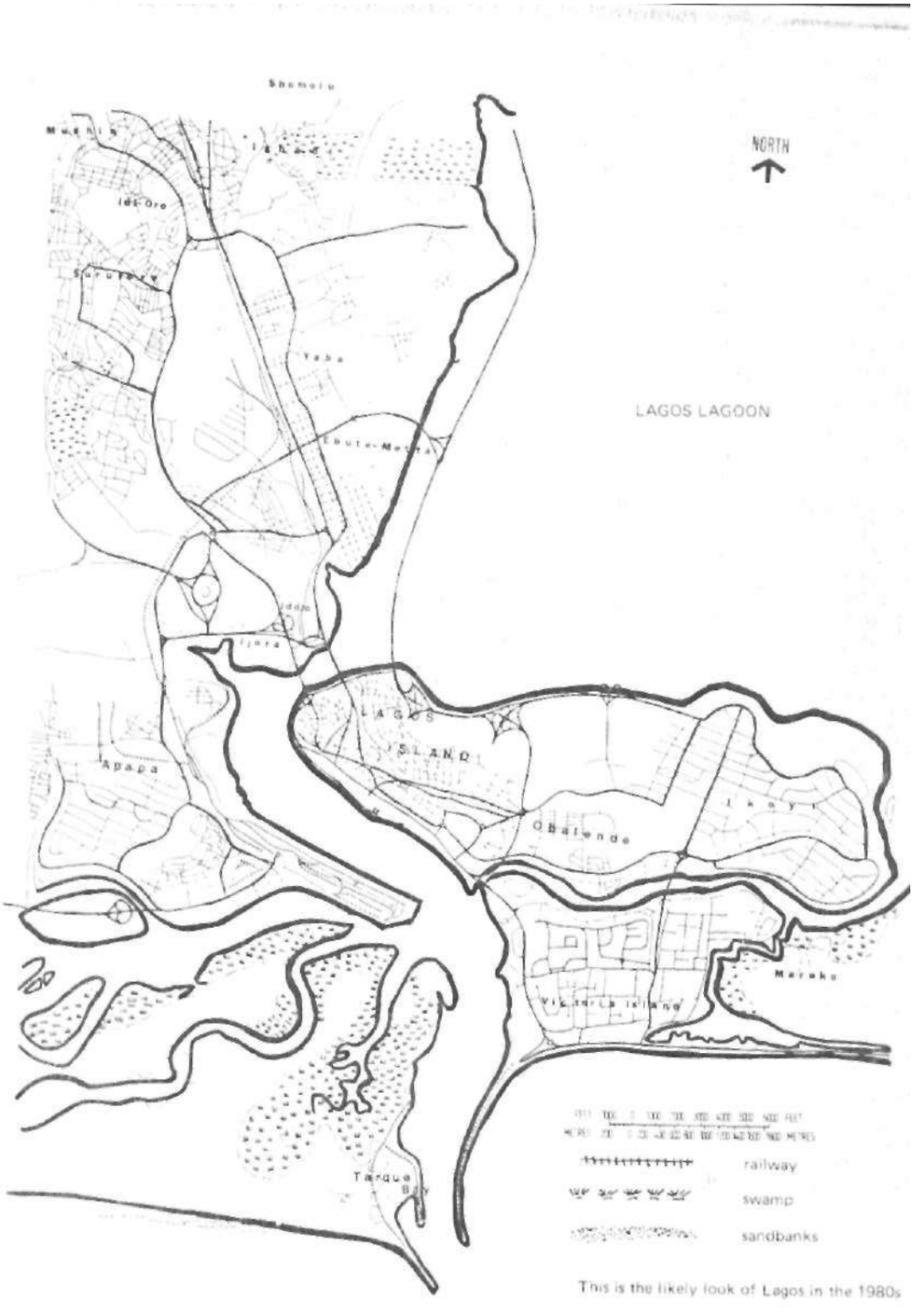


Key

- proposed site
- major road
- minor road
- railway line
- lagos lagoon

Location Map





This is the likely look of Lagos in the 1980s

THE SITE

The chosen site is located within the central business district of Ikeja in Lagos State. It is a faily level site which lend itself to a good landscape design. It is bounded by two expressways (Agege Motor road running approximatly North-South to the heart of Lagos and Airport road connecting the Airport and beyond to the Government Residential Area) which serve as the main vehicular route to other parts of Lagos metropolise thus making the corner location very strategic. The major railway line also runs parallel to Agege Motor Road and adjacent to the site. The fact that an intra city railway stop has been proposed on a small portion of the site makes the site easily accessible to those commuters who use the rapid rail transport in an effort to decongest and divisify the usual vehicular transportation system. It should be noted here that the "Rapid Rail Transit" is an essential part of the new (rail) system of transportation. It reflect the impact of technology and mobility of the masses.

The subsoil in this area is mainly laterite and with the ground faily level, lends itself to a good landscape design. The areas around the site are already supplied with electricity, pipe borne water and good drainage system all of which can be extended to the site.

CLIMATE AND CLIMATOLOGY

General:

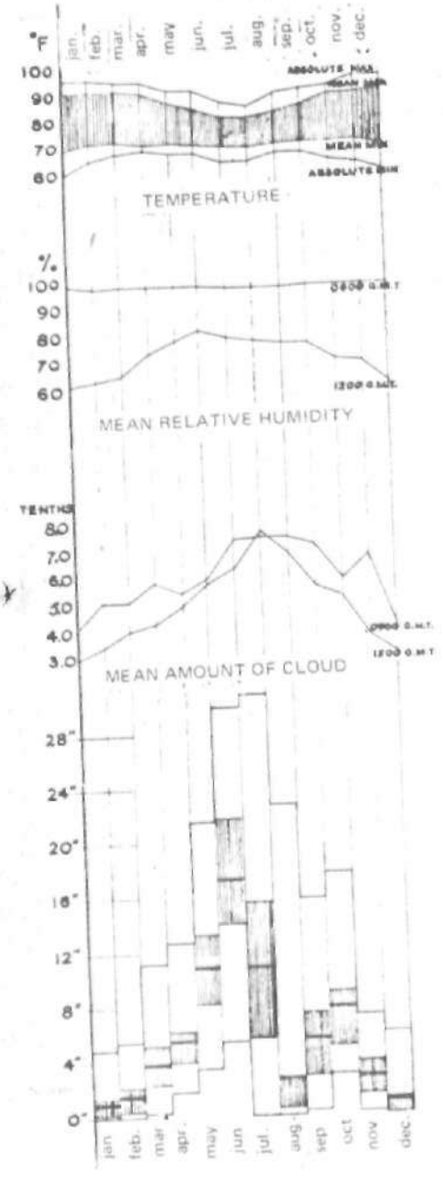
One value which greatly affect buildings is climate. Most buildings are for human use. On the other hand, man struggles to use the minmum energy to adjust himself to his climate environment, and the less energy he has to use for this purpose the more will be available for other pursuits. The body must be kept at a temperature of about 98^{0}C. It must lose heat generated by the metabolic process which varies from around 73,275 W (250 B.T.U/hr) when sleeping to about 4,000 for maximum exerption. The air temperature in Ikeja is just under body temperature making it difficult to lose heat by radiation, convection and conduction.

In the design of modern buildings the principal consideration to meet the needs of health and comfort is that of keeping the body cool. Heat can be gained or lost by conduction, convection and evaporation. The most important source of heat is the sun, either direct or diffu ed from an opercast sky, reflected from the ground water and the like or rediffused from . surfaces which have been heated by it. Other sources of heat include machines, hight and people, especially if involved in any work that is strenuous. In Ikeja like in most parts of Nigeria, the sun is so strong that shade should be provided and whenever possible, other sources of heat isolated and their heat dissipated.

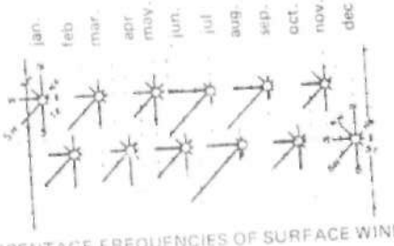
As the temperature of the air and surroundings is usually close to that of the body, little, heat can be lost by conduction, convection and radiation leaving evaporation of sweat as an important means of natural cooling. Unfortunately, as the air is usually nearly saturated it can absorb little extra moisture. It is therefore, essential for comfor for a large volume of air to be brought in contact with the skin by the wind or a fan to enable conduction, conrection and eveporation to be effected under the natural conditions of ventilation, without resorting to air-conditioning. During the hot season, the prevailing wind is from around the South-West. Near the coast it is reinforced during the day by the sea breeze which may be reversed at nights and early mornings by the land breeze.

Dawn is always at about seven O'clock in the morning and the sun rises from the east until noon when it is overhead or, according to seasonal variations, a little to the south or north setting in the west at about seven O'clock in the evening. It therefore comes predominantly vertically from the South or North, when it is hottest. Shade can easily be provided by horizontal sun breakers, but the horizontal east or west sun is difficult to preclude. Thus buildings in Ikeja facing north or south can easily be shaded from the heat of the sun while permitting the prevailing breeze to enter. On the other hand, the east and west ends should be as well insulated as possible to prevent the low sun from heating

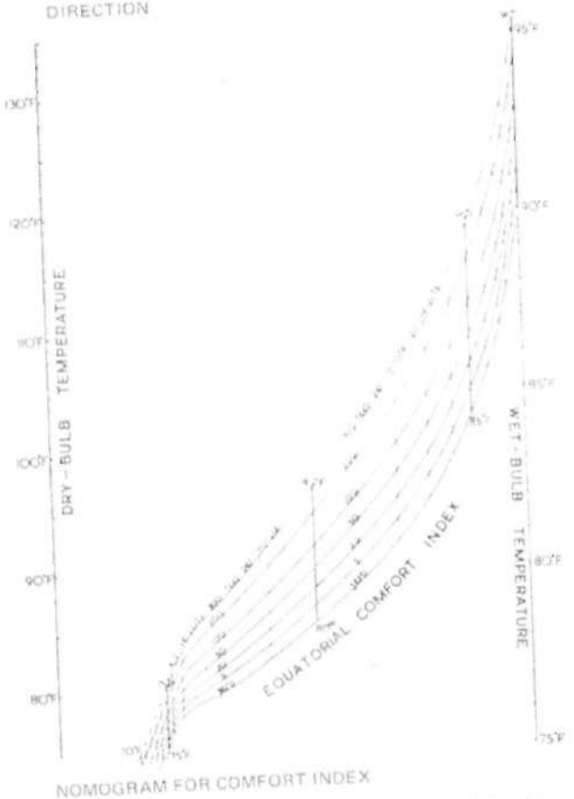
Building and Ikeja Climate



VARIATION OF RAINFALL

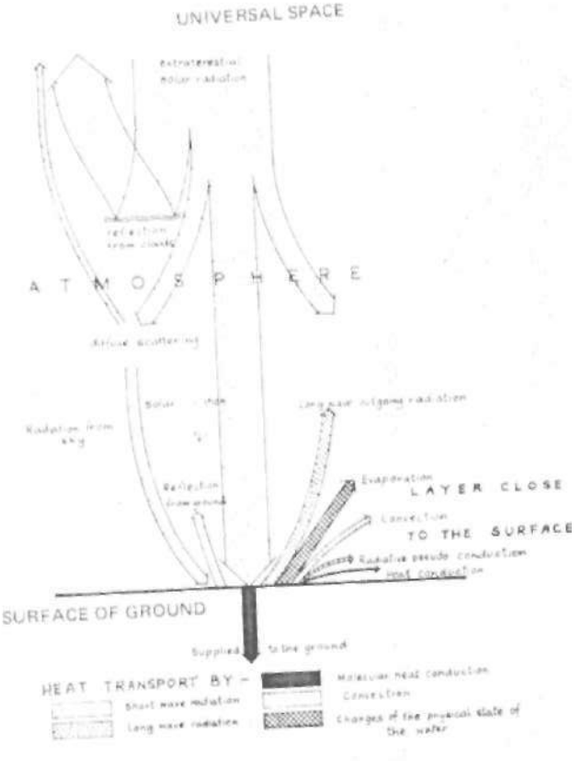


PERCENTAGE FREQUENCIES OF SURFACE WIND DIRECTION



NOMOGRAM FOR COMFORT INDEX

Mark the dry-bulb temperature on the left-hand vertical scale, and the wet-bulb temperature on the right-hand one. Join the two marks, and then mark the point of intersection of the air velocity-line with the curve which corresponds to the air velocity. Estimate the value of the Equatorial Comfort Index by interpolation between the adjacent vertical lines. The value is the temperature of still air saturated with water vapour which is equivalent physiologically to the climate under consideration.



SOLAR HEATING OF THE EARTH

the interior of the building. However when the cort yard system of layout is adopted, effective sunshading should be provided most especially in the east and west ends.

Basic Data:

Ikeja area of Lagos (position $6^{0}27$ $N3^{0}24'E$) state falls within the hot humid tropical climate. Average rainfall equals 1.83m. (72") most of it falling between May and July. The mean relative humidity is very high. It is about 98% at 6.00 a.m. throughout the year dropping to 80% during the day except in January when it falls to 60%. Barometer pressure rarely drops below 71.2cm. (28"). *Sunshine hours equals 6 to 7 hours daily.

In Ikeja the air is usually just below body temperature and with the high relative humidity comfort requirements are:-

(a) A good breeze (air in motion) is required for rapid exchange of heat with the air which also assists the evaporation of sweat.

Wind Speeds:

From 1 to 12.m.p.h. for about 80% of the year. In April it exceeds 40 m.p.h. speeds of 60m.p.h. are rare at ground level.

Social Life:

The climatic conditions has influenced social customs. Social entertainment ofter takes place outside (in court yards or at entrance porch) during the day or at night when it is not raining.

*Noise:

The incidence of noise unisance is generally air borne and is very difficult to exclude in naturally ventilated buildings. Night andday are equal throughout the year causes of discomprt due to high temperature sunshine in Ikeja are:

(i) Direct sun penetration

(ii) Reflected heat penetration

(iii) Lack of sufficient insulation

(iv) Lack of thermal capacitance

(v) Lact of sufficient ventilation

(vi) Allowing too much heat through insulated elements such as glass or open vents when the air temperatune is high.

FactRrs for the Design for Maximum Comfort:

(1) Floor plans must be designed for maximum cross ventilation.

(2) The thermal capacitance of the building structure must be reduced to minmum.

(3) Sunshading must be effective.

(4) Permanent ventilation is required for coolness.

(5) Best solar replectivity and insulation should be attempted.

Thermal Insulation:

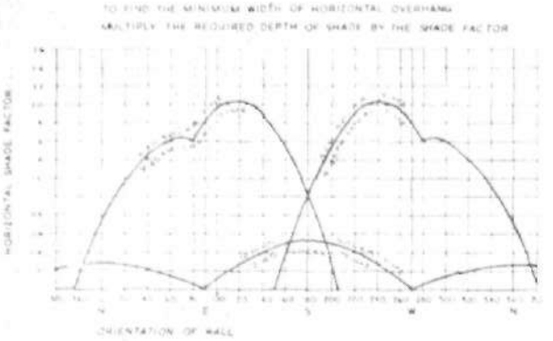
This is the protection of one area from heat of another materials with trapped air e.g. hollow blocks, cavity walls, and suspended ceilings have very good thermal insulation. Others are expanded polystyrene, expended polyurethane, thatch, fibre-glass quilt, fibre board and lightweight concrete.

Thermal Capacitance:

This is the ability of the structure to absorbs and store heat. This is not desirable in Ikeja since night time temperature is not low enough to sufficiently cool the structure and also due to the high relative humidity maximum venlitation throughout the whole day is necessary.

Natural Ventilation:

The amounts of solid walling, glazing and clear opening in the elevations of room should comform to the limit set below to achieve maximum comfort. (The area representing 100% is the sum of the two elevations containing the principal openings)





1. Sun Breakers Heating Interior



2. Breeze Deflected Away from Body Level



3. Means of correcting 2 above

Breeze deflected to body level. Many of the sunbreaker cliches in common use in West Africa tend to make buildings more uncomfortable, as in Figs 1 and 2. The sections are based upon studies by Dr. W.R. May von Langenau.

FAULTS IN SUN SHADING

climatic environment and the less energy he has to use for this purpose the more will be available for other pursuits. The body must be kept at a temperature of about 98°C. It must lose heat generated by the metabolic processes which varies from around 73.275W (250 BTU/hr) when sleeping to about 4,000 for maximum exertion. The air temperature in Lagos is just under body temperature making it difficult to lose heat by radiation, convection or conduction.

Lagos owes its existence to the waters of the lagoon and the sea, a fact well understood by the earliest settlers whose most important, if capricious, deities they were. Originally, these gods and goddesses had to be propitiated by the sacrifice of a virgin. Fortunately, those days are over and animals have now been substituted for human sacrifice. Moslems slaughter rams and Christians drink wine and eat bread for the blood and body of Christ which is akin to the traditional eating of selected organs of a dead Oba by his successor.

At one time, according to the theory of continental drift, there was only one large land mass which split into pieces forming what are now known as continents. These, in turn, drifted apart allowing the sea to enter and separate them. South America split from Africa and it can still be seen how Brazil fitted neatly into the Gulf of Guinea. From extant facts, the West African coastline rose and sank a number of times. At present it is sinking and in centuries to come Lagos could possibly be threatened with inundation like the famous lagoon city of Venice.

However, Lagos Island was formed with the string of sand bars along the coast by the warm Atlantic currents sweeping westward. The sand bar trapped the mud brought down by the inland rivers and streams and the mangroves established themselves to help reclaim the shore and the islands. Consequently, the highest point on Lagos island is only about 4.5 meters (15 feet) above sea level. The single shallow outlet left to the sea with its turbulent currents and for ever shifting sand bars provided a favourite haunt for sharks.

To the rain bearing trade winds from the Atlantic the West Coast owes its fertility as well as much of the natural reclamation. But the climate of West Africa as a whole depends on the struggle between the south-westerly hot-humid trade winds and the hot dry harmattan winds from the Sahara. At the weather front where the two masses are locked in combat, the energy released in line squalls exceeds the power of all the atomic weapons of mankind. These giant air masses are helped or opposed on the coast by the land and sea breezes. In the daytime the sun heats the land more than the sea and the hot air rising from the land is replaced by the cooler air from the sea. At night the sea remains warm when the land has cooled down and the process is then reversed.

In the design of modern buildings the principal consideration to meet the needs of health and comfort is that of keeping the body cool. Heat can be gained or lost by conduction, convection and evaporation. The most important source of heat is the sun, either direct or diffused from an overcast sky, reflected from the ground, water and the like or rediffused from surfaces which have been heated by it. Other sources of heat include machines, lights and people, especially if involved in any work that is strenuous. On the island of Lagos the sun is so strong that shade should be provided and, wherever possible, other sources of heat isolated and their heat dissipated.

Wall		Glazing		Opening	
Min.	Max	Min.	Max	Min	Max
0%	50%	25%	100%	50%	100%

Sunshading:

The orientation of the buildings will depend on various factors but most of the buildings should have the openings facing approximately North - South. The orientations have the largest shading angles and consequently shading devices can be smaller and are thus economical.

Building is an act of creation. Design and construction as with other creative acts is first to break down the whole problem into a series of manageable parts. Each part is dealt with individually, then in relation to adjoining parts and finally, with the whole, by putting forward tentative hypotheses which are compared with known requirements. In the physical sense, for example, to build a rubble stone wall, the first thing that must be done is to break the stones to manageable sizes, then set out the outline of the wall with plumb line and by a process of trial and error place individual stones in the best position, checking all the time against levels and plumbs.

Similarly, in design the first step is sketching out solutions on paper, comparing them with known values and requirements, modifying them and eventually arriving at the best solution. This obviously is a more economic and safer way than actually experimenting with building materials. A great drawback with this method is the inhibiting effect of representing three dimensional objects in two dimensions with the primitive geometric instruments that have been available in the past.

If an unskilled mason is employed or if a skilled mason is not given enough time for the job the result will be a rough wall. Similarly, if an untrained draftsman was engaged or an architect is not allowed enough time or given pay to give sufficient time to working out all the parts thoroughly, the result will be a rough building.

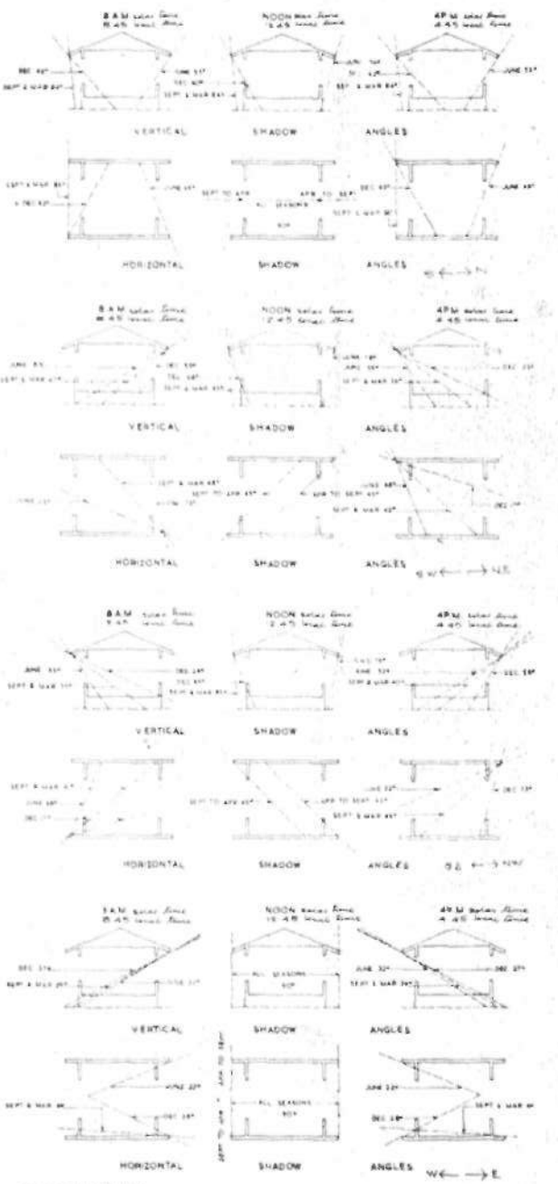
Differences in buildings arise because of a change in values. Buildings on the island of Lagos, as elsewhere, reflect social and economic changes as well as variations in skills and the use of materials. An act of true creation is the discovery of a new order or harmony. As children we learn by trial and error gradually building up by experience a picture of our environment.

Later, learning takes on a narrower meaning as we learn by repetition to accumulate knowledge to please first our parents, then our teachers and later our employers, while at the same time we grow to fear making mistakes. This tends to lead to an imitative, conformative, mechanical state of mind and the inability to see irrelevancies in mechanical patterns. Those who are not satisfied with this attitude of the mind tend to fall into the trap of rebelling against it by projecting opposite and contrary ideals and conforming to them. Why so many talented people remain mediocre is that too much of their mind has been taken over by mechanical responses.

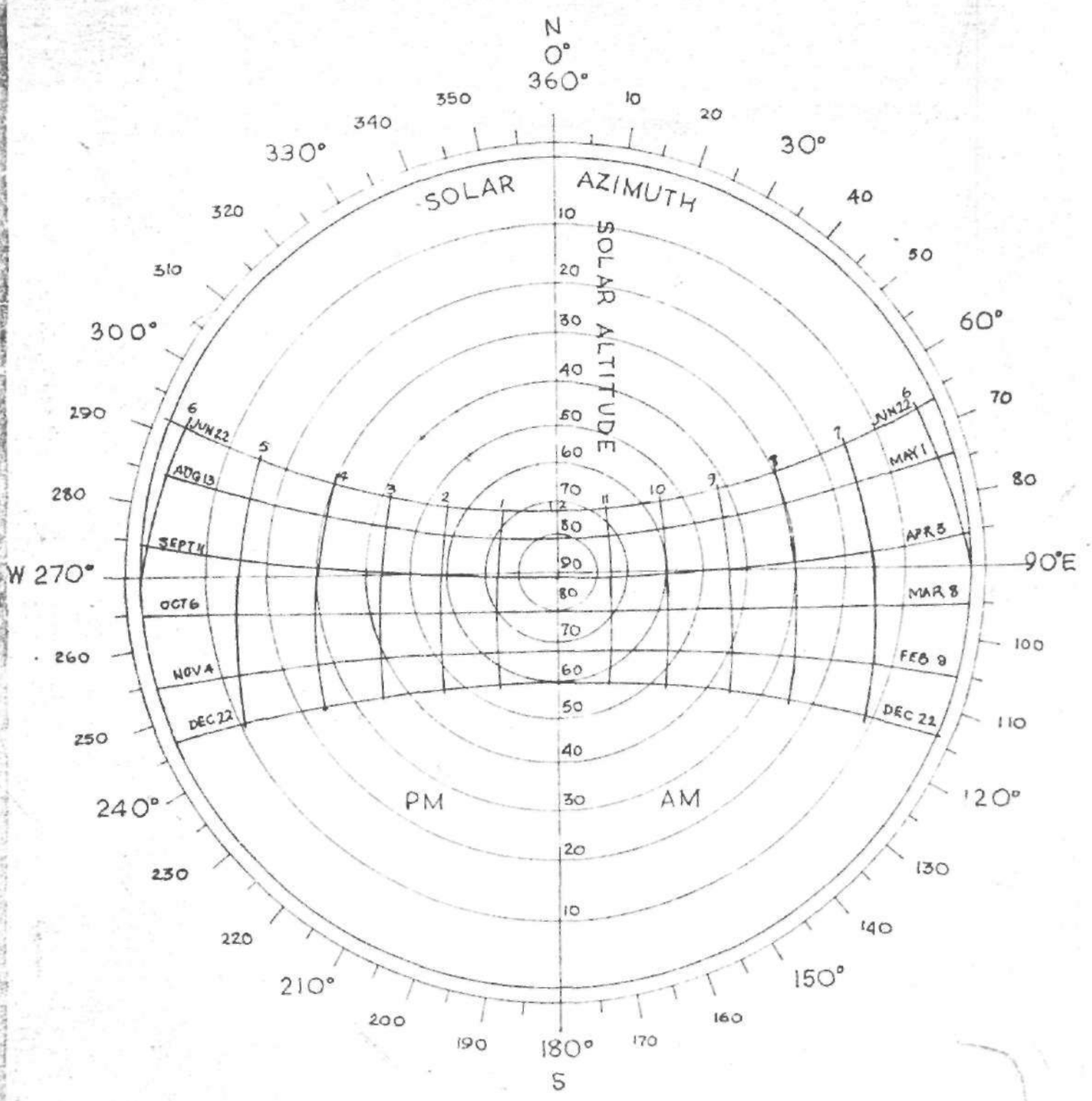
A truly creative person may be less talented, but has the ability to see the irrelevancies and discrepancies and to formulate new hypotheses. It is rather like the Hans Anderson's story of the Emperor's new clothes. Everyone thought they saw, or pretended to see the Emperor's wonderful clothes and it was left to a small boy to say that the Emperor was, in fact, naked.

When different cultures meet there is a chance for each to see the other with fresh eyes which could lead to real creativity. Unfortunately, the social and educational systems in Europe and West Africa seemed to have led rather to the suppression of the critical faculties. An outstanding exception is the influence West Africa has had on European Art.

One value which greatly affects buildings is climate. Most buildings are for human use. On the other hand, Man struggles to use the minimum energy to adjust himself to his



SUN SHADING



SOLAR CHART FOR 6°N

C O N C E P T S

A series of concepts have been evolved, which when synthesized with the design requirements of the scheme result in a workable design solution. These concepts involve the overall site, the buildings and the landscape.

Site Concept (Fig.

A concept enveloping the whole site and integrating it into one is essential, so that Ikeja Plaza is seen in its entirety, with various buildings fusing to form a comprahensive whole. The following ideas are incoporated in the concept:-

(i) Separation of pedestrian and vehicular traffic.

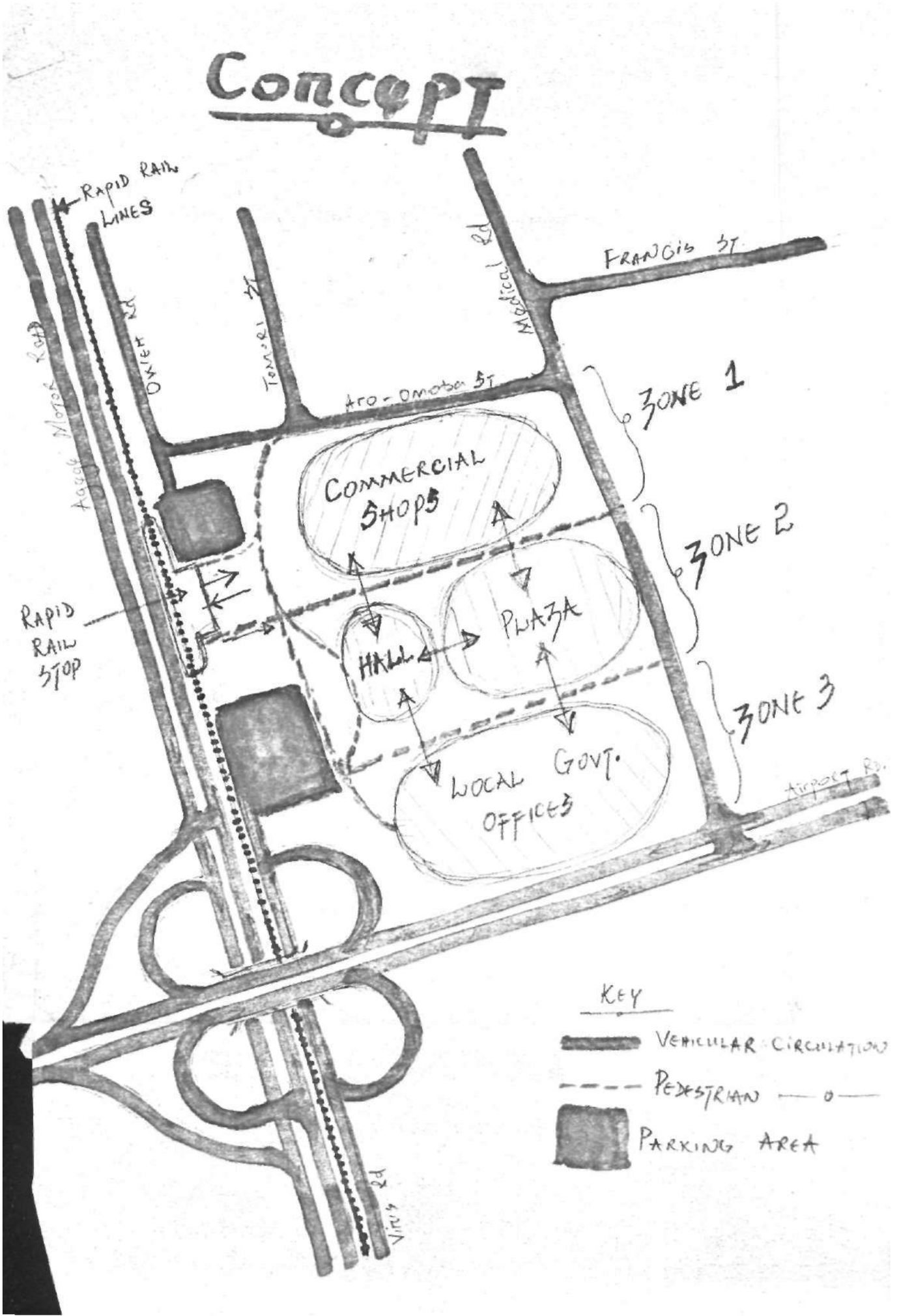
(ii) Focus on the two major pedestrian movements from the rapid rail stop and the general car park thus dividing the site into three major zones commercial, social and administrative.

(iii) Making the plaza and the hall the focus of the scheme with the resultant centratlity of their location.

(iv) Locating the commercial zone on the norther end of the site as an extension of the existing commercial buildings across the road.

(v) Creating a buffer zone between the express-ways and the site

The Concept therefore is


Concept
RAPID RAIL LINES
Agege Motor Rd
Oyelen St
Tomori St
Medical Rd
FRANCIS ST
Aro-Omoba ST
ZONE 1
COMMERCIAL SHOPS
ZONE 2
RAPID RAIL STOP
HALL
PLAZA
ZONE 3
LOCAL GOVT. OFFICES
Airport Rd
Virus Rd
KEY
VEHICULAR CIRCULATION
PEDESTRIAN
PARKING AREA

A community with a central internal plaza as the focus or the heart of that community with other facilities grouped around and physically close to it.

Building Concept:

All too often, custom designed or specially tailored buildings fail to serve a useful purpose once the organization it is designed for grows. The major concept adopted is that of flexibility with a lot of courtyard system of approach. Flexibility can only be achieved if the buildings were so designed from the onset the most restricting parts of a building are the main structural skeleton, the internal partitions and the services i.e. telephone and light fittings.

Structure:

Flexibility is possible here if the buildings are either designed with complete absence of intgrnal columns, or if internal columns are calculatedly placed in a location that will not deter future internal changes.

Landscape Concept:

INVITATION - Suspense - Surprise - Vista. By the use of steps to invite, differences in level to create a suspence and by the use of various landscape elements like water, rocks, trees together with texture of surfaces and materials.

LAGOS STATE PROPERTY MARKET

Until sometime after the second world war, the Commercial area of Lagos metropolis comprised mostly prenises built by the trading compaines for their own occupation. As a result of the slum clearance scheme of the then L.E.D.B. (Lagos Executive Development Board) in the early 1950; some speculative developments were carried out bringing property developers onto the scene.

These early speculative developers put up office properties which at the best are now regarded as sub-standard with inadequate car parking facilities, insufficient natural ventilation system and lack of other facilities that generally attract good-class tenants. However a family rigid bounday to what was considered to be the main commercial zone was established in this area bounded by Broad Street, Marina, Balogun Street and Tinubu Square.

From the point of view of shopping, this original main zone is still favouned but the pattern has changed as far as offices are concerned. Several substantial office developments completed during the 1960's to the East of Tinubu Square tended to extend to the main area for office up to the Race Course where it linked up with the Principal Gevernment Offices district. These developments consisted of N.E.P.A. and N.P.A. buildings, Western House, Tower Fernandez, Former U.S.A.I.D. building, Wesley House and Freeman House .

Western House created an intereating situation and to some extent changed the pattern of Lagos Office development. It contains some 150,000 sq. ft. of lettable office space and built to what at that time was considered a very high standard. It took some considerable time to let, but it has however been fully occupied for several years now. The commercial property market in Lagos is still growing and is particularly sensitive to fluctuations in supply and demand. There was a considerable volume of over - development in the early 1960's including completion of Western House. In that perod large areas of office premises remained unlet and it was early in the 70's that demand finally overtook supply.

During the last five years demand for offices and commercial properties in general soared to an all - time high level creating enormous competition for available space and pushing the rents up at a rate faster than is known in only a few places in the world.

It is not always easy to quantify demand either existing or in the future but in view of the very sensitive supply/demand ratio in the Lagos property market, it is generally desirable to achieve a substantial pace - letting situation, instead of relying on sufficient demand coming from the open market. This is usually difficult to effect far enough in advance but nonetheless should be investigated.

Rent:

In the past, the practice in Lagos has been to charge rents inclusive of the supply of air - conditioning and all services but it is more usual today to charge rent exclusive of all services and make a service charge on the basis of actual cost. Office rents have risen from ₦3.00 per sq. ft. per annum inclusive of service charge in 1964 to some ₦4.00 in 1969, ₦6.00 in 1971, ₦10.00 at the beginning of 1974 and ₦15.00 to ₦17.00 in 1975/76 and ₦18.00 to ₦20.00 in 1977

These rents used to be inclusive of car parking facilities provided with the development but that trend seems to have ended with the completion of Unity House where some ₦1200 p.a. is charged for each car parking spaces. It is therefore reasonable to assume any development with car parking facilities will fetch between ₦18.00 to ₦20.00 per sq. ft. p. a. for showrooms at present in Lagos; both rates exclusive of service charge which will be at cost.

At present the demand for first - class office accommodation is such that rents can be obtained for 5 years in advance maybe at a lower rate than if rent is only paid annually in avance but in most cases the reduction is not sufficient discount to cover the interest element in payment five years in advance and such payments therefore prove to be very attractive and useful from the landlords point of view. Our study however assumes rent will be cellected annually in advance.

Building Cost:

Since the end of the civil war their has been considerable increase in contruction work in Lagos State in particular and the country in general. For sometime there has been an acute shortage of building materials and skilled supervision. These factors amongst others have pushed cost for good-class office in Lagos metropolis from some ₦12.00 per sqr. ft. in 1969 to ₦30.00 in early 1974 and about ₦45.00 in 1975/76, ₦55.00 in 1977 and ₦60.00 in early 1978 most especially in the central business district of Lagos State i.e. in the Lagos Island. However in view of the considerable decrease in construction work in the country in general and Lagos State in particular (perhaps because of the tight economic situation in Nigeria), building cost have lowered in late 1978 to early 1979 to a rock - bottom price of ₦50.00 per sq. ft.

SCHEDULE OF ACCOMODATION

Administrative Offices:

The adjacent figure establishes the basis for calculating the optimum space requirements for the entire staff of the Local Government Authority.

An allowance of about 30% of the net area is provided for general circulation within the building. The requirements for support and encillary facilities are also indicated accordingly wherever mentioned.

The basic unitary standard for determining space allotment in both the council chamber are also indicated against related areas.

Secretary Department:

Unit Secretary's Suite	Staff Population	Space Required in M^2
Chief Executive	1	30
Confidential Secretary & Typist	2	15
Reception and Messengers	2	15
Waiting Room	-	9
TOTAL:	5	69

Deputy Secretary Office:

Deputy Chief Executive	1	20
Confidential Secretary & Waiting Rm.	1	9
TOTAL:	2	29

Unit	Staff	Space
Central Administrative Office	Population	Required in M^2
Administrative Assistant	4	30
Stenographers and Typist	4	20
Clerical Officers & Assistant	4	20
Duplicating and Photocopy	-	30
TOTAL:	12	100
Establishment Unit		
Chief Personnel Officer	1	20
Personnel Officers & Assistants	2	20
Confidential Secretaries	2	16
Clerical Officers and Assistants	4	16
Stenographers and Typists	4	16
TOTAL:	13	88
Staff Management and Training:		
Principal Executive Officers	1	24
Executive Officers	2	16
Confidential Secretaries	2	16
Clerks and Typists	2	9
TOTAL:	7	65
Staff Relations:		
Staff Relations Officers Incharge	1	16
Executive Officers	2	16
Clerks	4	16
TOTAL:	7	48

Unit	Staff	Space
Labour Unit	Population	Required in M^2
Personnel Officer Incharge	1	18
Personnel Officer & Assistants	5	60
Clerical Officers	6	36
Messengers	3	12
TOTAL:	15	126
Statistics Unit:		
Statisticians and Planners	3	30
Executive Officers	2	15
Clerical Officer	4	15
Typists	3	15
Messengers	2	8
TOTAL:	14	83
Central Requisition and Supply		
Requisition and Supply Officers	3	30
Requisition Clerks	4	15
Messenger	2	8
TOTAL:	9	53
Legal:		
Chief Legal Officer	1	20
Assistant Legal Officer	1	20
Soliciting	4	20
Confidential Secretaries	2	15
Messengers	2	8
Reference Room	-	-
TOTAL:	10	83

Treasury Department:

Unit	Staff Population	Space Required in M^2
City Treasurer's Office		
City Treasurer	1	30
Receptionist and Messenger	2	15
Confidential Secretary	1	10
TOTAL:	4	55
Deputy City Treasurer		
Deputy City Treasurer	1	25
Confidential Secretary & Reception	1	10
TOTAL:	2	35
Departmental Administration:		
Clerical Officers	4	15
Stenographer & Typists	4	15
Administrative Executives	2	15
Stores	-	15
TOTAL:	10	60
Licensing:		
Clerical Officers	4	30
Executive Officers	2	15
Public Circulation	-	30
TOTAL:	6	75

Unit	Staff Population	Space Required in M²
Cash Office		
Clerical Officers	4	30
Executive Officers	2	15
Public Circulation	-	30
TOTAL:	6	75
Pay Office:		
Clerical Officers	4	30
Executive Officers	2	15
Public Circulation	-	30
TOTAL:	6	75
Vault and Strong Room	-	30
Rates Account:		
Clerical Officers	4	30
Executive Officers	2	15
Public Circulation & Reception	-	30
TOTAL:	6	75
Rates E nforcement:		
Enforcement Clerks	2	15
Enforce Officers	2	15
Reception Waiting	-	15
TOTAL:	4	45

Unit	Staff	Space
Valuation:	**Population**	**Required in M^2**
Confidential Secretary	2	15
Chief Valuation Officer	1	24
Valuation Officers	4	15
Technical Officers & Assistants	4	15
Clerical Officers	4	15
Public Circulation & Reception	-	30
TOTAL:	15	114
Accounts:		
Accountants and Assistants	4	30
Clerical Officers	4	15
Machine Operating	2	9
TOTAL:	10	54
Printing and Graphic Arts:		
Printer	2	15
Attendants	2	9
Graphic Artists	2	20
Graphic Arts Attendants	2	9
Equipment Room	-	15
TOTAL:	8	68
Internal Audit:		
Auditors and Assistants	4	30
Audit Clerks and Assistance	4	15
TOTAL:	8	45

City Engineer Department:

Unit	Staff	Space
City Engineer's Office	Population	Required in M^2
City Engineer	1	20
Receptionist and Measengers	2	15
Confidential Secretary	1	9
TOTAL:	4	44

Chief Architects:

Confidential Secretary & Reception	1	15
Chief Architect	1	30
TOTAL:	2	45

Departmental Administration:

Clerical Officers	4	15
Stenographers and Typists	4	20
Executive Officers	2	15
Store	-	20
Accounts Officers	2	15
TOTAL:	12	85

Architecture and Building Design:

Draughtmen - Design and Drawing Studio	4	30
Architects	2	30
TOTAL:	6	60

Requisition and Supply:

Executive Officers	2	20
Clerical Officers and Assistants	4	20
TOTAL:	6	40

Unit	Staff	Space
Printing and Photocoping	Population	Required in M^2
Printers and Assistants	4	20
Stores and Mactime Room	-	30
TOTAL:	4	50
Civil Works and Engineering Design:		
Engineers	2	30
Technical Officers	4	15
Draughtsmen	4	30
Equipment Store	-	15
TOTAL:	10	90
Planning and Building Control:		
Planners	2	15
Structural Engineers	2	15
Technicians and Draughtsmen	4	15
TOTAL:	8	45
Capital Works:		
Technical Officers & Assistants	4	30
Surveyors & Assistants	4	30
TOTAL:	8	60
Traffic Control:		
Traffic Officer & Assistants	3	20
Traffic In pectrs and Assistant	4	15
Typist and Clerks	3	9
Messengers	1	4
TOTAL:	11	46

Unit	Staff Population	Space Required in M^2
Public Parks & Cemeteries:		
Landscape Officers and Assistants	3	20
Part Superintendents	4	15
Draughtsmen	4	15
TOTAL:	11	50
Refuse Unit:		
Cleansing Superintendents & Asst.	3	20
Messengers and Clerks	3	9
TOTAL:	6	29
HEALTH DEPARTMENT:		
Medical Officer of Health:		
Chief Consultant	1	20
Receptionst and Messenger/Waiting	2	15
Confidential Secretary	1	9
TOTAL:	4	44
Health Administration:		
Executive Officers	2	15
Clerical Officer & Assistants	4	15
Stenographers and Typists	4	20
Office Equipment Store	-	15
TOTAL:	10	65
Medical Laboratory:		
Laboratory Assistant	4	15
Laboratory Equipment	-	30
" Store	-	30
TOTAL:	4	75

Unit	Staff Population	Space Required in M^2
Epidemology & Statistics		
Consultant Health Office	1	20
Medical Officers & Registrar	2	20
Health Superintendents	2	9
Health Inspectors & Assistants	4	15
Typists	2	9
TOTAL:	11	63
School Health:		
Health Sisters Incharge	2	9
Clerical Officers & Typists	2	9
TOTAL:	4	18
Child and Maternal Health:		
Medical Officer Incharge	1	15
Clerical Officer & Typists	2	9
Nurses	2	9
TOTAL:	5	33
Health Education:		
Health Education Officers	3	20
Typist and Clerks	3	10
TOTAL:	6	30
Environment Health Services:		
Health Superindentents	2	16
Health Inspectors	3	10
Messenger	1	4
TOTAL:	6	29

Unit	Staff	Space
Market	Population	Required in M^2
Market Superindentent - Incharge	1	15
Copy Typists	2	9
TOTAL:	3	24
Social Welfare:		
Chief Social Welfare Officers	1	15
Social Welfare Workers	4	15
Interview Room	-	15
Clerks and Typists	4	15
Store	-	15
Document Room	-	15
TOTAL:	9	95
Registry:		
Principal Registrar	1	20
Registrars & Marriage Consellor	2	20
Executive Officer	1	9
Clerks and Typists	4	15
Vault and Strong Room	-	15
TOTAL:	9	79
EDUCATION DEPARTMENT:		
Chief Education Officer		
Chief Education Officer	1	20
Peceptionist and Messengers	2	15
Confidential Secretary	1	9
TOTAL:	4	44

Unit	Staff	Space
Deputy Education Chief	Population	Required in M^2
Deputy Chief Education Officer	1	15
Confidential Secretary & Waiting	1	9
TOTAL:	2	24
Departmental Administration:		
Executive Officers	2	15
Clerical Officers	4	15
Stenographers and Typists	2	9
Officer Equipment and Stationery Store	-	15
Messengers	2	4
Account Clerks	2	9
TOTAL:	12	66
School Supplies:		
Assistant Executive Officers	2	10
Clerical Officers & Typists	4	15
TOTAL:	6	25
School Attendance Service:		
Education Officer & Assistants	2	10
Clerks and Typists	2	10
TOTAL:	4	20
School Meals:		
School Meals Inspector	2	15
Education Statistics:		
Education Officers	2	15
Clerks and Typists	4	15
Executive Officers	2	15
TOTAL:	8	45
Primary School Science:		
Education Officer & Asistants	2	15

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