CIVIC CENTRE FOR OFFA, KWARA-STATE

M.Sc.(ARCHITECTURE) THESIS

BY

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CIVIC CENTRE FOR OFFA, KWARA - STATE

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BY

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JULY,1987

D E C L A R A T I O N

I hereby declare that this thesis has been written by me and that it is a record of my own research work. It has not been presented in any previous application for a higher degree. All quotations are indicated and the Sources of informations are specifically acknowledged by means of references.

C E R T I F I C A T I O N

This thesis entitled Civic Centre for Offa, Kwara - State by Salawu Yekeen Olagoke meets the regulations governing the award of degree of Master of Science of Ahmadu Bello University, and is approved for its contribution to knowledge and literary presentation.

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MEMBER, SUPERVISORY COMMITTEE DATE:.....

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DEAN, POST-GRADUATE SCHOOL DATE:.....

D E D I C A T I O N

The thesis is dedicated to:-

- The memory of my late father Alhaji Salawu Ariyo
- My beloved brothers, Major Dele Salawu and Surveyor Ademola Salawu for their love, support and encouragement throughout the course duration.
- The people of Offa for whom I have designed the communal building.

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- My appreciation goes to friends and colleagues amonst whom are Miss Toyin Sule for her moral support, Messers Lateef Usman, Woye Salami, Ochalla Paul and Haruna Idris, May I extend my unreserved compliments to all the 1986/87 final year post-graduate students of Architecture who have at one time or the other identified themselves with the success of this work by way of useful suggestion and material assistance.

Finally, but not the least important, are Mrs. Lola Salawu, Mrs Toyin Salawu and Miss Atinuke Raheem for their love and moral support kindly given throughout the project. This project has been ably typed by Mr. R.S. Tolowoetan to whom I am also grateful.

SALAWU YEKEEN OLAGOKE

M.Sc. ARCHITECTURE

INTRODUCTION

What is a Civic Centre A Civic Centre can be defined as a place in which the major public buildings of a town are grouped or may be loosely defined as a venue for large scale administrative activities , ceremonial and political assemblies connected with the functions of a local government.

A Civic Centre is a natural meeting place for the elders otherwise called the councillors; where policies relating to the management of the town are formulated and decissions taken. Associated with the administrative functions of the Centre is the local government or municipal office which itsefl is the principal organ and through which all official policies are executed.

It is a common knowledge that in many Nigerian towns, no conscious and determined efforts have been made in providing the citizens with civic centres. All the attempts so far made have been rather piece-meal; perhaps because of assumption that "half bread is better than none". I believe that the quality of life in our towns could be improved if the citizens are provided with the facilities that promote Social interaction.

Offa is located South-East of Ilorin, the Kwara State Capital. There is no exact information regarding the age of the town, but its thought to be about three centuries old. It is also commonly believed that the original settlers were Yoruba from either Ile-Ife, the spiritual centre of Yorubaland or Oyo, either is possible considering the proximity of Offa to these two towns.

The present population of Offa is about 120,000 inhabitants, this is based on a population projection of the figures obtained from 1963 census, assuming a population growth rate of 2.55% (adopted for Nigeria as a whole and only natural increase). Offa grew from 71,600 people in 1963 to 24,500 in 1974. Also based on the same growth rate and principle, the population will be about 206,000 by year 2005.

Despite its size and population, Offa has not got an appropriate centre for all forms of Social interaction for the community. There is therefore the need for an organic complex where buildings and open spaces balance in value and composition.

The Centre is intended to serve the people in the best way possible by meeting the demands of a good structure and environment for their administrative business, cultural, polical, social and leisure activities.

The major architectural significance of this thesis is to enhance easy flow of activities from one function to the other, provision of maximum utilization of natural ventilation and lighting, and display of aesthetic values.

The main aims and objectives of the thesis are as follows:-

- To give the people a sense of belonging
- To serve as a civic pride;
- To provide well organised indoor and outdoor spaces; for Social interaction;
- To help break down the rigid barriers of beauracracy.
- To mobilize the people in the process of social transformation;
- To achieve flexibility, openness and accessibility in design;
- To encourage the participation of the common people in the government.

The thesis has been written into nine chapters with an introductory part forming background information. Chapters One and Two have been devoted to evolution of Community spaces and contemporary landscape elements. Chapter three gives information on the structure, history of the council and functions of the local

government while chapter four and five are devoted to the general Survey of Offa including the physiography and Civic Centre elements. Chapter six and seven dealt with comparative study of civic centres, Design brief and scope. Chapter eight is on functional analysis of the major architectural subcomplexes of the scheme and the last chapter is devoted to spatial requirements.

It is hoped that this thesis would be taken as one of the positive contribution toward improving the conditions of the masses in various aspects of life.

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CHAPTER 1

DEVELOPMENT OF COMMUNITY SPACES HISTORY

BACKGROUND

1.1 Ancient Cities

The Subject of planning and organisation of public open spaces as the chief meeting place for the Community has preoccupied the fancy of city planners right from the earliest times. The history of development of spaces in towns and cities date back to civilization itself. Such spaces provided focal points for the community and often were used for informal as well as formal gatherings and in most cases, they developed into the citys commercial centre. In primitive settlements, these spaces mostly developed around the residence of the divine Kingship - the Chief or King.

The first organised civic centres could be traced to the Greeks and the Romans.

1.1.1 Greek Agora

The Greek Agora was in the beginning the gathering place for the people and not just a market. With increasing trade and wealth in the 5th B.C. It became more intermingled with commerce. Principally, it was an open space loosely surrounded in an irregular fashion by building intended for public use.

These buildings were in human scale and were related to the square which was usually abundantly decorated with Sculptures.

Functionally, the agora was the chief meeting place for the entire Community of the town. It was equally a venue for intense cultural display and festivity e.g. Athens and Miletus. Fig 1 and Fig 2 respectively.

1.1.2 Roman Forum

The forum in the ancient Roman Cities corresponding to the agora of the Greek City, was a central space used as a meeting place, a market place and a rendezvous for political demonstrations. The surrounding buildings of the forum usually reflected not only religous, law and commerce, but also thebusy corporate life of the city (Fig: 3)

Given a broad perception, the difference between the Greek Agora and Roman Forum reveals the divergent conceptions of community life although common features prevail in other aspect.

1.2 Medieval Cities

In Western Europe, medieval towns underwnet reviewed urbanization and industrialization during the 10th and 11th Centuries.

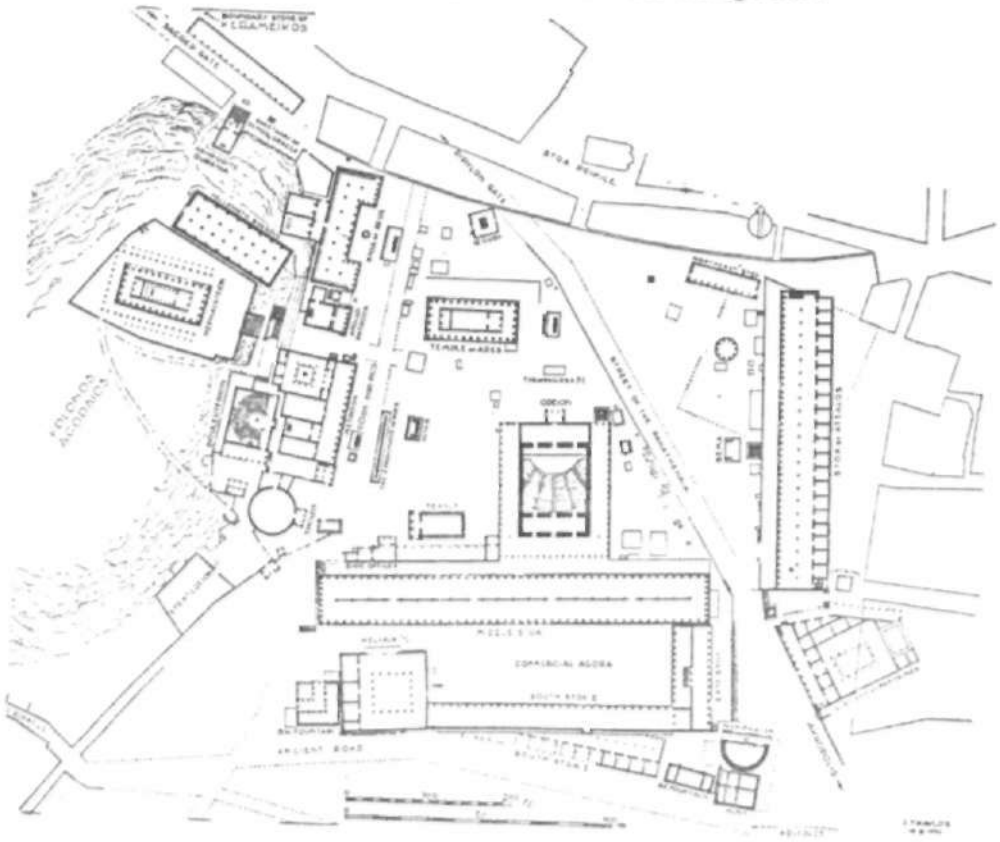


FIG. 10. ATHENS. PLAN OF THE ANCIENT AGORA

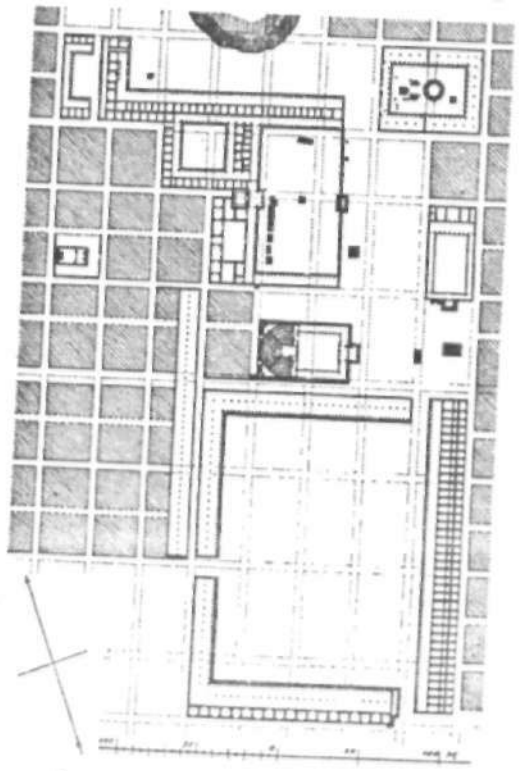


FIG. 8. MILETUS. PLAN OF THE MARKET

existence, but were pushed into the background by the porticoes which accompanied the front of the Basilica Aemilia and lay behind the Basilica Julia.

The Forum Romanum had become the sacred area of Rome, comparable in function and in representative appearance to Greek acropolises, to late Hellenistic agoras, and to the new Roman fora of this period. It was definitely distinguished from specialized commercial fora in Rome like the *forum bovarium, forum vinarium, forum piscatorium,* etc.



FIG. 13. ROME. FORUM ROMANUM. PLAN

Spaces in medieval cities were therefore appropriately marked out to function as market places in one commodity or the other. Such spaces also became spots for very colourful activities and were often open - the occurence of walled spaces was limited.

Apart from the market place, buildings of public administration and religious institutions also needed a certain amount of adjacent public space. These public spaces have developed into crowded focal points of social and commercial activities. Generally, the commercial outlook of most medieval cities made urban spaces a luxury. This was because a great majority of the population resided in the cities, having been attracted there by the large volume of commerce. There was therefore a high demand on urbanland - to provide adequate spaces for the numerous businesses and also to house the large population.

Urban Spaces in medieval towns, whether streets or public grounds virtually ended up as commercial spaces of one type or the other. Every available space was utilized for commerce. Usually the pressure of commercial activities on the public spaces decreased towards the periphery of the market area and the width of the connecting streets developed into diverging funnels leading out of the open market space.

1.3 Renaissance Towns

The renaissance era has been described as a period of evolution in the history of urban design, out and architecture. A new trend of thoughts 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 Cathedrals as focal points of vistas. Renaissance urban spaces are significant for their well defined traffic functions. There are distinct traffic pedestrian and residential spaces.

The dicbotomy are reflected in the planning of spaces which act as forecourt or public assembly areas in fromt of major civic and religious buildings. A common solution is to divert all vehicular traffic ways away from the space, or as an alternative, to limit it to a part of the space.

The renaissance plaza is an element of urban design per excellence. It is remarkably characterised by:-

(i) Symmetry about one or more axis;

(ii) Space usually surrounding by important public buildings and unified by means of repetition of basic elevation design and articulation of details usually in conjuction with unbroken row of collonades.

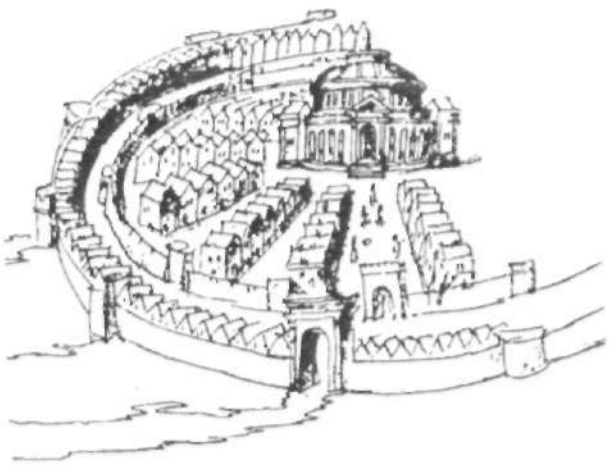
(iii) Vast use of limited vistas achieved by selective placement of imposing status, obelicks and monumental buildings.

(iv) Enriched with fountains, sculptures and a variety of architectural landscape elements, trees and flowers (Fig: 4).

1.4 Baroque

The discovery of infinity in the field of omathematics introduced a new dimension in architecture. Baroque architects excelled in the organisation of outer spaces. The traditional concept that the city must be a closely built area, densely populated and wholly seperated from nature began to disappear. Generally, the tendency towards openness was the characteristics of Baroque cities (openness replaced compactness in the spatial composition of free spaces. The space concept of the Baroque did not tend to enclose an object. Its aim was to lead to the important focus.

The French Baroque landscape designers regarded landscape in its natural state as barbarian. They tended to re-make and transform nature. In versailled they moved huge quantities of earth to make hills; cut trees into various shapes and trimmed bushes to perfect conical shapes. Absolute command of nature was the undelying philosophy.







The English attitude towards landscape was that of sympathy with nature. This attitude could be best summed up by their practice of taming nature, clarifying its inherent features rather than altering them to some man-made design.

1.5 19th Century Contributions

During the 19th Century ideas were put forward for the development and creation of urban spaces. Most of London Squares owe their development to the 19th open spaces movement. Unlike the renaissance open spaces, there was no rule requiring that a developed urban space should bear any specific relation to the neighbouring squares, places, streets or crescents.

In 19th Century, the first London square, the Convent Graden built in 1630 in the Italian style of that period was redeveloped and became as the Bloomsbury Square. Development of several other squares followed and by the close of 19th Century about fifteen square had been built in London.

French park movement took place during the second half of the 19th century - Emphasis was laid more on traffic. In America, park movement in the 19th was pioneered by Andrew Jackson Downing who was commissioned by the president to lay out the grounds near the white House.

Evidently, the provision of open spaces in towns and cities has been a major concern to city planners - whether they be of the post or present.

Its largely within these urban spaces that the city dwellers find for themselves some variety of experience which make life in a city create and stimutaling. Its the urban space which give a character and quality to city life, establishing its tempo and pattern. Urban spaces occupy a position of central importance within the city network and provide for the much needed constant contact with the elements of the natural environment.

1.6 Contemporary Landscape Elements

The contemporary landscape elements are as follows:-

1.6.1 Greenry

Assorted types of plants and grasses offer welcomed relief from the predominant visual impact of hard solid concrete structures of our built up environment. They also possess pleasant aesthetics qualities. The trees in addition offer shade to the buildings absorb distressing urban noises and may also be used screen off undesirable views, such as cars and vehicular parks.

1.6.2 Water Pools And Fountains

Used to give impressions of coolness and pleasants reflections of surrounding facades.

Skillfully designed fountains and water jets established landscape features of tremendous beauty.

1.6.3 Paving Slabs Stones Bricks And Concrete

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

1.6.4 Sculpture And Statues

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

1.7 Community Spaces In Nigeria

Yoruba Town

The major factors governing the plan of typical Yoruba towns are:-

- Administrative
- Trading and
- Defence functions of the town

The Oba palace was the most dominant feature of the Yoruba towns. It was centrally placed. The Oba was the head of the town adminsitration and the symbol of the urban status.

The palace ground was the first organised civic space in Yoruba towns. The palace apart from housing the Oba, also provide extensive open space for recreation, religious and social gathering and usually enclosed by a very high wall. Opposite the palace was the most important market in the city and either within the market ground or within its own space was the fetish temple/Shrine or the central mosque of the town (in some cases both are present).

From the City Centre, road radiates to other parts of the town forming the residential areas and links to neighbouring towns.

Hausa Towns

The typical characteristics of the structure of most Hausa towns are as follows:-

- Presence of a fortified city wall
- The city centre, which include the palace.
- The different clans based on social stratification in terms of occupation.

The City wall was usually around the whole town, carrying gates at strategic points along their lengths. Broad roads from these gates usually converged to the city centre.

City Centre:- This was the principal civic and community gathering space. It was the seat for administration, social and economic activities for the surrounding rural areas.

The Emirs palaces were usually centrally placed within the city centre with central mosques and central market close by.

Therefore, it is apparent that the earlier community/Civic Spaces all over the world developed to serve the same purpose - Seats for administrative and Socio economic functions. As-such they were usually centrally located for easy accessibility.

CHAPTER 2

URBAN SPACES IN MODERN TOWNS

General Appraisal

The study of the development of open spaces carried out so far reveal that any community needs adequate open spaces to perform its daily activities be it social political or religious. The demand for open spaces is obviously greater in urban communities where the large number of people, automobiles and crowded buildings could otherwise make city life unexiciting and unhealthy. Adequate open spaces in urban cities is therefore a hard biological necessity essential to life.

Urban open spaces should be created and designed to perform ecologically for the good of the community taking into special account the two major ways of life in cities.- The public and Social; and the individual and secluded. It is in these spaces that the city dweller experience the stimulating and creative life of the city. Urban open spaces help define the character and quality of city life giving the city tempo and pattern. Urban open spaces, no matter their forms and functions occupy between one quarter and half of the total area of the city.

2.1 Formal Open Spaces

The more forms of open spaces include:-

(i) Squares and Plazas

(ii) Streets and Boulevards

(iii) Gardens and Courtyards

(iv) Cementries

(v) Parks and Playgrounds

2.1.1 Squares And Plazas

C16th designers experimented with all the shapes and sizes of plaza in all the major cities of Europe. Major Plazas in the World become Civic symbols, not only because of their beauty of design, but because of the colourful and important civic events which take place in them. St Peter's Square in Romes a symbol of Catholicism, became a congregating place for hundreds of thousands of people who came to listen to the pope. The piazza San Marco in Venice focusses within it the activities of outdoor eating, shopping, band concerts and religious festivals.

2.1.2 Streets And Boulevards

These are the simplest and most traditional form of open spaces. They provide the major circulation system and give access to buildings, provide lighting and air to buildings and carry utilities and traffic.

Boulevards are "wide streets often with trees on each side and they were first introduced into town planning in Haussmans scheme for paris (1869).

2.1.3 Gardens And Courtyards

Gardens, from urban planning point of view, include such spaces between buildings or within buildings reserved for planting purposes. Courtyards could be planted as gardens or paved and usually provided in dwelling houses for domestic purposes.

Modern gardens are characterised by their openness to view and access from adjacent buildings. Some offer ancient pleasure of digging, planting swimming and almost all forms of outdoor activities. Other serves mainly for the enjoyment of sculpture or water or for view from above. The idea of a garden as a place to grow flowers is something of a C19th invention. The English landscape used the art of horticulture to produce eloquent relationship of forms colours and texture. In modern gardering, gardens can be considered as a continous space rather than as isolated "living pictures".

Garden can also be laid out in public open space being elegantly landscaped with assorted flowers and hedges.

They after exciting visual effects and could freshen-up surrounding air. These public gardens are often generously ornamented with fountains, pools and pavings.

2.1.4 Cemetries

The C19th landscape designer believed that cemetries whether within or outside the city, need be integrated into the landscape. In fact the enthusiasm for city parks stemed from the earlier popularity of the Romantic cementry - park for walking and for pleasure. One of the first of such scheme in America was the beautifully landscaped "Garden of Graves", Mt Auburn Cementry in Cambridge, Massachusetts laid out in 1831. Similar venture was undertaken in 1845 by Paxton in the layout of conventory cementry and after his death, his successor, Kemp, laid out the Anfield Cementry, Liverpool in 1863. These earlier schemes inspired numerous similar development in present day cities.

2.2 Functions of Urban Public Open Spaces

Charles Eliot C19th makes two distinctions between urban open spaces - open space for service and open space for structure while Tunnard (1963) identifies four functions served by urban spaces -Production protection, ornamentation and recreation.

In his paper, S.B. Tankel seems to draw a balance between these two fields of definition. He distinguished between the kind of open spaces of which people are personally aware and the open spaces of which they may be unaware but which play important roles in their daily lives. The former group performs three functions, It is used - for various types of passive and active recreational activities, It is viewed - from the home, offices, the road or other vantage points. It is Felt - it gives privacy, insulation a sense of spaciousness and scale. The latter group falls into two catagories:- Open space which does urban work - protects water supply (earth) and prevents flood by soaking up run-off (River and Seas) acts as a safety zone in the path of aircraft take offs and landings and open space which helps shape the development pattern - as space between buildings and communities, as space which channel development, as a land reserve for future.

Apart from these services provided within the urban environment, urban open space, where carefully landscaped provide greenry which offers relief from the hard concrete surfaces, sun-brake side walls and keeps off the exhaust fumes from the automobiles. Trees are not just aesthetics decorations, they supply cooling shades to buildings and passerby, absorb noise,

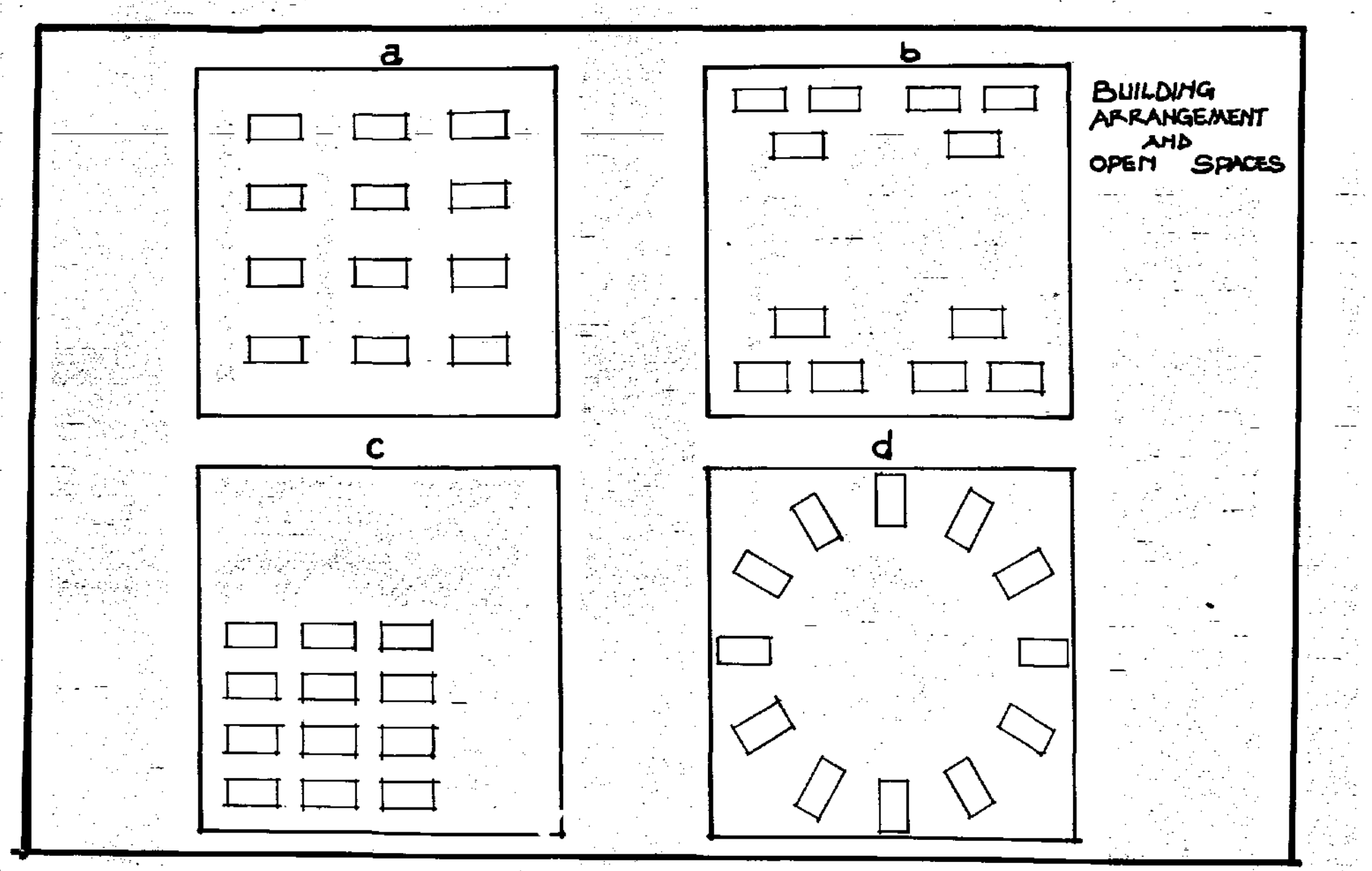
alter humidity and create refreshing natural odour. Water fountains are not merely ornamental status for they could help tame an otherwise hot humid atmosphere.

2.3 Concepts of Urban Spaces

In broad general term, urban open spaces include land and water in and around urban areas which is not not only all covered by building, but the space and light above as well. Under this generalised definition, it becomes obvious that open spaces take up far more space than all the other elements in the urban pattern put together. Since emphasis is not placed on quantity but location, the amount of space is relatively fixed and its disposition is what should really be put into consideration. The disposition of open spaces therefore becomes a question of not "how much" but of "where" and particularly "where" in relation to buildings and people in them.

2.3.1 Building Arrangements And Open Spaces

The way and manner in which buildings are arranged on a given area of land greatly dictates the pattern of open space created by such arrangements. Suppose, as an illustration twelve small square pieces of paper= represents building to be erected on a given size of plot. Suppose the plot is represented by the flat top of a table A,B,C,D Fig (a,b,c,d) illustrate some of the various ways in which the same number of buildings can be arranged on the same size of plot, the shape and disposition of open spaces so created.


a
b
c
d
BUILDING
ARRANGEMENT
AND
OPEN SPACES

2.3.2 Total Floor Area And Open Spaces

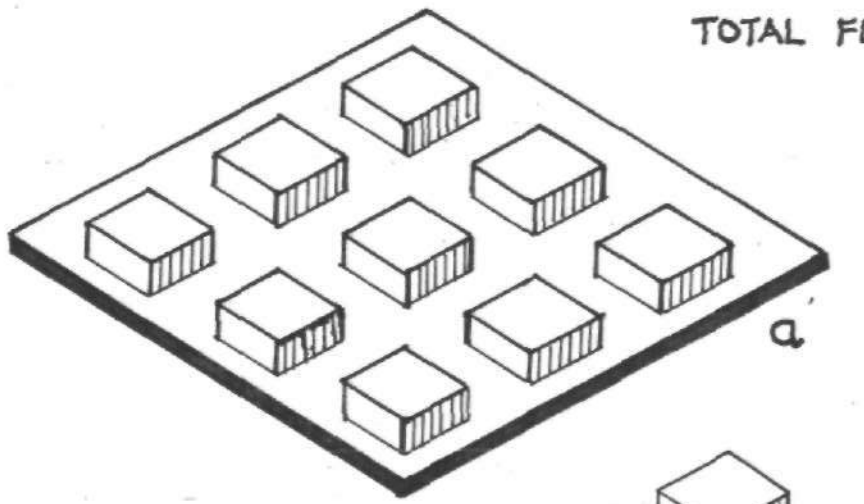
High rise structures containing several floors of similar functional floor areas provide free spaces which could otherwise have been covered by the several floor ereted individually. The idea of such structures should be conceived at the design stage and could as well produce prestige building for dwelling apartment, Offices blocks, Hotel and Commercial Shops. This could be illustrated by considering ten small cubes as commercial shops and say, another ten as office buildings. The assumption is that all buildings of similar functions are of same floor area and dimensions.

By placing identical cubes an one another on the given plot, it is found that the size and pattern of open spaces created depends on the particular arrangements of those cubes. In this case, a simple relationship exists between the formed open space area and the height of the ctructures - the area of space increases as the heights of the structure increases (see Fig: a,b,c). This system is not incommon in the design of most American Modern Squares and Centres.

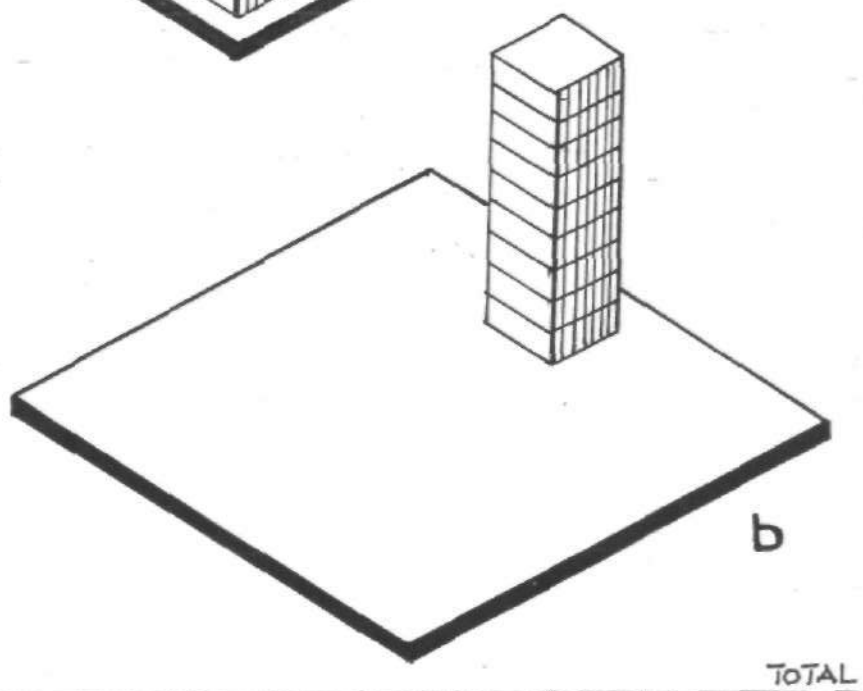
2.3.3 Arrangement of Buildings And Central Open Space

The system of arranging building around a central open space often affects the access to and general aesthetics of the open space. Clustered arrangement will at the best choke up the central space and also

TOTAL FLOOR AREA AND OPEN SPACES.



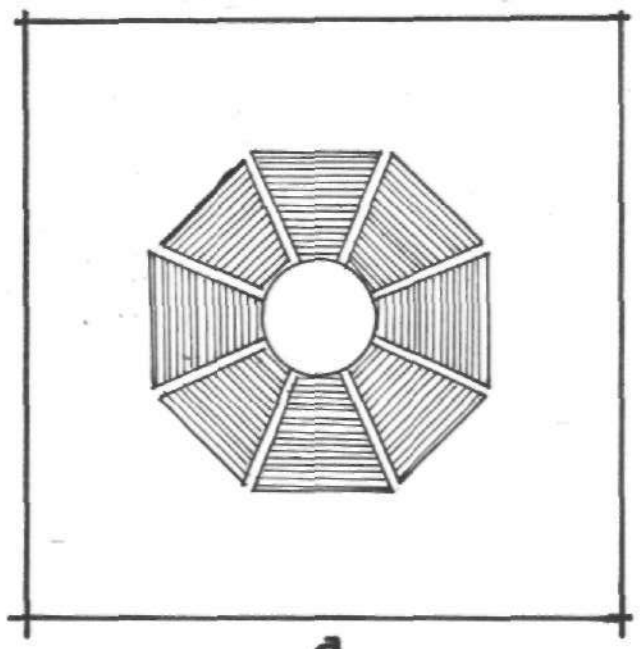
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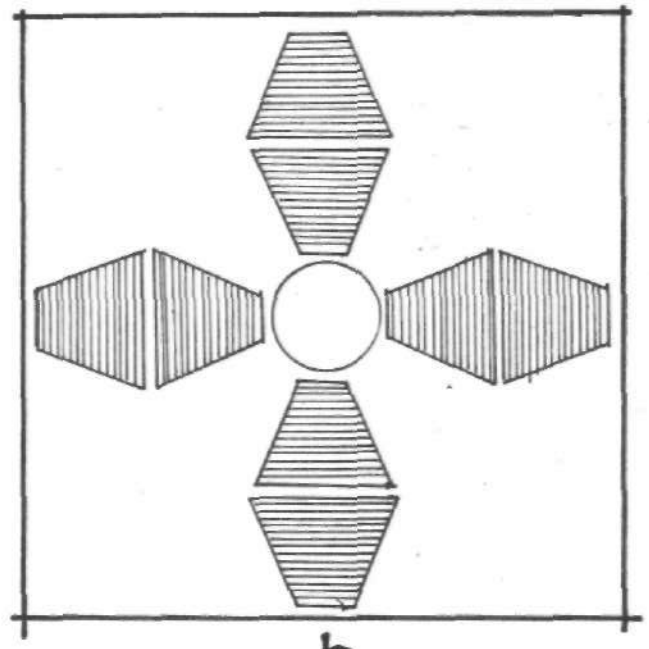
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TOTAL FLOOR AREA AND OPEN SPACES.

ARRANGEMENT OF BUILDINGS AND CENTRAL SPACE.



a



b

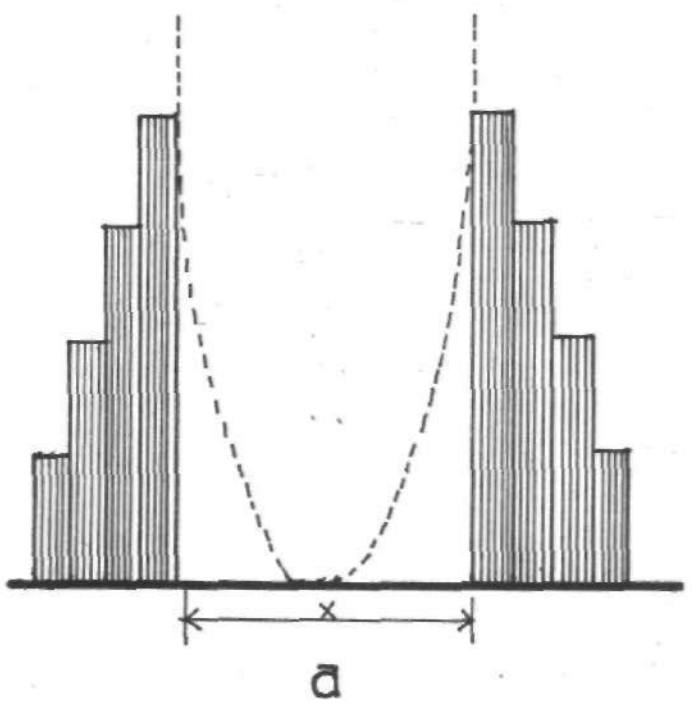
make access uneasy and unpleasant (Fig: 7a). In their design of plazas and squares the Baroque designers provided wide symetically placed approach. Models and study carried out with equal triangular - art pieces of cardboard paper show that open central space could gain better access both for view and for movement, with rational arrangement in Fig: 7 .

2.3.4 Order of Building Heights And Enclosed Open Spaces

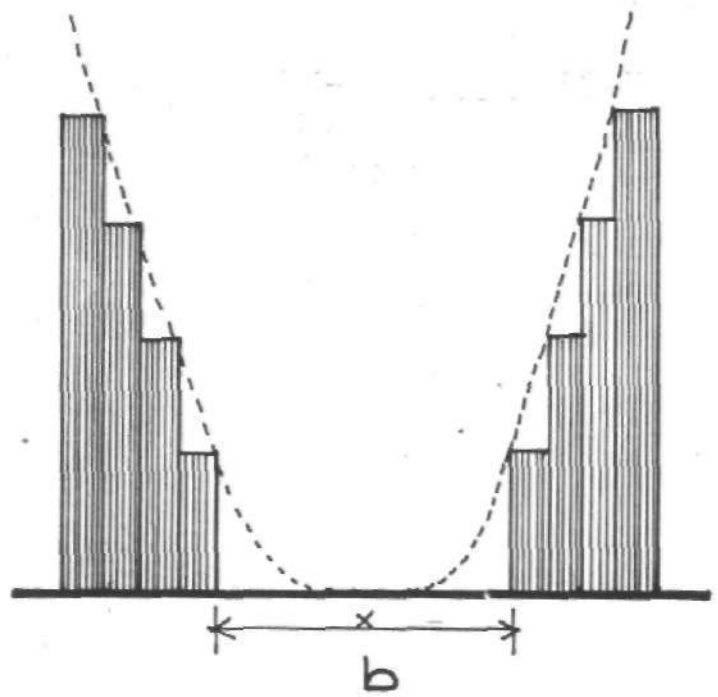
The sequence in which tall structures are arranged around ta central open space greatly influences the net volume of the space. Considering the definition of urban space as contained above, which includes "the space and light above" the volume of space and light above invariably complements the actual ground surface area.

Fig: 8a shows a cross-section of a six tall building of different heights arranged in such a way that the tallest buildings are closest to the central space. Fig: 8b shows the same building arranged with the lowest structures arranged next to the central space. From both diagrams it is clear that, although the ground surface area remains unchanged, the openness of the space is much more emphasised in (Fig: 8b) has the advantage of more openness to the sky, better view of central space equally distributed to all six structures, equitable distribution of light and air, and is more related to human scale.

BUILDING HEIGHTS AND ENCLOSED SPACE.



a



b

2.3.5 Building Located On Open Space

Buildings, when located within an open space could cause visual and spatial discontinuity. Such buildings and structures, if tall enough, do not only reduce the ground area of the space, but also disturbs the effective flow of air and space. If a structure must be built on an open space, it is always advisable to leave an appreciable volume of space under the structure.

The volume and hence the height, h, of space to be left should be such that a person standing at the farthest point of the open space should be able to see through to the other side of the space. Spatial continuity could therefore be achieved for easier flow of air, vision, freer movement of people. Such introduction of huge structures within open spaces is however considered out of human scale and looks very brutal within the environment.

Conclusion

The above concepts clearly establish the fact that open spaces are not only related to the buildings around them but also bear some relationship with the actual location or disposition and arrangements of the buildings. Urban Open Spaces are also related to the "Space" above (air) and the "Space" below (earth).

CHAPTER 3

STRUCTURE, DEVELOPMENT AND PARTICIPATION OF LOCAL GOVERNMENT

(Excepts From The New Local Government Edict)

General Appraisal

Civic Centre can not be seen in complete isolation of the entire town centre as a good number of its elements are very much affected by the rest of the town centre not only in terms of architectural forms but also the spaces and circulation pattern.

The efficiency of civic centre in general and the local government office, the urban council and the council chamber in particular are to be seen in the context of their functions.

The Local Government edict was commenced on the 1st of September 1976. It was established by the executive council though instrument signed by the Military Governors. Every local government established under or pursuant to this edict shall be a body corporate by the name designated in the instrument establishing such local government, and shall have perpetual successions and a common seal and power to acquire and hold land, to sue and be sued.

3.1 Functions Of Local Government

(A) It shall be the duty of every local government established generally to assist in maintaining order and good government within the area of its authority.

(B) An instrument may confer on a local government to engage in any form of trade commerce or industry.

(C) The local government shall be responsible for and make by laws for all or any of the following matters:-

i. Health Centres, Maternity Centres, Dispensaries, Health Clinics;
ii. Meat inspection, abbatoirs
iii. Parks, gardens, Open Spaces
iv. Public Libraries, education
v. Agricultural Services e.t.c
vi. Supports for arts and culture
vii. Operation of Commercial Undertakings e.t.c

(D) A local Government may: build, acquire, hire, furnish or provide buildings for the purpose of transacting the business of the local government and for the public meeting and assemblies.

(E) Subject to the provision of this Edict or any other enactment; a local government may change fees for any service or facility provided by it.

3.2 Composition Of Council

(A) i. For every local government there shall be a council which shall be composed of Elected members and nominated members where required.

ii. The number of elected and nominated members of the council as prescribed in the instrument shall be such that they are not more than thirty (30) and not less than ten (10).

iii. Where the instruments provide that the council shall include nominated members, their number shall not be more than one tenth of the total number of members prescribed.

(B) i. The composition of a council may include a president and where such provision is made, the instrument shall:- provide for the appointment of a president and specify the term of office of the president.

ii. The term of office of members of a council other than nominated members appointed directly by the instrument, shall not be less than three years and not more tha 3 years 3 months.

(C) i Whether a casual vacancy occurs among the membres of the council, the secretary shall forthwith report the vacancy to the electoral officer in writing.

ii. A new member to fill such vacancy shall be elected or appointed in the same manner as the person whose place he is to take was elected or appointed.

3.3 Council Proceedings

(A) i. For each council there shall be a chairman who shall be elected in accordance with the provision of the edict.

ii. The Chairman shall, unless b he vacates his office, hold office for the duration of the council.

(B) i A Council shall in every year hold an annual meeting and such other meetings as may be necessary for the due fulfilment of its functions so however that the council shall hold at least one meeting in every month.

(C) Every meeting shall be open to the public

(D) At any meeting of the council, if a member of the council shows disregard for the authority of the person presiding or abuses the standing orders of the council by persistently or wilfully

obstructing the business of the council or otherwise, the person presiding shall direct the attention of the meeting to the concerned person and may suspend that person from the exercise of his functions as a member of the council.

3.4 Committees

(A) i. Every local government shall establish a finance and general purpose committee which shall consist of:-

- The Chairman of the council as chairman
- The Supervisory Concillors, and
- Not more than two other members

ii. Subject to the policy laid down by the local government; the finance and general purpose committee shall be responsible for:-

- The regulation and council of the finances of the local government;
- Subject to such upper limits as may be prescribed by the local government from time to time, the consideration and award of contracts.
- The implementation of the decisions of the local government with which no other committee or body is charged and for the general running of the affairs of the local government.

(B) Every local government shall establish an education committee which shall consists of:-

- The supervisory councillor for educational matters;
- Not more than four other members of the council;
- Such other persons as may be prescribed by the education Edict;

(C) A local government may appoint such other standing Committees in addition to those specified under this section for any general or special purposes.

- The number of the members of a committee appointed, under this section the chairman of the committee and term of office shall be specified by the local government.
- A committee appointed under this section may include persons who are not members of the local government council provided that at least two third ($\frac{2}{3}$) shall be members of the council

(D) A Committee appointed under the provision of this part may appoint a subcommittee for any such special purpose as the committee may seem expedient.

(E) A Local Government may concur with one or more other local government in appointing from amongst their respective members of joint committee for any purpose in which they are jointly interested.

(F) For every local government, the governor shall establish a police committee which shall consist of the chairman of the council and the following other members:-

- The most Senior police officer in the area of authority.
- The most Senior prison officer in the area of authority.
- A traditional title holder.
- One representatives of the armed forces of the area.
- Not more than three other persons to be nominated by the local government council.

(G) Subject to any other enactment, the police committee shall have responsibility for the following:-

- Maintaining under constant review questions relating to the enforcement of by laws and other legistation made by local government.
- Investigate and comments upon complaints lodged above the activities of the police in the local government area.

3.5 Local Government Service Board

(i) Consists of a chairman and not more than five other members all of them shall be appointed by the governor.

(ii) A member of the board shall, unless he resigns or is removed hold office for a period of five years.

(iii) A person appointed to be member of the board shall not be elligible for appointment to any office in any local government in the State.

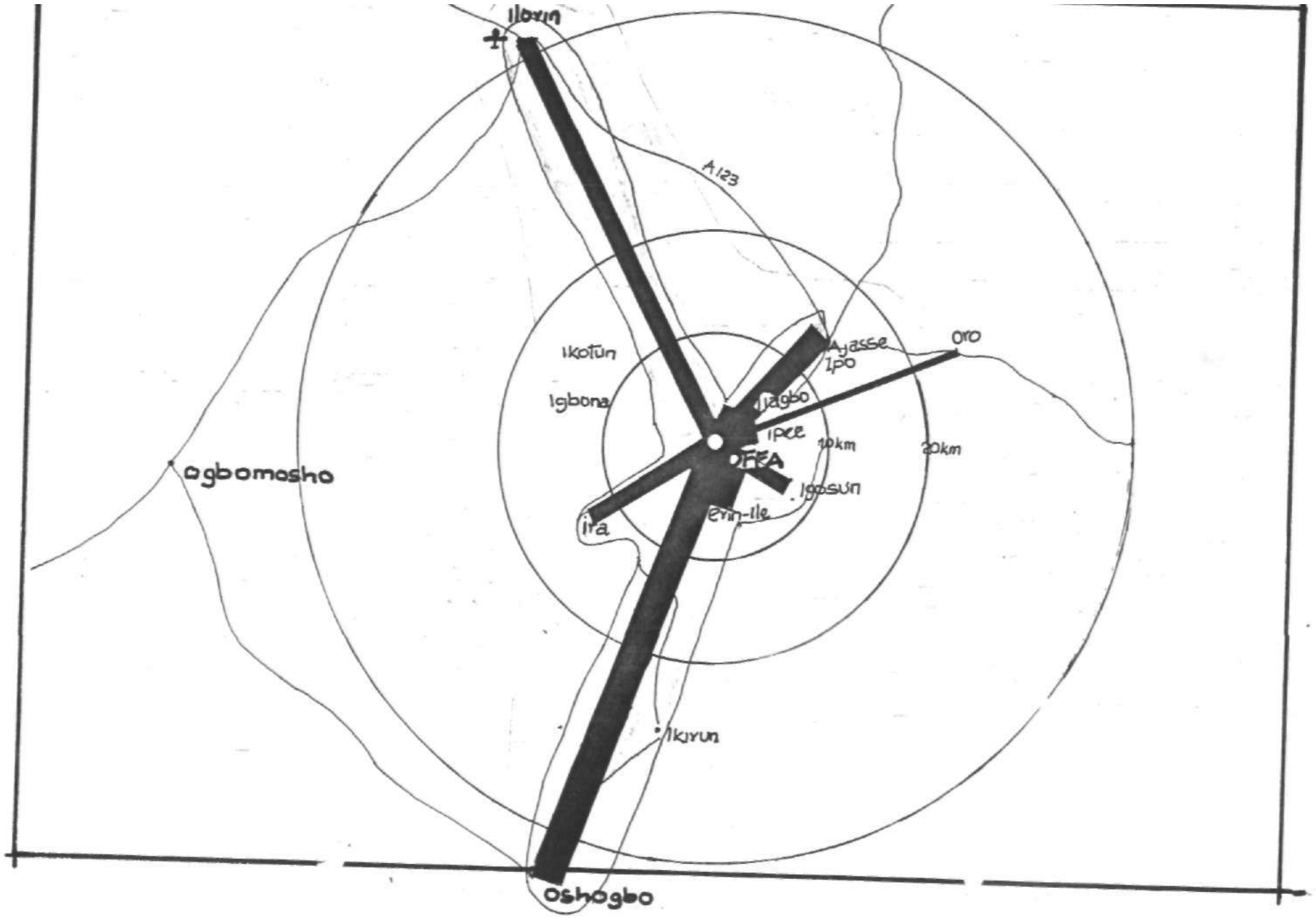
3.6 General Financial Provisions (Local Govt. Revenue)

(A) The revenue and other funds of a local government are hereby declared to consist of all sums of money or funds as are lawfully in possession of the local government on the appointment and of revenue occuring to a local government from the following sources.

- Money derived from community tax;
- Money derived from licences, permits, dues, charges or fees;
- Receipts derived from any public utility concern or any service or undertakings belonging to or maintained by a local government either in whole or in parts;
- Rents derived from the letting or leasing of any building or land belonging to the local government authority.
- Statutory allocations or grants - in - aid out of the general revenue of Nigeria or other public revenue.
- Sum of money which may be assigned to local government authority by any public corporation e.t.c. and any other money lawfully derived by the local government from any other sources.

(B) A Local Government may from time to time raise loans within Nigeria of such amounts from such sources in such manner upon such conditions and for such purpose in fulfilment of its lawful functions as appropriate law may prescribe.

- Such loans shall be served upon the property and the revenues of the local government.


Ilorin
A123
Ayasse
Ipo
Oro
Ikotun
Igbona
Jagbo
Ipee
10km
20km
OFFA
Igbosun
Ira
Erin-Ile
Agbomosho
Ikiyun
Oshogbo

CHAPTER 4

4.1 GENERAL SURVEY OF OFFA

The town is located South-East of Ilorin, the Kwara State Capital - Fig: 9. The name Offa is derived from the Yoruba ward "Bow" and the traditional tittle of its ruler "OLOFFA" means "the owner" of a bow. This tittle handed down from one ruler to another most probably comes from the fact that the first leader of Offa was a hunter and archer. There is no exact information regarding the age of the town, but its thought to be about three centuries old. It is also commonly believed that the original settlers were Yoruba from either Ile-Ife, the spiritual centre of Yorubaland or Oyo, either is possible considering the proximity of Offa to these two towns.

Offa is not adequately served by community buildings such as meeting halls or local administration offices. Organised open spaces or recreational areas are practically non-existent. Cultural facilities are very limited. Cultural activities take place either within Oloffa's palace or Offa Grammer School assembly Hall.

4.1.1 Economy

The economy of offa is based on agriculture, trade and services. Offa the Headquarters of Oyun local Government area, has the largest number of social

educational and public facilities. Accordingly, Offa is the focal point of economic growth in the local government area since it is almost equidistant from Ilorin and Oshogbo in Oyo State. Offa, therefore attracts a sizeable number of traders and shoppers from the rest of local government area and neighbouring Oyo State.

4.1.2 Physical Structure - Housing Conditions

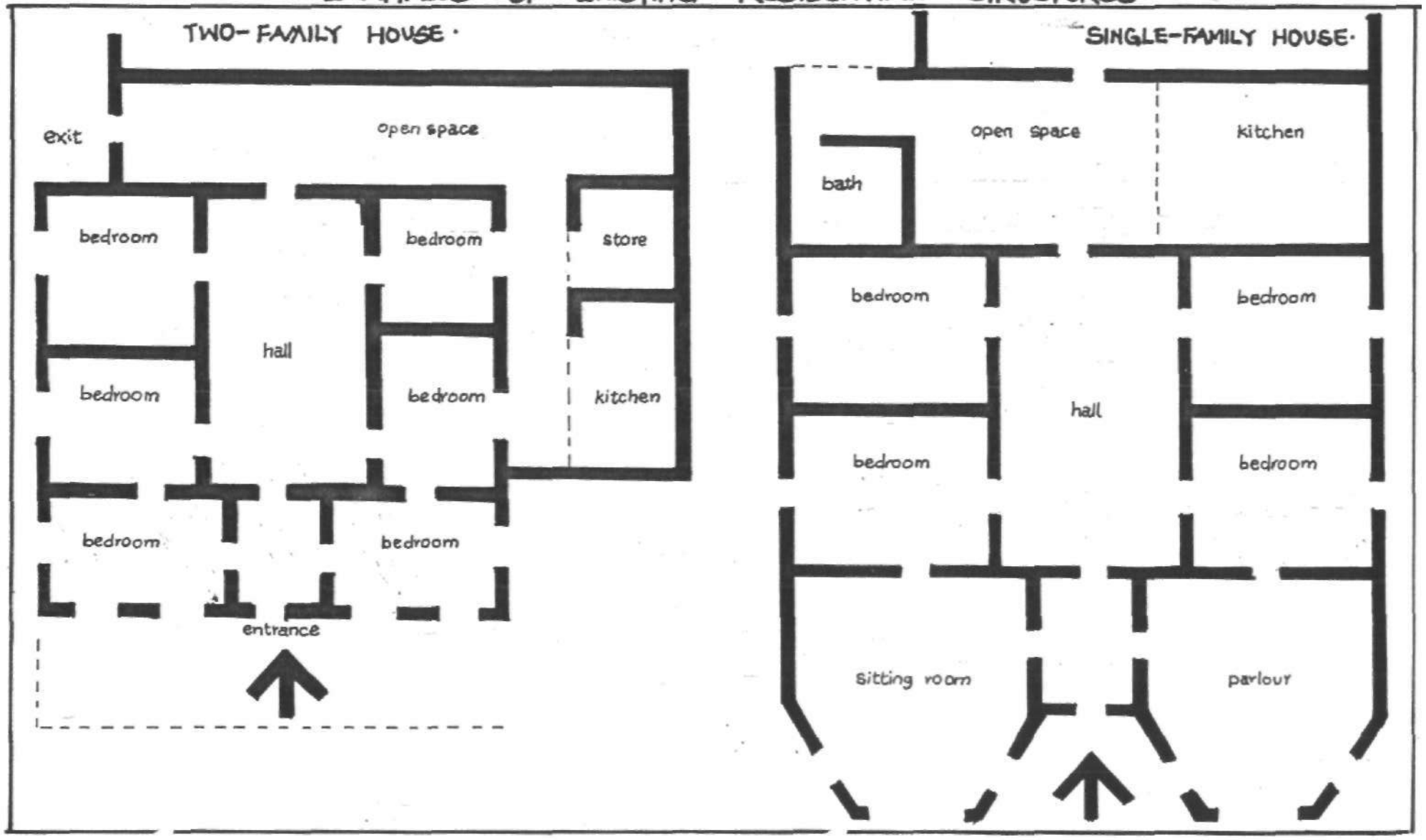
Dwelling And Plot Types:

The feed survey of Offa indicated two main types of dwellings, the multi-household building and the residence occupied by one immediate family. Most of the residential units came within the first category with two or more families sharing a single unit. Over one-third of the residential buildings had court-yards, while 61% were compact and rectangular.

Dwellings are not usually allocated according to definite plots. They all exist in close proximity without specific boundaries, and the land between houses is regarded as common land for every cluster.

Most houses in Offa use improved traditional methods of construction, their general shape conforms mainly to the rectangular type (Fig: 10). This predominance of regular forms and the absence of plot boundaries partly explains the difficulty of house

EXAMPLES OF EXISTING RESIDENTIAL STRUCTURES.



expansion and the tendency to accomodate the needs of larger families within the confines of the same habitable space.

4.1.3 Recreation And Leisure Activities

The inhabitants of Offa spend their leisure time with relatives and friends or playing soccer, volleyball and table tennis in various school premises. Some people visit Lake Afelele for fishing and recreation. Many meet in the market place in the evenings and it is not unusual to see children running and playing ball games in the streets while adults talk and discuss serious matters.

Festival, marriage Ceremonies, Social activities and dancing are sometimes held in the streets. Festivals usually take place during the harvest season in the months of July and September, the Egungun festival seems to be the most popular usually, the natives of Offa residing in other towns return home to participate in these festivities.

4.1.4 Population

The present population of Offa is about 120,000 inhabitants, this is based on a population projections of the figures obtained from 1963 census, assuming a population rate of 2.55% (adopted for Nigeria as a whole and only natural increase).

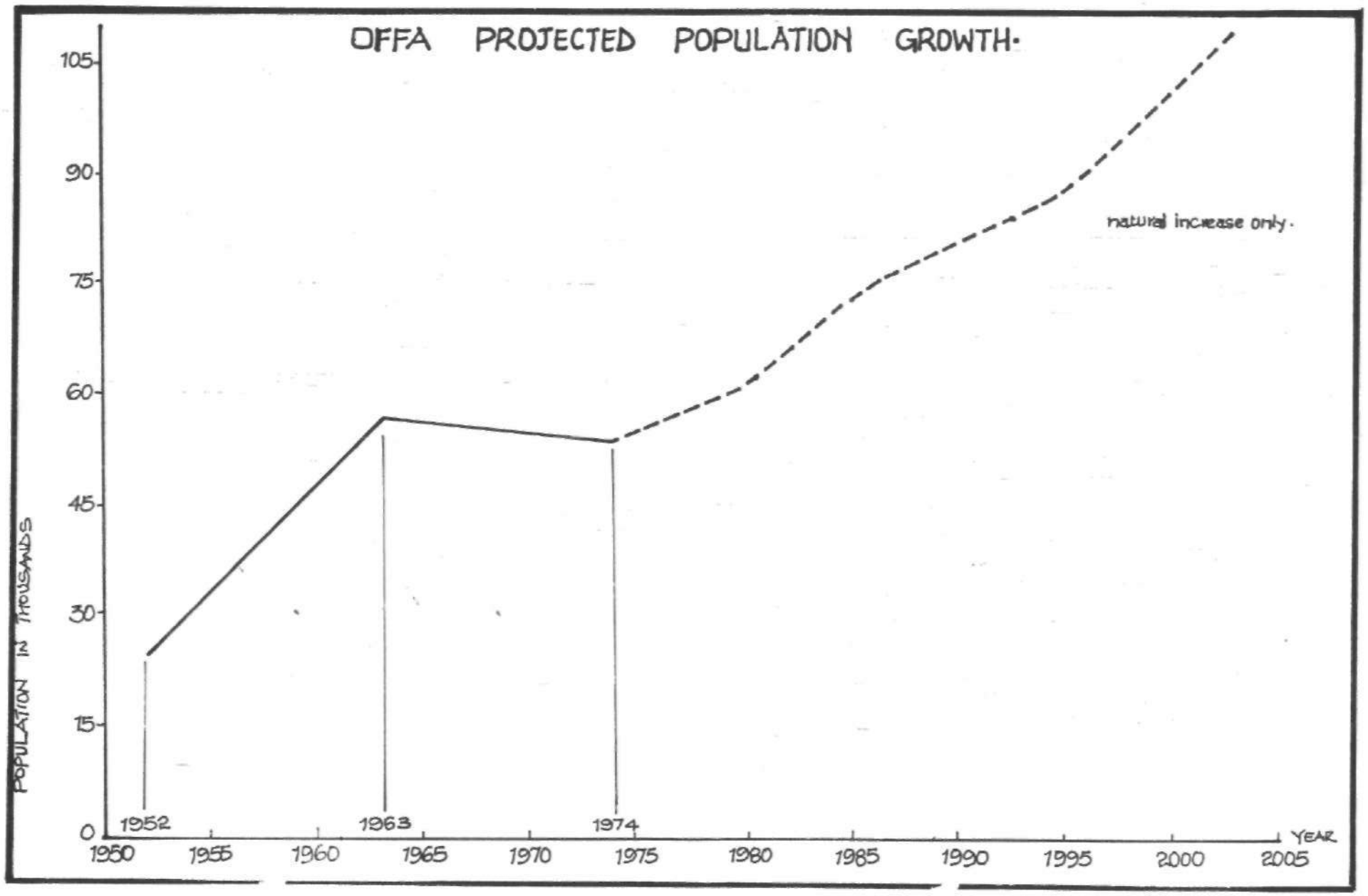
Offa grew from 71,600 people in 1963 to 94,500 in 1974. Also based on the same growth rate and principle the population will be about 206,000 by year 2005 (Fig: 11 and 12).

In 1974, a survey was carried out to study the characteristics of the populations. The survey indicated that the percentage of the 15 -49 age group to the total population appears to have remained constant during the period 1952 - 1974, however, the sex ratio within the age group, dropped drastically this could be as a result of males out-migration to look for jobs in other towns.

A projection of the future age structure indicates that the proportion of the lower-age group (0 - 10) to the total population will decrease while the proportion of the middle and high age groups will increase. It is necessary to know the future age structure, in order to determine what organisations will be available for the maintenance of public services that are likely to be provided.

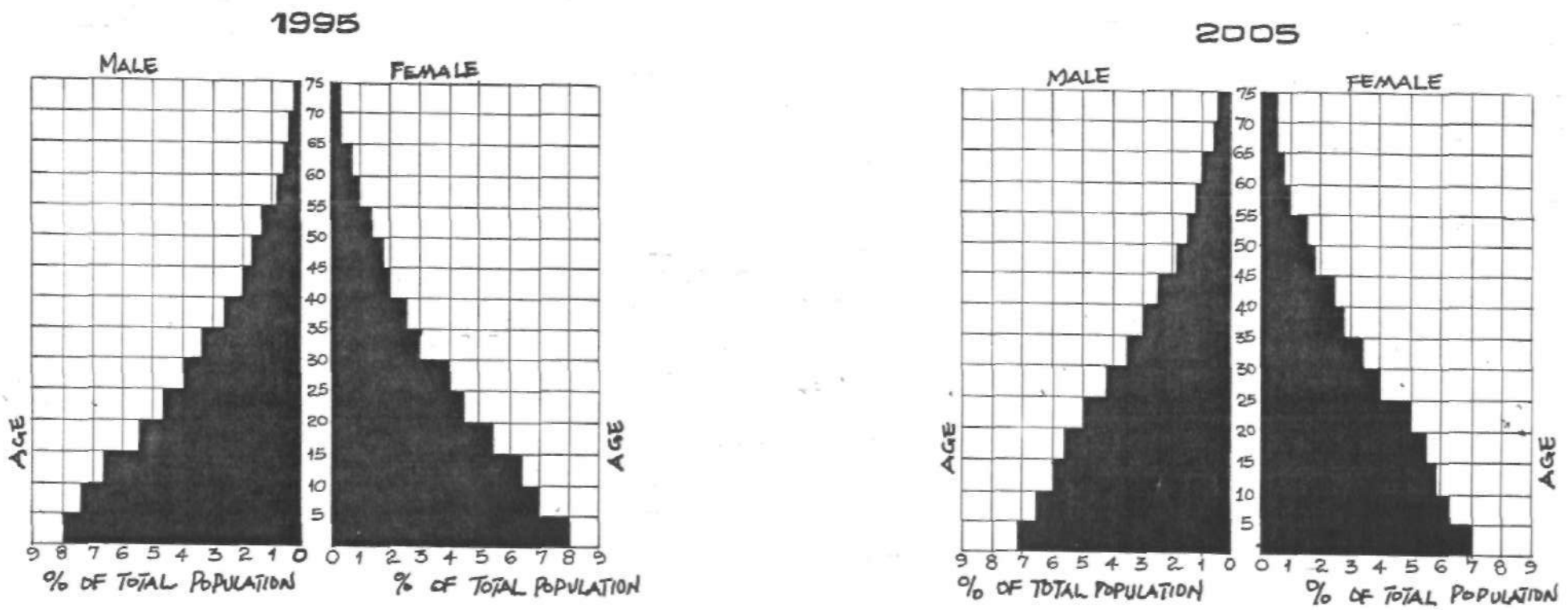
4.1.5 Infrastructure

Whilst the provision of infrastructure may not in itself trigger development, except in so far as its construction and sustained growth can be used as an inducement for the attraction of private industry.


OFFA PROJECTED POPULATION GROWTH.
POPULATION IN THOUSANDS
105
90
75
60
45
30
15
0
natural increase only.
1952
1963
1974
1950
1955
1960
1965
1970
1975
1980
1985
1990
1995
2000
2005
YEAR

OFFA

ESTIMATED FUTURE AGE AND SEX STRUCTURE.



(i) Transportation:- The railway, which provide both goods and passenger services, passes through the Local Government Area, with Stations in Offa town (the main station), Erin-Ile and north of Ijagbo.

(ii) Public Services and Utilities:- Post services and telecommunications are provided in Offa at divisional main post office. Post Office branches exist in Erin-Ile and Igosun, while other settlements are simply equiped with post boxes. Telephone services are only available in Offa but user represent less than 1% of the total number of household as indicated by the sample survey.

The provision of an adequate and reliable water supply system is a prerequisite for the economic and social development of an area. In East Oyun, the source of water supply is a small reservoir formed by a dam across the River Oyun started about 6 kilometers north-east of Offa. The settlements in other parts of Oyun depend on local streams and wells for their daily water supply.

Small sewer lines exist only in Offa and Ijagbo to serve same Government establishment and industrial firms. The absence of a public sewage system causes health problems which will be aggravated by any urban growth. Electricity supply is available in the town.

4.2 Analysis Of Existing Civic Elements

(i) Local Government Secretariat

The local government secretariat is situated along Igbonna Road, at present it accomodates the following departments:- Secretary's, Treasary's Works Valuation and Education.

This is a two storey building complex with direct services situated on the groud floor, indirect services on the first floor and planning, co-ordination services on the last floor. There is a separate building for council meeting.

(i) Secretary Department:- The composition is as follows:

- The town clerk who is both the administrative and executive head of the council.
- Deputy town clerk
- Chief clerk
- Correspondence clerks, typists and messengers.

(ii) Treasury Department:- Comprises of the following:- Chashier, Rate clerks, Voucher clerks and Store keeper.

(iii) Works Department:- This is made up of:- Engineer, Technical Officer, Building Inspectors, Road Overseers, Clerks, Drivers, Carpenters, Painters, Labourers and Draughtsmen.

(iv) Valuation Department:- This is made up of:- Valuation Officer, Rating Assistants, Valuation Assistants, Rating Inspectors and Chairman

v. Education Department:- Made up of Education Officer, Deputy Education Officer, Secretary, Typists and Messengers,

2. The Cinema

Iyeru-Okin Cinema - This is located in the heart of the town with the seating capacity of about one hundred and twenty people per show. In spite of its low quality in both design and construction; it has continued to render an invaluable services to the people of the town who have no other choice.

3. Post Office

Situated off the main paved road passing through the town. It is very close to the main market (Owode Market) and relatively close to the only police Station in the town. In design, it is typical of all the colonial post office in the entire country.

4. The Library

It is more of a store than a library. It could seat about twenty to twenty-five people at a time. It is too small for the size of the town; although the locationis good. (Many institutions are close to the site).

5. The Law Courts

Situated along Igbonna road; almost opposite to the local government Secretariat. It has neither the dignity not the awe of a court building.

Conclusion

- The sudden rise in status of the town has brought in its wake a demand for structures with better facilities, bigger capacities and identifiable locations.

- Most of the elements have grown so old and outdated the they need to be replaced.

- The Civic centre elements are scattered all along the green buffer without strong link between them.

- Apart from the local government Secretariat and perhaps to some extent; the post office, no other element has a dignifying image worthy of a divisional headquarters.

- The green buffer could be developed into a more attractive and beautiful area that is successfully integrated with the civic centre elements.

POST OFFICE



OYUN LOCAL GOVERNMENT SECRETARIAT



LIBRARY



THE ONLY LIBRARY IN THE TOWN.

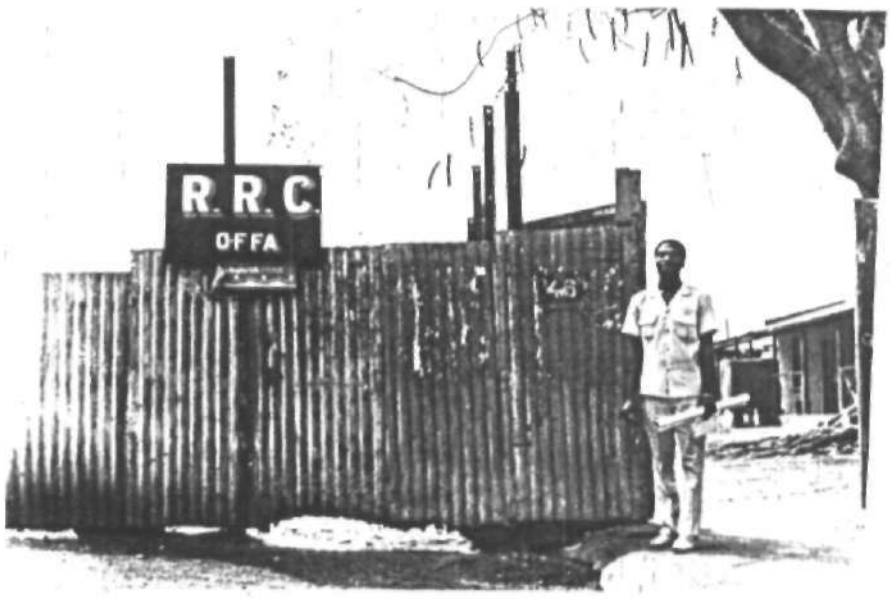
AREA COURT OFFA



OFFA CINEMA HOUSE



RAILWAY RECREATION CLUB OFFA



CHAPTER 5

5.1 LOCATION CRITERIA

To fully analyse a site for the location of an important centre such as civic centre some vital and basic factors must be considered. Such as

(a) Natural Factors

(b) Cultural Factors

(c) Aesthetic Factors

(d) Land Use and Existing Circulation

5.1.1 Natural Factors

- Topography including slope analsis
- Geological base and landform
- Hydrography:- streams, swamps and watershed drainage
- Soil classification:- Types of soil and uses
- Vegetation
- Climatic factors:- Winds, Humidity, Solar Orientation e.t.c;

5.1.2 Cultural Factors

- Traffic and transport:- Vehicular and pedestrian circulation on site;
- Existing land use:- Ownership of adjacent property and off-side nuisances
- Historic factors:- Historic buildings or landmarks
- Linkages
- Parking facilities

- Geographical Centrality
- Development Cost
- Expansion possibility
- Utilities:- Drainage, water and sequences

5.1.3 Aesthetic Factors

- Natural features
- Spatial pattern - views, spaces and sequences

5.2 Physiography of Location

The site is within the large area proposed for the civic centre in the masterplan. It is situated off Oshogbo road which is the major road linking the town to the neighbouring State (Oyo State).

1 Climate:- Offa has two main seasons; the wet season from May to October, and dry season from November to April. Each of the season is characterised by a specific type of prevailing wind. The wet season brings with it Southwesterly winds originating from the equitorial rain belt and blowing from the high pressure zones which occur over the atlantic during this period The dry season is accompained by the harmattan, a dust ladden wind blowing from the North-East.

Offa lie in the tropical climatic region. Rain normally begins to fall in late march, but maximum precipitation generally occur towards the end of the season. The dry season, with temperature reading up to 38^{o}C brings drought conditions.

The mean annual rainfall in Offa averages over 1000mm. Relative humidity in the wet set season exceeds 80% in the morning. In the dry season, the harmattan winds help to reduce the relative humidity from a level of 80% to about 65%.

Tornadoes usually indicate the end of the rainy season, and sometimes destroy crops and dwellings.

2. Geology:- The region displays simple geological characteristic with no major structural disturbance and no identifiable geological formations. The area is probably underlain by the precambrian basement complex consisting of granites, schists and gneisses. Generally, the topography is even with gentle slopes and drainage is well developed.

5.2.1 Soil And Vegetation

Four distinct soil units are identified:-

1. Area of Exposed Metamorphic And Igneous Rocks:

Erosion which is partly due to the general lack of vegetation is very active in these area, preventing the accummulation of soil and exposion the fresh rock surface to weathering. The areas of exposed rocks are suitable for construction and grazing.

ii. Soils of The Forests:- These areas are small and isolated and are generally found in the low-lying plains. They are easily assessible, unlike those of the thick vegetated slopes of the sedimentary rock formation. The forest should be exploited for wood production and would be suitable for cultivation if trees were felled in certain areas.

iii. Soils of The Valley:- These are fine transported soild that have been deposited in the valleys. In some places, vegetation is dense due to the aboundant ground water supplies. The soils of the valleys are most suitable for agriculture, but care should be taken to prevent flooding during the rainy season.

iv. Soils of The Flood Plain:- These soils are an accumulation of clayey fine to coarse - grained transported sediments and are liable to frequent inundation. Some of the higher-lying areas are cultivated, and water supplies aboundant. These soils could be used as raw materials for construction purposes.

v Potentials For Growth:- From this analysis of the site, there appears to be no natural physical limitations to the direction in which the centre could expand.

5.3 Site Planning Principles

The allocation of space is to be guided by the following planning principles:-

i. Safegurding of surrounding areas by incorporating such areas from the start within the planning concept.

ii. Exposing the most frequently visited facilities maximum foot traffic - from parking space to building.

iii. Separating various traffic types; specially areas wholly separated from each other must be allocated to private vehicular traffic pedestrian traffic, public transportation and service traffic.

To have a good site planning, the following conditions must be fulfilled:-

- Activities should be grouped so that they function in relation to each other.
- Linkages should be evaluated.
- The circulation pattern should be able to solve the difficulties of approach, drop-offs and parking and Service all in a clear and organized sequence.
- Unobstructed view of the entry drive.
- Striving for a natural feeling of entry.
- Visitors parking linking with the building and being within short walking distance of the building.
- Pedestrian will follow the most direct paths.

CHAPTER 6

COMPARATIVE STUDY OF CIVIC CENTRES

6.1 City Hall Lagos-Nigeria

Location:

The complex is located centrally within the Islands Commercial and Administrative area. Bonded on all sides by roads Glove street, prison street, Igbosere road and Catholic Mission street.

Design

It was designed as a single compact block, recessed from the main catholic mission street, thus providing a public square in front. The city hall is composed of three units:- the centre which contains all public functions, main communications and main entrance; and the two others are the office wings laid out around two courts.

Entrance:

The main entrance is through catholic mission street. The entrance foyer is well decorated with artworks. There are two main staircases which connect the entrance foyer with the other part of the building (Fig: 13).

Ground floor - Accomodates the cash office and the other offices of the council which have day to day direct dealings with the public (Treasury department). It has access through Igbosere street.

First Floor - Accomodates part of treasury department, common facilities - staff canteen and the multipurpose hall (designed to house about 1000 people). In the middle of it is the Bauquent hall, at the entrance of which are two large carvings on either side, depicting various national traditional culture (accomodating eight hundred people).

Second Floor - This floor houses the engineer department, and some common facilities - staff clinic and staff canteen.

Third Floor - Houses the Secretarys department, Council Management department, the school management committee, the Council Chamber, i with one-hundred seats for the Councillors and two-hundred and fifty seats for the members of the public. Entrance to the public gallery is through the fourth floor and entrance to the council chamber is through the third floor.

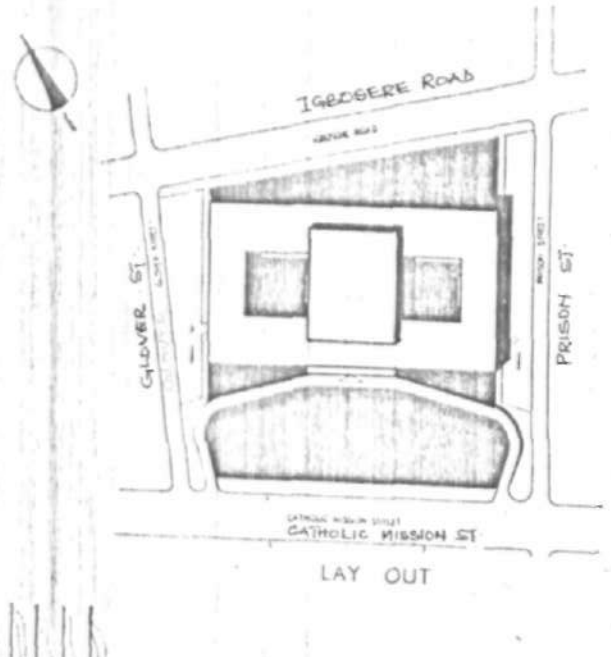
Fourth Floor - Accomodates the medical officer of health and education department of the Lagos city council The water tanks and lift services are placed on the roof.

Design Appraisal

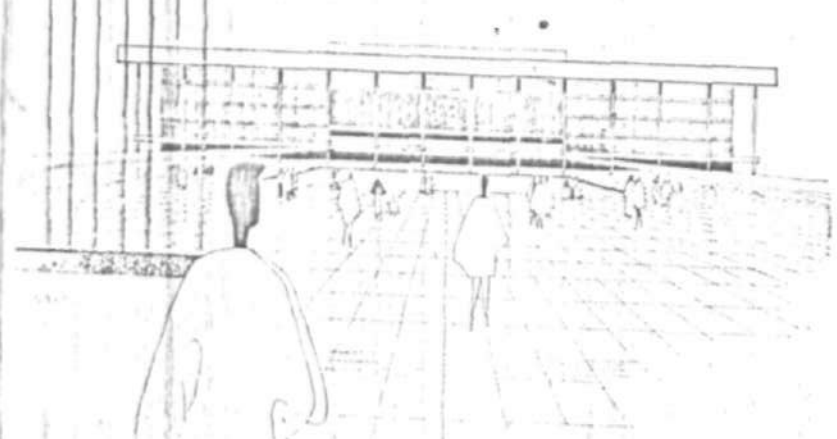
- The building is concieved as a single compact design with no external emphasis given to any of its internal functions. (There was apparently no thoughts given to expansion). Although the designer tried achieving openness through the use of glass, the effect is not vey convincing.

LAGOS CITY HALL.

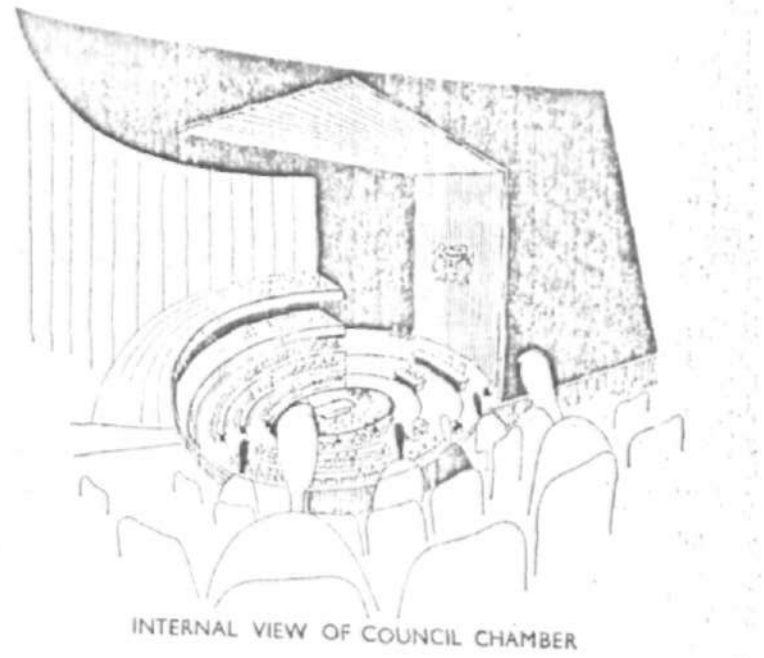
SOME IMPRESSIONS OF THE NEW CITY HALL



LAY OUT



PERSPECTIVE VIEW FROM CATHOLIC MISSION STREET



INTERNAL VIEW OF COUNCIL CHAMBER



INTERNAL VIEW OF ASSEMBLY HALL

- Two basic functional zones can be observed, a restangular arrangement of the offices in general and ancillary facilities and a central core linking two opposite rectangles (multipurpose hall and the Council Chamber). The two inner sqnares formed by the closed "H" shape of the plan are not properly utilised. And presently with the lack of landscaping around and within the building, the inner squares are used for dumping damaged goods of the council.

- It is impossible to have horizontal expansion due to its location.

- The structure of the building is based on simple columns and beams framework. Columns are decorated with marble claddings.

6.2 Hillingdon Civic Centre, London

Location

Situated in Hillingdon, middlesex. Bonded on the three sides by Relief road Griderfield road and High street.

The Civic Centre contains three floors of open plan offices each of the floors has four quadrants which are separated by a change in level of half a storey height. The building is arranged around a central vertical circulation zone. The floors are open, a sense of belonging to the completed office community is created by placing the floors of the adjacent quadrants

at half levels to one another, allowing views through to higher and lower storeys. (Fig: 14, 15 and 16).

Design

At the ground level series of covered walkways link the various entrances, this provides a public route through the whole complex. The circulation system within the building links the offices with the members accomodation by a route passing all conference and committee rooms. This allows a convenient access for meetings between the public officers and elected members.

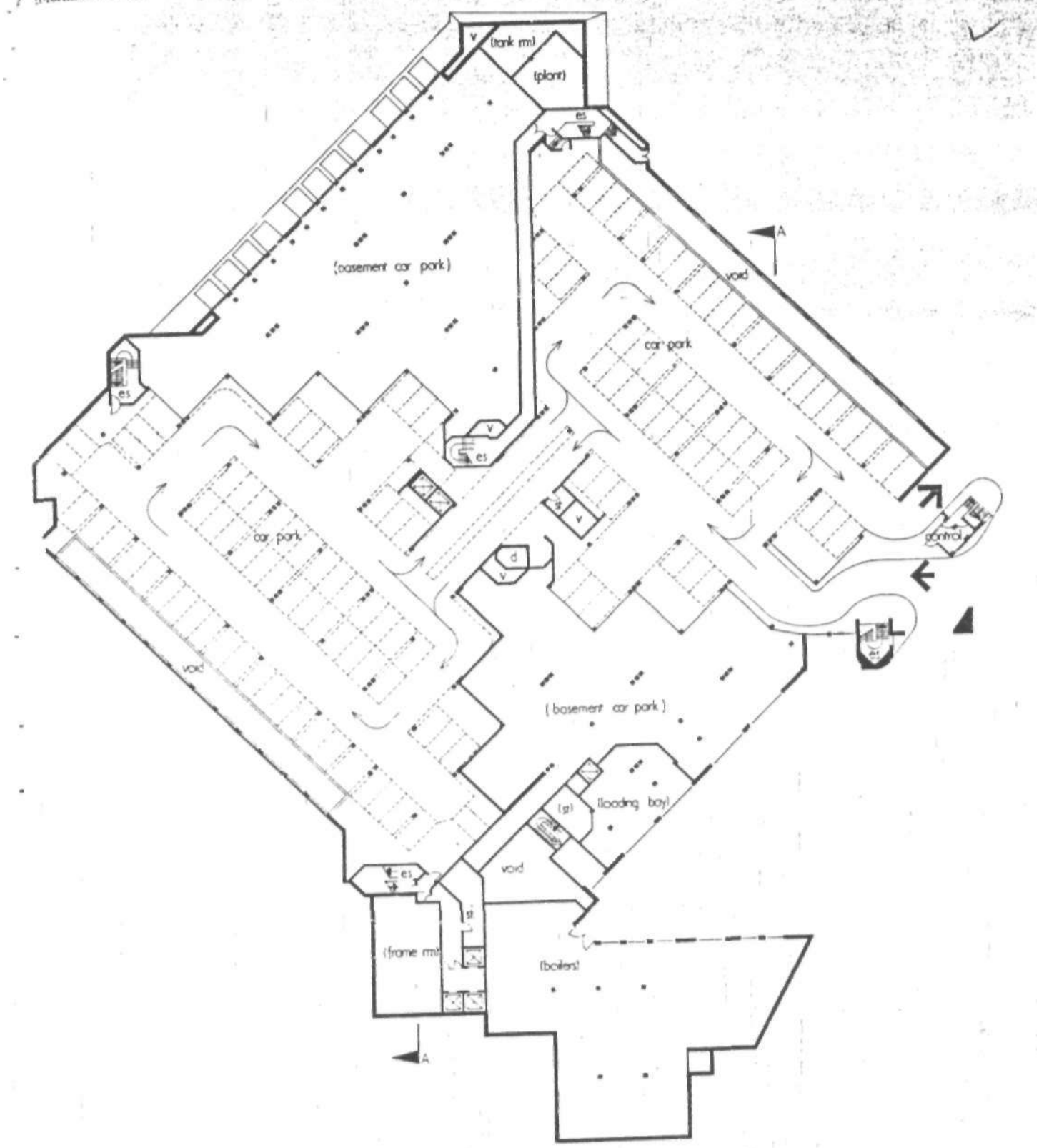
- The main entrance leads to the public reception, from here there is direct access to office floors by lifts and staircase to a group of committee rooms.

- A separate entrance is provided at the piazza level to admit members of the public to the civic suite, which accomodates the council chamber, conference rooms, majors parlour and members offices. By utilizing the sloping site further, entrances lead from the piazza to give public entrance to the multipurpose hall, the registrars department, the rents and rates hall and the youth employment/careers departments.

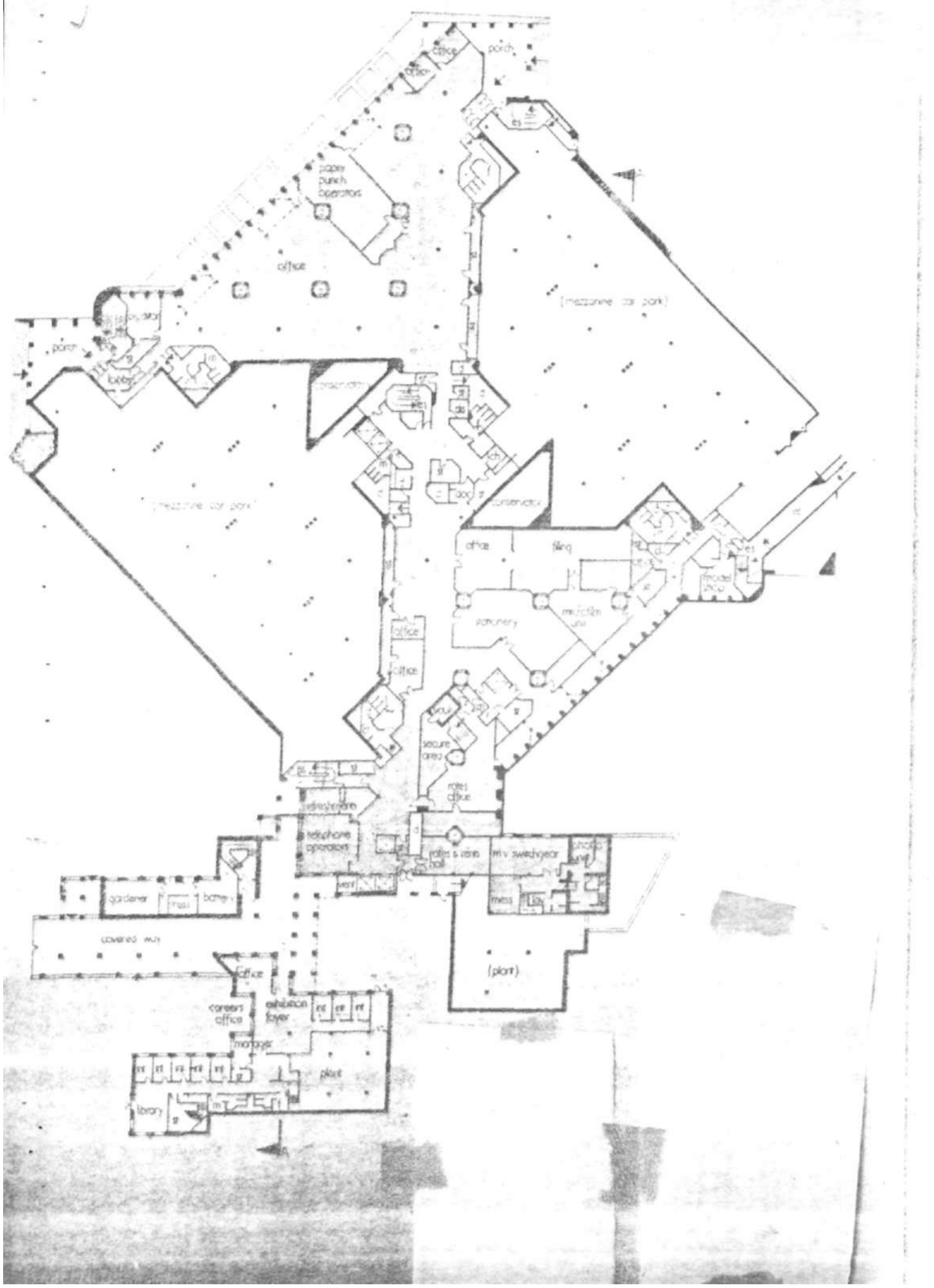
Design Appraisal

- The exterior may be post-modern, the interior despite its clever plan is only another over-size cocoon for office workers.

formation Library



D *Mezzanine level.*


office
porch
paper punch operators
office
(mezzanine car park)
(mezzanine car park)
conservatory
office
filing
model area
stationery
office
office
secure area
telephone operations
mess
(plant)
careers office
exhibition foyer
library
plant

- The civic centre is a sham, a public relations exercise designed to give beauracracy a human face, a domestically scaled building which houses many interfering offices.

- The use of brick and pitched tile roof - the brick work iteelf is indeed no mean achievement.

- The building broadcast stability and self confidence the precise image of heirarchical and departmental local government they were built to contain.

- The columns and heavy ducts which punctuate the floors disintebrate rather than create spaces. Only at the edge of the building in certain angles are spaces formed which have any sense of locality and skillness.

- No one design element reinforces and support another circulation, columns, ducts, ceiling, windows, all seem accidental, unrelated, out of focus.

- Spatial effects are atrophied. The slipping of the floor levels turn out to be a visual flop since instead of seeing vistas of spaces, one sees with complete clarity the balustrades of the next door.

6.3 Kurashiki Civic Centre, Japan

Location:- It is situated on the edge of the old town centre and connects the latter with the newer district.

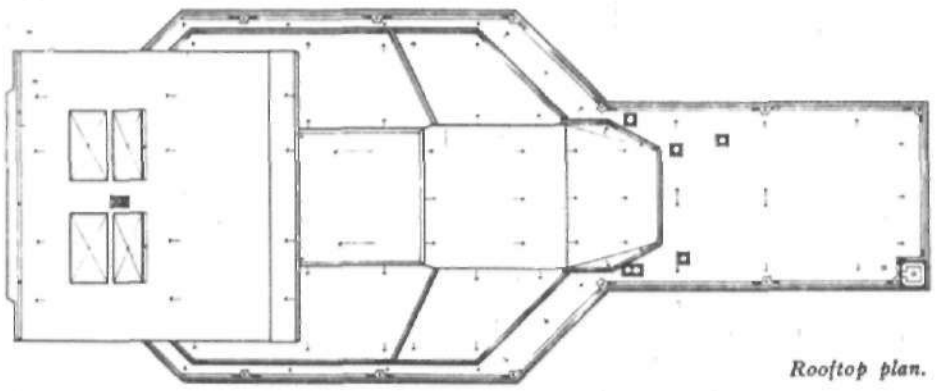
Design

The first floor is reached via a monumental open staircase, contains one single large-scale office tract which is undivided and which occupies all the available floor space. The terrace like roof can be used for all sorts of occasions. The slanting roof superstructures serve as n backdrops for open air dramatic performances. The archives are accomodated on a mezzamine level (Fig: 17).

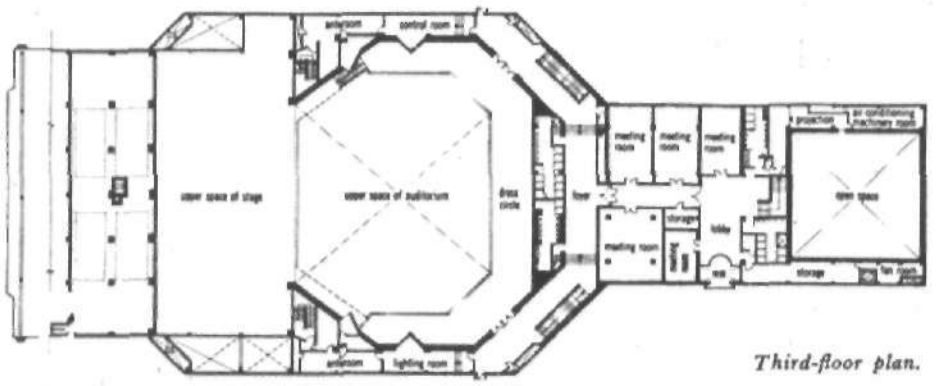
Design Appraisal

- The design is closed in fashion
- It reposes monumentally and heavily in the midst of the small structures of the old town.
- Its fortress - like character is reinforced by the ponderous articulation elements that stress the horizontal; the windows are horizontal slots. In this way, adequate sun protection is provided - thus created shady intermediate zones that are partly developed in the form of balconies.
- The entrance, at grade level, covered with a heavy projecting concrete beam leads into a monumental public hall which is thoroughly in keeping with the imposing character of the outside.

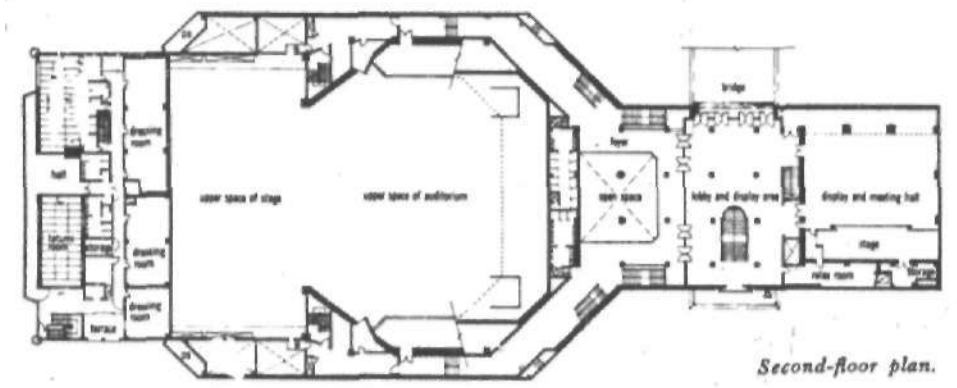
- The hall owing to its monumental dimensions is also suited for large social events. At grade level it takes up so much room that only little space is left for utility rooms like offices, garages and a dinning room.



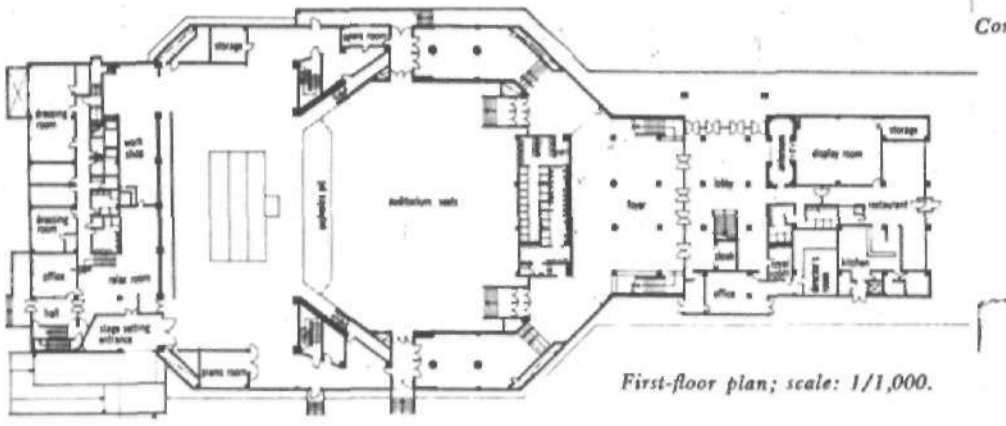
Rooftop plan.



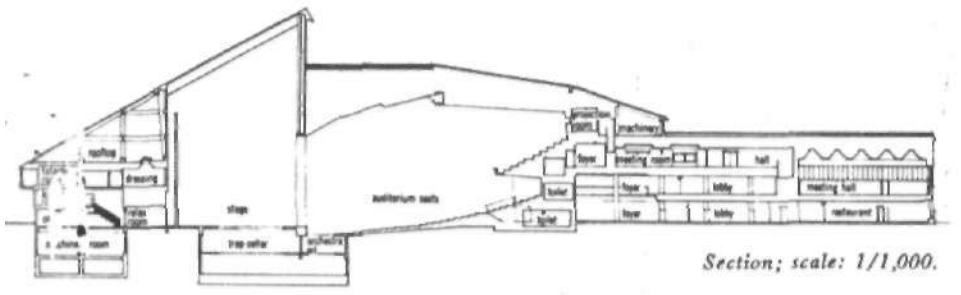
Third-floor plan.



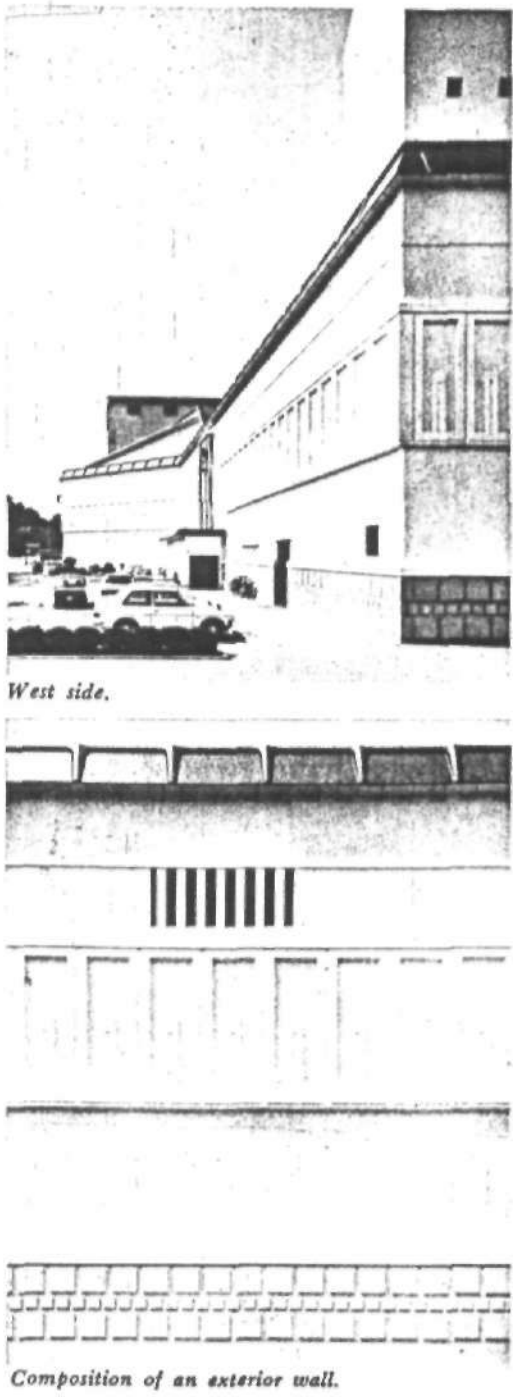
Second-floor plan.



First-floor plan; scale: 1/1,000.



Section; scale: 1/1,000.



West side.

Composition of an exterior wall.

6.4 City Hall, Boston

General Appraisal

The city hall and its plaza occupy about 514,000 sq.ft of land. The building houses thirty municipal departments including suites for the mayor and the city council. Whatever the ambiguities of its origin or contradictions of its design the new Boston City Hall thus stands at the Centre of a process of urban regeneration without parallel in American cities today. Despite its novelty, the new City Hall shows a traditional line of decent in both its hollow squared configuration and monumentally ceremonial forms.

Generally, like all seats of political power, the Boston City Hall has an ideological task - that of imprinting its presence upon the municipal consciousness. For actually, few citizens will enter it either for routine business or ceremonial occasions, a hundred will merely see it in passing by hence; its external visage, the face it turns to the outside world is the main concern of the architect and its is obvious, the architects have concerned themselves most seriously.

The building created by the architects does not only house the processes of government but also celebrates its power and importance.

However, the price of such sculptural monumentalism is loss of flexibility in use. As many as five thousand citizens a day have business with various departments.

Design

The building is clearly divided into three functional zone:-

- First, is the brick sheathed basement, it houses those departments with frequent contact with the public and it opens on to a public concourse.

- Second is above the basement and supported on columns is a rectangular crown of four office blocks for the departments having least contact with the public.

- The third zone is between the crown and the basement of its Southern end.

- Two storage above plaza level, gallaries and a bridge give access to the mayor's suite at the South-East corner of the building and to the city councils on the West. The mayor's suite includes a conference room and an office for the mayor, a kitchen area, a dressing room, Television and news conference room and individual offices for council members.

Design Appraisal

In purely formal terms, City Hall Boston is a completely closed design not only physically -

In the sense that it could not be easily expanded or altered; but also aesthetically - In the sense that no feature could be added or removed without disturbing the aesthetic equilbrium of the whole.

It has an urban space of unprecedented speciousness and one must add that unfortunately it does not offer the citizenry the pleasure commensurate to its size. Also the square lacks an environmental life-support system which would bring people to the square (Lacking environmental amenities for protection against the climate of Boston, a climate of hot humid summers, cold winters and year round precipitation.

All spaces within the building are well linked with care, the modular structural grid is foundamentally quite simple and regular.

6.5 Setagaya Community Centre And Town Hall Tokyo-Japan

It is an important example for the relatively frequent type of building where the town hall is of an administrative district is combined with the local cultural and community centre - a dual functions. It has a trapezoidal plan which is bordered by streets on all four sides.

Design

The multipurpose auditorium with one thousand, three hundred and twenty six seats is the largest part of the group.

Adjoining it Southwards and Northwards is a T- Shaped two storey wing containing a small assembly hall library, restaurant, and offices.

The second phase of the programme comprised the execution of the town hall proper which stands on the northern side of the plot. In the centre of this square five-storey buildings is a large patio from which an open flight of stairs lead to the first gallery.

The council chamber is on the fourth floor. A joint entrance forum is formed by a large plaza, half - a storey above street level, which is surrounded by the buildings of the centre on three sides.

Exposed reinforce concrete has been consistently used both inside and outside the buildings.

6.6 Tatebayashi Town Hall - Japan

It was meant to set the scale for the future development of the town with her population of 70,000. The seven storey building stands on a hill and has two entrances. The vestibule with its main entrance on the West side projects as a porch.

Design

The ground floor is reached via a ramp because of the sloping nature of the ground and the first floor through the stairs.

The municipal departments open to the public are placed in open - plan offices on the ground and first floors.

The second floor forming a low mezzanine contains records and technical plants. From the third floor upwards the rectangular plan is replaced by a cruciform layout as the premises are extended on all four sides beyond the concrete cores at the corners which contain the stairs and installation shafts.

On the fifth floor are the council chamber which extends through two storeys as well as conference rooms.

Design Appraisal

The bearing structure of the buildings is formed by the four concrete towers in conjuction with an internal system of stanchions. The structural floors of the projecting storeys as well as all the other floor slabs are of reinforced concrete.

The external appearance of the town hall is governed by the massive robustness of the corner towers projecting above the roof, which is further accentuated by the lightness of the glass curtain walls by which the cantileverred office floors are surrounded on all sides.

CHAPTER 7

CIVIC CENTRE

General Appraisal

The Civic Centre has an ideological task like all seats of political power- that of imprinting its presence upon the town consciousness. So, the external visage, the face it turns to the outside world should be an area of great concern. It should not only confortably shelter its actual processess of government but should celebrate its power and importance in both architectonic and iconographic terms.

The Civic Centre can not be seen in complete isolation of the entire town centre as a good number of its elements are very much affected by the rest of the town centre not only in terms of architectural forms but also the spaces and circulation pattern.

Generally speaking the civic centre is placed very close to offices and the shopping centre, the former because of the convinience both of the public and of government officals in transacting business that require visits to various agencies, the latter because it is the natural supplement of a civic centre.

7.1 Design Scope

The major elements of the civic centre include:-

i. Municipal Departmental Offices

ii. Elected Members Accomodation (Civic Suite)

iii. Multipurpose Civic Hall

iv. Civic Square and

v. Ancillary Facilities

Civic Square is a key element in the design of a civic centre. The Civic Suite and Civic Hall being expressive of the corporate life of the town have intimate relationship with the civic space - the buildings could be perceived as an indoor civic meeting space, the Square as an outdoor.

The greatest major plazas or Civic Squares in the world become civic symbols not only because of their beauty of design but because of the variegated and important civic events which take place in them.

7.1.1 Municipal Departmental Offices

The basic problems in the design of offices are:-

(i) Flexibility: to allow quick reactions to changes in the management of functions or extension e.t.c.

(ii) Communication: to increase effective contact within and between departments.

The departments in the block will include:-

a. Secretarys department

b. Education department

c. Treasury department

d. Engineers department or (Works department)

e. Public Health and Social Welfare.

The department falls into three broad groupings based on their degree of contact with the public.

Social Services Departments

These department offer direct services to the public and should be placed where they could be easily accessible. Example of such departments are treasury department, Registry department e.t.c.

Administrative Departments

Their contact with the public is not so pronounced There services are basically co-ordination and implementation.

Technical Departments

They have little to do with the public but are essential to the efficient execution of authority functions, at any scale or level. They are normally placed at the highest levels e.g. Engineers department.

7.1.2 Elected Members Accomodation (Civic Suite)

The function of an elected members (Councillors) demands considerable time spent formally and informally within the authority, this, the accomodation should be comfortably furnished and outside environment exploited. The accomodation has to provide for:-

Chairman Suite: It requires a cloakroom, sanitary and washing facilities. An additional room may be required for the chairman's private secretary

Members Suite: The following facilities enhance maximum production. A bar and pantry close by, clothes storage area, washing and sanitary facilities.

Committee Rooms:- Accessible without disturbance.

Council Chamber:- Provision needed for members launge, public and press, reading room and interview room.

7.1.3 Multipurpose Civic Theatre

This consists of the following:-

- Flexible auditorium which is adoptable to different activities e.g. dancing, drama, debate, public lectures and symposium, music, film shows e.t.c.

- Banquet hall.

7.1.4 Civic Square

Outer plaza and inner plaza. Outer plaza - for social cultural and political assemblies. Inner plaza is a carefully handled relaxation area.

56

7.1.5 Ancilary Facilities

Catering facilities:- Staff canteen - restaurant, outdoor snack bar, kitchen, plants, maintenance workshops e.t.c.

7.2 Planning The Civic Centre

In planning the civic centre vis-a-vis the organisation and optimum functionality of the scheme; the following conditions must be considered in relation to the site and environments (i) Noise control (ii) Circulation, (iii) Services, (iv) Orientation, (v) Materials.

7.2.1 Noise Control

Each component of the scheme will be considered:-

Municipal Department Offices:- Offices generate a lot of noise within them by the nature of equipments used, Therefore, the problem is how to reduce the noise to tolerable level.

- Separation of noisy spaces from quiet ones and placement of indifferent areas in between.
- Reduction of impact noises by covering surfaces with resilient materials.
- Reduction of the noise at its source
- Enclosing and isolation of the source of noise or the use of absorbent screens.

- Reduction of structure borne sound by discontinuity.
- Reduction of airborne sound transmission by airtight and noise insulating construction.

Council Chmaber

In the design of council chamber, the following point should be considered.

- The ceiling reflector should be extended to reflect sound into the public gallery and the gallery should not overhang the main seating area.
- A horizontal reflective over the seating area as low as reasonably possible is to be provided.
- All walls should be absorbent to prevent delayed cross reflection.
- The reverberation period should be from ¾ to 1.0 second.
- The angles between walls and ceilings should be designed to prevent diagonal echoes.
- The gallery wall and ceiling should be absorbent and quite floor finishes are essential generally.

Multipurpose Hall

- The rear wall must be absorbent
- A reverberation period of about 1¼ seconds for average occupancy is a good compromise.
- An apron stage will increase the value of the reflectors.

- The use of angle reflectors and ceiling are to be employed to reinforce sound at the rear seats where the angle of direct sound is small.

7.2.2 Circulation

Circulation is important for maximum functionlity of the scheme. It can be grouped into two:- pedestrian and vehicular circulation.

Pedestrian Circulation

Pedestrian circulation must be given organic approach. All facilities should be located along the major pedestrian routes. Users should be made to feel their way among the planting; such as meandering among the plantings, coming into the open, catching a glimpse of the buildings and seating down on benches under shade to chat with friends.

Pedestrian circulation could be viewed in two ways:-

- Horizontal Circulation and
- Vetical circulation.

Horizontal Circulation

Foyers, corridors, and lobbies. In those areas that handle big audience such as the Banquet Hall, multipurpose hall and probably the council chambers - lobbies and foyers should be employed. Corridors wher used must be reasonable in depth.

Vertical Circulation

Under this group; you have lifts and staircases. They should be located where visibility and accessibility could be enhanced. Staircases for public use must be capable of handling anticipated traffic while lifts could be economically employed where floors exceed three in height.

Vehicular Circulation

Direct vehicular link between buildings should be discouraged. Vehicular access should be as much as possible be restricted to the periphery of the complex. Direct pedestrian link between buildings is preferable.

7.2.3 Orientation

From the point of view of solar path, the best orientation is for the building long axis to be placed in East-West direction with the windows and doors opened to South-West wind. A compromise therefore has to be found between the requirement for cross ventilation and those of protection against sun pentration.

Skillful use of sun- shading device could be of great help; where it is not possible to have open elongated plan shapes with a single row of rooms to allow cross ventilation air conditioning is advocated.

Airflow And Openings

Where internal partitions are unavoidable some air flow can be ensured by having screens clear of the floor and the ceiling.

Openings must be placed suitably in relation to the prevailing breeze to permit natural air flow through the internal spaces and such openings subject to other consideration should be large and fully openable. This must be balanced against the need for protection from driving rain, insects, smell and noise

7.2.4 Materials

Roof:- Provision of ceilings is highly recommended not only from the point of view of aesthetics but also because of the insulation provided by the resulting space between the ceiling and the roof. The material should be of light construction.

Wall:- The partitions particularly in the offices should be as low and light as possible.

Floor Finishes

- Entrance Hall:- Requirements (a) good resistance to chipping and Cracking (b) Resistance to abrasion (c) Ease of cleaning . Terrazzo is appropriate. So also is cork tile.
- Multipurpose Hall:- Requirements: The heavy and various use demand a finish with the following qualities

(a) Non-slippery (b) Hard wearing and resilient (c) Easy to clean (d) Durability - Here again terrazzo is recommended.

- Kitchen:- Requirements: A finish that is resistant to stains and corrosion; Non-slippery and easy to clear. Granolittic is good enough.

- Lavatories:- Requirements: Ceramic tiles.

CHAPTER 8

FUNCTION ANALYSIS OF THE MAJOR ARCHITECTURAL SUBCOMPLEXES OF THE SCHEME

Essentially the problem is to determine the space requirements for each use, to examine the effect of combination and to determine functional relationships and conflicts.

The accomodation divides basically into two types:-

A. General office type accomodation which can be blocked together using communal access and

B. Special ancillary accomodation which owing to the nature of the uses, require more freedom of shape access and positioning to function efficiently.

8.1.1 General Office: Municipal Department Office

The basic problems in the design of offices are

(i) Flexibility

(ii) Communications

Flexibility

The design is meant to be flexible, to allow reactions to changes in the management of functions or extensions. Maximum flexibility and face to face contact are promoted by the absence of physical division between or within departments.

Communications

This is promoted where there are no visual barriers between people as the ideal form of contact is "face to face". Openness is achieved in the design by the absence of physical divisions within and between departments. Encounter with the public is a significant factor in most departments; thus internal scale and clear orientation in layout are important It should be borne in mind that the basic work are types vary between departments - some are technical while others are purely administrative or clerical and each of these require different degrees of privacy and of course there is also the question of heirarchy and reflection of status.

The municipal department offices consist of the following departments:-

i. The Secretary's department,

ii. Treasury department;

iii. Public Health and Social Welfare;

iv. Education department;

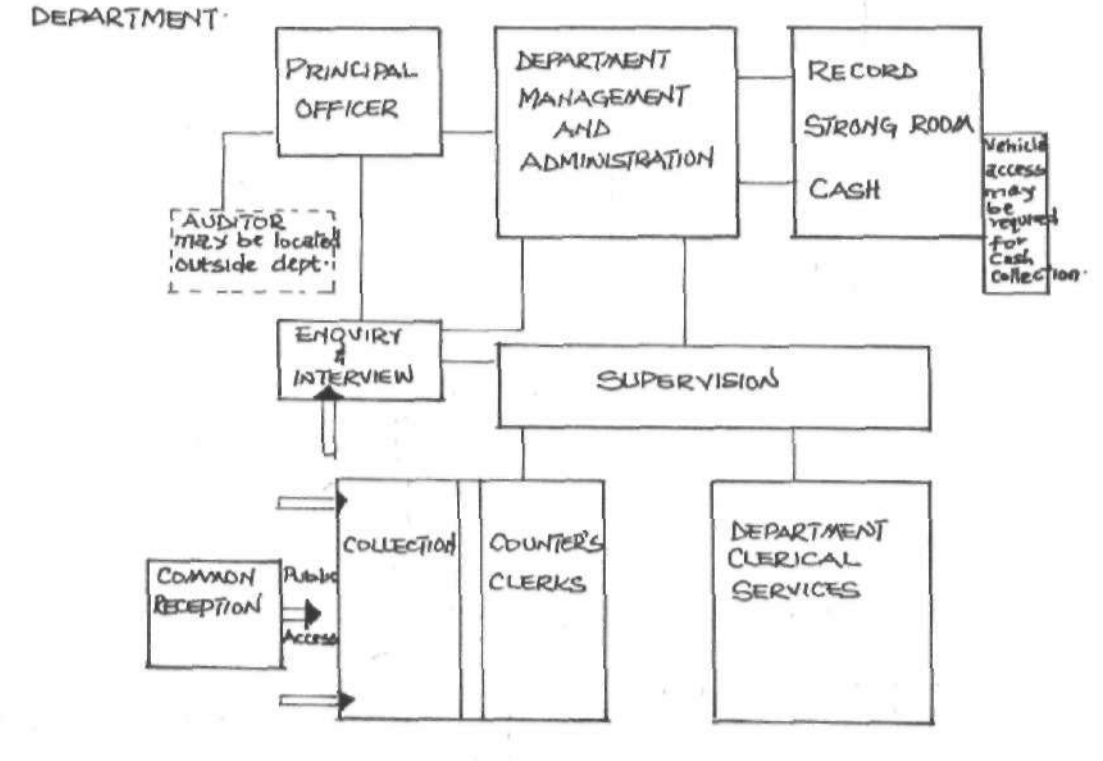
v. Public Works department (Engineer department).

(Fig: 18, 19, 20).

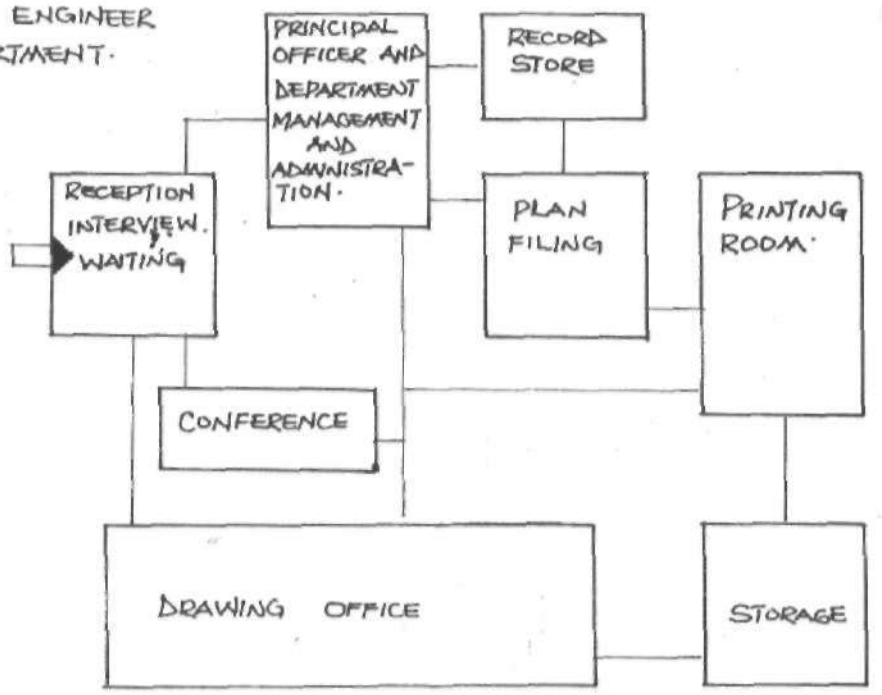
The department are laid out based on their frequency of contact with the general public.

FUNCTIONAL RELATIONSHIP DIAGRAMS

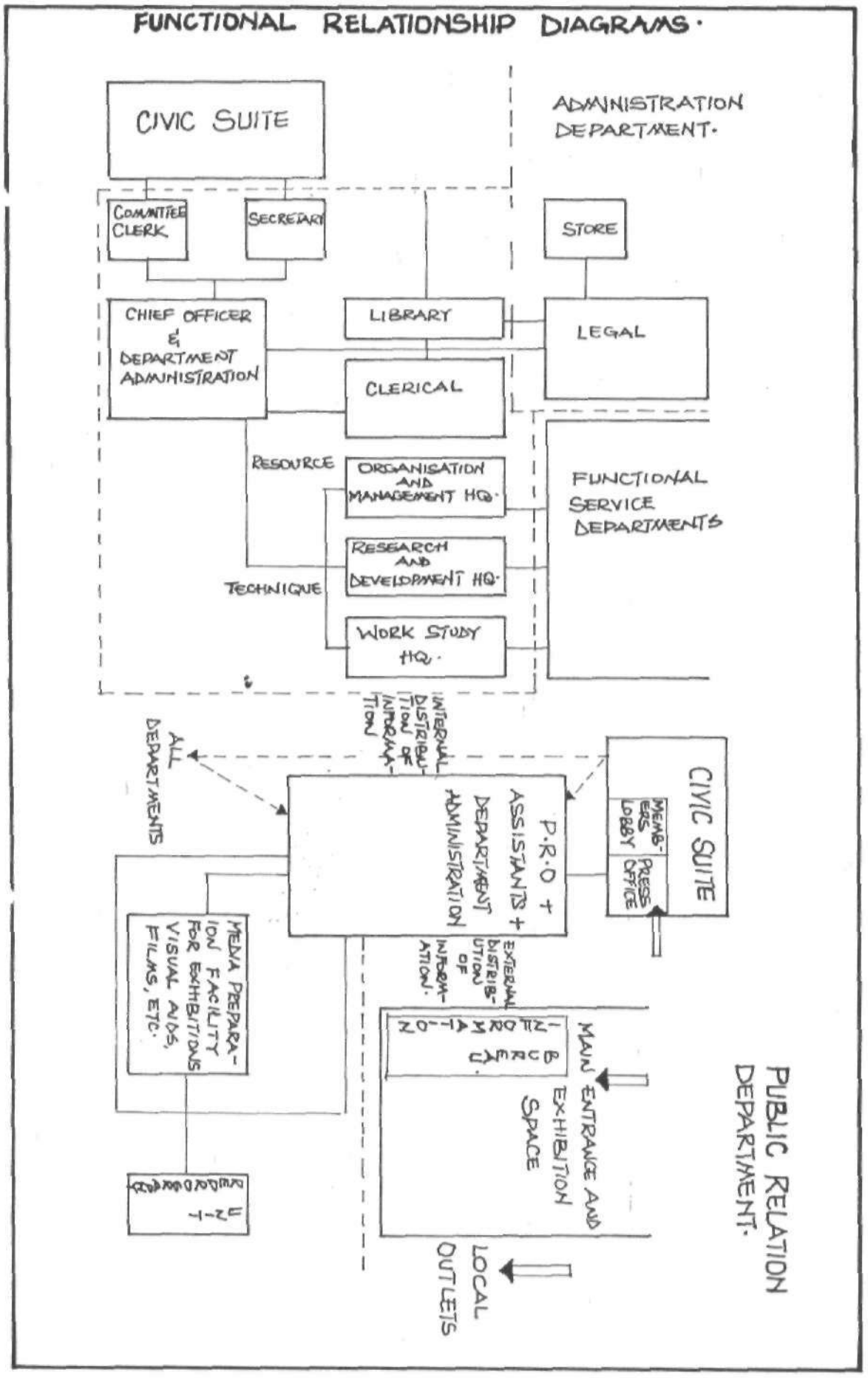
TREASURY DEPARTMENT.



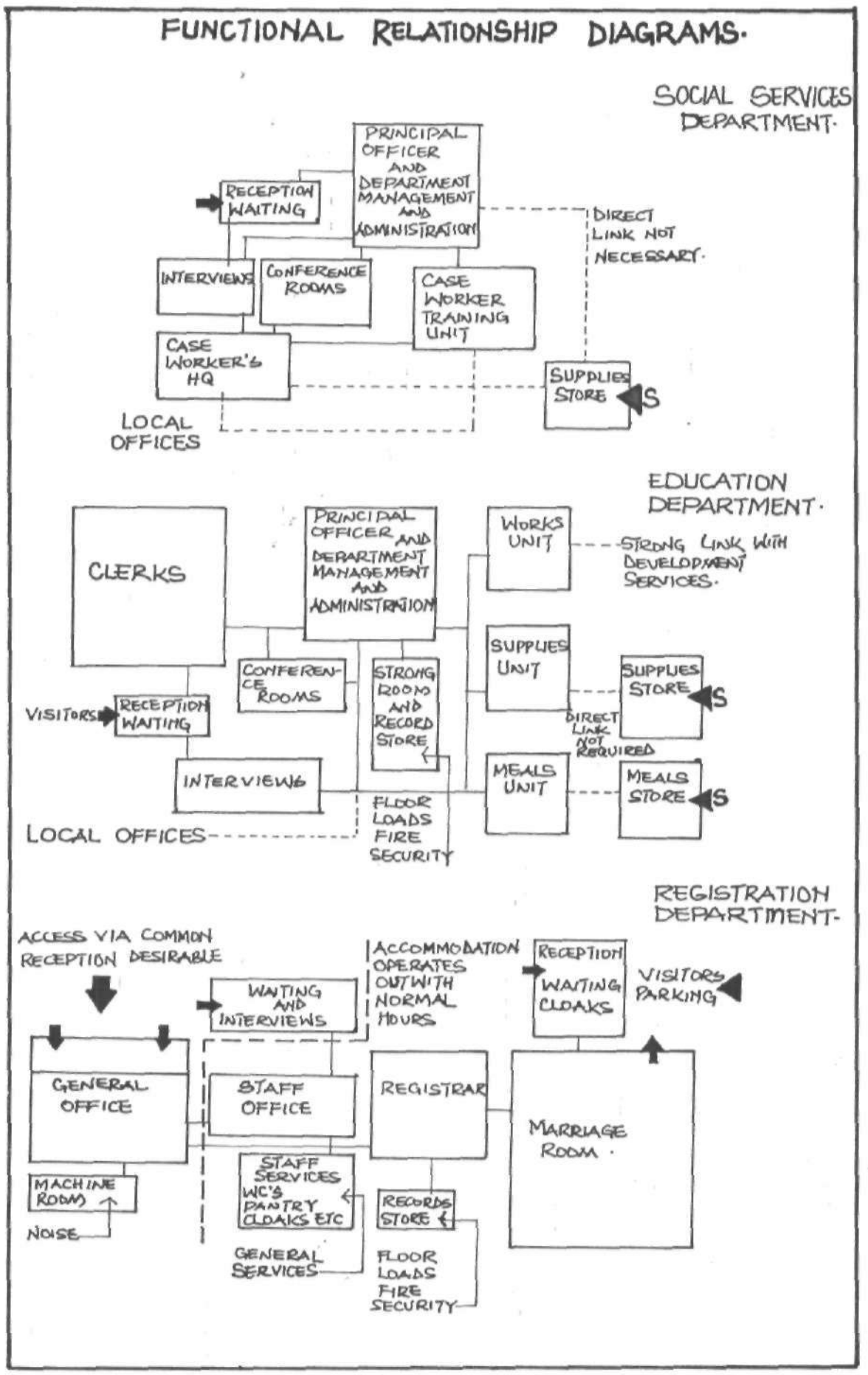
CITY ENGINEER DEPARTMENT.



FUNCTIONAL RELATIONSHIP DIAGRAMS.



FUNCTIONAL RELATIONSHIP DIAGRAMS.



Departments are indicated as providing either a functional or an Organizational service.

Direct Functional Services:

Those that are more frequently visited by members of the public i.e services are direct to the community as education, welfare, hosuing e.t.c. Located at the ground floor.

Indirect Functional Services

These are services that are technically oriented i.e planning; public works department etc.

Organizational Service

Have little or no contact with the public but are essential for the efficient administration and execution of authority functions. Since they have little to do with the public they are consequently placed at the highest levels.

8.1.2 Special Ancillary Accomodations: Civic Suite

This is made up of the following units:-

i. Chairman's Suit
ii. Members Suite
iii Members Lounge
iv. Council Chamber
v. Committee rooms
vi. Interview/work rooms
vii. Reading room
ix. public and press gallery.

(i) Chairman's Suite:- This requires chairman's office, a cloakroom sanitary and washing facilities, reading room, interview room and a separate space for chairman's private secretary and receptionist. It relates to the council chamber and to the chief executive suite in addition to the elected members accommdation.

(ii) Members Suite:- This is positioned in such a way that it could be easily accessible from the Committee t rooms and council chambers. The components include reading room, members' lounge, offices, cloakroom for both sexes and a bar which serves as interaction space. Sanitary accomodation is provided at the rate of 1W.C and a urinal for 10 males and 1 W.C for 5 females.

(iii) Council Chamber:- The council chamber should be accessible to the members, public and the press The design objectives are :-

(a) The audience must hear the members but the audience must not be heard.

(b) The audience must hear each other.

(c) The form must register as a symbol of democracy - A participatory arrangement whereby the chairman and the councillors would sit and deliberate on the issues affecting their fellow citizens.

The Design Principles

- Volume per person should be limited to 3.0m^3
- Subject to the comfortable spacing usually required the seats should be formed into a compact group.
- A form that allows the councillor to face each ther is not only acoustically preferable but also engerders the sense of participation.
- All walls should be dispersive to prevent delayed cross sound reflections
- Seating is arranged on a steep rake, so each tier has uninterrupted sound and sight lines.
- Seating should be treated so as to allow equal absorbency whether the chamber is full or empty.
- The maximum ceiling height should be 7.5m to take advantage of the reflection available from an appropriate profile while the upper part of walls should be absorbent and the lower reflective.
- The location of the public gallery should not only enable the public to hear the council proceedings but also bring the entire body of the council to full view.
- A gallery should provide adequate sound and sight lines.

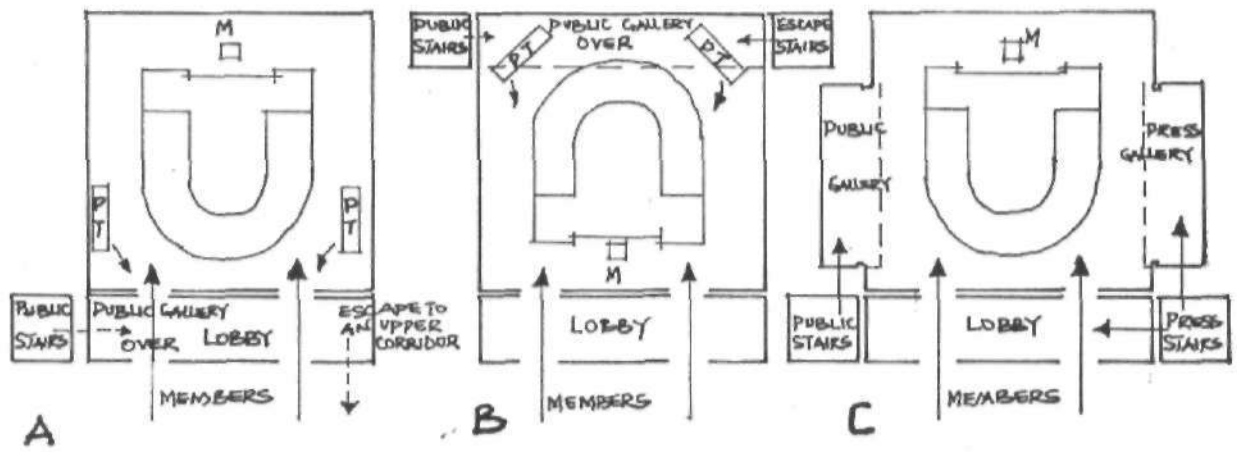
This is most easily achieved where it is wider and shallow in depth, incorporating two or three rows of tier seating. It should be acoustically "dead" by providing good sound absorbers on the floors and seats.

- The ancillary rooms need to be grouped around the chamber and should be linked by means of foyers lobbies and anterooms.
- The members of the public and the council members have been separated with different levels and different entrances to minimize any distrubance from the public whi the council is in session. (Fig: 21 A,B,C).

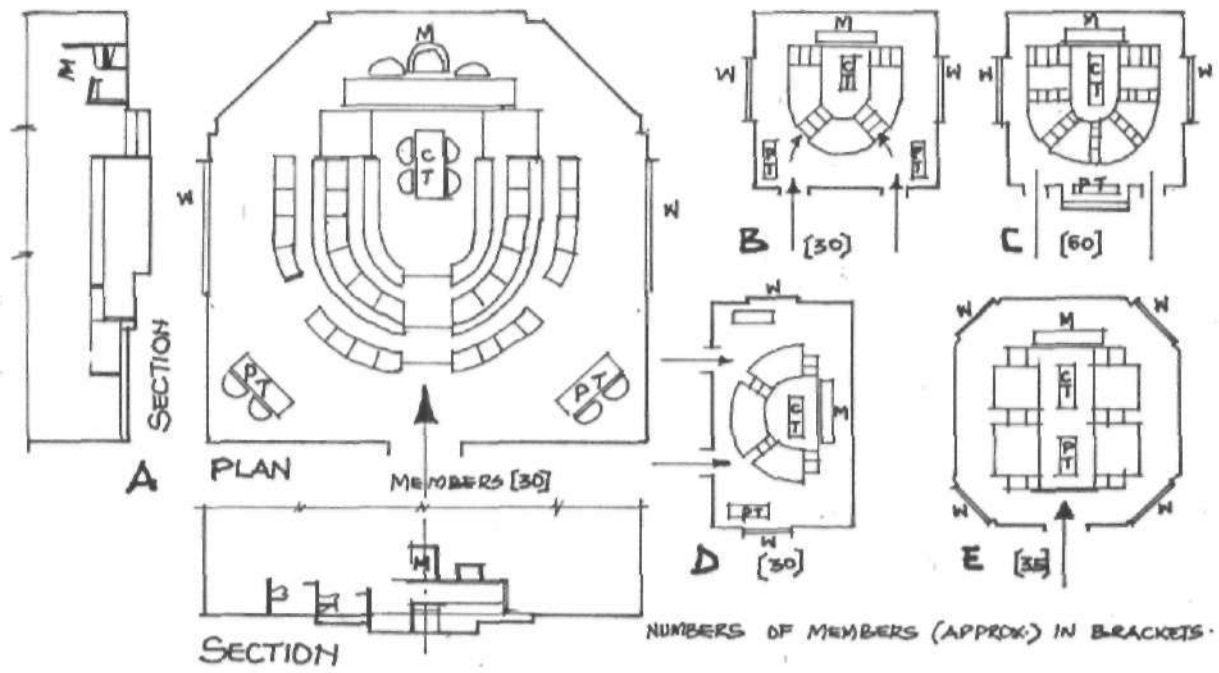
The public are excluded from the chamber completely and accomodated in a viewing gallery separated by a glazed screen and provided with a sound relay system It is essential that the press are allowed within the chamber so that the reporters can easily identify speakers and reactions to events; an access to the members lobby and a press room for press release.

Although public are the observer of the debates, physical separation will reduce the risk of disruption of proceedings. Hence, public/press seats are provided overlooking the chamber, with access and circulation separate to that of elected members directly from outside but still within the constraints imposed by by the need for security. (Fig: 21 A,B,C).

COUNCIL CHAMBER



THE COUNCIL CHAMBER AND ITS PARTS



NUMBERS OF MEMBERS (APPROX.) IN BRACKETS.

COUNCIL CHAMBER SEATING: LAYOUTS

M — MAYOR [CHAIRMAN]
P.T — PRESS-TABLE
C.T — CLERKS TABLE
W — WINDOWS

iv. Committee Rooms:- Committee meetings are not opened to the public. They are located on the upper floor to reduce noise transmitted from external sources.

Design Principles:

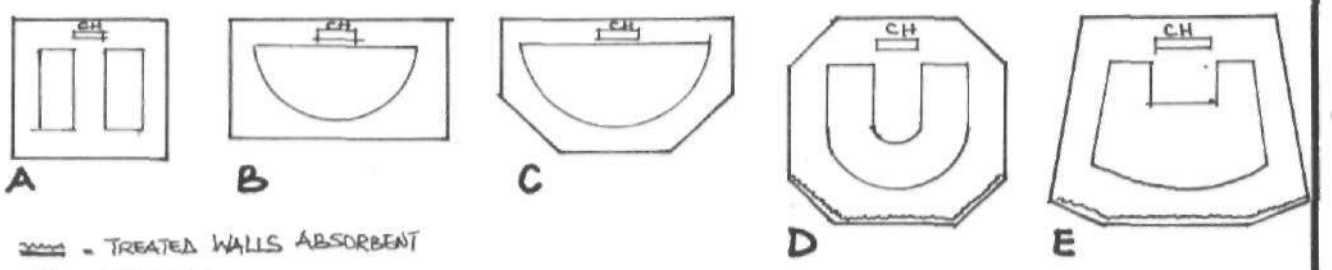
- All rooms must be accessible without distrubance to committee rooms adjacent.
- A minimum usable width of 4.5m is required to allow seating on both sides of the table (Fig: 22 A,B,C).

8.1.3 Multipurpose Civic Theatre

The multipurpose theatre is designed to be suitable for different functions that may require different acoustical and visual values. It is a venue for large scale ceremonial, social cultural and political assemblies. The general accomodation allows for the following:- Concerts (Musical), film shows, Debates, Dancing, Drama, Public Lectures and Symposiums.

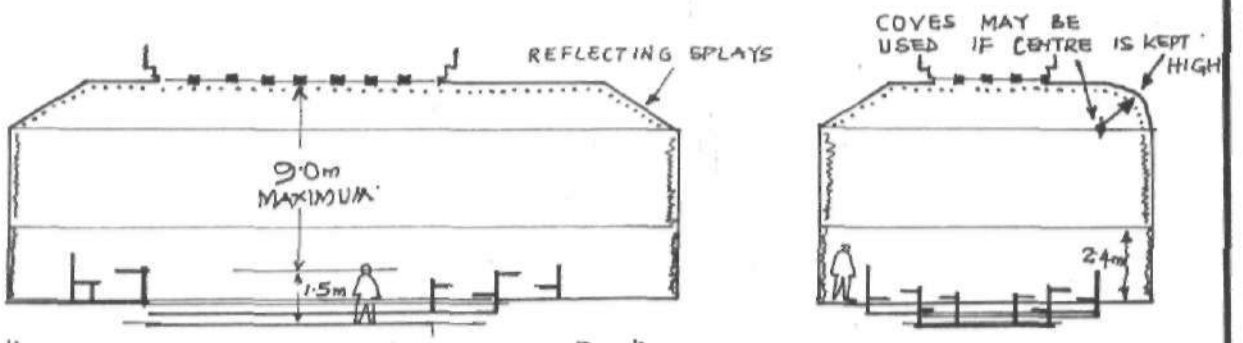
In most cases, speech is the most important function and its intelligibility is a critical aspect of the design since the aforementioned activities have incompatible functions, needing completely different acoustic conditions. Then for the audience to see, hear, be able to participate and be comfortable, there is need for full flexibility and divisibility of the hall.

COUNCIL CHAMBER SUITE

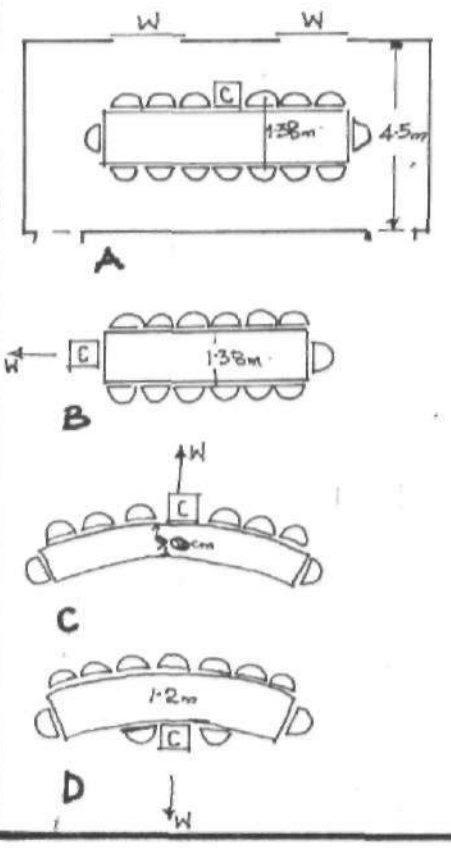


≈≈ - TREATED WALLS ABSORBENT
CH - CHAIRMAN

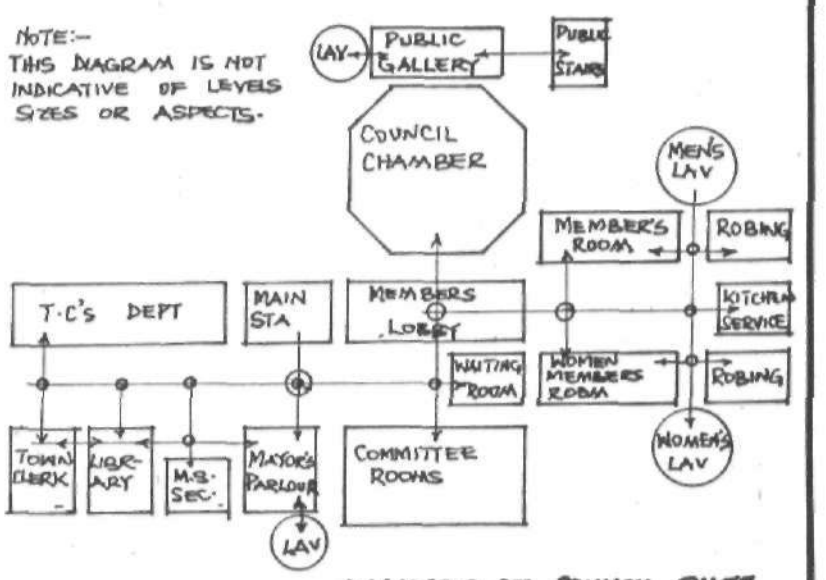
COUNCIL CHAMBER ACOUSTICS



||| = REFLECTING MATERIALS [PLASTER, ETC] ≈ = ABSORBENT WALL FACING MATERIAL



NOTE:-
THIS DIAGRAM IS NOT INDICATIVE OF LEVELS SIZES OR ASPECTS.



ANALYSIS OF COUNCIL SUITE

Flexibility:- Because of the range of activities envisaged in the multipurpose theatre, the auditorium is partly raked and partly flat (To increase free space for activities which will require flat surface such as dancing). Collapsable or removable seats are used in the first four rows.

Divisibility: It gives advantage of the possibility of having more than a function taking place at a time. This is possible through the use of sound insulated movable partitions, so that minimum sound is transmitted from one activity area to the other. Areas could be curtained off at times of small occupancy to enhance the acoustic properties of the hall by reducing the reverberation time in such situations.

The theatre is divided into three parts:-

A. The public Area:- Include the Foyer, bar, lounge and Box Offices.

B. The Actors Areas:- Include the stage, changing rooms, Green rooms.

C. The Auditorium.

A. The Public Area

(i) Foyer:- It has to meet functional requirements for it will serve as a place where people can "hang around" before and after any performance.

It should be able to convey an atmosphere of anticipation and excitements, therefore, provisions are made for the following seating . Advertisements and relaxation. A bar is available for the public.

(ii) Box Offices:- These are situated near the entrance to the auditorium which would enhance fastness with which people purchase their tickets and get seated without wasting much time on the queue.

(iii) Toilets:- They are intensively used for short period of time during intervals. The number provided are based on standards and are distributed in such a way that they are within easy reach of the various parts of the building used by the public.

For Males (Public)

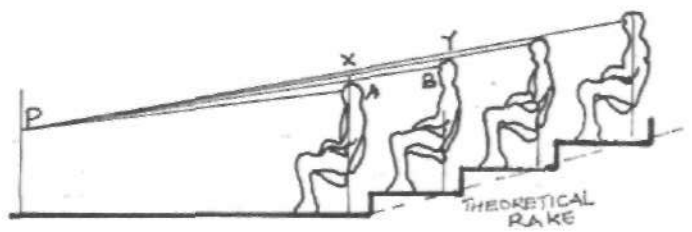
One W.C. per one hundred up to four hundred, add at the rate of one per one hundred and fifty.

One urinal per twenty - five in concert halls and theatre One per fifty in cinema.

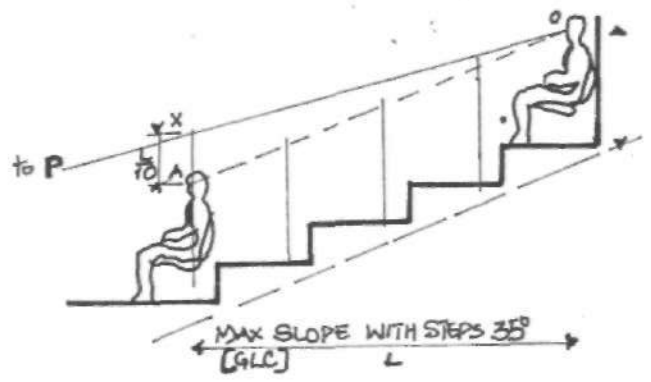
For Females (Public) :- Two W.C. per one hundred up to two hundred for over two hundred add at the rate of one per one hundred.

THEATRE DESIGN.

DESIGN OF SEAT RAKE.



METHOD OF CALCULATING SIGHTLINE WITH



B. Actors Area:- The actors should have free access to the following facilities without physical and visual conflicts with audience:- Changing rooms green room, rehearsal room and toilets.

C. Auditorium:- The minimum space per person is 0.56m^2 for each seat and this value excludes areas required for lavatories and circulation.

The maximum distance from the effective centre of the acting area to the furthest seat in the auditorium has acoustic and visual limits (Fig: 23).

Acoustic Limits:- The acoustic characteristics depend on behaviour of sound reflections and period of reverberation - which can be short for clarity of speech and longer for music. This depends mainly on - The amount of sound absorbed and reflected by the surfaces of the auditorium and the volume of the auditorium and stage. It is important to note that design of reflecting and absorbing surfaces can assist acoustics but there is limit to the size of a space in which sufficient clarity of unaided speech can be maintained.

Acoustic characteristics can be altered physically to a limited extent by covering or uncovering sound absorbing surfaces and by use of sound reflectors.

Visual Limits:- For most plays it is essential that the audience should be able to read facial expressions. The last seat should not be more than 22.5m from centre of stage. For musical concert where facial expressions are less important distance can be increased to 30.0m.

Seating Arrangements - (Fig 24)

Back to back distance between rows of seats with backs 760mm. Back to back distance between rows of seats without backs 610mm (Minimum) width of seat with arms 510mm (minimum), Width of seats without arms 460mm (minimum), Unobsrtucted vertical space between rows 305mm, Miminmum width of gangway - 1070mm.

Sight Lines:- Sight line are affected by the following factors:-

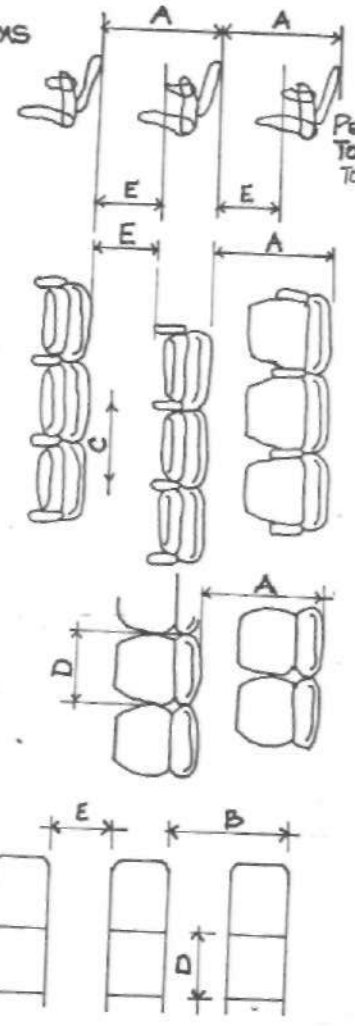
- Nearest and lowset part of the stage which must be within unrestricted view of spectator.
- Maximum distance desirable for the spectators, farthest from the performance.
- Depth of acting area and vertical height above it essential to type of performance.
- Highest point in acting area which must be visible to the spectators farhest from the stage.

Balcony Front:

- Minimum width of top rester = 250mm
- Guardrail provided opposite fill width of the end of each gangway.

PLANS – SEATING WITH ARMS

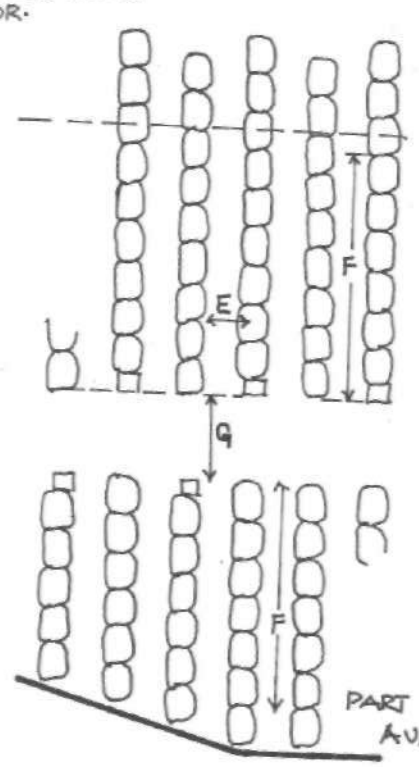
TIP UP SEATS TO BE ACTUATED BY WEIGHTS.



PERMANENT SEATING TO BE FIXED FIRMLY TO FLOOR.

SEATING WITHOUT ARMS

SEATING WITHOUT BACKS



PART PLAN OF AUDITORIUM.

Auditorium Safety Regulations

- All properties used in the theatre and scenery must be non-combustible or of low flamability.

- The design should ensure a free flow of air toward the stage at all times.

- Sound absorbent materials, resonant panelling and other acoustic treatments must have satisfactory degree of flame resistance.

The Acoustic Of Multipurpose Auditorium

Materials and types of partitions to be used in any divisible auditorium will depend on various factors. Available partitions vary widely in weight, ease of operation, degree of isolation of sound and cost. There are manually operated and mechanical types. In general, the manually operated offer less sound isolation and cost less than the heavier mechanically operated types.

Acoustic qualities of materials used in partition will be of little value unless an affective sealing system ensures that sound will not leak through joints or around the edges of the partitions. The simplest and least expensive is a sweep seal most often employed in light accodion - type partitions. The sweep seal is simply an extra skirt or flap istalled on the bottom or top of the partition which sweeps along the floor or ceiling providing an airtight seal.

The advantage of this seal is simplicity and disadvantage is that it increases the difficulty of moving the partition and because of wear and tear tends to lose its effectiveness.

The multipurpose - auditoroum is suppose to be acoustically suitable for conventions, lectures, debates, dancing, film shows e.t.c. It is therefore necessary to find means of controlling the shape, dimensions of the room and especially its reverberant characteristics. The nature of activity to be carried on in the hall will determine how effective a sound barrier is required.

It must be emphasized that no operable partition actually stop all the sound, rather most partitions reduce the transmission of noise so that different activities can take place on both sides of the partition without interfering with each other.

8.2 Factors Affecting Reverberation Time

Reverberation time is a measure of reverberation in a room. Defined as the time during which the reverberation sound will decay by 60 dB The percentage syllable articulation (intelligibility) progressively decreases as reverberation and room volume increase.

Intelligibility is defined as the percentage of arbitrary units correctly understood compared to the total presented.

These may be words, sentences or syllables. The intelligibility decreases as the duration of a unit decreases and is found to increase rapidly with increase in the coverage sound pressure level of presentation.

A listener in a room receives both direct and indirect sound. The indirect sounds are as a result of reflections from wall surfaces and arrive later than the direct sound. The indirect sound is often known as REVERBERANT SOUND . Reverberation is the persistence of a sound in a room after the source of sound is stopped. The reverberant sound gradually decays and the duration of reverberant sound depends on:-

(a) The intensity of the source and

(b) The amount of absorption in the room.

Reverberation is important in room acoustics for two reasons:-

(a) Some amount of reverberation actually helps the listener to understand what is being said and gives quality to the sound.

(b) Excessive reverberation interfers with subsequent sound.

3.2.1 Design of Room For Speech

Aim:- Is to ensure that every member of the audience can clearly hear what the speaker is saying. A secondary aim is to preserve the natural qualities of the speaker's voice.

- Room geometry could be used to improve acoustics in plan, seats should fall within 140° subtended at the speaker.

- Indirect sound should not be delayed by greater than 35ms Reflection that would arrive later than 35m should be directed outside of the room or away from audience.

8.2.2 Design Of Room For Debate

- There is no fixed position for the speaker, therefore, the requirement is good auditorium for the speaker at any part of the room.

- Room should be small relatively and free of external interference.

- The seating should be arranged on a suitable steep rakes so that members have good and uninterrupted sight and sound.

- Useful reflection from the ceiling must be encouraged by keeping the ceiling low.

Debating ch bers with public seating - Audience should not be heard, so, the public area should be acoustically "dead".

- Provide glass partition and sound fed loudspeaker.
- Floor carpeted to minimize impact raise from the floor.

8.2.3 Design Of Room For Drama

- Good hearing and sight are important
- Electronic aids are not appropriate
- Maximum stage - audience distance = 20m
- Compactness may be achieved by the use of galleries.

8.2.4 Design Of Room For Cinemas

- Audience should have an unobstructed view of the entire picture area without visual, physical discomfort and without picture distortion. Resolution (Sharpness) and luminance of the picture must be uniform and satisfactory.
- The floor will invariably be flat, the plan rectangular the rear walls and the rear most parts of the side walls will require acoustic treatment; and a suspened acoustic ceiling may be necessary. The screen must be raised higher when the floor if flat, than when it is raked. At most the heads of the people in front should not obscure more than 12½% of the total height of the screen.
- When the screen is set high, the front row of seats must be set back to preserve the 30° sightline to the top of the screen.

8.3 Catering Services

This include the following facilities restuarant, Outdoor Snack bar, Kitchen etc. The restuarant is sited on the ground floor close to the activity areas. It could seat one hundred customers at a time, at the rate of 1.4m^2 per person. It services also extend to the Baugeut hall.

The kitchen has a long servery which feeds the following units:- members bar, theatre bar and the Plaza.

Banquet hall can accomodate two hundred and eighty people comfortably at the rate of 0.9m^2 per person. The banquet hall is divided into three parts with the aid of sliding partitions. So it is flexible.

8.4 The Plazas (Civic Square)

Made up of outer plaza and inner plaza. The outer plaza is a venue for the ceremonial, social cultural and political assemblies. The outer plaza is paved with some trees planted as elements of visual barrier, windbreak and also to define space.

The inner plaza is treated with things appealing to imaginations and give occupation to the mind. Such as sculpture, fountains, good landscape etc.

Sculpture :- It is a symbolic expression of strength, permanience and culture.

Water:- By use of fountain:

(a) To create an impression of coolness in its immediate environment;

(b) It also plays with n light, by acting as a reflective surface of the sun and the changing colours of the sky;

Plants:- This is used for:-

(a) Distinguishing and expressing some activities

(b) Shaping the sensous form of spaces

(c) Maintaining good microclimatic conditions for human activities as well as offering shade and relaxation areas.

In conclusion, in recognition of the importance of the surrounding landscape. I have given serious consideration to developing the plaza's into a pleasant place where the citizens could seat in group or individually depending on the mood and reflect, chat, discuss or gossip. The plantings are arranged to follow these objectives.

CHAPTER 9

SCHEDULE OF ACCOMODATION AND SPACE REQUIREMENTS

1. Municipal Departmental Offices

Consist of the following departments:- (a) Education (b) Public Health, (c) Treasury, (d) Secretary and (e) Engineers department.

Requirements:-

Executives - An area of $37m^2$ - $46.5m^2$ is required by officers.

Intermediate Workers - An area of $23.2m^2$ is adequate

Junior Workers - $9.3m^2$ - $14m^2$ allow for reasonable discussion space and provision for furniture.

The office corridor should not be less than 1.5m in width

DEPARTMENT	UNIT	COMPONENT	SPACE REQUIREMENTS(m^2)
A. Education	Department Administration	Executive Officer Clerks Office Equipments/ Store	$106m^2$
	Chief Education officer	Chief Education Officer Secretary/Reception. Interview and Meeting Rooms	$60m^2$
	Deputy Education Officer	Deputy Education Officer Secretary Waiting Area	$45m^2$
		School Supplies School Services Education Statistics	$96m^2$

B.

PUBLIC HEALTH	Medical Officer	Chief Consultant Waiting/Secretary Receptionists	60m²
HEALTH EDUCATION	Health Education	Health Education Officers. School Health Officer Typist/Receptionist	90m²
	Social Welfare	Chief Social Welfare Welfare Officer Social Welfare Officer. Interview Room Clerks/Typists	125m²
C. TREASURY	TREASURER'S Office	Treasurer Receptionist Secretary Interview room	64m²
	Licensing	Executive Officer Clerical " Circulation Space	60m²
	Accounts	Accountant Asst. Accountants Clerical Officers Machine Operators	80m²
	Cash Office	Executive Officers Clerical Officers Public Circulation Strong room	90m²
	Internal Audit	Auditors And Assistants Audit Clerk	35m²
	Departmental Administration	Clerical Officers Typist/Secretaries Executive Officers Accounts Officers Store	90m²

D

SECRETARY DEPARTMENT	SECRETRAY SUITE	Chief Executive Confidential Sec. Typist/Receptionists Meeting/Interview room	90m²
	Deputy Sec. Office	Deputy Chief Executive Secretary/Typist Waiting Area	50m²
	Establishment Unit	Chief Personnel Officer Personnel Officers Secretaries Clerical Officer/Typist	160m²
	Lobour Unit	Personnesl Officers, Assistants. Clerical Officer/Typist	65m²
	General Administration Office	Administrative Asst. Stenographers/Typists Clerical Assistants Store Assistant	118m²
E. E. ENGINEER'S ENGINEER'S DEPARTMENT	Engineer's Office	Engineer Secretary/Reception Interview room	64m²
	Department Administration	Executive Officer Clerical/Typists Accounts Officers Stores	76m²
	Design Studio	Draughtsmen/Drawing studio Architects Town Planners Surveyor	130m2
	Printing and Photocopying	Printers and Assistants Stores	54m²
	Traffic Control	Traffic Officer and Assistants Traffic Inspector and Assistants Typists/Clerks	75m²
	Department Adminsstration	Executive Officers Clerical/Typists Acount Officers Stores	132m²

2. Civic Suite

Public Gallery:- This is regarded as a closely seated= assembly hall and therefore an area= of 0.46m^2 per person is required.

Committee Rooms:- Proportion of lenghh to width of between one to one and to one to one half allow for reasonable table arrangement.

- An area of-37.2m^2 can contain twenty four people
- An area of 27.9m^2 holds up to twelve people.
- An area of 18.6m^2 holds up to six people.

Council Chamber:- A more spacious arrangement will be required and an area of 1.0m^2 - 1.2m^2 is considered appropriate for a person.

UNIT	COMPONENTS	SPACE REQUIREMENTS (m^2)
Chairman's Suite	Chairmans Office Lounge and Study Confidential secretary Interview room	150m2
Members Suite	Members Offices Members Lounge Reading Room	350m^2
Council Chamber	Members Seating and Circulation Public Gallery and Press Gallery	145m^2 220m^2
Committee Rooms	Committee Rooms Interview	72m^2
Secretarjat Services	-	100m^2

3. Multipurpose Theatre

Area per person based on movable seats is 0.5m^2 For staircase, the clear wodth of flight in a hall taken up to 750 people should not be less than 1.52m with a minimum number of risers as three and maximum as sixteen.

UNIT	NO OF PERSONS	SPACE REQUIREMENTS (m^2)
Auditorium	0.6m^2 per seat - 750 People	450m^2
Banguet Hall	1.4m^2 per person -280 people	392m^2
Foyer, Lounge Box Offices Projection Room Control Room	0.5m^2 per person-750 people	375m^2
Actors Area Stage Changing Rooms Green Rooms Scenery Room Stores		280m^2

4. Catering Services

Restuarant	1.4m^2 per person - 100 people	140m^2
Kitchen	-	50m2
Stores	-	30m^2
Cold & Dry		

5. Parking

m Area per car equals 15.5m^2 (200) = 3100m^2.

Conclusion

Civic Centre is the physical embodiment of what the town is what it stands for and what it aims to be. Today, it must assume the function of an efficient office building; a municipal goverment adminsitrative centre, the site for collective emotional events where the people play as important a role as the spectacle itself and where a unity of the architectural background, the people and the symbols conveyed by the spectacles interact. Its significance in the growth of a town results from its expression of the purpose, the nature of municipal government and its civic life as well as from its impressive monumentality.

Like all seats of political power the Civic Centre has an ideological task -, that of imprinting its presence upon the town consciousness. It would not only comfortably shelter the actual process of government but would celebrate its power and importance in both architectonic and iconographic terms. It would act as a link completely integrated with its environment, provides facilities for leisure, relaxation both within and without.

The civic square is a key element in the design of a civic centre. The major elements are grouped around the civic square in such a way that they are tied up in a positive manner. The council chamber and the multipurpose theatre being expressive of the corporate life of the town have intimate relationship with the chief civic space - the buildings as indoor civic meeting spaces, the square as an outdoor.

The greatest major plazas or civic squares in the world become civic symbols not only because of their beauty of design but because of the variegated and important civic events which take place in them.

In recognition of the importance of the surrounding landscape, I have given serious considerations to developing the plazas into a pleaseant place where the citizens could sit in group or individually depending on the mood to reflect, chat, discuss or gosip. The planting are arranged to follow these objectives.

The thesis is therefore an attempt to stimulate civic pride, to inject a new life into the people of the town and make contirbutions to different ways individual participation could be achieved in their local development by integrating administrations and social functions.

The interpretrative of the objectives and conceptual ideas previously spelt out have resulted in a single complex - sculptural in composition, monumental in scale and yet inviting.

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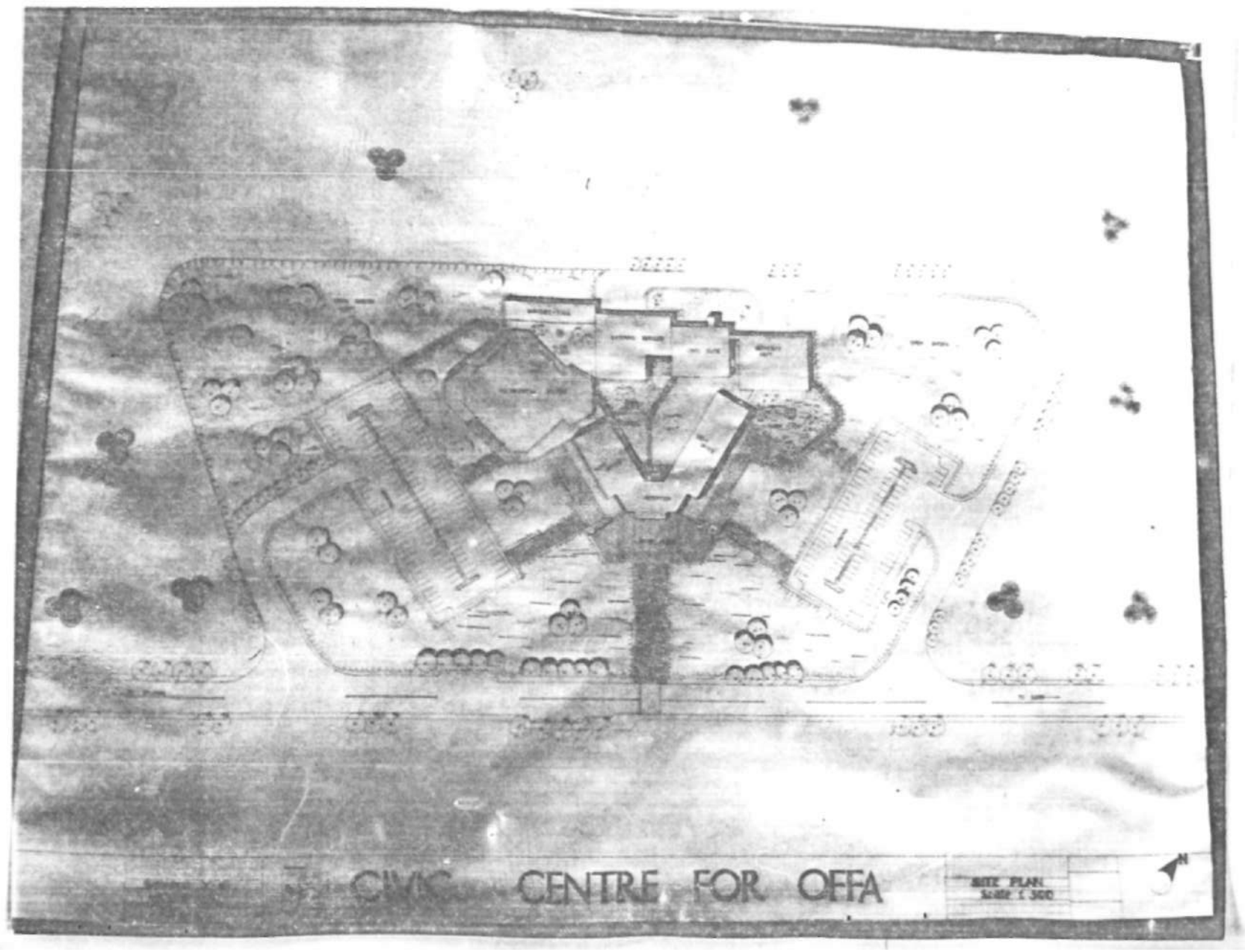
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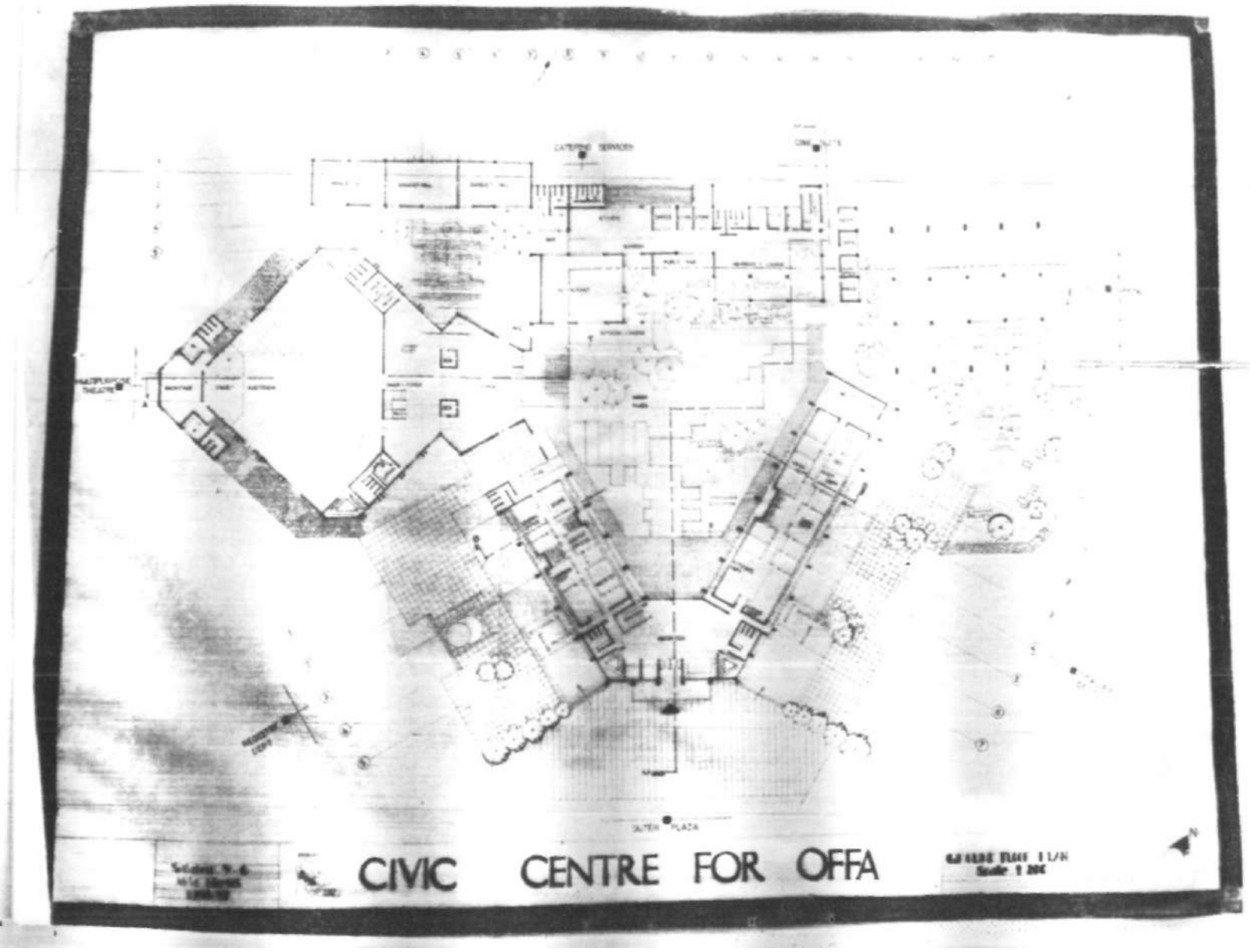
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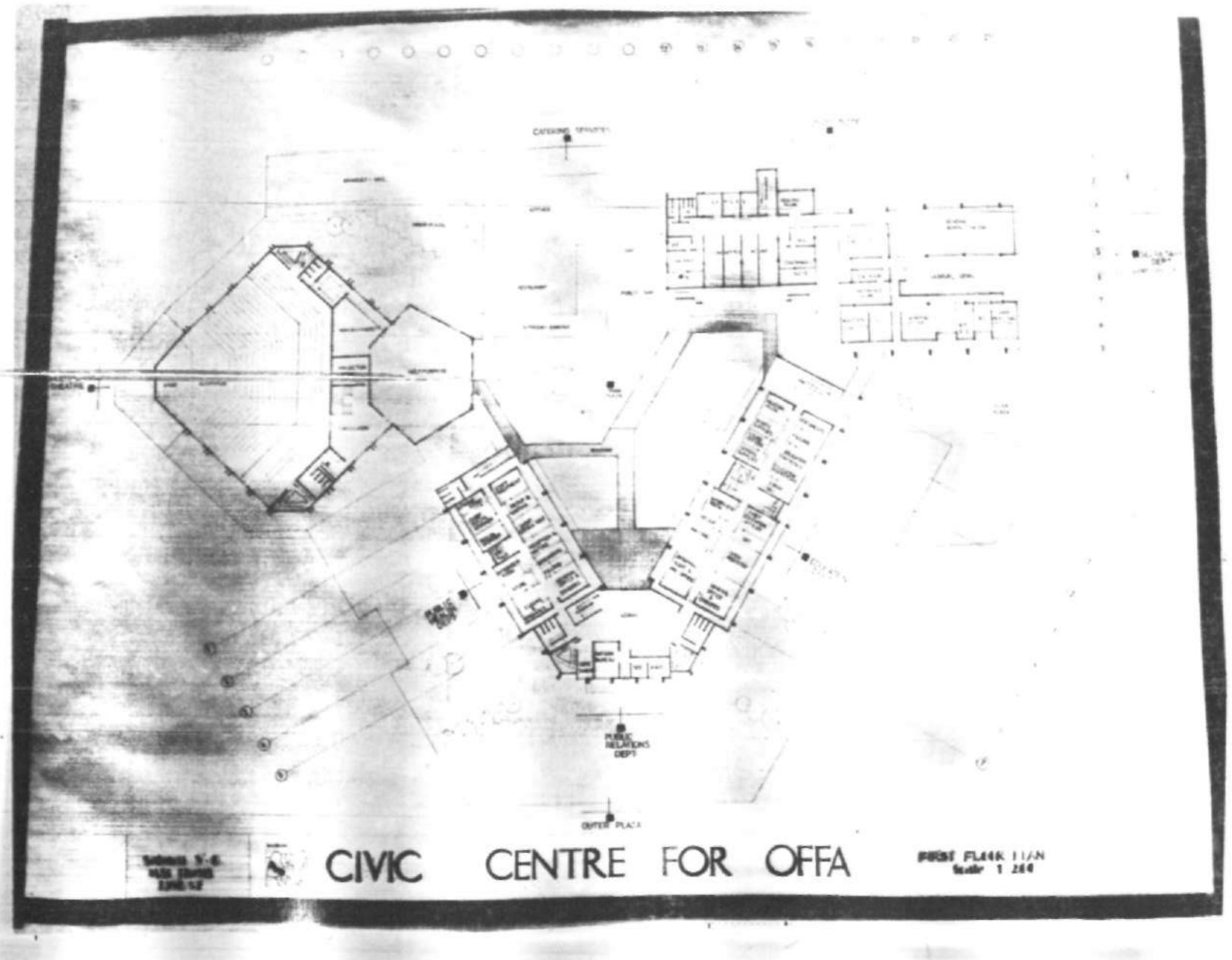
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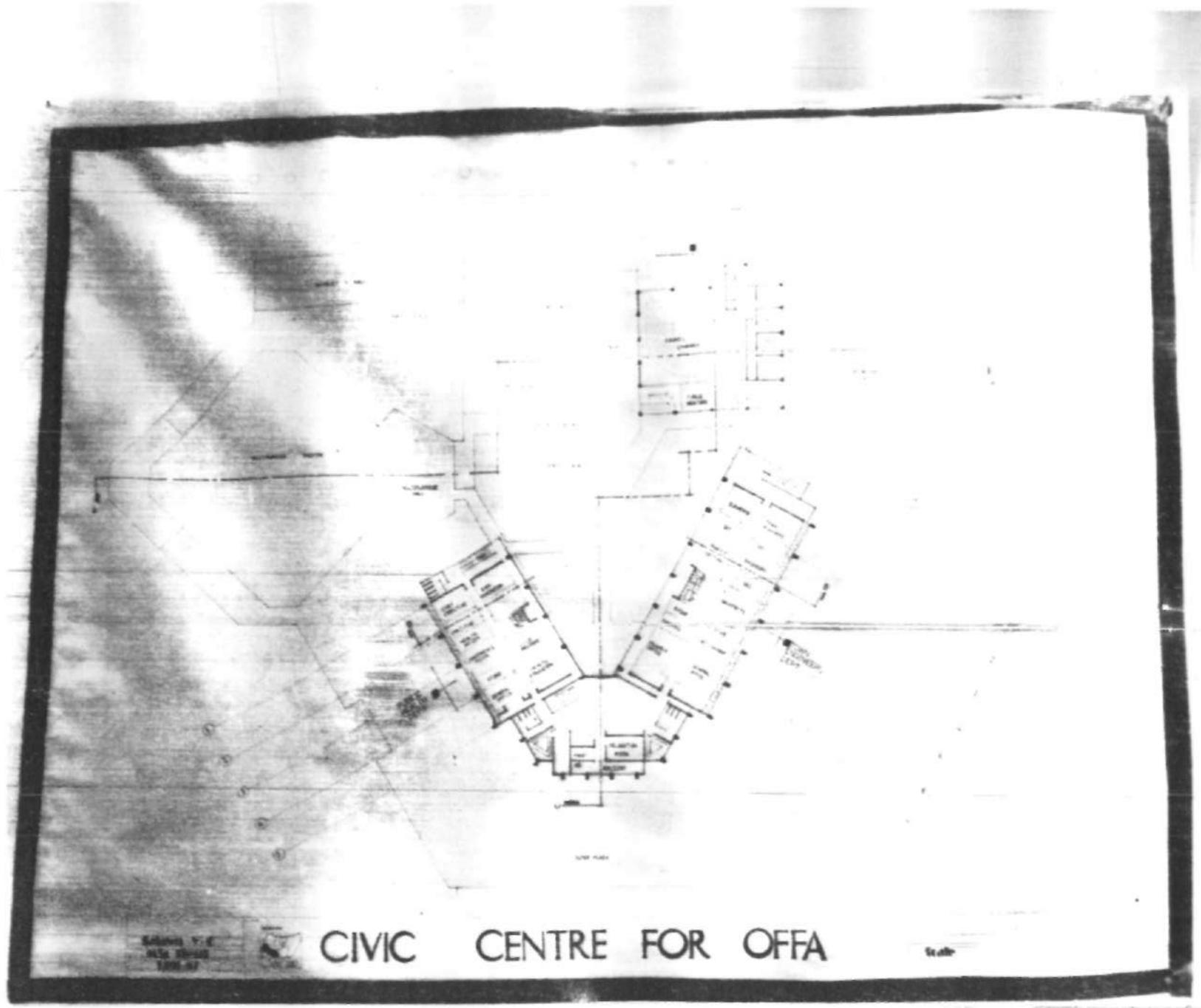
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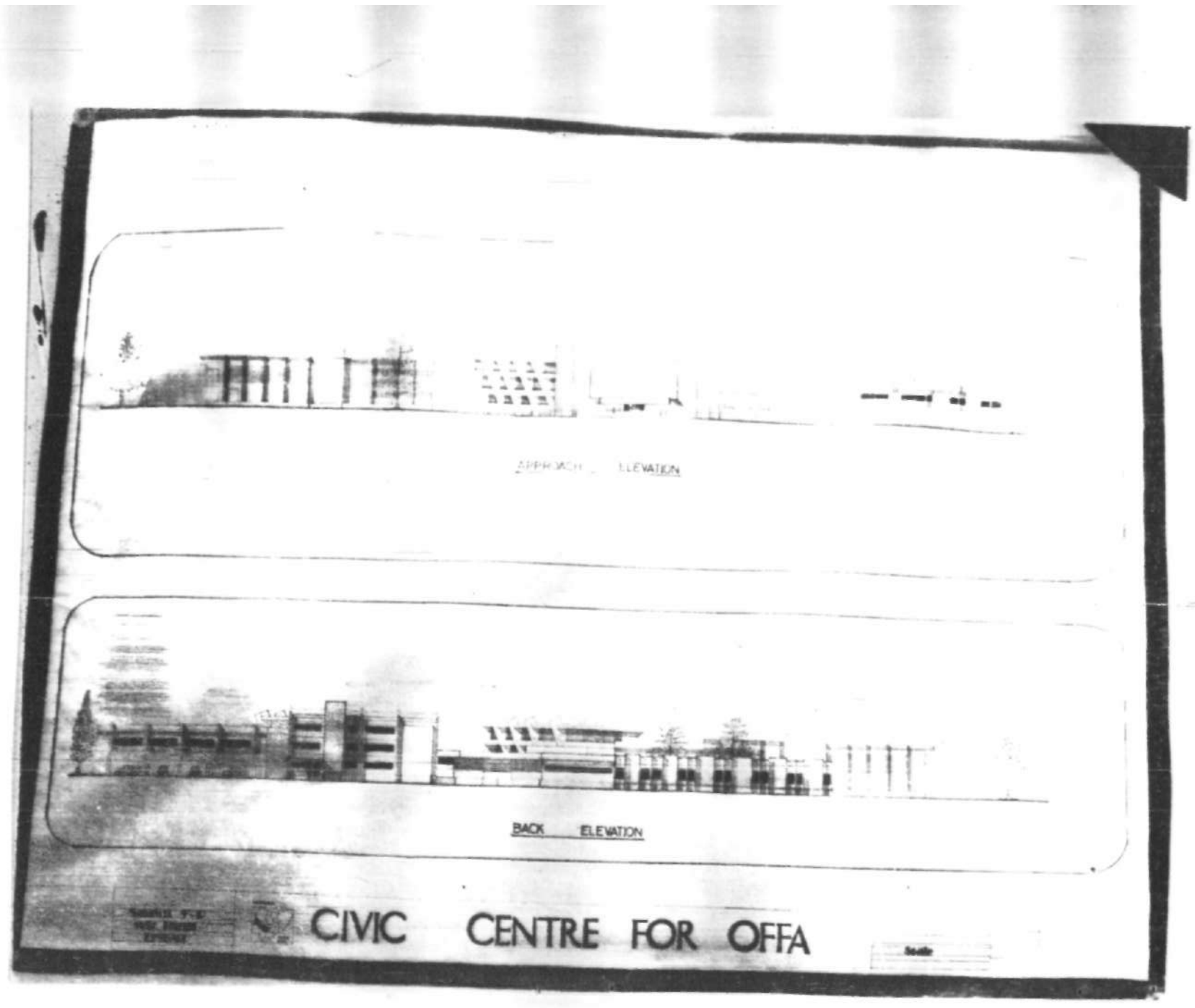
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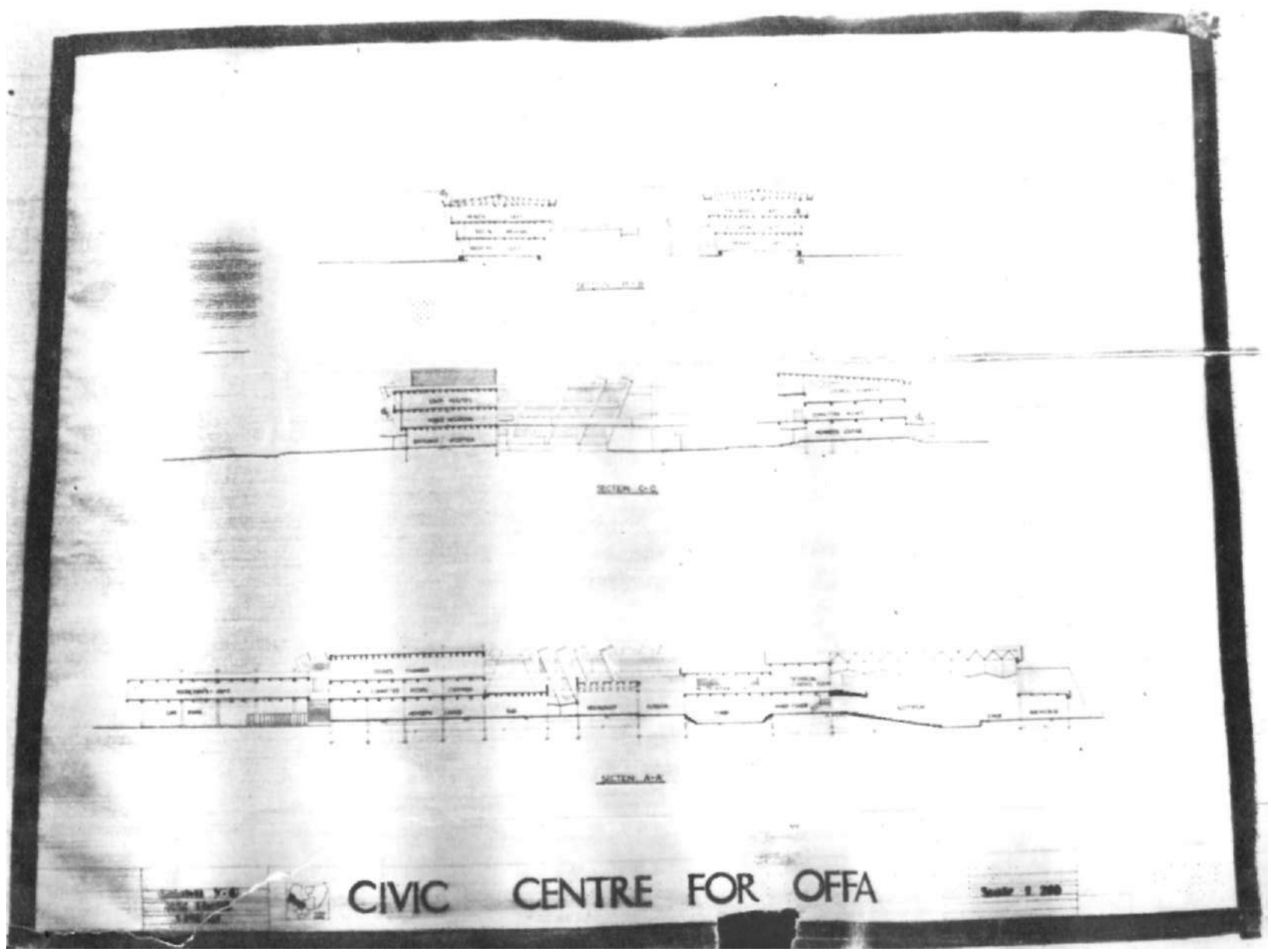

CIVIC CENTRE FOR OFFA
SITE PLAN
SCALE 1:500


CIVIC CENTRE FOR OFFA


CIVIC CENTRE FOR OFFA


CIVIC CENTRE FOR OFFA


APPROACH ELEVATION
BACK ELEVATION
CIVIC CENTRE FOR OFFA


SECTION C-C
SECTION A-A
CIVIC CENTRE FOR OFFA


CIVIC CENTRE FOR OFFA
State :