NIGERIAN INTERNATIONAL BANK, HEADQUARTERS, LAGOS

(Effect of Office Space on Bank workers)

By

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A thesis submitted to the Postgraduate School, Ahmadu Bello University, Zaria, in part fulfilment of the requirements for the award of the degree of Master of Science in Architecture.

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AUGUST, 1991

DECLARATION

I hereby declare that the information contained in this thesis is the product of a research undertaken by me and that no part of it had been accepted for publication in any journal or magazine.

All sources of information have been dully acknowledged with the use of footnotes and references. And finally, direct reference to texts have been quoted with sources also acknowledged.

....

Signature Date

CERTIFICATION

This thesis entitled NIGERIA INTERNATIONAL BANK HEADQUARTERS, LAGOS, by ENAHOLO, Christopher Omons meets the regulation governing the awards of the degree of Master of Science of Ahmadu Bello University and is approved for its contribution to knowledge and literary presentation.

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DEDICATION

This thesis is dedicated to my mother for her unflinching support.

To my late father, Callistus Emakhu Enaholo who taught me to be a man of my own.

To my Sister Dr. (Mrs) Bridget Eigbokhan whose moral and financial support saw me through this phase of Architecture.

And finally to my brothers for believing in me . I love you all.

ABSTRACT

With the advent of the second tier Foreign Exchange Market bank proliferation has occured with estonishing rapidity. The need for well planned and conducive environment to perform these more advanced business operations can not be over emphasised. It is against this background that architecture is being used to provide these spaces that would good work atitude.

This thesis will therefore look into the concept of "bank architecture" as a subset of "Corporate Architecture" as well as examining the impact of space on bank workers. The proposal shall be within the context of the science of perception of space as well as the general philosophies of office designs. Conclusions will be drawn from these findings.

Chapter one shall deal with introducing the thesis, stating its aims and objectives as well as research methodology

Chapter two shall deal with the indepth study of banking and bank architecture as it is in Nigeria as well as the subject of space in Architecture.

Chapter three shall deal with the philosophies of office designs, And chapter four is basically case studies.

In chapter five the problems will be formulated and the various site problems will be looked into.

Chapter six deals with the brief as well as other functional requirements. All the concepts adopted will be stated here and finally detail design outlined.

Finally chapter seven concludes the thesis write up.

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First and foremost to God who gave me the strength to carry on

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ENAHOLO, C.O.
17/8/1991

LIST OF PLATES

1.	Reinsurance building and environ	68
2.	Tinubu Square Lagos	69
3.	Savannah Bank Headquareter Lagos	70
4.	First Bank Lagos	70
5.	Island bank Lagos	71
6	Ivie House Lagos	71
7.	Federal Reserve Bank Minneapolis	72
8	Standard Bank Centre Johannesburg	81
9.	Bank of the North, Kano	88
10.	Bank of the North, Kano	88
11.	Savannah Bank, Kaduna	94
12.	Savannah Bank, Kaduna	94

TABLE OF CONTENTS

CONTENTS		PAGE
Declaration		i
Certification		ii
Dedication		iii
Acknowledgement		iv
Abstract		v
Table of Contents		vi
List of Figures		x
List of Plates		xii
CHAPTER ONE		
1.0	Introduction	1
1.1	Problem Definition	2
1.2	Motivation	3
1.3	Aims and objectives	3
1.4	Scope and Limitations	4
1.5	Research Methodology	4
1.6	NIB: Historical Background	5
CHAPTER TWO		
2.0	Definition of Banking	7
2.1	Banks and Business Architecture	7
2.2	History of Banking in Nigeria	9
2.3	Type of Banks	11
2.3.1	Central Bank	11
2.3.2	Merchant Bank	11
2.3.3	Development banks	11

3.1.2	Cellular Plan Layout	43
3.2	Core location in office Building	46
3.2.1	Exterior Core location	46
3.2.2	Central Core location	48
3.2.3	Split (Interior) Core location	48
3.3	The office space	49
3.4	Types of office space	50
3.4.1	Developing office space standards	51
3.5	Grid in office Design	58
3.6	Office Services	59
3.7	Branch bank Design	59

CHAPTER FOUR - CASE STUDIES

4.0	Corporate Building and Lagos Town scape	60
4.1	Federal Reserve Bank Minneapolis	70
4.2	Standard Bank centre Johannesburg ZA	79
4.3	Bank of the North Ltd, Kano	82
4.4	Savannah Bank, Kaduna	89
4.5	Inference from Case studies	95

CHAPTER FIVE

5.0	Research Area	98
5.1	Types of Bank workers	98
5.2	Classification of Space in Banking Environment	99
5.3	Situation at Nigeria International Bank	100
5.4	Findings in Nigeria International Bank	100
5.5	Findings at Nigeria International Bank (Marina Branch)	101
5.6	Conclusion	102

5.7	Site location and regional setting	102
5.8	Climatic characteristics	103
5.9	Physical Characteristics and site Analysis	109
5.10	Site viability and Feasibility	110
CHAPTER SIX		
6.0	Design Brief	112
6.1	Preambles	112
6.1.1	Functional Requirement	112
6.1.2	Facilities	112
6.2	Schedule of Accommodation	119
6.3	Zone Analysis	121
6.4	Design Concept	122
6.4.1	Planning Principles	122
6.4.2	Site Concept	123
6.5	Floor Plans	123
6.5.1	Ground Floor	127
6.5.2	First Floor	127
6.5.3	Second Floor	128
6.5.4	Third Floor	128
6.5.5	Floor storeys	128
6.5.6	Elevations	128
6.5.7	Site Plan	129
6.6	Challenges of the Design	129
CHAPTER SEVEN		
7.0	Summary	134
7.1	Conclusion	135
	Bibliography	137
	Appendix	139

LIST OF FIGURE

1.	Organisational structure of a Bank	18
2.	NIB Organisational structure	19
3.	Open layout	44
4.	Cellular plan layout	44
5.	Exterior Core location	48
6.	Central Core location	48
7.	Split (Interior) core location	48
8.	Floor Grid Servicing	60
9.	Perimeter wall servicing	60
10	False floor servicing	61
11.	Servicing via Fin wall	61
12.	False ceiling servicing	62
13.	Standard Bank Centre Johannesburg, Site Plan	99
14.	" " " " ground floor plan	79
15	" " " " Basement floor plan	79
16	" " " " Section	79
17	" " " " Typical floor plan	80
18	" " " " Service floor plan	80
19	Ground floor plan Bank of the North, Kano	86
20.	First floor plan " " " "	86
21.	Site plan " " " "	87
22.	Typical floor plan " " " "	87
23.	Site plan , Savannah Bank, Kaduna	91
24.	Ground floor plan Savannah Bank, Kaduna	92
25.	Typical floor plan Savannah Bank, Kaduna	93
26	Map of Nigeria	104
27.	Site location Diagram	105
28	Rainfall graph	108

29	Relative Humidity Graph	108
30.	Site Analysis	111
31.	Site Concept	124
32.	Bank Branch Relation Diagram	124
33.	Final site concept	126
34.	Temperature graph	108

1.0 INTRODUCTION

With the advent of the second tier foriegn exchange market, bank prolification has occured with astonishing rapidity (an average of 9 per annum[1]). These banks are becoming conscious of the need to be accommodated in a well co-ordinated and planned environment to transact their overgrowing and more advanced business operations. Thus architecture has through the ages sought to provide conducive operational spaces for the effective performance of economic activities.

We are in the era of competitive banking and architecture on its part strikes to put same on the highest pedestal aid educate the populace more of its activities. This trend has thus given rise to the image making through structures built to represent them.

The comfort of both bankers and customers is the altimate aim of every designer and more often than not, this problem has always been relegated to the back ground. But ironically, this apparent problem could be tackled architecturally.

Careful observation has revealed that most banks are housed in buildings not customly designed for them. Most of them are either in building meant for residential or other purposes but banking. Further investigation reveal that most bank headquarters has facilities and infrastructures which are grossly inadequate.

This lead to the situation where various departments and sections of the bank are distributed to different part of the town where the head offices are situated. This gives rise to incessant delays of services and hamper communication between the various unit.

This thesis will therefore look into the concept of bank architecture as a subset of "Corporate architecture" as well as examining the impact of space on bank workers. The proposal shall be within the context of the science of perception of space as well as economy on the part of the bank. Conclusion will naturally be drawn from these findings.

Chapter one shall deal with introducing the thesis, stating its aims and objectives as well as research methodology. Chapter two shall deal with indepth study of banking and bank architecture as it is in Nigeria as well as the subject of space in Architecture. Chapter three shall deal with the philosophies of office designs. And chapter four is basically case studies.

In Chapter five the problems will be formulated and the various site problem shall also be looked into.

Chapter six deals with the brief as well as office functional requirements. All the concepts adopted will be stated here and finally the detail design outlined.

Finally Chapter seven concludes the thesis write up.

1.1 PROBLEM DEFINITION

In the search for proper space requirement in "bank architecture" the workers always have to be given special consideration to ensure that he is not intimidated by such spaces provided.

There are different categories of bank workers and each respond in different ways to particular spaces. It should be borne in mind however, that well designed spaces help learners to learn, sick to recover, shoppers to shop and most importantly workers to work. The thesis intends to take a critical look at different categories of bank workers, the working requirement studied so as to find a far reaching space requirement for each category. This forms the driving force of the thesis.

1.2 MOTIVATION

This thesis is motivated by the need to find a new approach to "Corporate architecture", bank architecture in particular. The Nigeria international bank is one bank whose success in the past few years has been intoxicating and rather inspiring. The author therefore seeks to find an environment devoid of any form of intimidation or psychological dillemma. This forms the motivating factor of the thesis.

1.3 AIMS AND OBJECTIVES:

a. Evolution of business architecture that would have a bearing on shape, scale and space dimensions;

b. Enhance economy through proper optimization of spaces in bank office design;

c. To propose a new form Geopolitically and economically for Nigeria international bank which will enhance its image as a tool for attracting customers;

d. To arrive at a design for a banks head office that would satisfy present and future needs;

e. To create a sophisticated and well planned environment that would be conducive for banking operations.

1.4 SCOPE AND LIMITATIONS:

Without jeopardising the functional and security aspects of bank design, This thesis shall mainly concentrate on suitable space allotation criteria and see the effect of space on bank workers. Less emphasis shall be given to the theories and intricacies of banking operations. On this basis different categories of bank workers shall be interviewed to know their reactions. However, the following supplementary spaces are also to be provided :-

i. Cafetaria

ii. Parking Spaces

iii. Lettable office spaces with adequate services which could later be used by NIB in the future as it expands.

1.5 RESEARCH METHODOLOGY:

In order to arrive at a scientific and consistent approach, conclusion and solution to this topic the following research methods are used:-

(a) Literature Review: This is a review of existing literature on the thesis topic. The review is undertaken to acquaint the author with the topic and help in giving a proper theoretical background;

(b) Case Studies: This is a review of existing bank designs with a view of knowing the areas they excelled and areas of limitation so as to be able to provide for the bank adequately;

(c) Questionnaire: The use of questionnaire might be employed where necessary during the course of the research. This could help in assessing the social criteria of architecture;

CLIENTS

Nigeria International Bank

FINANCIER

Nigeria International Bank

USERS

Nigeria international bank, other corporate bodies and the generality of business men and women in the federation.

1.6 NIB: HISTORICAL BACKGROUND

Big chnages have swept through the financial services industry in recent years. Barriers between countries and market have been dismanted; competition has intensified. A handful of organisations have been instrumental in leading those changes, investing new and better ways of making money work for their customers, establishing new markets, creating new technology that will deliver the products quickly and efficiently. Citi bank is prime among them, being one of the worlds largest international financial services groups with assets of over $200 billion and a network of offices that spans 90 countries.

Owned 40% by Citi bank, whose Headquarters are in New York, Nigeria International Bank Limited was established in mid 1984 and is today one of Nigeria's leading Commercial banks. Nigeria International Bank currently has nearly eight hundred employees with branches in Lagos Island, Apapa, Ikeja, Kano, Ososa, Idimu as well as in Niamey and Maradi, Niger, whilst its head office is located in Victoria Island.

The Nigeria International bank limited owes its success to its high-quality level staff; their standards are designed to be the highest in the industry and provide the best in "Service Excellence"

This is the era of modern electronic banking and Nigeria International Bank are the pioneers in electronic banking as well as in many other innovations in the financial services industry.

Their headquarters is presently housed in a two adjacent 4 storey building in Victoria Island, Lagos. And it has been anticipated that in a few years time its present facilities and infrastructure would be grossly inadequate. The site for the proposed new development is Lagos Island. The departure of this development from other banks that are concentrated is Broad Street creates the need to have a design that will be distinct, competitive as well as inviting.

Finally, this evblving trend in corporate architecture gives desired enthusiasm required to put banks or highers pedestral and educate the populace more of their activities

2.2 HISTORY OF BANKING IN NIGERIA

The genesis of banking in Nigeria could be traced back to 1892 with the establishment of African Banking Corporation (A.B.C.) Between this peiod and 1950 there were three major commercial bank of foreign investors. After the liquidation of A.B.C. the Bank for British West African (B.B.W.A) was opened to replace it in 1894 (now First Bank). The Second bank to emerge was the Barclays bank (B.B) in 1917 (now Union Bank). These two British banks thus monopolised the Commercial banks in Nigeria. These foreign banks were basically opened to aid the monetary exchange of the expatriate trading companies and to help their respective government in international trade transactions. The third bank, was the United Bank For Africa (U.B.A.) was established in Lagos in 1943. These, three banks controlled about 90% of the total Nigerian Bank deposits.

Basically, between 1929 and 1950 many indigenous Banks were established to compete with these foreign owned commercial bank. The first of such banks is iddustrial and commercial bank of Nigeria (I.C.B.) established in 1929. Several others like (Nigerian Merchantile Bank, the Agbonmogbe Bank later WEMA Bank, the Nigerian Penny Bank) followed suit but got liquidated after inception. However, a host of others like African Continental Bank established by Dr. Nnamdi Azikiwe in 1947 and the National Bank of Nigeria stood the test of time.

2.3 TYPE OF BANKS

Banks can be basically classified according to their ownership and the purpose for which they were established. At times, they could be classified according to the source of their charter. But in general, they are group as central, commercial, merchant, development and savings banks.

2.3.1 Central Bank

The statutory functions of the central bank apart from it primary role of being the bankers of the Federal government include:-

1. Issurance of legal tender currency in Nigeria,
2. Maintenance of external reserves in order to safeguard the international value of the currency.
3. Promotion of monetary stability and sound financial structure.
4. Acting as bankers to other banks in Nigeria and abroad.
5. Monitor and regulate the activities of all banks.

2.3.2 Merchant Banks[4]

These categories of banks operate diffbrently from other banks in that they do not offer counter services to their customers. They however, accept large deposits from corporate clients. Most important of their functions are the underwriting of shares for companies, providing investment and trade finances and investment advice.

2.3.3 Development Banks[5]

Development Banks play a role in the industrial and agricultural growth of the country by providing capital, technical and managerial expertise. Most development banks are established by the government to offer some designated services.

The branch banking system is the type practiced in Nigeria. Under this system, a typical Commercial bank is a gigantic institution having large number of branches scattered all over the country or over large portion of it.

In Nigeria, branch banks are generally accommodated in free standing structure most of the f time not designed for banking purposes.

The famous three "Commercial Bank in Nigeria are the First bank of Nigeria, the Union Bank of Nigeria and the United Bank for Africa. These three banks control over 50 percent of Commercial Banking business in Nigeria.

2.4 FUNCTIONS OF COMMERCIAL

The services rendered by commerc ·l bank are diverse and specialized. Notable among them are:-

(a) Giving Loan Advances

These loan advances are in two forms:-

1. Personal loans or consumer loans. These are normal loans granted to customers of the bank and they are natural paid back with the agreed interest.
2. Overdraft:-

   In this case a trusted customer of the bank is allowed to withdraw a sum of money over and above the total amount of credit in his account.

(b) Accepting Deposits

The deposits accepted by banks are usually in various kinds on the agreement starting the mode of withdrawal they canbe classified thus:-

1. Saving account deposit:- This type of deposit are usually kept with the bank with the sole aim of generating interest. And they are operated by means of a pass book and a large proportion of saving account holder in Nigeria are low and middle income earners.

ii. Current Account Deposit:- These are deposit not intended to be saved. It is a normal banking account that is operated on a day-to-day basis. Usually the bank deducts a commission from the account of the depositors depending on how frequently the account is operated. No interest is paid on a current account deposit. The account is operated by means of a cheque book.

iii. Fixed Deposit Account:- In this type of deposit account, the holder agrees to deposit a fixed amount of money for a given period of time and it attracts a fixed and agreed interest. Such deposits are not withdrawable on demand until the period for which the deposit was kept expires or by a notice of a certain number of days by the customer. In which case the account holder is not entitled to any interest as earlier agreed.

c. Inssuance of Bank Draft

This is similar to cheques but differ from a cheque that where a cheque is drawn by a customer on his bankers a bank draft is drawn by a branch of a bank on its head office. It is treated with greater respect than the cheque since it is certain to be paid.

d. Credit Cards:- It is a facility of international status It enables the holder to purchase or pay for goods and services with the credit cards in most part of the world and the retailer sends his claims to the credit card campany who makes prompt settlement. The credit card company also sends monthly statement to each card holder.

e. Investment Management:- Most Commercial banks also help their customers to manage investment portfolios. In this case they collect dividend and interest on behalf of the customers account and review customers account from time to time and makes sales or purchases as the situation demands.

f. Collection of Cheques:- In this case, the customer pays into his account through his bank, cheques recieved from people indebted to him from his bank or other banks are collected and paid into his account after such cheques have been cleared.

g. Executor and Trustee:- Commercial banks act as executor and trustee on behalf of their customers. This entails handling the estates of deceased persons, aged or person who are too young.

h. Letter of Credit:- This facilities international trade, when exporters are uncertain of an importers capacity to pay for their goods and services and the importer is unwilling to pay his debt until the goods have been recieved. The importer on request his banker to issue a letter credit to the exporter authorising him to draw draft on his bank payable on demand.

i. Mail and cable:- A customer wishing to make payment to a person abroad may instruct his banker to transmit a specified sum of money from his account to a foreign bank, who notify the beneficiary who can now go and claim the stipulated amount in the currency of that country. This process is normally done by mail but in some urgent situation it could be sent by cables.

j. Safe Custody and Safe Deposit:- Items such as jewelleries and documents are kept in bank vault or strong room by customers for safe keeping. But in the case of safe deposit a customer is allocated a box in the strong room where he personally puts the valuable articles in the box himself. Only him has a key to the box but the bank has a duplicate which is however not used unless in the presence of the customer or by his expressed consent.

k. Standing Order ;- At times a customer can authorise his banker to make periodic payments from his account on his behalf at times when such payment fall due e.g. monthly rates, club subscription, mortgage instalments, life assurances, premium e.t.c

l. Traveller Cheque:- These are issued to customers wishing to travel abroad. It takes the form of draft drawn on the head office of the issuing bank. The customers pays for them in full plus the banks commission when he is issued with them.

There are other functions performed by Commercial banks However, emphasis on each function depends on the motive for setting up the bank.

2.5 ORGANIZATIONAL STRUCTURE OF A BANK[7]

The organisational structure of a bank is designed to direct the various activities of the bank effectively and promptly.

The size and form of the structure vary from bank to bank. However, a typical structure is drawn in the figure below and it depicts the various level of interconnected functions. It is pyramidal in shapeand begins from the highest to the lowest management strata. it also depicts the vertical and horizontal relationship as well as lines of communication and accountability.

The Headquarters of a bank serves as the focus of the operation where formulated policies are passed to the area offices and finally to the branch offices. The headquarters also monitors the performance of each branch based on information recieved from the area offices. see fig..1....

2.6 N.I.B. ORGANIZATIONAL STRUCTURE[8]

The Nigeria International Bank is still in the infant stage and as such the organisational structure is not rigidly by spelt out yet. But in the interim the post of general manager, assistant general manager e.t.c. are visibly absent. What is obtained is a situation where everybody is refered to as officials and a few big wigs refered to as executives. These are heads of various units.

The headquarters is presently in Idowu Taylor Street in Vistoria Island. It is accommodated in 2 adjacent four storey building on the street which makes the various units to be scattered on both buildings.

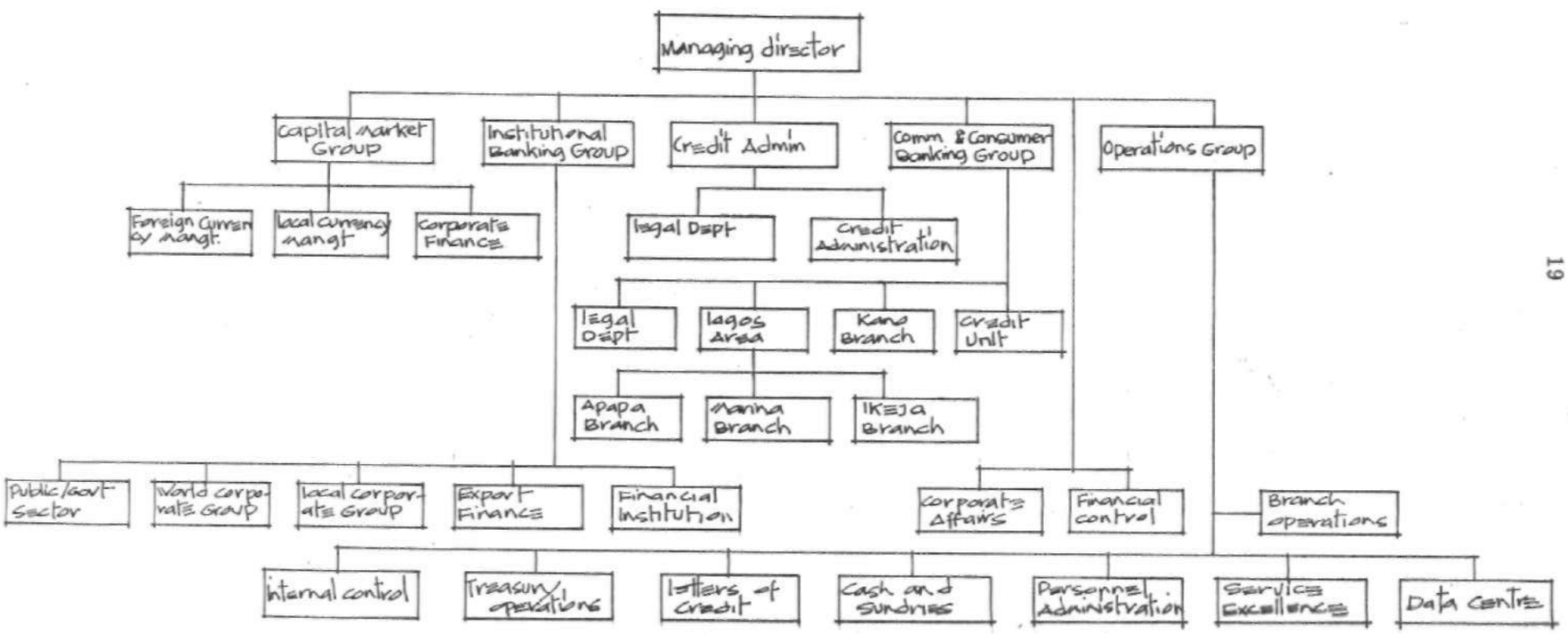


FIG 2 : NIB : ORGANIZATION

Today they offer careers in general management in operation and technology. Marketing Credit, Treasury management, Corporate Finance, Cash management, Commercial and Retail banking.

2.6.1 The Managing Director's Office

This office is charged with the sole responsibility of carrying out the decisions of the Board of Director's of the bank. It is also empowered to ratify the proposal of the different department of the central office, that is the operational office.

2.6.2 The Operations Group

The principal responsibility of the operations group in N.I.B. are to:-

- Process transactions marketed by the other banking groups and ensure compliance with NIB's policies and procedures.

This Group comprise:

(a) Cash and Sundries:- This unit consist of Cash and teller operations, saving accounts, clearing of cheques, local fund transfer, branch network co-ordination and customer service for current account.

(b) Letters of Credit:- This unit processes import and export letters of credit. A letter of credit is a vehicle by which international trade may be facilitated. This is because it provides the exporter with the assurance that his goods will be paid for provided he complies with the terms of the credit.

(c) Treasury Operations (Trops):- Treasury operations is primarily responsible for processing transactions entered into by the treasury unit. The nature of the products processed are:-

i. Loans

ii. Investment in government securities

iii. Commercial papers

iv. Foreign and Local currency placements

v. Bankers acceptances

vi. Negotiable Certificates of deposits

vii. Foreign Exchange (FX) purchases and sales

(d) Foreign Funds Transfer

This unit processes transactions involving:-

i. Domicilliary account

ii. FX purchases (other than FEM)

iii. Time deposit account

iv. Form A remittances

v. Capital Importation

vi. FX transfer inwards and outwards

(e) General Internal Services (G.I.S)

General Internal Services is responsible for providing support to N.I.B. its international staff and its local managers. Accordingly, it is responsible for the acquisition and maintenance of premises automobiles, furniture and equipment. It is also responsible for stationery and supplies, and "Fire and risk" management including insurance,

(f) Data Centre:- The Data Cnetre is responsible for the smooth running of NIB's electronic data processing equipment, and providing support to the bank with respect to lock soft ware development/modification as and when such needs arise.

(g) Internal Control Unit (ICU):- This unit is responsible for confirming that transactions are correctly processed and controls adhered to.

2.6.3 Personnel Department:

The job in the Personnel Department is to assist the different business groups within NIB; attract, motivate and develop top performers.

They co-ordinate the banks recruitment, Training, career Planning and Development. Renumeration and internal communications programmes.

This department is made up of the following units:-

(a) Recruitment This unit seeks the right people for the jobs by matching the functions of the job and its requirements with the aptitudes of the candidates. The recruitment process is designed to identify and attract high calibre professionals.

(b) Training: Once a candidate have joined NIB, the best training in banking industry is anticipated to be delivered by this unit. This unit gives both on-the-job and select specialised training programmes, here each new recruit is taught.

2.6.4 Commercial And Consumer Banking Group

The group (CCBG) was established in June 1985. They are charged with the responsibility to develop a high - volume business from dealing top-tier, non-target market names of the corporate banking group. Their business strategy is two fold:-

(i) Building Deposits

(ii) Product sale Approach

NIB has spent time and effort on "Convinience banking" This scheme allows their customers to deposit cash/cheque and with draw cash from any branch in the network irrespective of the branch at which the account was opened.

2.6.5 Institutional banking group

This Group is responsible mainly for marketing NIB's services to large private sector companies (both local and multinational), to government and parastatals, to other financial institutions, and to exporter. Here relationship managers for the group deals with the companies in Nigeria.

Each relationship manager is responsible for maximising new business with his/her clients through continuing focus on his clients needs while ensuring that the operating and credit risk are clearly understand and meet with their exacting standards. Thus the relationship manager need to have strong marketing, risk analysis and interpersonal skills.

The relationship manager interrelate with his colleagues throughout the bank, e.g. with

i. Corporate Finance Ubit in arranging large scale syndicated credit facilities;
ii. Foreign currency Unit in structuring exchange rate protection new skills and developed quickly to take on increasing responsibilities;

Career Planning And Development

This unit evaluates the performance of the employees and gives feedback on how improvements can continue to be made.

This affords an opportunity to discuss employers future career plans, so that the employee can develop to his/her maximum capability.

Renumeration And Benefit

This Unit carries out regular surveys and report with competitors and come out with benefits and pay that are fair and competitive.

They are quick in identifying our top performances and their "PAY FOR PERFORMANCE" policy encourages and rewards excellence and innovation, which provides an incentive for staff to work towards "service excellence",

Communications

At NIB, they believe the communication builds team work, and team work builds customer satisfaction.

Through formal goal setting and performance evaluation meetings; to informal spontaneous discussions, their culture is to foster understanding through open communication. From group presentations by senior executives of their oversea sponsor and shareholders, on internal trade transcations; and:-

iii. The operations group to ensure that the internal processing is smooth and trouble-free.

2.6.6 Corporate Finance Unit

This unit provides specialised free-based services to institutional Banking Group clients.

This unit also strives to provide innovative and cost effective solutions to the financial needs and problems of the banks client and in made up of professional with background in Engineering, Law, Business Administration and Mathematics.

Some of the services provided by this unit include;-

i. Short term loan

ii. Loan syndication

iii. Debt Conversion

iv Conversion of Nigerian Dollar debt into Naira instruments.

The unit works closely with its foreign sponsor, Citibank in originating transactions, and developing new products.

2.6.7 Foreign Currency Management Unit

This unit is primarily engaged in sourcing and distribution of foreign currency, principally to corporate customers/government agencies. A very important and useful service rendered to top tier Corporations operating in Nigeria is exchange rate exposure management. This assist companies in minimising the foreign currency risk associated with International trade transactions.

2,7 SPACE AND ITS IMPACT ON US[9]

Space in architecture according to Gaudill et al is a special category of free space, phenomenally created by the architect when he gives a part of free space, shape and scale. Its first two dimensions width and breadth are responsive mainly to functional imperatives in the narrow sense, but the manipulation of its third dimension gives the most trouble.

Architects at times talk of creating a space and others point out that we have not made space at all. They say what we have succeeded in doing is cut a piece of space off from the continum of all space, is to make it recognisable as a domain, responsive to the perceptual dimensions of its inhabitants.

Space basically can be captured or let go, define it" or "explode it".

For one thing, we do not draw space but rather the plans and sections in which these the space lurks, So there is a constant temptation to focus on object rather than the architectural space. Space should be understand from the point of view of the person percieving or experiencing it - not as a mathematical abstraction.

Another sign, reinforced by psychoanalytic literature, is the return of the body centred space. Psychiatrist have noted that as children we first percieve that up is different from down, and left right and that front is very different from back. But as we gradually grow up we are gradually disabused of the notion that the three spatial dimensions do have moral significance. The fundamental truth again from the basis of organizing the space we pluck out art of a continum.

These dimension can be manipulated to impact feelings such as confinement or comfort, intimidation or stimulation, restriction or freedom.

Basically there are two kinds of spaces; static and dynamic. A Static space has no opening, you may feel you are inside-a-box.

If you want openess, that inside-a-box feeling is bad. On the other hand, if you want protective womblike environment, it is good. Conversely, dynamic space exhibits fluid qualities - in flows out and out flows in and have openings that link the outside and the inside. In this case the inside feels larger than its actually is although physically it isn't. Now the outside is part of the inside. This has something to do with effectual scale.

Effectual scale (according to Moore, C. in his book Dimension; space, shape and scale in architecture) concerns the illusion of size. It is psychological, people tend to move quickly out of a sapce or stay longer depending on the feeling impacted by the space and its compositional elements. Space composition can also be used in a pattern that can create prominence and uniqueness within any given frame work.

Some spaces might feel too small or too large depending on their effectual scale and this becomes a little harder to understand when it relates to space and forms that seems too large like a very big hall,. In a big room for instance, a man might feel intimidated by its enormous size. To him something is wrong with the space. The room is simply too big for him. The space is overpowering. The ceiling is too high. The room is too wide for comfort. The man is dehumanized. The space ispsychologically to large for him. But what if there are a lot of other people in the room with the man; most probably he feels lot more comfortable. Psychologically the space is entirely different though physically it has n't changed.

What has changed is its effectual scale the space no longer intimidated. The ceiling height is about right to him now that he is part of a group. Some big spaces gives to one person a feeling of liberation to another person the same great interior space might be dehumanizing if not humbling.

Again, space in architecture whatever its organizing impulse is of interest to us only in two ways; either because of its orderly containment or because of the drama of its escape. The pleasure of a screne and carefully proportioned contained space like the bank managers office can for us coexist with the excitement of the 20th century spatial explotion like the banking hall.

2.7.1 Scale And proportion

In space composition and organisations scale and proportion are highly exploitative in achieving a desired physical,emotional and usual impact depending on the intention of the designer. Some of the impact could be accidnetal which could be as a result of unintentional variation in scale and proportion.

Space, scale and proportion could all be used to create enjoyment or nervousness for the observer. A good building helps learners to learn sick to recover, the worker to work, shoppers to shop postulates Gaudill et al.

In manipulating both scale and proportion, dimension is factorised to arrive at the desired impact. Dimension are defined by Moore and Allen (1976) in the qualities of a form which consist of the height, width and depth and any other variable which can be changed without affecting others such as temperature, sunlight, colour or a room e.t.c.

Scale is used to reflect the relative size and importance of an object. The object is related to a part or whole of another object or to a usual size. Ching grouped then into Gerenic and human scale.

Proportion on the other hand is used to create a desired harmony of the various element up a form. It is normally related to the usual size.

Also the apparent size of an element to its actual size may be modified by affecting change on its surface texture, pattern or profile.

2.7.2 Spatial Organisation and Hierarchy of Spaces

The sequential organisation of spaces reflect the degree of importance of the spaces and the role they play in their organization.

How a designer approaches a design programme is therefore both subjective and objective, rating upon what the design programme entails and overall impact intended and other factors.

Ching has categorised spatial organization in five categories:-

i. Centralised:- Creating a central dominant space about which other spaces are grouped,

ii. Linear:- A linear sequence of repetitive spaces;

iii. Radial:- A space from which linear organization of space extend in a radial manner

iv. Clustered:- Spaces grouped by proximity or the sharing of a common visual trait or relationship;

v. Grid:- Spaces organised within the field of a structural or other 3-dimensional grid.

2.7.3 Space And Composition of Form in Architecture

Space in Architecture is a special category of free space phenomenally created by the architect when he gives a part of free space shape and scale.

Composition could be described as an illustration of how elements can be visually contained within a frame work or rhythnic pattern. Composition of form can be obtained by extention or addition element and spaces are shiffted to create a perceptual impact on an observer. Forms and spaces could be composed so to achieve prominence or otherwise; the value system by which a space or form is measured depends on the factors such as users requirements and needs specific, situation and the mental decision of the designer composition can as well be used to express individual or collective, personal or cultural requirements.

2.7.4 Space and Human Considerations

A critical aspect of office building is that of the building interiors. Most of them work most of the time in interiors. Hence they are made comfortable or uncomfortable by the temperature. Theseating and other conditions indoors. Although they may occasionally get into beautiful outdoor areas most of their aesthetic experience is determined by their offices. If they are ugly how will this condition their lives ?. Another kind of research which has come on in recent times is space eveluation. Although some research questions are very difficult to test such as "Are aesthetically pleasing offices better?. "In this office which was designed to be aesthetically, did workers work more ?. These are some very difficult posers.

In evaluating spaces, the various criteria of health and safety perfomance, comfort and aesthetic pleasentness must always be borne in mind.

According to Corwin Bennett (1977, p. 7). In designing for human is considered on three levels. First the design of individual spaces such as seats and desks is considered from the standpoint of the peoples sizes and their seeing and manipulating capabilities. The design of smaller spaces involving only a handful of people depend largely on social considerations. The design of larger spaces involving many people and much equipment depend primarily on the functions to be performed within the spaces and the interelations among their functions.

Workers in offices sees spaces as spacious or crowded, pleasant or ugly . Comfortable or uncomfortable e.t.c.

In the design of smaller spaces has been enumerated above should be based to a great extent on social motivational factors postulates Corwin Bennett (1977). In spaces of short term occupancy such as reception areas or waiting rooms people may or may not wish to socialize. Conversation is facilitated by having people face towards each other. However,in spaces of long term occupancy such as offices, personalizing of one's territory is commonplace and should be explicitly considered by the writer and designer. Again the furniture arrangement, such as barriers will influence peoples reaction to the space. And whatever the size or type of the space interior space design begins with the objective of the space. In a bank for instance, it includes the satisfactory performance of work task.

Temporary Occupancy

Again here it depends on the intention of such spaces. The space may be intended to facilitate either social behaviour or individual/behaviours. But in general waiting rooms and reception area the objective should be to forster isolation of individuals from others. For the most part there is no desire to socialize with others, although on rare occasions a conversation may be struck up. The need for what has been called socio fugal space - one which leads away from social activity. However in other places like living rooms drinking houses restaurants, it should be sociopetal, that is seeking to forster sociability. In a bank however, the need for sociopetal spaces cannot be overemphasised since their always has to be a rapport between the customer and the clients. This could be provided by the various small offices.

A lot of research has been done on behaviours in these small spaces. For instance people sit in a particular way when they do or don't want to socialise. Sommer (1967), a California Psychologist and Knapp (1922) , a purdue Psychologist, have summarised much of this and related works. Although the result don't seem altogether consistent. People who are intimate friends will most likely sit side by side preparably on a sofa only inches apart. If relationship is less friendly such proximity is not desired. If friendly but not intimate socialising is desire for looking and talking a face to face seating, an intervening particularly a low one does not constitute an intolerable barier.

If the designer wants to facilitate sociability, he or she places the right number of seats to face each other at appropraite distances. In the non social spaces the designer does the opposite.

Long Term Occupancy

In less public spaces like the offices, research has shown that occupants tend to have a long term association with the space - and territoriality takes on new significance the occupant is inclined to personalise the space, that is to decorate it with materials that are some what distinctive - his diploma, his pot of violets, he center fold photo.

Although corporate bodies frown at these graffiti, they are both inevitable and desirable. In a study of 30 such asmall office space in First Bank Headquarters Lagos all but four hand put some kind of materials - artistic or professional.

Personalization is desirable, however not only because of the immidiate satisfaction it provides the occupant but also because of the inreased sense of identification with the employing institution ("In my office at the bank, I have a picture of the smog over lagos") Where possible therefore a designer should forster more and better personalisation.

The arrangement of furniture that often arise in offices and to lesser extent in other spaces such as classrooms in the use barier Fig..... is the use of barriers. The first part of the figure is shown a common private office arrangement. It enables the occupants to face the music and keeps the visitors whom the occupant may be un easy about. On the right part of the figure removes that barrier; presumably encouraging a more friendly relationship with the visitor.

White (1953), a Business Sociologist, carried out an interesting study in his office. On half the days he sat so that his desk was a barrier for the client. On the other half he moved his position so that there was no barrier. He called client who sat using the chair back "at ease" and those who sat on the chair edge as "ill at ease". White found out with barrier only 11 percent sat at ease. Without a barrier 55% sat at ease. One should expect that such reaction would reflect important feelings about the visit.

Larger Space

In designing individual work places. Consideration of the human body is taken to achieve efficient performance and to minimise discomfort.

In designing smaller spaces, social-motivational considerations generally dominate the arrangements. Here with larger spaces made up of work places or smaller spaces, we are primarily concerned with their juxtaposition (floor planning) in order to maximise performance of the total set of unit or the system. In designing such space organizational executives provide design objectives. For instance what problem exist in the present layout that should be overcome?. What constraints are there on the new design' e.t.c All these have to spelt out. Also information about identification of activities, relationship among them and requirement for their performance are also needed.

2.8 EVALUATION CRITERIA

2.8.1 Safety/Health

The interior space designer must have as a goal the safety and health of each user of the space. Though this criteria in most prominent in factory designs. It is nonetheless also very important in office designs. Since offices can also be regarded as factories for carrying out specified tasks, of the various means of achieving safety, most important is accident prevention through good design. One can put up warning signs for a dangerous step or a low overhang. Much better is the elimination of the harżard directly or by keeping pedestrian away. Good design is the way to health and safety. Except in extreme environments where a calculated risk may be taken safety and health come before performance, comfort, or pleasantness.

2.8.2 Performance

We not only keep the occupants alive and unharmed, they should be able to perform their intended functions. Obviously business places are designed so that people can perform their jobs.

This workplace design and floor planning are the key positive aspects to making a space"functional".

How about comfort and pleasantness of the space ?, Don't they help people perform better?. The answer is 'no'. Comfort and pleasantness are ends in themselves, not means to good performance.

On the negative side, poor environmental conditions may hurt performance. This is certainly true of load lighting. Noise may interfere with spech performance. Poor temperature, however, hot or cold, has little performance effect except at extremes that are not commonly encountered in interiors.

Designing for performance this is largely designing for convinience for suitability for people and machines - putting things where they need to be.

2.8.3 Aesthetic Pleasantness

Pleasantness is basically a multi-dimensional criterion. Whereas comfort is largely a negative issue - how to prevent discomfort - pleasantness is a positive goal. A design theorist might say that the dimensions of pleasantness are scale, proprotion, harmony and the like.

In the past few years several "semantic diffrential" studies of subjective reactions to buildings and space have being conducted observers rate the space on a number of scales, such as beautiful-ugly, neat - messy, spacious - crowded, scaton and Cbllins (1972) reviewed several such studies and concluded that each found a general evaluation dimension (e.g. pleasant-unpleasant),an organisation dimension (e.g. orderly - disorderly), and a spacious dimension (e.g. uncluttered - cluttered).

The spaciousness factor broke into two dimensions - some spaces are roomy and incluttered simply because they have few furnishings. Some spaces are roomy and uncluttered because they have furnishings - closet, tables etc - built in.

These semantic differential studies, like the design theorists list interesting. They tell us how people in general react to various aspect of the built environment. Generally however, they do not tell us what to do. "Spaces evaluated highly are pleasant, beautiful, interesting and exciting. And how do we achieve this.

2.8.4 Lighting

This is perhaps a very important aspect of interior design. And lighting and health is a complex question. As virtually any substance ingested in sufficient quantity can be poisonous.

An overall evaluation of pleasantness factor was found. More pleasant lighting consisted of combination of different lighting systems Best was the combination of overhead diffuse and down lighting and peripheral lighting. However, to lighting pleasantness, the third factor, spaciousness was greater when peripheral lighting was used. Sense of spaciousness is higher with illumination.

2.8.5 Colour

This is closely an important part of the luminous environment Many researchers confuse their strongly held beliefs with facts. And must importantly many reactions to colour are very small effects. The most commonly studied reaction to colour is colour pleasantness or preference.

Gullford (1959) a Nebraska psychologist found a sue wave variation of pleasantness with hue.

Red was of average pleasantness. As we move to orange and then to yellow (the least prefered pleasantness declines. Then to green and blue (the most prefered) The average preference increase finally declining again to purple and the red. For hue Gullford found increasing preference for increasing lightness.

Good combination may be any degree of similarly or diffrence. The designer must look at the colours and decide whether they look good together.

Colours when properly used have a lot of effect on the observer and it could also be used to alter the size and apperent distance of an object. For instance a "too high" ceiling might be painted with dark colour to make it appear closer. Light coloured walls are to make the room seem more spacious (walls recede). Rsearch carried out by John and Summer (1962) psychologist at Howard University, foundthat lighter colours or cool colours ("recede") and darker or warm colours ("advance") some proven effects of colours are listed below:-

a. Blue secure, comfortable, tender, smoothing calm serene

b. Red: exciting protective, defending, defiant

c. Orange: distance, upset

d. Black: despodent. powerful

e. Purple: dignified

f. Yellow: Cheerful

Finally, these conclusions have been aimed at over the years about space and its manipulation effects.

1. Low tables - heighten the rooms sense of vast hroizontal space.

2. Warm colours of wood - creates a pleasant inviting atmosphere.

3. Light marble slab of the floor-add to the rooms elegance.

4. A patterned ceiling - appear to advance and seems lower
5. A painting on the ceiling gives the illusion of a lowerest ceiling and a more intimate room.
6. Plain light wall gives on feeling of spaciousness but may lack interest.
7. Horizontal lines on a high room - make it seem lower
8. Large patterns - make furniture appear more prominent and decreases the apparent size of the room.
9. A high ceiling gives a room feeling of spaciousness
10. Mirors - Adds to the feeling of spaciousness

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CHAPTER THREE

3.0 BANK ARCHITECTURE AND DESIGN

Hitherto, banks primary function was to receive cash and valuables and lends monies to prospective customers at a profit. But these days banks have by far out lived these primary functions as customers have cheque accounts and the demand for cash business have diminished comparatively and that for credit transfer, loan and general financial advice has grown.

These days bank buildings are such that financial transaction are conducted through such building do also act as store houses for money and valuables. They are therefore symbol of security money and power, conversely their image too have been strong in terms of design. However, new bank merchandising system gave been followed by a new bank architecture which is more flexible. Stability and strength are still inate qualities in the design but they are not to be carried to the extreme.

Moving with the changing times, the bank of these days have arrived at a new expression and image for the bank. They blend excitement and attraction with dignity and a modern feeling of solidity. They have achieved sophistication through the use of glass, colour and art.

In contemporary bank designs flexibility is unavoidably the watch word. The cliche that banks is for money alone has long been forgotten. Era of image making is now.

Banking environments should be attractive friendly and unimposing; a minimum obstruction between the customer and the bank's representative is a primary criteria.

3.1 TYPES OF OFFICE LAYOUT[1]

Office layout types can be view basically from, different perspective. Firstly, they could be classified based on the, depth of spaces, and secondly it could also be dessified based on core location. Beside these however, office layout types could either be:-

(a) Open office plan layout

(b) Cellular plan layout

3.1.1 Open Plan Layout

These are spaces provided for a large number of workers having a common role and task. These spaces have no permanent partition hence flexible partition can be used at will to demarcate end of functions. These types of offices are often large and deep and this usually create the need to use artificial lighting and ventilation. See fig..3....

There advantages are enumerated below:-

1. It is economically viable because it is flexible
2. It saves space since corridors are cut to the minimum
3. It gives room for excellent supervision that is, it encourages promotion of work through adequate supervision.
4. Repetitive task can be skillfully organised
5. Ease of communication
6. Good work flow
7. Changes can be made in layout without difficulty.

However, there disadvantages and short comings are also list below:-

1. It can be untidy and unbusinesslike if not well planned and supervised.
2. Many distractions are likely in such spaces.

3. Individuals cannot control their environments
4. It encourages communual noise which is one of the major factor militating against the attainment of maximum outputs from workers.
5. Insufficient ventilation is anticipated in this type of office space unless artificial means are employed.

3.1.2 Cellular Plan Layout:

This is traditional office layout where a series of separate rooms usually occupied by one or two persons are set against the external wall, opening into a general corridor. The major problem with this type of layout is its lack of supervision and continuous flow of work.

The cellular plan layout is also made up of group spaces. Group space is a room space that differentiates the group space from the cellular layout styles.

Basically, the group space layout comprise series of separate rooms of sizes suitable for occupation by group of people numbering about 4 - 10.

These room are quite small and could be furnished with varying sophisticated gadgets and therefore provide working abode for groups of office workers of varying status.

The advantages of this type of layout includes:-

1. It provide the required privacy needed as partitions prevents overlooking and eavedeeping.
2. Single rooms are easily provided.
3. Privacy is maintained and this has a far reaching effect on the concentration and final output of workers.

4. Outward signs of status are visible
5. Individuals can control his surrounding
6. It foster effective working integration.

In commercial bank headquarters designs it is imperative that most of the branch banking operations and payments be completed on the ground floor and at worst the first floor. And the efficiency of such office building is usually measured in terms of ratio of usable office space to grass area of the building.

Some of the terms used in office designs are defined below:-

WORK PLACE:- (Usable Area)

These are area where it is possible to work at desk tops. It include secondary circulation.

PRIMARY CIRCULATION:-

These circulation areas include those that could provide access and means of escape to work place areas.

SPECIAL AREAS:-

These are areas that cannot be used for official engagements but however, are very vital to the proper functioning of every worker e.g. restaurant, archives, e.t.c.

CORE:-

This is a space needed for the support of the building, e.g. lifts, stairs, ducts. lavatories.

CROSS OUTSIDE AREA (GOA)

This is the sum of all the office areas including core, structure

NET USABLE AREA (NUA)

This is the different between GOA and (Core structure and perimeter walls.

The core in multi-storey buildings should occupy not more than 20% of the GOA. And primary circulation should take between 10 to 15% of NUA.

3.2 CORE LOCATION IN OFFICE BUILDING

Core location in office building is of very vital importance in highrise buildings. It does not only determine how flexible such spaces are, it also to a very large extent influence the use to which such spaces can be put. On the whole core location in highrise building could either be exterior or interior.

3.2.1 Exterior Core Location

These are basically core location outside the main office space. They include:-

(a) Single External Core

(b) Double zone external core

(c) Fixed central circulation double zone external core

(d) Asymmetrical position of circulation double zone external core.

The primary advantage of the Exterior area or office arrangement is that the entire floor area or office space is devoid of any obstruction. It therefore makes it very flexible and could then be partitioned to tenants taste.

Furthermore, the core creates a dead wall or portion and could therefore be used as a buffer between the building and an adjoining property.

One other advantage of this type of core location is that the core act as a point of transition between one building and another of possibly different scale.

This kind of core location is more economical and all offices open to a common corridor. The main shortcoming of this type of core location is that, in case of multi tenant occupancy, the core requires a long access corridor thereby lessening flexibility of tenant distribution. See Fig. 5 4

Moreover, its ability to withstand wind load is greatly reduced as the building becomes taller. And furthermore, the core occupies a desirable window space hence offices adjacent to this core areas may not recieve enough natural light and ventilation.

3.2.2 Central Interior Location

As the name suggest, this is the location of the core centrally within the building. In this type of layout the window spaces are fully utilised and thus permits office spaces of varying depth to recieve natural light.

In most towers, this form of core location helps to subdivide shells into seperate tenacies and is also more convinient and in most cases easier to maintain.

Horizontal utility runs may then be relatively equidistant from the core. The core which usually carries a square building plan, bearing the exterior walls. The core location permits a floor plan free of columns and thus totally flexible for office layout.

However, this type of core location has its perculiar shortcomings. For instance, the floor area ratio is greatly reduced.

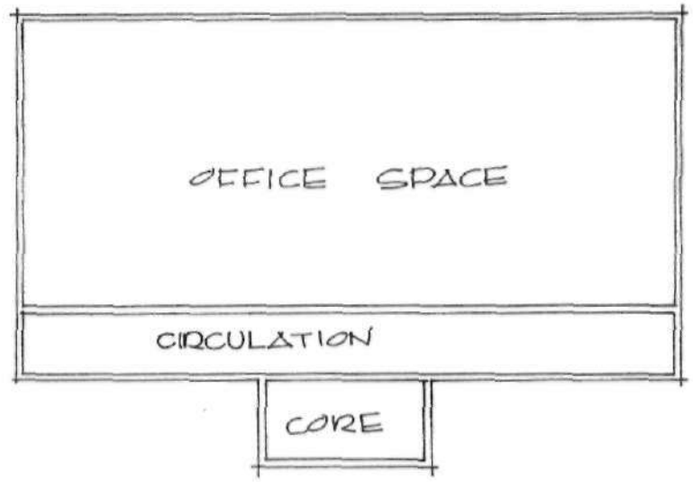


FIG 5 . EXTERIOR CORE LOCATION

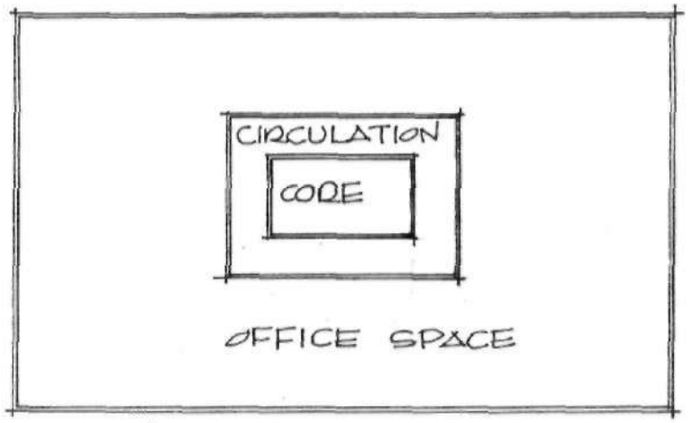


FIG 6 : CENTRAL CORE LOCATION

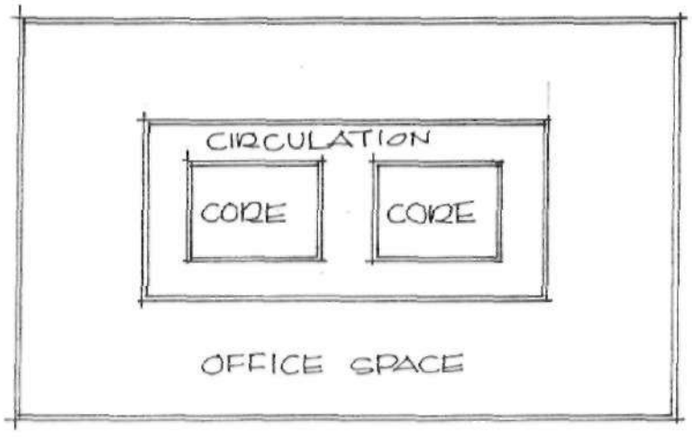


FIG 7 SPLIT (INTERIOR) CORE LOCATION

Since the central interior location limits the depth of offices in the midzone of each floor. Furthermore, these core area often have access corridor around its perimeter, this again is space consuming. See Fig. 6

3.2.3 Split (Interior) Core Location

This is a modification of the central interior location type and its principal advantage is that it practically eradicates the need for a peripheral corridor around the core.

Major access to this core is from the area between its split elements and not from the area around its edges. This permits more flexibility of floor area division, leaving even the area immediately adjacent to the core available for office space. If this access space is reasonably wide it could be put into varied uses e.g. ground floor it could become a lobby, while on floors where elevators do not stop this space can be used for additional office space.

3.3 THE OFFICE SPACE

The office s can be viewed as a factory requiring well designed spaces. One of the most important governing factors of the productivity of office staff is environment. One cannot get good work out of bad offices.

The development of an office layout which conforms to and compliment the predominant work flow requirements of an office is perhaps the most important phase of office planning. By the systematic study of the operations. Processes and procedures involved in individual (or group) task, the planner can assist management by providing work station patterns which ensure a smoother straight line flow of work.

3.4 TYPES OF OFFICE SPACE

Offices can also be classified based on their depth of spaces. On this bases the following office spaces are listed.

1. Shallow or small space
ii. Medium office space
iii. Large or Deep spaces

i. Shallow Or Small Office Space

These are office spaces that are between 4 - 5m in width. These types of office spaces have ready access to light penetration and natural ventilation and suitable for offices not requiring group tasks as these types of office spaces cannot take group efficiently. Maximum area is $40m^2$ and minimum area is $8m^2$

ii. Medium Office Space

These are offices measuring from 40 - $150m^2$ and whose width measures from 6 - 10m. This type of office space still has fair daylight and natural ventilation conditions and could serves as spaces for both group tasks as well as people working in isolation. But its main shortcoming is that their are fewer choice for locating circulation.

iii. Large Or Deep Spaces

These are office spaces well over $150m^2$ in area and whose width is from 11m. These types of offices spaces are suitable for workers performing a group task. This type of open plan achieves greater flexibility and affords many choices for locating circulation space. However, because of the wide area involved there is always insufficient daylight penetration and natural ventilation in this type of office space.

3.4.1 Developing Office Space Standards[2]

Basically, the individual worker seated at his or her desk or work table, is not only the basic and authentic unit of an office, but rather the basic working area which he has completely to himself is the foundation of all space planning and administration. The main problem here is determining space allotment for each worker which is the genesis of the determination of space standards for the office in general.

To a large extent, the amount of space available to each worker reflects the atmosphere of the office as a whole - these space standards can either be economic or liberal. in industrial corporations for instance where many of the jobs are of a strictly routine character, it is common practice to employ a small or ecomnomical space standard for individual workers, although complex operatioon requiring bulky equipment will usually dictate a more liberal space allotment. In general, in offices where specialised work is done and there are many visitors, or where a strong effort has been made to promote high worker morale like a bank for instance, a geneuous space allotment shall be recommended.

Whatever, the case their is always the age long problem of the determination of actual working space reserved for each workers and of the increased amount of space to be given each higher echolon in the company table of organization. This forms the very first step in scientific space planning. And within our limits of generous and economic individual space standards, certain broad trends for various types of office can be seen.

In Governmental parastatals for instance, an average large corporation's space for routine clerical positions, will usually be set up on economical standards. Conversely institutional organizations like banks, insurance companies and very large corporations with great number of clerical workers, will also tend to use economical space allotment criteria in areas where their is little contact with the public. The reason is obvious. Generous space allotment criteria in these large organization also implies increased rental or building cost. However, smaller offices and more personalised organization like bank headquarters design, which do not have great number of clerks engaged in routine clerical operations, may profitably use more liberal standards even on the basic clerical level. And by the same token, the same institutional organizations - banks, insurance companies e.t.c. - that set compact space standards for their internal processing departments must alter their basic space standards, even for routine workers, in departments where there is a considerable degree of contact with the public.

At this juncture it becomes imperative to define the term space allotment which is the number of square meters required to accommodate a person or a department. And this term is ambiguous to so many people.

For instance "Square meters" to an office manager means the amount of space to accommodate a desk, a chair, plus a waste basket, occassional file or book case, a departmental or work row aisle,

The manager is actually concerned about net usable space" To the architect however, "Square meters" means the entire area of a single floor including building corridors and service facilities which the office manager often ignores in his reckoning The former is thinking of net square feet; the latter, in terms of gross square feet.

In addition to drawing the distinction between gross and net square feet, a few other terms which will be used should be enumerated.

First and foremost is the "module", when considering general interior office space we talk about space modules and functional modules. There is also what is called structural and mechanical modulor design and construction.

Thus module is a "standard or unit of measure" by which the proportion of a building or structure are judged. In the same vain a functional module shall be refered to as a unit of space required to perform a specific office function. This module once adopted is repeated for every station that must perform that function. When we talk about private office we talk anout functional module. And when we use module space planning every private office for a certain rank of executive will have the same space.

Similarly in an open general office, we might establish the office as our standards in allotment of 75 square meter for each individual.

Structural modular construction refers to a structural or architectural unit. For instance a building constructed on a 6m bays simply implies that the columns are spaced at 6m apart.

And in modern office designs the structural module is the end result of the requirement of the functional module, just as the office's total space requirement are dictated by the decisions as to how much space is to be given to individual office workers and machines.

This brings us back to the same starting point that is the basic office worker at his or her work station. Some companies choose liberal or economic space standard for its various level of employee for various reasons. What is the range of such standards, the limit beneath which individual work place cannot go, the area at which it becomes wholly impractical. This therefore becomes the problem of the space administrator or architect.

In the planning of new developments, establishing space standards (within reasonable limits) is fairly simple , since column spans and windows modules of the building can be designed to satisfy the space allotment standards finally agreed on. This problem occurs mainly in private offices the size of which is often controlled by column spans and particularly by window module.

But using 6m by 6m as the average structural bay, a variety of private office standards all falling within on acceptable range can be establish.

The general and private office individual space standards are multiplied by the number of workers in each category to be accommodated. This total square meters added to the first represent the net office space required by the organization.

Assuming that an organization is not constrained by space limitation, they would be free to set any individual standard that seem desirable, which is better - liberal or economic space standards. What is the difference, what is the range between liberal and economical standards ?.

For instance $9m^2$ per general office clerical worker would be generally considered a liberal standards $6m^2$ an economical standard. (Source The National Office Management Association NOMA).

1. Scope and purpose

1.1 Those standards can be used to determine the number of square feet of office space required for an office layout.

2. Exceptions

2.1 The standard mentioned belows do not provide for large concentration of file space, special equipment and miscellaneous areas, as well as building services (elevators, stairs, toilets, electrical and service closets etc) and building and general corridors.

2.2 In new buildings, the standard for private offices contain plates building column structural bay of 5 x 6m and window on 3m centres.

2.3 In existing buildings, private office allotment might vary with limitation of column spans and window spacing.

3. Office Space Assignment Standards

3.1 The following table of allowance will serve for standard considerations.

TYPE	SIZE	TOTAL SQUARE METER
A	6 x 6 meters	36
B	3 x 6 "	18
C	6 x 4 "	27
D	3 x 4 "	13,5

For general office workers occupying 1.5 x 76cm desk we might assign the following allotments:-

Supervisors 12 square meters

Clerks - 6 to 7.5 square meter

6 x 6m bay are not the only dimension possible - other spacing may be used, particularly in the banking hall area where longer column span may be necessary. However, the option practicable span is about 10.5m. Similarly, depending on whether liberal or economical space standards are set for private offices, column spans in such such areas might range from 5.5 to 8m. This would permit a wide range of sizes in private offices - from 2.8 to 4m in width.

Special areas such as vault, store rooms, machine, nail, medical services, conference and dining rooms, reception, cafeteria and service rooms must be planned before space standards for the remaining office areas can be firmly established. In rented quarters or sites that are extremely tight, the space remaining after these necessary facilities have been planned will iften be the determining factor in a Company's decision to apply liberal or Commercial private and general office space standards.

The total space alloted to special areas - accounting machine rooms, service facilities, reception and Conference rooms is calculated first by estimating space required in new quarters.

3.1.1 General office Area - 6 - 7.5m² per person

3.1.2 Private office Area

3.1.2.1 Executive private office - 45m²

(Private office - 36m²)

Corridor - 9m²

3.1.2.2 Administrative Private Office - 23m²

(Private office - 18.5m²

Corridor - 4.7m²

3.2 The above space Allotment provides for occassional accesseries files, cabinets, water coolers and such

Now with these ranges quoted, it again becomes difficult and rather confusing to choose one of the standards, which is better the upper limit or the lower ?, It is generally recommended, whenever it is feasible that a generous rather than an economical space standard be used. There are three main reasons for this: Use of generous standard gives a company a built in expansion factor; use of the higher standard improves employees morale and, usually improves employees efficiency and work output as well. Desk separated from, rather than abutting on each other give each worker more of a sense of pride and prestige in his job, less of a feeling of being part of an assembly line. Moreover, aside from the in tangible prestige factor in the worker minds, a spacious uncrowded office is usually less noisy and more relaxing physically than one that gives an impression of being crowded postulates Kenneth H. Ripnen in his book office building and office layout planning.

Efficiency, the final argument for generous space standards, is the least obvious of the factors which leads us to urge adoption of the high standards, but it is a very real benefit. When workers desks are separated, the incidence of gossip of passing the time of day, of exchanging of confidence drops noticably. If desks are separated, one worker has to get up and move to another desk if he is in a mood for a little casual conversation. This is not only more obvious to the supervisor than long, personal discussion betw een two workers whose desks about;

Offices that give their workers the benefit of individual desks in adequate space are usually more than conpensate for any extra cost involved by an increase in total clerical work output.

3.5 GRID IN OFFICE DESIGN

Grid should be adhered to tenaciously in office designs as dimensional disciplines. These grid help in two field:-

1. With layout folds

2 With the elements of which the building is constructed.

Further broken down we have:-

(a) Structural grid- define zone of major elements of the building whether vertically or horizontally e.g columns and beams,

(b) Constructional grid - This type of grid help to locate and co-ordinate such building elements such as partitions and windows but with the structural grid still the overiding grid.

(c) Services grid - This type of grid co-ordinates the services point of building such as power, points of distributions or telephone outlet.

(d) Planning grid - This type of grid system assists in the location of work places (private offices) or work groups (open or general offices).

3.6 OFFICE SERVICES

With the advent of telecommunications and automations, demand for services in office is increasing at proportions that cannot be ignored. Coaxial cable access for terminals is often required. It is vital, however, to provide grid to which each work station can have easy access without dangerous trailing wires Such grid formation are discussed below:-

i. Distribution through floor grid is usually at 1800 - 2000% and its suitanle for services requiring small diameters. See Fig. 8

ii. Distribution through perimeter and partition walls. This type of services is most suitable for shallow space and services are incorporated into shells and it is quite economical. See Fig. 9

iii. Distribution through false floor. The height of service duct could be 50 - 500. And it is adaptable to any kind of office space. Provision of double floor could be expensive. See Fig. 10

iv. Distribution through Fin walls - Points are at desk top height and it is suitable for people working in small clusters in a deep space. See Fig. 11

v. Distribution through false cieling - This made of servicing is flexible and adaptable to any kind of space. The major problem is safety if not properly detailed,
It is by far the most widely used and more economical than false floor servicing. See Fig. 12

3.7 BRANCH BANK DESIGNS

The bank branch design is subset of bank headquarters design Since it has become customary to incorporate branch banks into the main stream of activities. However, for a branch bank to function effectively the following complementary spaces must be provide.

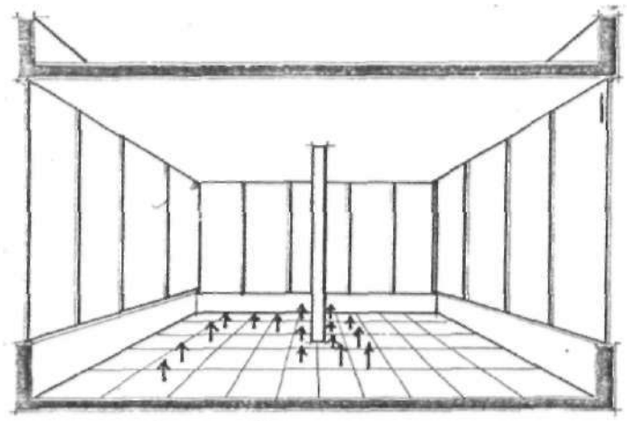


FIG 8 FLOOR GRID SERVICING

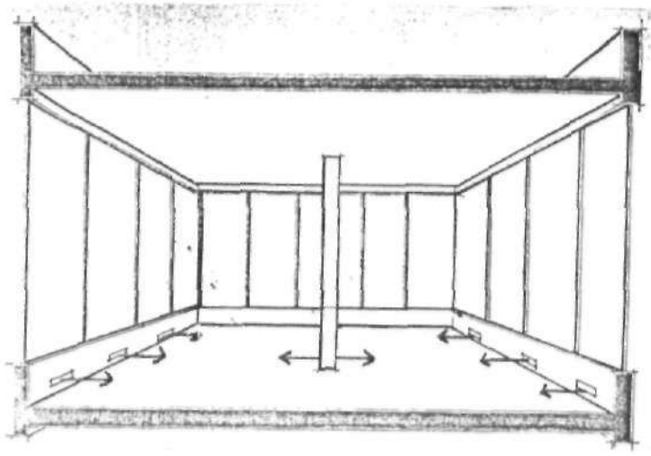


FIG 9 PERIMETER WALL SERVICING

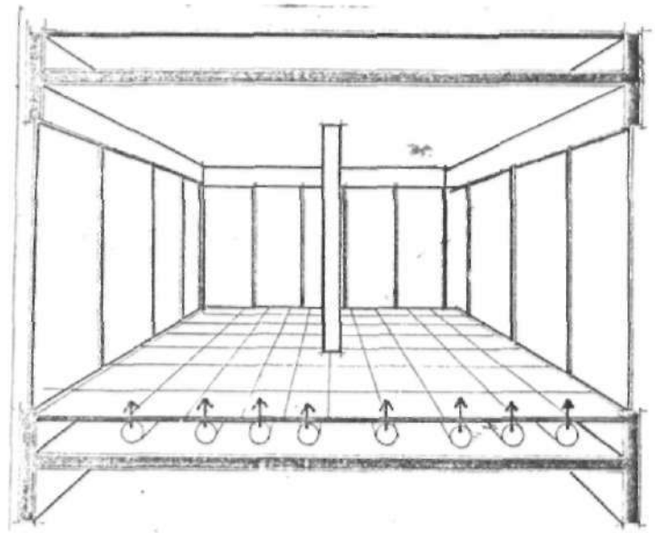


FIG 10 FALSE FLOOR SERVICING

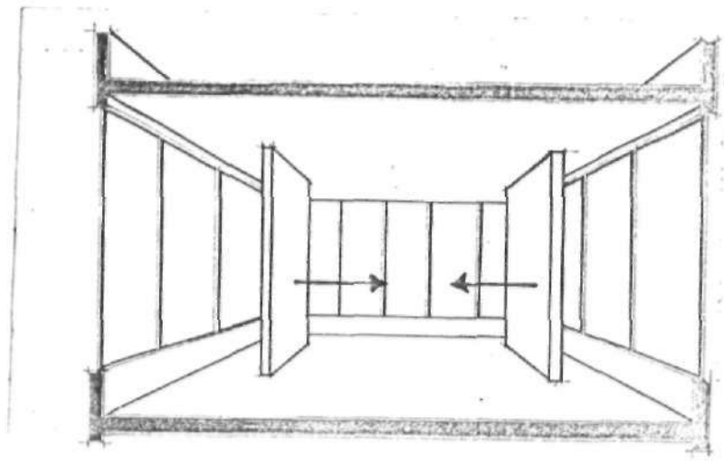


FIG 11 FIN WALL SERVICING

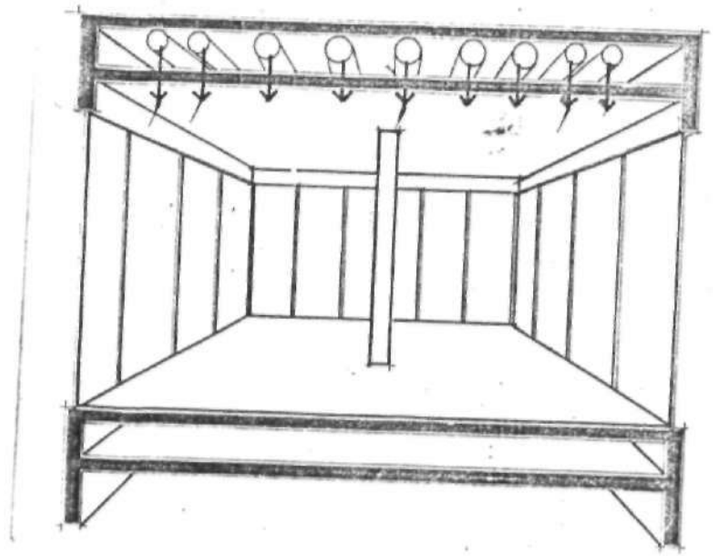


FIG 12. FALSE CIELING SERVICING

i. Public Area or Lobby

This is an area where the customers and general public are restricted to. This area is usually medium or big depending on the services rendered by the bank. At times a small area is cut out of the area to cater for those intending to see some workers of the bank or otherwise the floor of this area should be such that it can withstand wears and tears since here it is subjected to misuse and abuse.

ii. The Banking Hall

In a branch bank, this is a big hall where all the tedious banking operations are carried out. It is indeed debatable if the issue of banking hall is a welcomed phenomena in banks designs. Here all category of workers are brought together as a group or small groups with supervisors around to oversee them.

The area of such halls is from $180m^2$ and about and normally has an accountants dial located somewhere midway and on a raised plat form so he can overview the whole banking hall.

iii. The Branch managers' Office

This is normally a small office space measuring from $12m^2$ with a secretary attached to it. The office in most times is usually expensively furnished with the finest fabrics and interior decoratively elements. This is done perhaps to potray the power strenght and affluence of the banks and perhaps to have customers confidence.

All the other managers of the banks like Assistant branch manager, the personal manager, the operations managers etc. All have this kind of office spaces.

iv. The Bullion Route and Park

This is an area meant for vehicles bringing money into the bank. In most cases where the site permits, this route is different from normal pedestrian entrances. The route leads straight to strong room access for security reasons. And the vehicles parks somewhere nearby when not in use. The bullion route should be such that incoming vehicles cannot be hijacked or ambushed by potential robber.

v. The Strong Room

This is a space where monies and other vital documents of the banks are kept. It is also an area for safe keeping of customers jewelries and important documents of the customers are also kept. The walls are usually very thick at times measuring up to 750mm and of rienforced concrete so as to enable it to withstand any aggressive attack. The strong room usually have a note counting area close to it to enable people to count their currencies before and after taking it out of the safe.

vi. Book Room or Bill Room

This is an area for keeping documents of the bank that is used on a day to day operation of the banks. The ledgers and computer print out of the banks are kept here so that it can easily be ssessed by those in the banking hall. At times it is one medium sized room. At other times it could be a series of small spaces accommodating various kinds of classified documents.

vii. Archives

This is an area for keeping documents that are not needed on a daily basis. This space is still medium in nature and could also be one space or a series of rooms

viii. Machine Room or Computer Room

This is an area where the real banking operations is done It is usually a big hall with various computer terminal at desk tops. The computer room is usually served with conditioned air at all times to avoid break down.

ix Telephone Room

This is an area meant for telephoning activities. These space is usually small in nature with a whole lot of cable crisscrossing one another. Usually the rest of the building has a different telephone room from this one servicing the branch bank.

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CHAPTER FOUR

CASE STUDIES

4.0 CORPORATE BUILDING AND LAGOS TOWN SCAPE

There is no gainsaying that Lagos is the nucleous of economic activities in the country. It is unambiguously the nerve of industrial and commercial enterprises, housing several national and multi national Corporations who are engaged in enterprise and manufacturing business.

Presently, the ever popular city of Lagos still plays these crucial roles. However, financial and banking institutions by far surpass the others in proliferation. The last decade have witnessed an astronomical increase in the number of banks and other financial institutions which are concentrated within the Lagos metropolis.

There activities of these institutions are often housed in high use "modern" structures. The international style was quickly adopted to accommodate those institutions whose business are ever expanding. These highrise corporate building are viewed by architects and public alike as architectural symbols urban design elements and convinient space for business transaction. These corporate buildings form part of the urban system and participate in creating the quality of townscape and mostly considered economic symbol.

When one drives into Lagos city for the first time, the fleeting glimpse of individual buildings, the texture and colour of building fabrics, the shape of the skyline and the ever moving composition of space and form make a lasting impression.

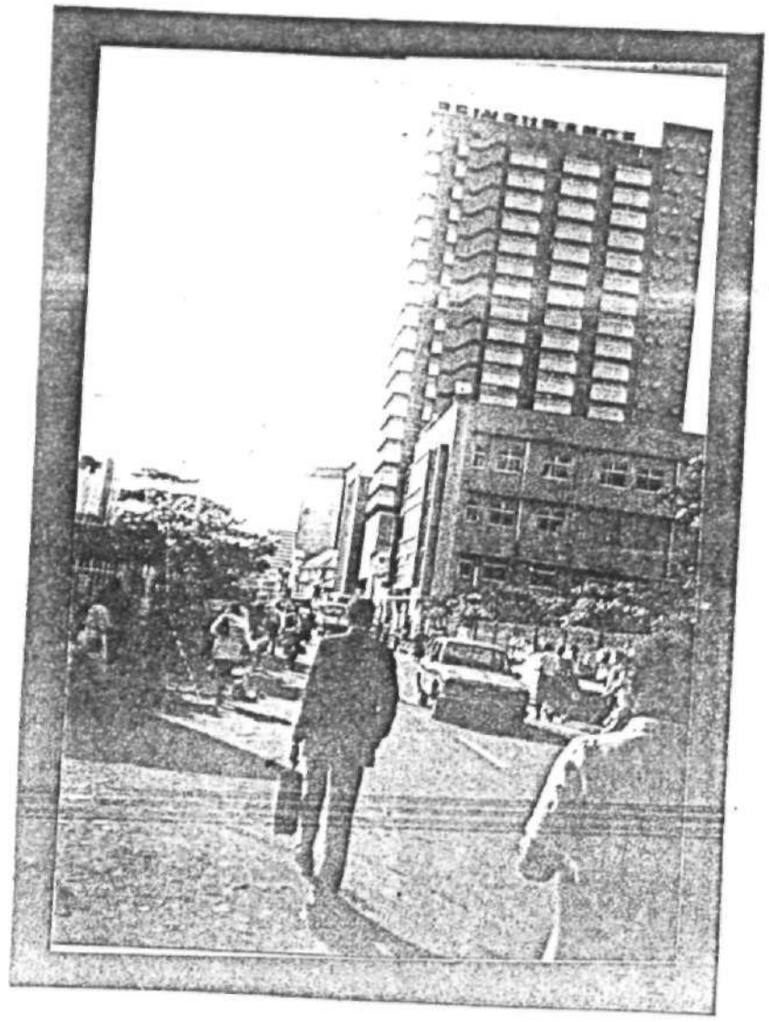


PLATE 1. Reinsurance building and environ

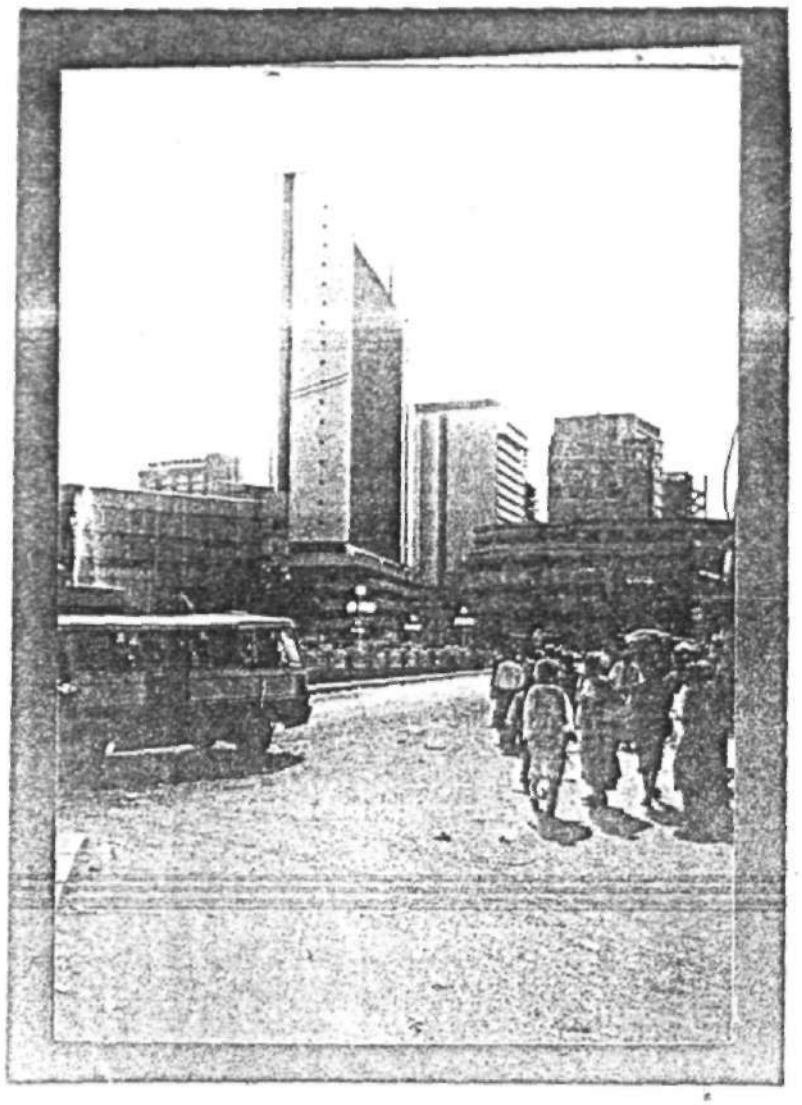


PLATE 2. TINUBU SQUARE LAGOS

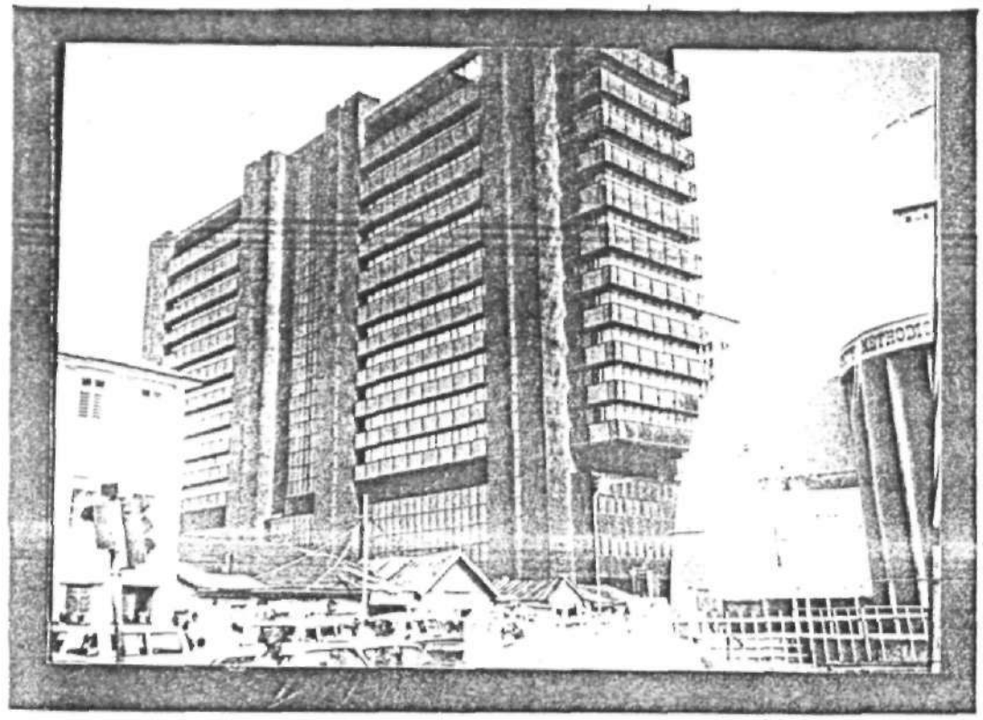


PLATE 3. SAVANNAH BANK HEADQUARTERS LAGOS

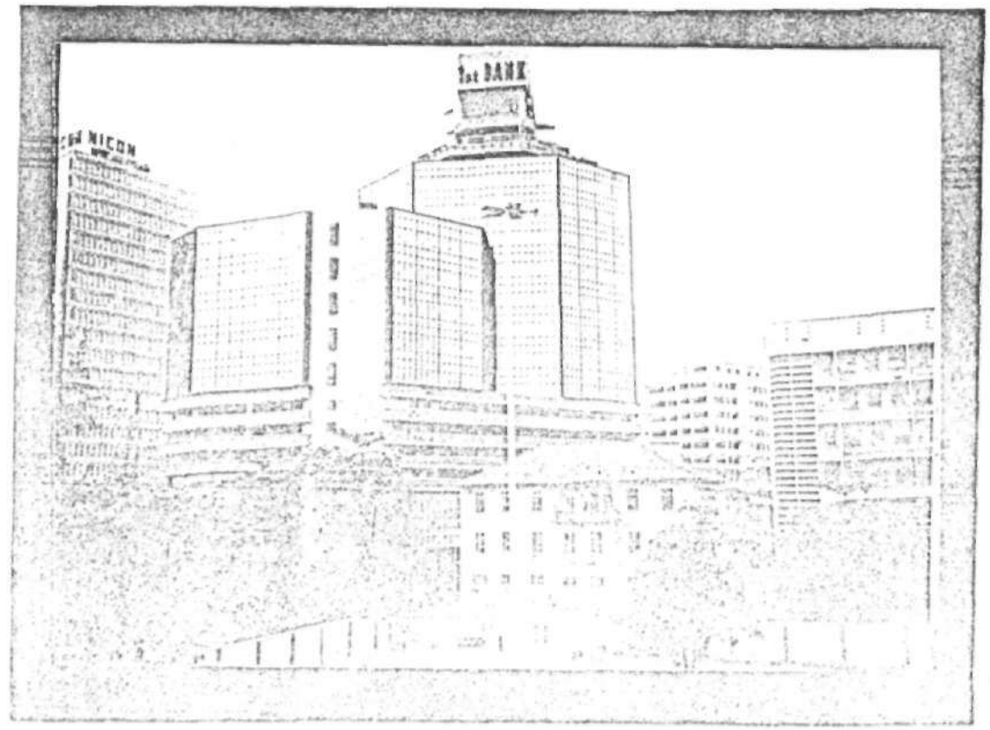
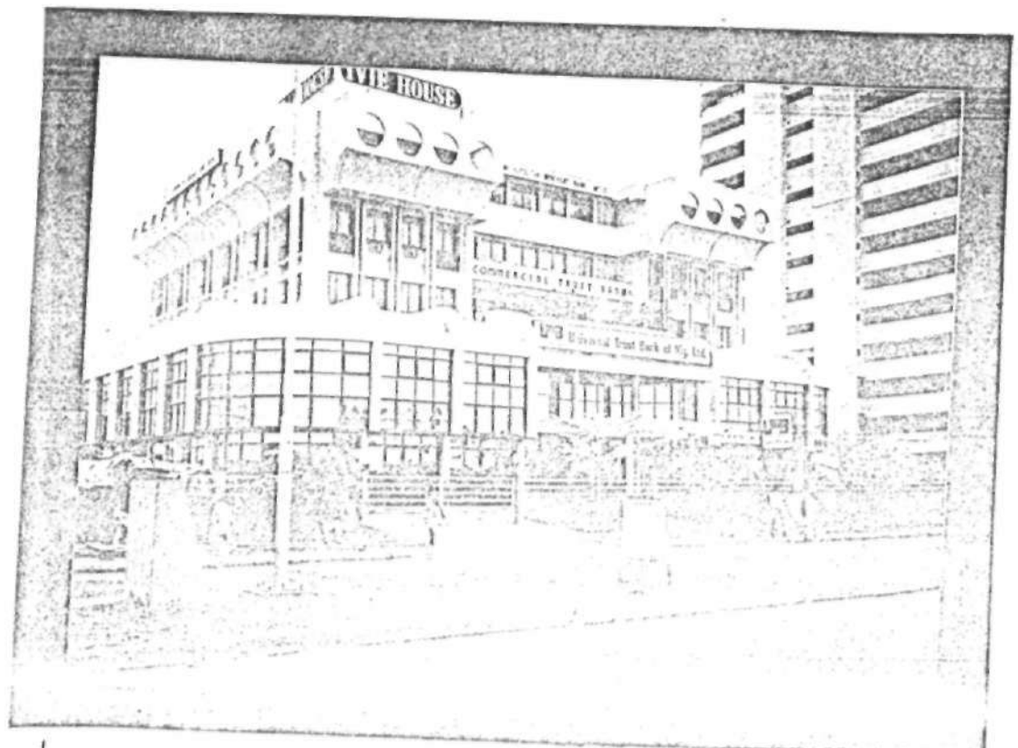


PLATE 4. FIRST BANK HEADQUARTERS, LAGOS.



PLATE 5. ISLAND BANK, LAGOS



These building exhibits little regionalism and are mostly concieved without the users and general public in the minds of the architects. Most architects only have the "inside" and the client in mind disregarding the "outside" and the users.

Despite the fact that human response to building in a complex and delicate subject. However, an attempt on a rational mathematical and statistical approach would reveal the people building relationship in the urban areas.

It is therefore, in the view of the author that, the visual impact corporate building have in Lagos are that of psychological imprisonment and dwartfing effect.

The buildings are built in the latest and more sophisticated building materials and generally grandeur in its setting.

Finally Lagos skyline tend to convey the message that the banking institution have come to capture the city and its urban cityscape. See Plates

4.1 FEDERAL RESERVE BANK, MINNEAPOLIS

Architect: Gunner Birakettes and Associate

Client: Federal Reserve bank

Background

The Federal Reserve Bank was occupying an old classical building built in the 1920's. The board of directors then felt the need for a bigger and more appealing building to function better This led to the commissioning of the project.

The Brief

The brief of the project was an unusual combination of functional requirements. This requirements include:-

1. A much bigger vault was required at the same time main training a physical separation of the vault from public area, for maximum security,
2. The design of the office portion to be accessible, open and visually inviting and maximum flexibility should be achieved in the layout,
3. 50% expansion space in the vault was required
4. Access to be limited to only one pedestrian and four controlled vehicular movement,
5. Finally provision for general public space, for the acknowledgement of the banks service function.

- Constraints

Site constraints were experienced by the architects, the site had an unusual zoning restriction; height limits on Nicollet mall with no limits on marquette avenue (boundary access roads).

The Design

The project was designed in 2 separate parts:-

1. Below ground area (2/3) of building space and construction cost housing security operations which requires highly protected facilities.
2. 11 - storey office tower housing classical and administrative functions.
3. There is a public plaza over the secure areas (unusual for maximum security arragements) Providing a place for community events relaxations and public gathering.

The 11 - storey office tower is a catenary suspended steel cables between 2 towers creating a column free span of about 72.5m (275ft) by 18m (60ft) on each floor of the office building This system frees the 3 level underground building of any supports.

4. There are 2 catenaries one on each side of the building formed by cables and steel beams.

Eight cables begins at each of the four fixed points at the top of the building. Each cable is of galvanized wire. Catenaries support the weight of the tower floors.

Four steel weldments are situated at the top of the end piers anchoring the truss. The truss spans the top of the building and connect the catenaries.

Functions

The 3-level lower building houses secure seperating. There are six passenger elevators servicing the building, 2 auto ramps for employee parking leads into the lower building from Washington avenue and 3rd street.

Security vehicles enter through a controlled ramp on Marquette. Deliveries and additional employee parking are through the entrance at marquette.

Materials;-

Material predominantly used include; concrete granite, steel crete and steel reinforcement, Windows are fixed grey insulated glass.

Floor are rugged both over abd under surface. And partitions is by the use of movable full height partition placed at the top of the carpet.

Services

Radiant ceiling system is basically used for heating and cooling. This is also supplemented by air circulation slots in the light fixtures.

Boilers and air conditioning system are on top floor behind steel truss.

Merits

1. Design is flexible and allows for maximum expansion of usable space;
2. There is complete separation of public and secure zone;
3. Design projects the national architecture of America at the time
4. Design is innovative using latest technology in steel construction.

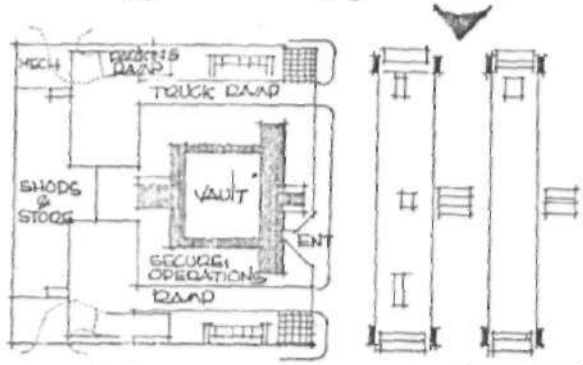
Demerits

1. Despite the ract that the project opened up new avenue for flexibility in office design, the technology and method adopted is too expensive for a developing country like Nigeria.
2. Maintenance will be very costly and difficult
3. Design is purely a technological affair, manifesting no particular style.

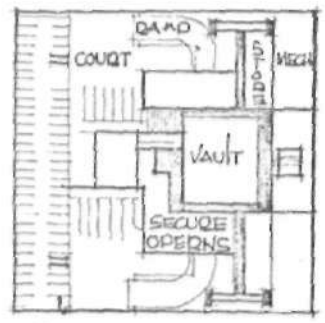
Conclusion

The project exhibits the creative and logical solution to office design. The use of latest technological advancement in steel and glass potrays both dignity and elegance.

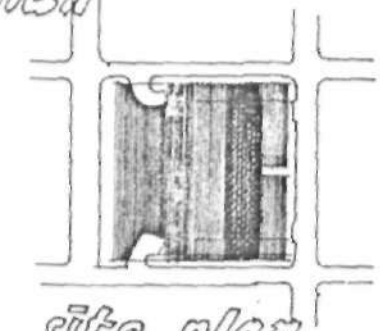
typical floor plan



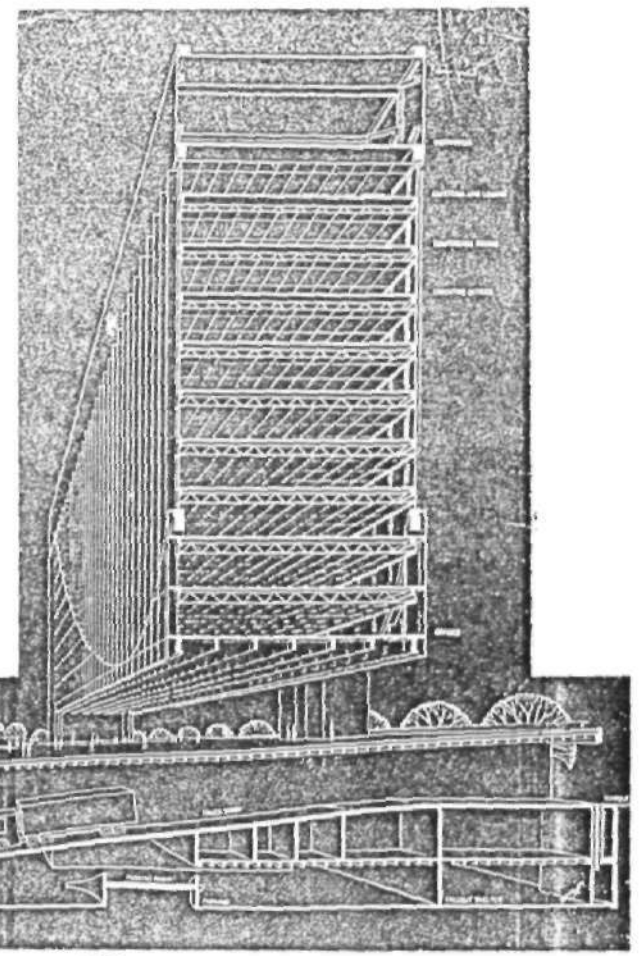
lobby level



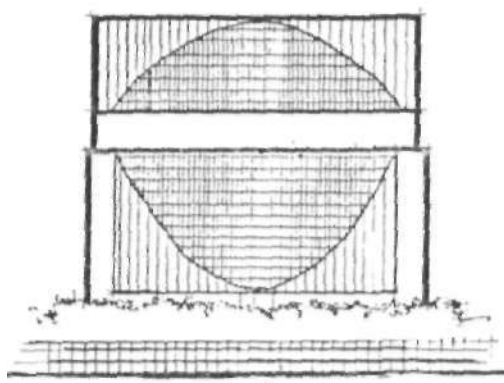
truck court level



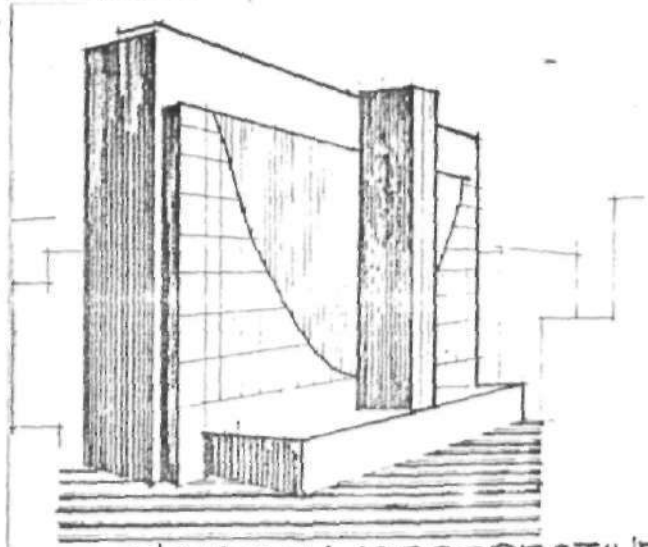
site plan



section



PROPOSAL FOR EXTENSION



ELEVATION / PERSPECTIVE

With the use of these carefully selected materials the bank is able to attract to itself desirable attention.

It occupies a magnetic position in the city's skyline with its form and position despite its relative low height.

4.2 CASE STUDY II

Standard bank Centre Johannesburg ZA

Architect: Hentrich - Petschingg and Partners, Dussel dorf

Client: Standard Bank investment Corporation Johannesburg

Date of Construction: 1967 - 1970

Scope

Client required a new office complex that allows for 40 years uninterupted office space.

Characteristic

The plans are basically square with cut away edges and it therefore give a perfect form for cartilevered structure.
The banking hall is in the basement and it is visible from the open space above it. This is achieved by having a terrace on the ground floor through which one can look down to the banking hall. Deliveries to the strong room tower can be effected from the fifth floor below the ground. This ensure good security.

The building is broken into three segments and this gives it even more interesting elevations.

The variety of retail and service shops adds to the buildings permanentability and identification.

However, human imagination does not find much comfort in this building because of its mechanical nature.

Structural System And Finishes

The building consist of a central concrete core and 3-levels of prestressed cantilevered brackets supporting nine precast concrete floors above it.

The structural storeys contains the central air conditioning plant. The conditioned air is distributed via external duct housed in the cut out corners.

Solar shading controls are of heat absorbing double layer insulating glazing thermopare and of horizontal adjustable venetian blind.

Services

All services are located centrally within the building with the floors cantilevered out like the branches of a tree. There is a seperate service floor with cooling plant, air conditioning installations, transformers and emergency power plant.

Merits

1. The office space is flexible and column free and could therefore be partitioned and repartitioned to users taste.
2. It exhibits excellent image (Corporate) making in architecture
3. The office plan layout adopted is the open type and its advantages are flexibility and excellent supervision.
4. It is a space conscious design since design is devoid of corridors.
5. There is ease of communication in this kind of layout

Demerits

1. Though design is satisfactory, it may not be feasible in developing nations like Nigeria.

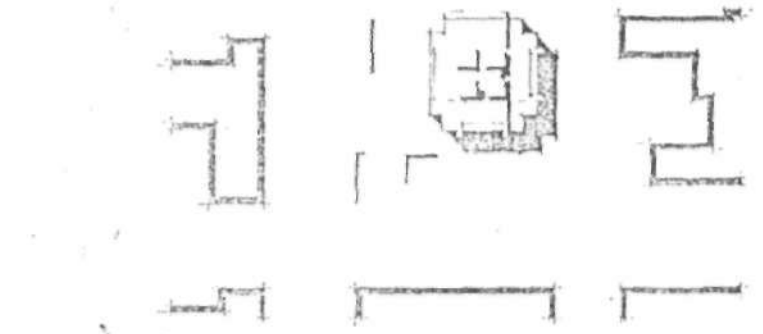
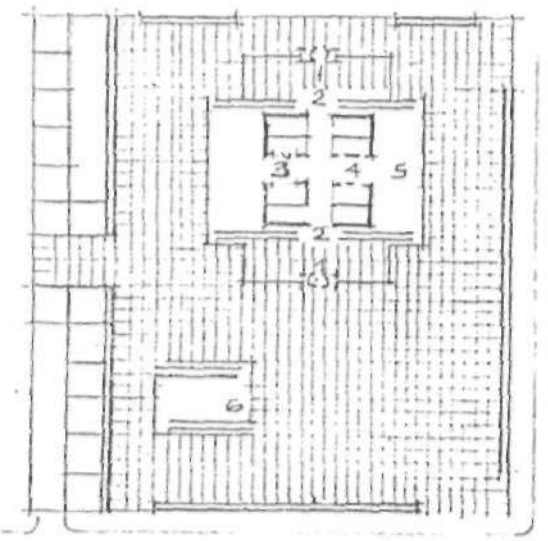
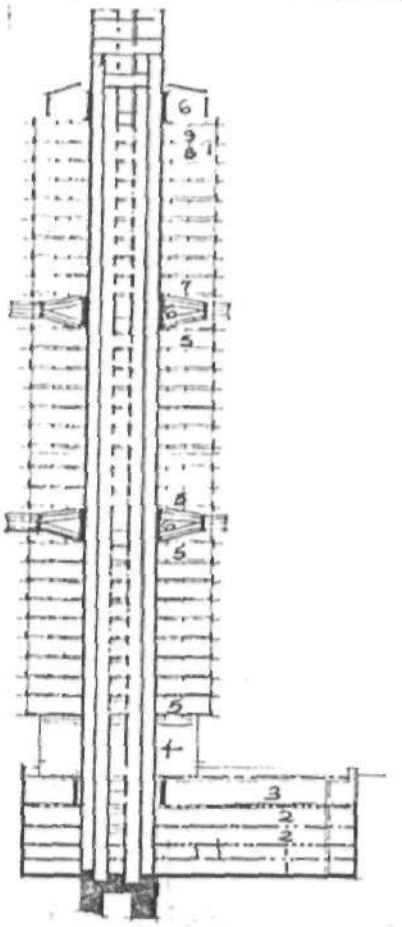


FIG 13 site plan

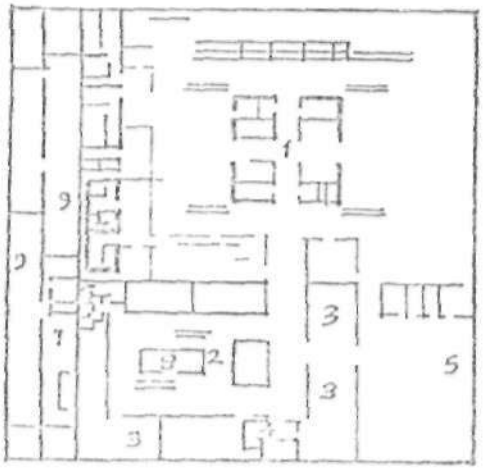




section FIG 16

1. ENTRANCE Hall, 2. Escalator to banking Hall 3. lifts serving tower floors 4. lift serving upper floors 5. BANKING Hall 6. ESCALATOR TO SHOPPING ARCADE

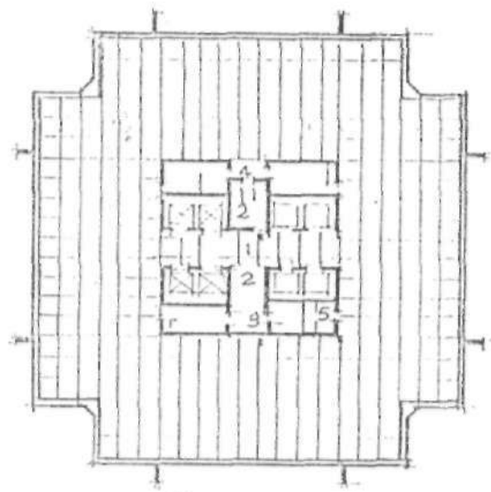
FIG 14 ground floor plan



1. Banking hall, 2. shopping concourse 3. shops 4. stairs and lift to tower floor levels 5. FOREIGN EXCHAGE HALL 6. Public toilets 7. EMERGENCY POWER GA 8. FOUNTAIN 9. CAR PARK

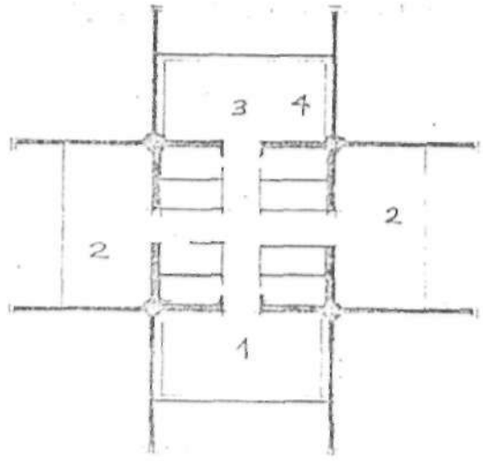
plan of 1st basement floor

FIG 15



1. LIFT HALL
2 TOILETS
3 COLOUREDS TOILETS
4 CLEANED ROOM
5 TEA KITCHEN

FIG 17. *typical floor plan*



1. MAIN AIR CONDITIONING INSTALLATION
2. COOLING PLANT
3. TRANSFORMERS
4. EMERGENCY POWER

FIG 18 *service floor plan*

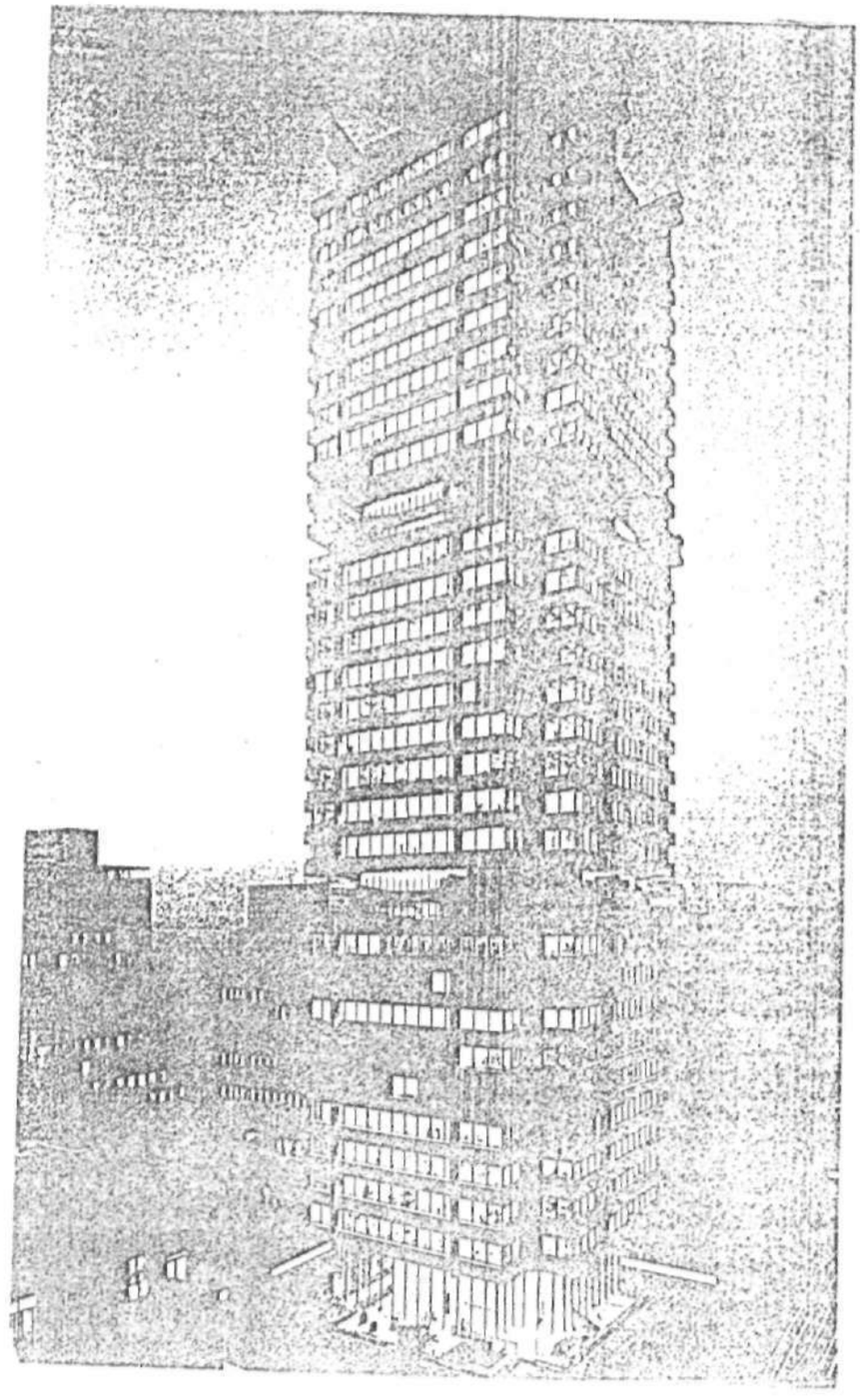


PLATE 8. STANDARD BANK CENTRE JOHANNESBURG

2. Insufficient lighting and ventilation is anticipated in this kind of design.
3. The design is rather simplistic in nature. Imagination does not find much comfort in the building,.... building is too mechanical.
4. The open office layout adopted might be a source of communual noise if not well handled.

Appraisal

1. The office building exhibits the sophistication and grandeur expected from a corporate body like a bank.
2. The bank is truly organic in nature. It is like a tree with floors cantilering out like layered branches.
3. Finally, project exhibits creative and logical conclusion to office design demands.

4.3 CASE STUDIES III

Client: Bank of the North Ltd, Kano

Architects - Ella Waziri Associates, Kano

Introduction

In 1976 Bank of the North (BON) realising the need to have an expanded accommodation for its operations commissioned Messrs Ella Waziri Associates to produce a proposal for its new Head office to house all its functions in one building.

However, no brief was issued by the client, which left the architect to develop and produce a brief for the bank.

Initiation to conception to completion of the project covered a period of 13 years (1976 - 1989). The new head office was occupied in the First quarter of 1989.

Client/User/Sponsor

Initially the client had wanted the design to include rentable office spaces for prospective tenants, but this was later changed to provision of office space only for the client.

Location

The tower is located at the former groundnut pyramid site around Nasarawa area of Kano City. It is located opposite Audu Bako Secretariat and Gidan Martala, adjacent Kano Co-operatives along Zaria road.

The complex is accessible from the Zaria road through the only gate which serves as bullion staff, customer and services entrances.

Scope

The tower consist of a basement below a U-shaped podium a "neck" mazzanine floor and a 17 storey slender tower "Shaft".

The podium consist of floors with the neck having only 1 floor, while the tower has 17 floors including a path house.

Functions

The functions of the building are distributed and located as follows:-

i. Basements: Houses storage facilities a strong room and bullion park.

ii. Ground floor: Accommodates a branch of the bank kitchen and 2No goods lift.

iii. 1st Floor: Houses some offices, staff dining area

iv. Mezzanine floor: Used for stationery and other storage needs.

Tower: Accommodates offices for the Administrative staff.

The floors are distributed amongst :-

1. The various sections and departments of the bank. The penthouse is used as guest houses for the bank's officials.

DESIGN CONCPT

There was no general definition of the concept of the design, judging from the rapid podium. However, the architect had abstracted the infamous northern knot and used it on plan as the concept for the tower, whereas the podium is basically U shaped cuboid structure with no special visible concept. The overall concept is of the corporate concept of tower design-podium, neck shaft.

SPECIAL PROBLEMS/CONSIDERATIONS

No special problem were encountered except height limits. The bank had wanted 23-25 storey tower which was opposed by some organisation likes NITEL, Radio Kano e.t.c. The design had to be pinned down to 17 floors.

MATERIALS AND FINISHES

1. The Podium Square:- Square-Grid reinforced concrete shell (column-beam) and hollow sandcrete block walls,
2. Floors And Interiors: Marble finishes, glass mosaic tiles with brown parapets
3. Lift core: Concrete construction and marble finishing
4. Computer Area: Double ceiling and floor and emulsion paint
5. The Tower Block is based on the central core system of construction. The core consists of a lift bounded by the staircase with other 2 opposite to it.
6. Window: Sliding alluminium glass sliding windows.

SECURITY

Close circuit TV all around the building. The main gadget and the telephone system is located on the ground floor.

SERVICES

1. Tower:- Air conditioning system is the single split system
2. Podium:- Central air conditioning system
3. The Entire building is serviced by 3No 750KVA and 2No 250KVA generators.

DESIGN APPRAISAL

The concept used in the design of the bank is a genuine and honest attempt at finding new direction in Nigerian Architecture. It has manifested the used for search of indegenous concepts and planning ideas. By using the Northern Knot which is both the Loggo of the bank and the most famoussymbol of the Northern region. By using also it fallswithin image making techniques of uniqueness in visual perception. However, this concept could only be understood when explained or seen in plan thereby defeating its objectives. It should have been visually percieved by the viewer.

With its slender tower the structure perfectly exhibits grandeur, power,exultalion. It projects the vitality of the owners and radiates efficiency in its business by providing a tower structure that can satisfy this.

MERITS

ii. Complete seperation of customers, counter clerks and the duty clerks achieved in the banking hall.

ii. Good orientation and climatic control techniques except that it has been politically interfered; tintard and sun coated glasses

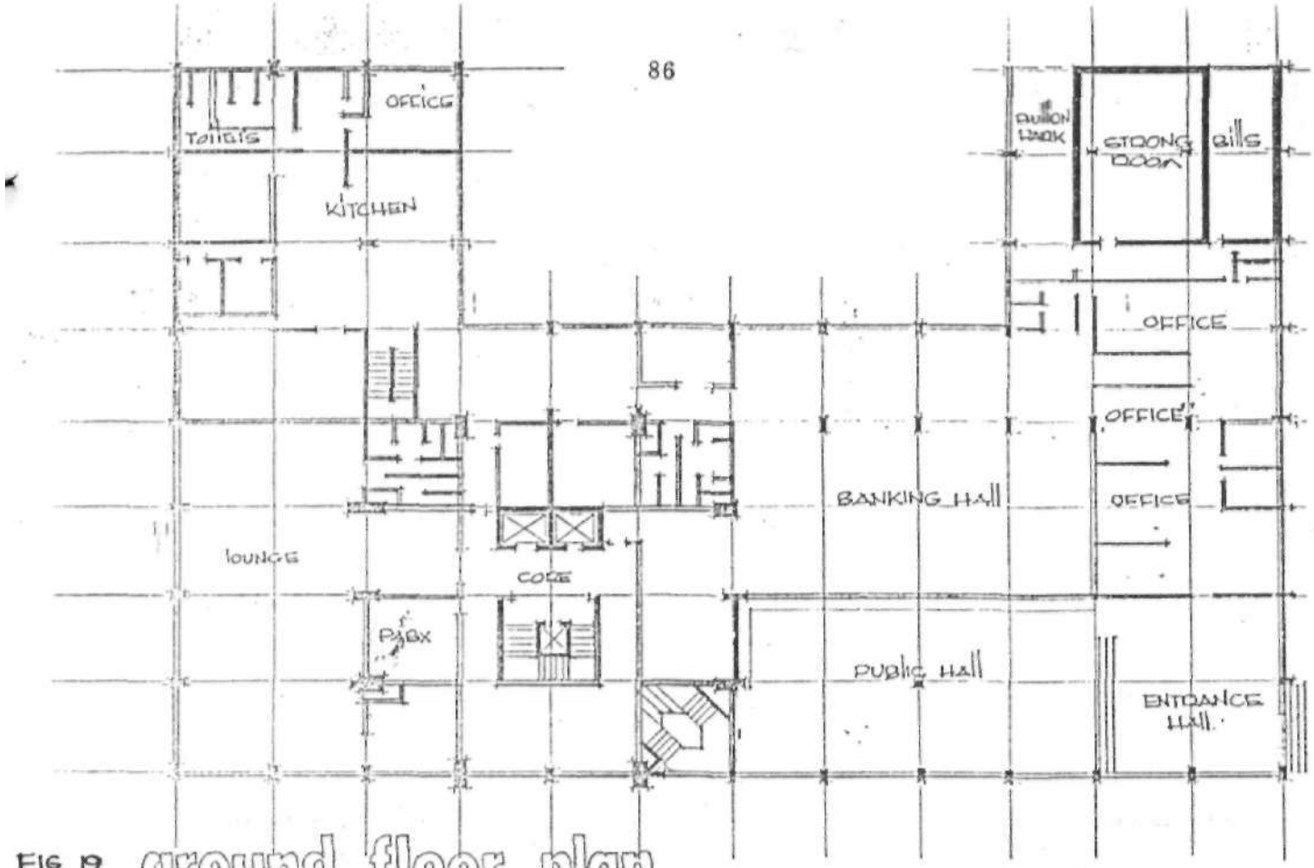


FIG 19 ground floor plan

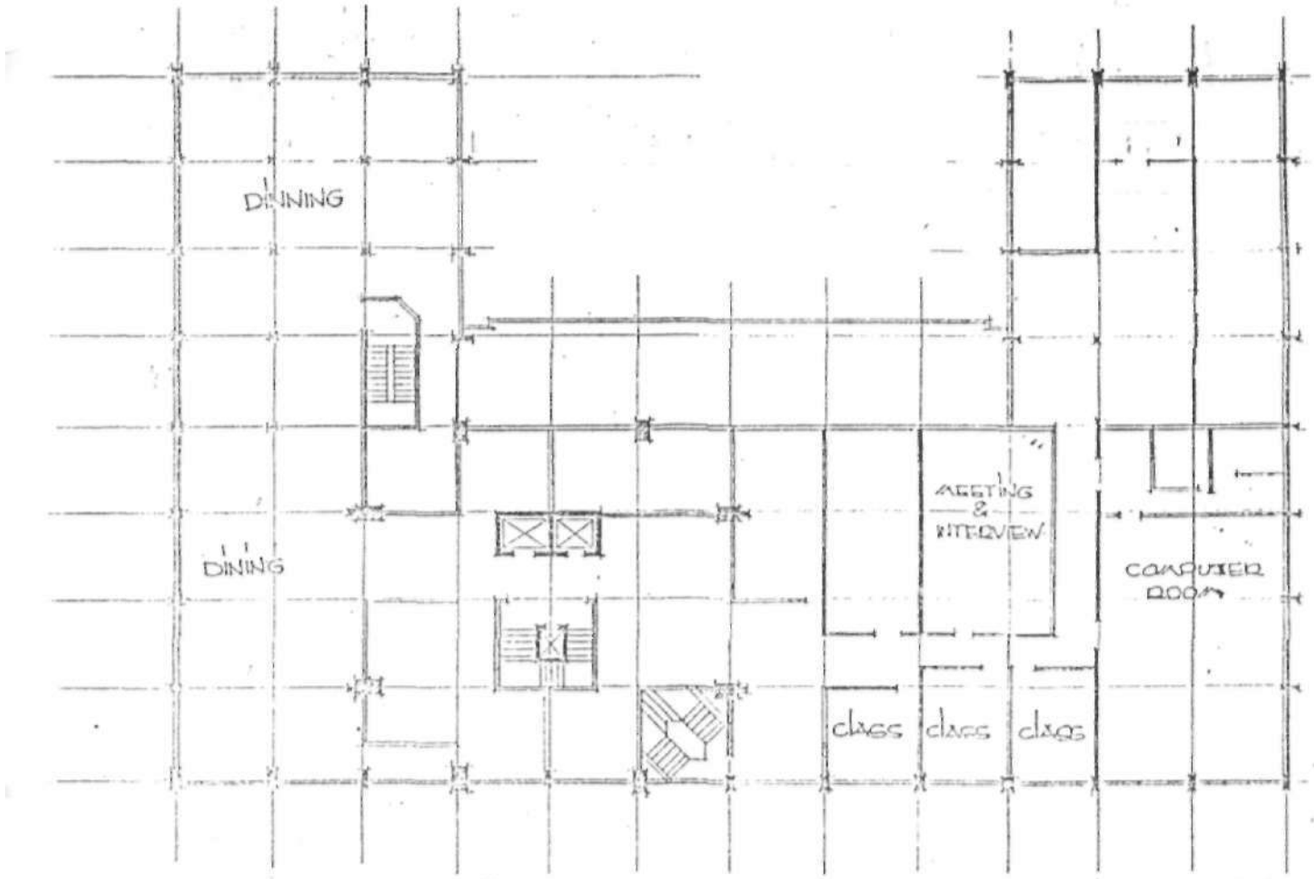


FIG 20. first floor plan

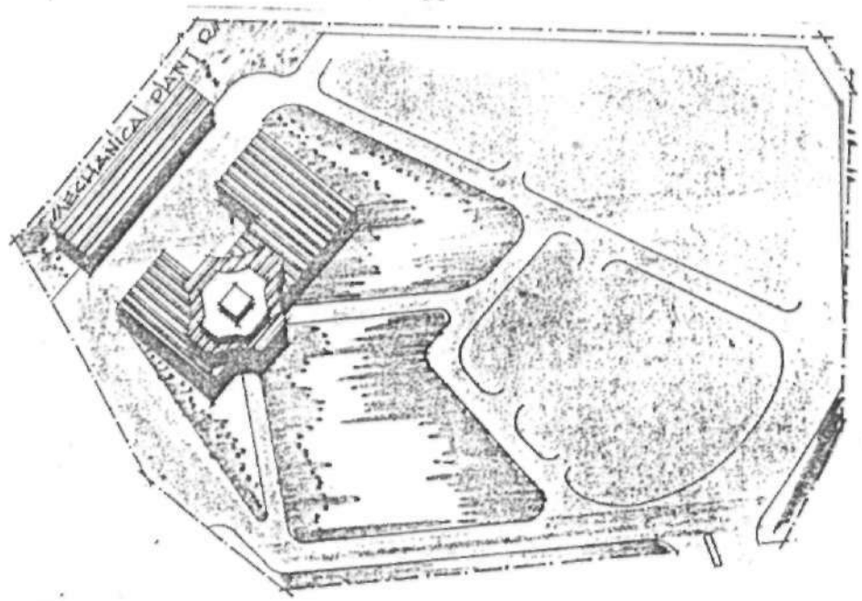


FIG 21. SITE PLAN

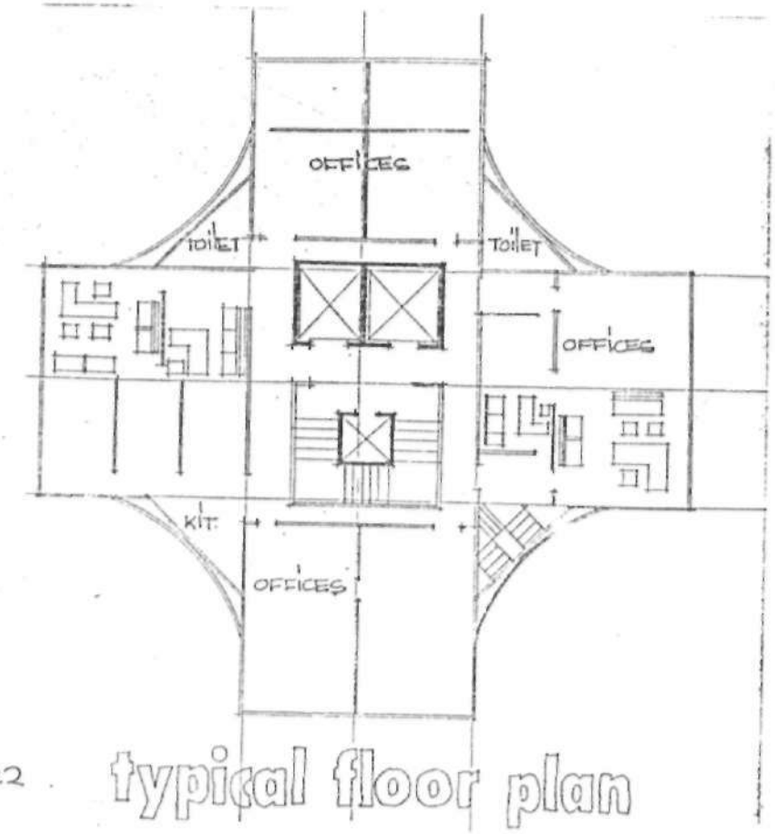
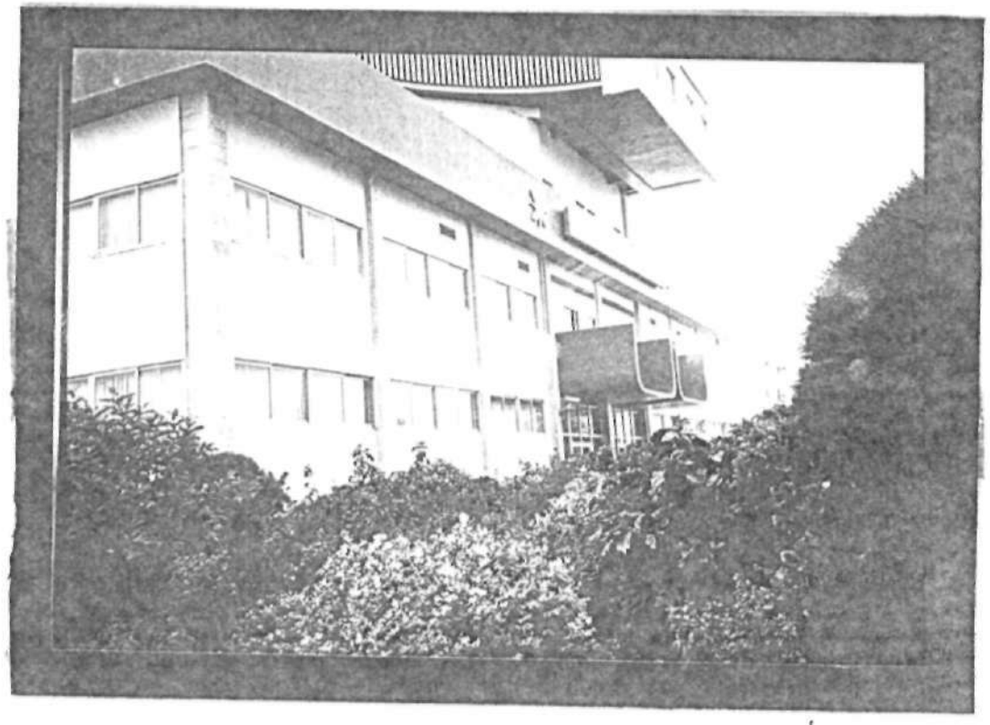


FIG 22. typical floor plan



PLATE 9



BANK OF THE NORTH KANO

PLATE 10

were proposed but were not installed due to the influence by the bank management.

3. Visual Division between the base, shaft and the Cap - the classical style.

DEMERITS

1. The podium is out of tune with the tower
2. There are lots of dead spaces on the tower as a result of concept adopted.
3. Fire escape not properly tackled and could pose danger in the event of fire hazard.

4.4 CASE STUDIES IV

SAVANNAH BANK, KADUNA

Client: Savannah Bank, Kaduna

Architects: Archcon. Ltd, Kaduna.

Introduction

Savannah Bank, Kaduna regional office which was previously located at Ahmadu Bello Way required a new building to accommodate their expanding services and also to house their training school. To reach this, they acquired a piece of land by the NEPA roundabout Ahmadu Bello Way, Kaduna.

However, a portion of the intended piece of land was refused them, therefore the project had to be scaled down to only an office block.

Location

The project was strategically located along Ahmadu Bello Way Kaduna between NEPA office and New Nigerian Newspaper Ltd. The building is very visible from all the cardinal points.

Scope

The scope entailed the provision for a banking hall, a kitchnette for staff, lettable office space and pent-house on the tower. It also required parking spaces for both customers and staff within the premises of the building. The building is accessible from Ahmadu Bello Way and Bank Road.

Concept

No design concept was used in the conception of the project. The orthodox rectangular block with peripheral services layout was used as the plan with a repetition of the floors to the 10th floor.

The building exhibits no special features, and celebrate no regional identity. It is simply a tower block of concrete structure standing high into the skyline of Kaduna.

The architects were said to have opted to the idea of solidity thus creating a massive concrete canopy at the entrance as a symbol of bank Architecture.

Constraint

The main constraint was the location of the site. This was solved by locating an entrance on Ahmadu Bello Way and one on Bank Road facing NEPA office.

Structure

The structure is a 6 x 5m grid rectagular concrete with the services - lifts, staircase rest rooms, ducts, entrance hall - located on the longer periphery of the rectangle .

Wall construction is of cement sandcrete hollow block. Basic construction material are reinforced concrete, reinforcement bars suspended ceiling, polished grano/terrazo floor, projected alluminium windows.

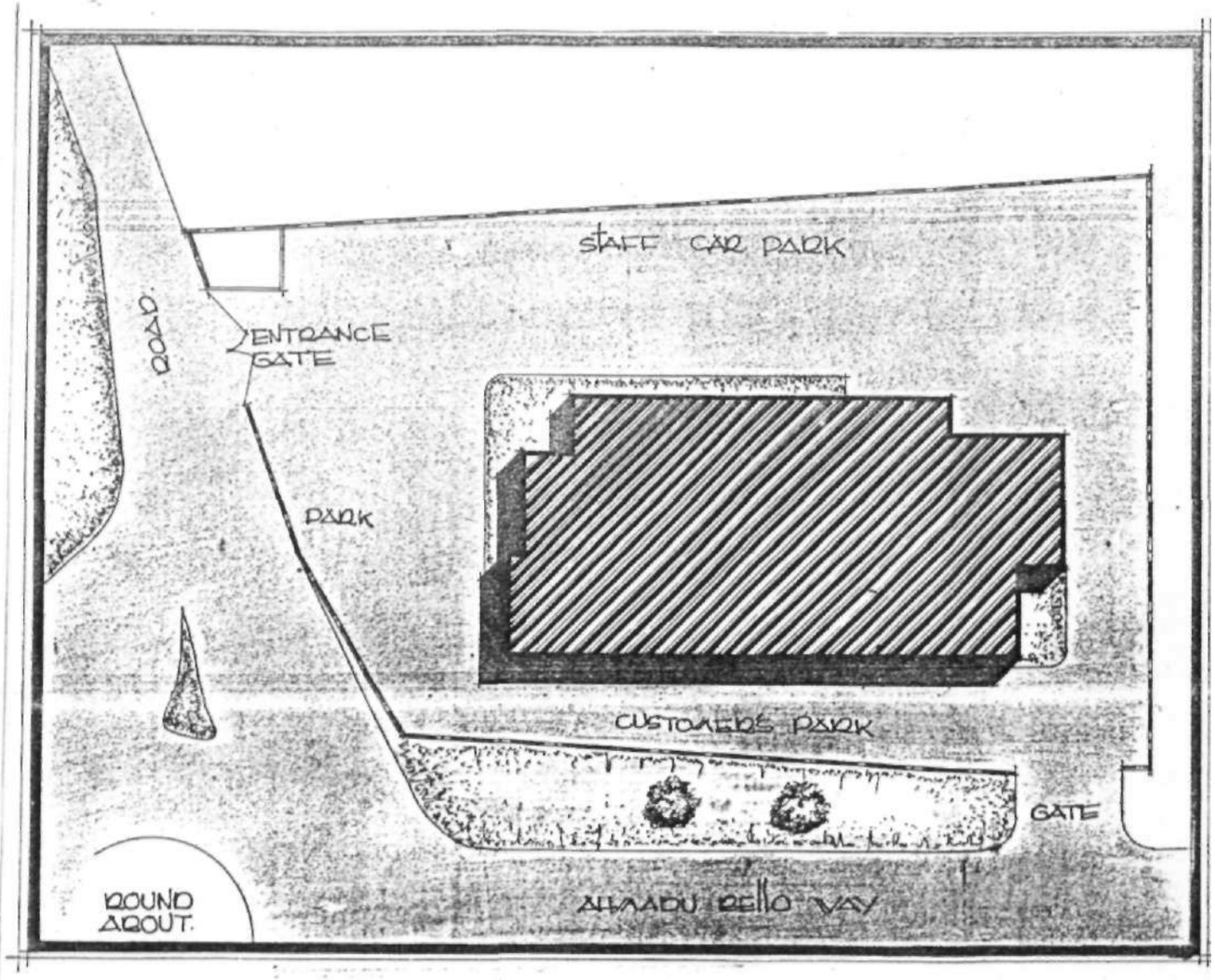


FIG 23 site plan

SAVANNAH BANK, KADUNA

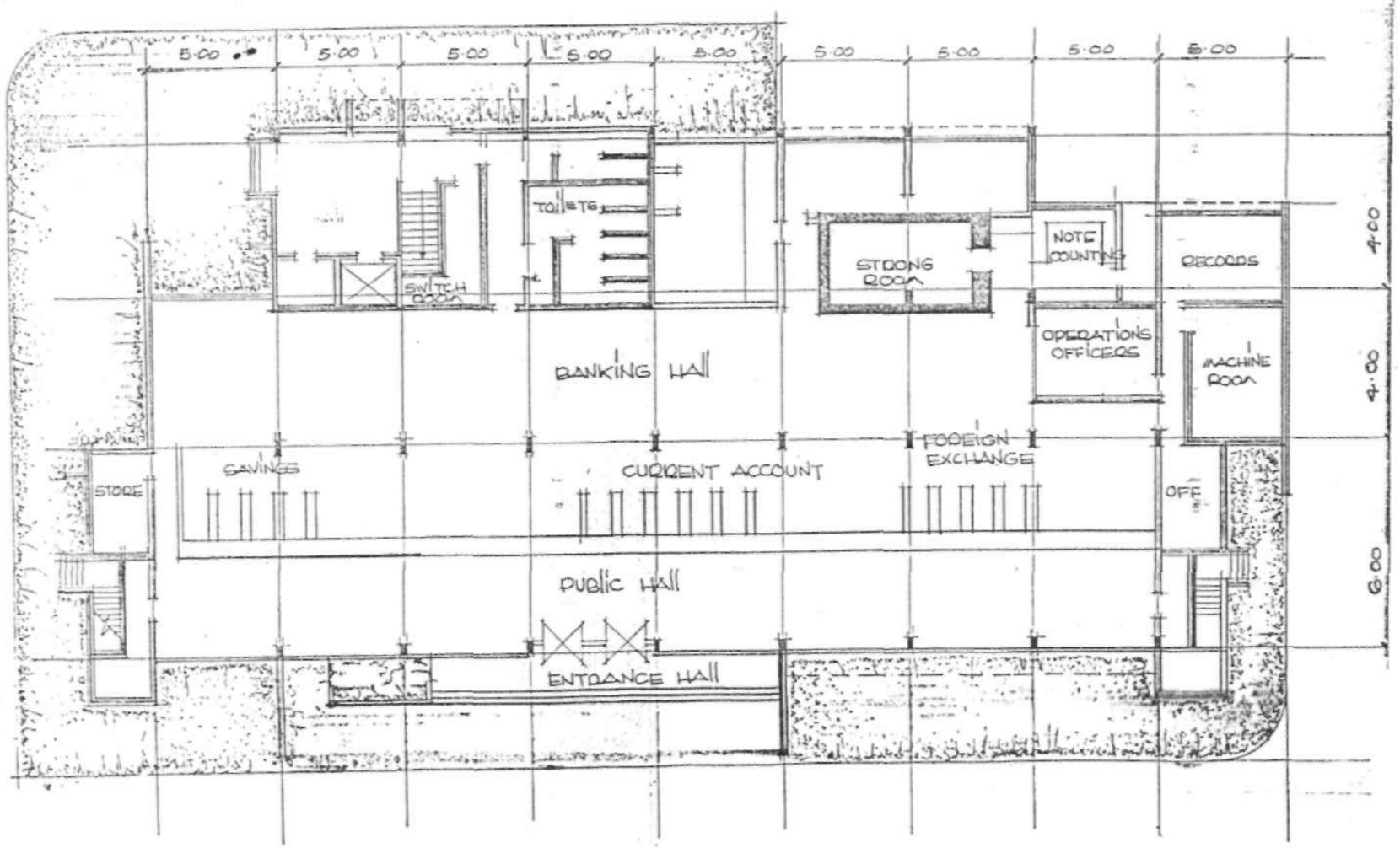


FIG 24 ground floor plan

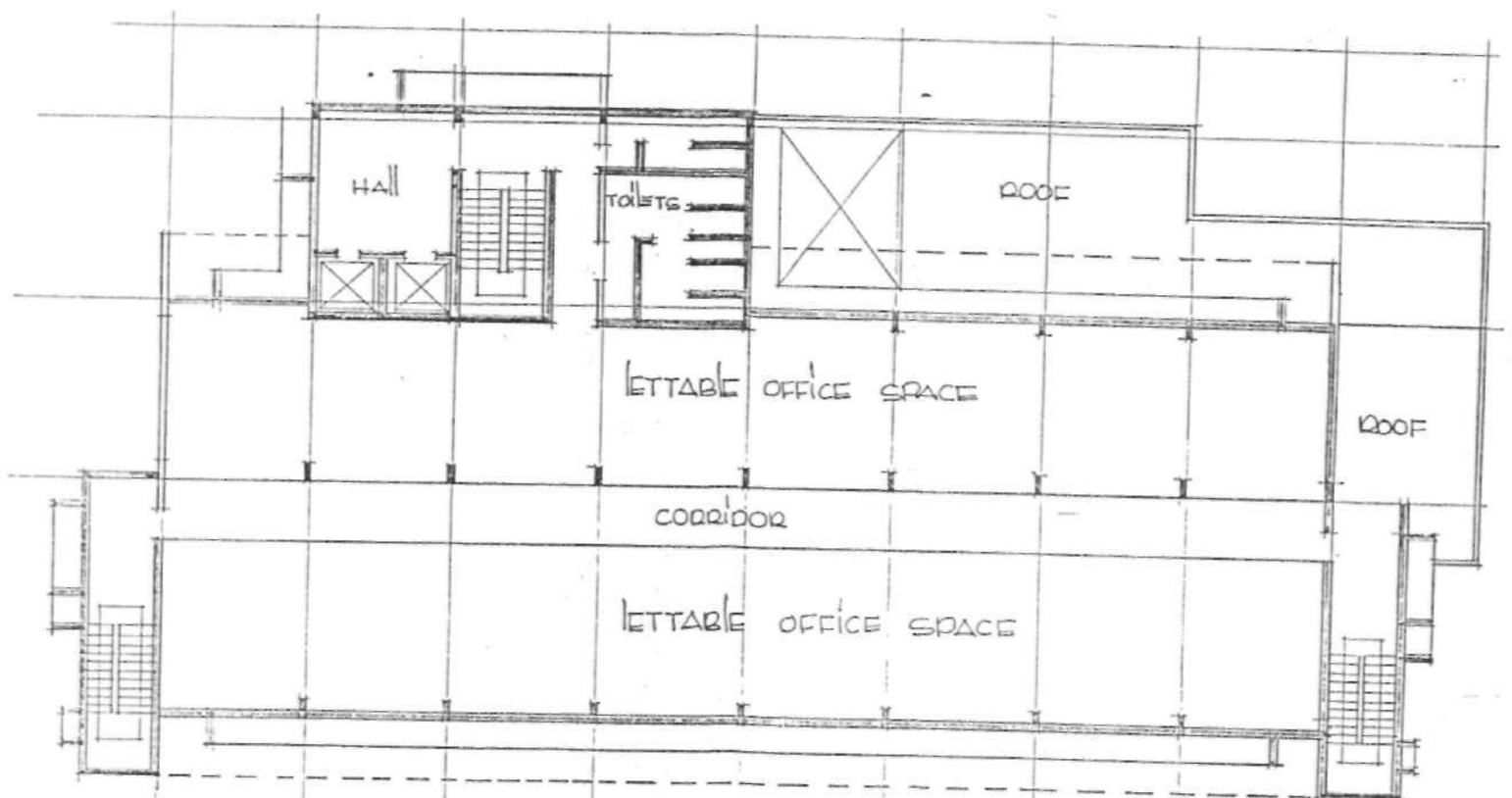


FIG 25 typical floor plan

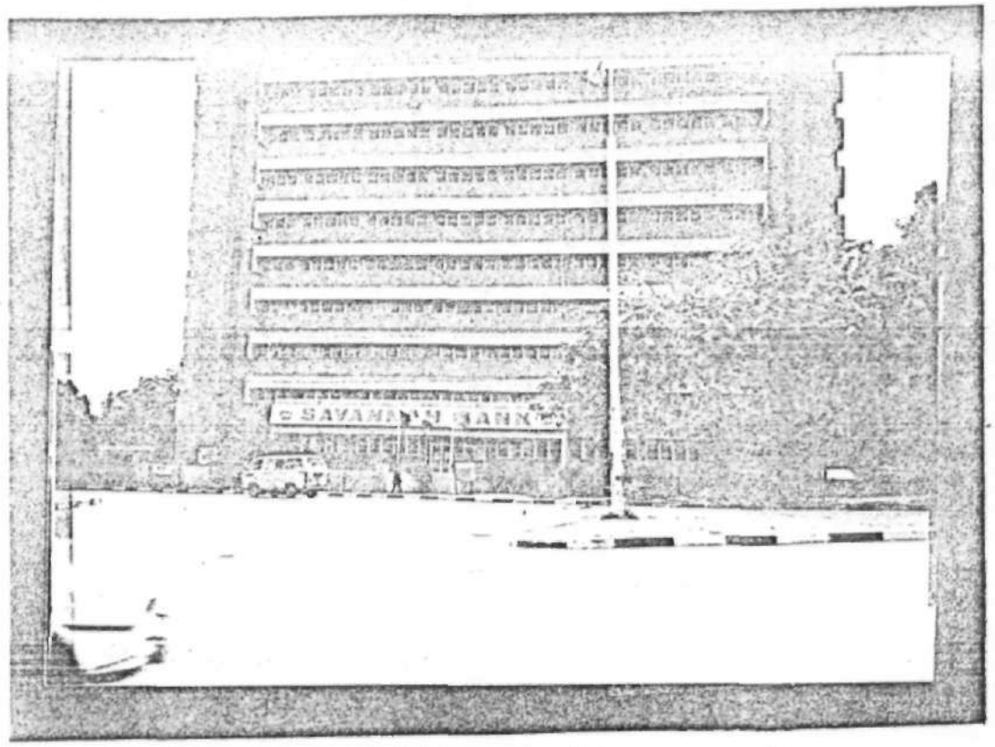


PLATE 11 SAVANNAH BANK, KADUNA

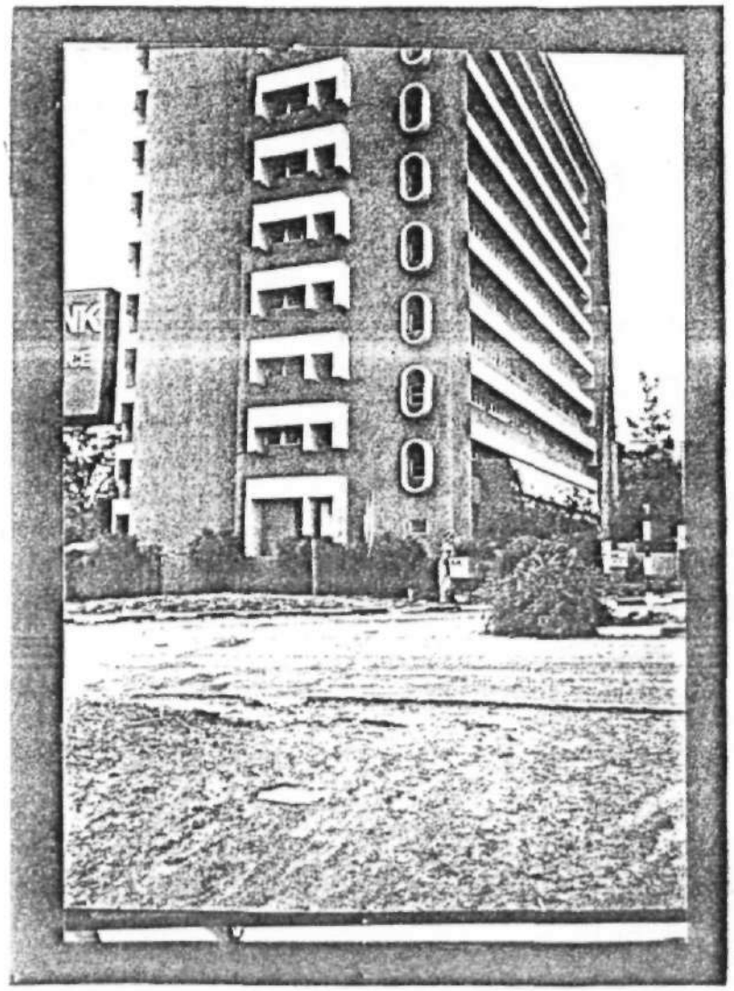


PLATE 12
SAVANNAH BANK
KADUNA

Function

Ground Floor:- banking hall, strong room, bullion park and archives;

First Floor:- Lettable office spaces, kitchnnette and snacks bar, conference room, manager's office and a platform;

Second to 10 Floors:- These have lettable office spaces.

Appraisal

The bank building is a building that exhibits simplicity in form and concept which could be said more appropriate for developing nations. It also exhibits passive climatic control by the use of horizontal band of concrete hood.

The location of the bank is strategic. The building is hardly noticed from the New Nigerian side of Ahmadu Bello Way due to over shadowing of trees and distraction of attraction by it rival.

Merits

1. A very simple concept
2. A good climatic control
3. A good maintenance possibility and provision
4. A break away from table-top building

INFERENCE FROM CASE STUDIES

From the case studies carried out some various revelation were discovered; that bank head office are alawys made up of branch bank, since their are usually tenants in such building that have diverse interest it is imperative that the bank head office have two public entrances.

I also discovered their are basically two kinds of bank layout viz- open plan layout where a banking hall is provided and almost every body carries out his work inside there. And the cluster plan layout, a situation where there is still a banking hall where some of the official perform their functions but with a great deal of them accommodated in small offices.

After a thorough literature review and case studies, It was discovered that bank head office must have the following facilities:-

1. A branch bank which must be provided with 2 entrances. one for the public and the other for the staffs, these entrances must be wall demarcated.
2. It is advisable to have staff car park seperate fromthe public car park when space permits.
3. The Bullion route must be very secured.
4. Vertical transportation within the building are usually made up of stairs, lifts and escalators. It is also worthwhile having a service lift and passenger liftseperately.
5. There should, be a security room which might have a changing room attached it. The security room must be in a very conspicuous part of the building.
6. Kitchen, canteen, store e.t.c.
7. Telephone room
8. Clinic
9. Conference rooms and interview room. And a host of other offices.

General bank Headquarters are often located in City Centres where land is very scarce, this poses a lot of designproblems for the architect. Some banks head office in Lagos have multi-storey parking spaces because of this problem.

10. Most banks head office in Lagos and Abroad often have lettable office space with services.

CHAPTER FIVE

FORMULATION OF PROBLEM

5.0 RESEARCH AREA

A research was carried out to see how space affects the various categories of bank workers. In other words, what kind of space each category, of bank staff prefares to work in. This research, was carried out chiefly to find a far reacting space requirement for the banking profession since their job is delicate and complex.

The research was carried out chiefly with the means of personal interview and a percentage finally worked out at the end.

To commence this research however, bank worker was first of all stratified into categories, so as to be able to provide for each categories.

5.1 TYPES OF BANK WORKERS

Junior Staff - These include security men, typist, secretaries cashiers, supervisors, messagers, cleaners and a whole lot of non skilled labourers.

Senior Staff - The group comprise the fresh graduates who joined the bank to perform diverse or specified jobs, the accountants, computer analysts, etc. These people are basically skilled labourers who have

passed the four walls of higher institution of learning.

Executives - This group comprise the managing director, the area and unit heads of the various departments and their various deputies.

A research was also carried out to know the types of office space in a banking environment and it was arrived at, there are basically 3 kinds of office space in the banking environment namely:-

i. Small Offices - For one person
To be shared by 2 or 3 persons
maximum depth (from Perimeter) is 6m
maximum area $40m^2$
minimum width $2.6m^2$
minimum area $8m^2$

ii. Medium Office Space
This kind of space is used by a small group of about 5 people performing related task. The area is normally be between $40m^2$ - $150m^2$.

iii. Large Office Space
For several working group of personnels area is normally over $150m^2$
(Space standard per employee from architects' data and it conforms to results of participant observation).

5.2 CLASSIFICATION OF SPACE IN BANKING ENVIRONMENT

Space according to Edward Hall and R. Sammer can be categories into two:-

(i) Fixed Space

(ii) Semi Fixed Space

Semi fixed Space is that space that is defined but has no permanent character. He further went to introduce two other concept concerning space:-

i. Socio fugal space

ii. Socio petal space

Socio Fugal Space is that space that tend to "Isolate" individual thereby making them self existent. From research conducted by personal interview a great deal of senior workers or executives in the banking industry tend to prefer this kind of space.

On the other hand socio petal space is that space that being activities together, seeks to integrate people while at the same giving privacy needed. This kind of space puts the workers in public view. The workers then tend to puy in their best.

5.3 SITUATION AT NIGERIA INTERNATIONAL BANK:

At Nigeria International Bank Headquarters Lagos, what is obtained is just small spaces and large spaces.

The small spaces are occupied by the executives group i.e. the managing director and a few heads of departments. And any other person works in a big open hall as shown in the plate below.

A handsome number of people in this open offices have computer at their desk.

5.4 FINDINGS IN NIGERIA INTERNATIONAL BANK

From personal interview conducted on 20 employee of the treasury operations. Operations group . An area measuring 10 x 16m^2 80% of the worker said they wished the space was a bit smaller and private

According to those who opted for these smaller and private claimed that communual noise emanates from the big space and it is bad for business. Moreso, some claim they deal with computer and therefore need a great deal of concentration to function properly.

In the personnel department however, the story was different The employees in this department did not appear to be bothered by the large space they work , 85% of those interviewed denied that the desk space around which they work is perfectly okey for them.

In the banking hall however, where majority of the junior staff of the bank work in. Overwhelming majority of them (90% of them precisely) seems to like the set up of the space. According to them they like to work, somewhere where they would be watched by everybody so the hard working ones get promoted which is the ultimate aim of every junior worker. So the idea of the banking hall is a highly welcomed part of the bank designs.

5.5 FINDINGS AT NIGERIA INTERNATIONAL BANK (MARINA BRANCH)

This branch bank is housed in a high rise building in Marina. The bank is not custom design, it is just an open office partitioned to the banks taste.

The bank basically comprises; a banking hall with the accountant rostrum about the middle of the hall. The hall is about 200m^2. And most of the employees have their desk inside the space except the branch managers and a few other assisting managers whose offices ranging from 12m^2 - 20m^2 are partitioned off the banking hall.

A research was conducted so as to find out how the various categories of workers react to the spaces in which they find themselves.

Firstly, an interview was conducted on the junior staff of the bank that constitutes about 65% of those in the banking hall.

85% of the junior staffer are quite happy with this arrangement of being able to work with some of their higher officers. According to them this social interaction is good for business.

On the other hand, about 45% of the senior staffer prefers a single office space or shared office by say 3 to 4 employee. According to them this will give the required privacy and concentration required to handle such intricate and del icate jobs they handle.

25% would like a medium sized office that could take between 10-15 people so as to get the required business interaction needed for manpower development.

30% are really not bothered working in a big space like the banking hall. 98% of the top executives occupying single offices are happy with this arrangement. According to them such environment suits their working requirements. More often than not, most of them handle very sensitive and bulky documents that require proper rooms for storage.

5.6 CONCLUSION

It can thus be concluded that to achieve an effective space organisation that would satisfy the various working groups in a bank there must be:-

i. Semi fixed space (flexible partition except where necessary)

ii. Variety of spaces all inter related to one another.

Neither socio petal nor socio fugal space could be used in isolated What is needed is flexibility and congruence between design and functions. This further goes to reduce monotony of spaces.

The aim of producing an integrated atmosphere conducive for cohessive existence and comfort is the ultimate aim for the architect and designer. Inadequate, badly designed and too much space affect the working capacity of the user nagatively.

5.7 SITE LOCATION AND REGIONAL SETTING

The site is located along Lekki Road, close to mobile headquarters It is an industrial plot size measuring 55m x 72m and it is accessed from only the major road which infact makes the design very challenging.

The location of the site is directly opposite the five cowries, waters and this is envisaged to create a very good view for the building if well exployed.

The site's location is also affected by peculiar natural factors such as breezes, sunshine, wind velocities, humidity and the particular comfort zone.

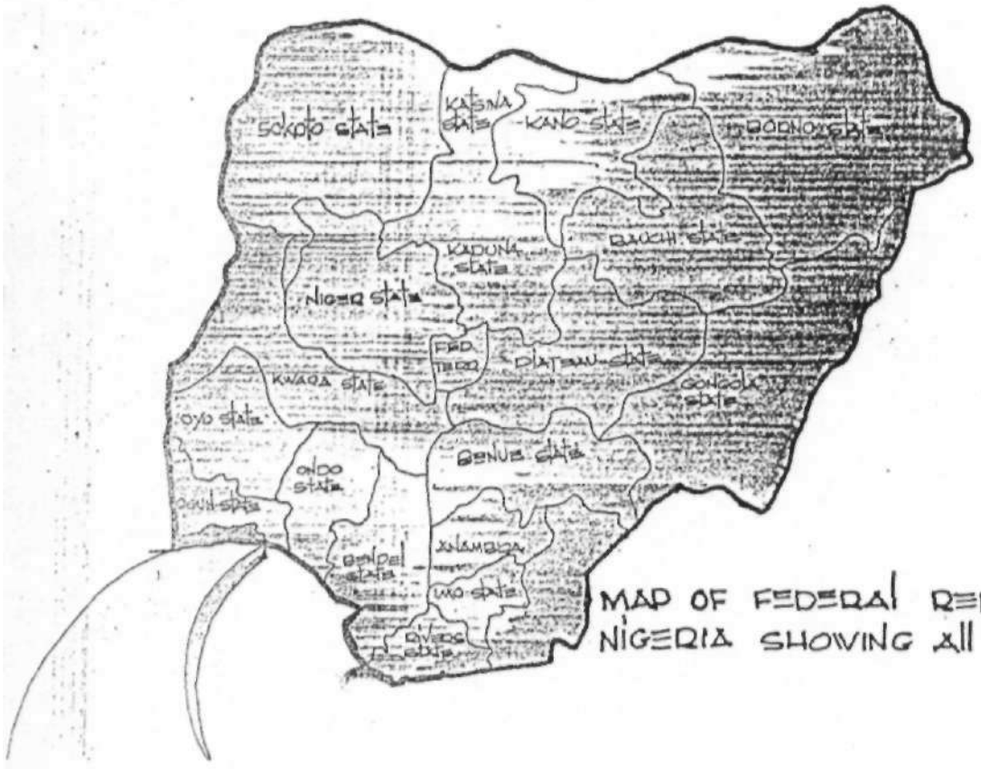
variation of breezes do occur at rates that cannot be ignored. Sea breeze by day coming from atlantic ocean and land breeze by night.

5.8 CLIMATIC CHARACTERISTICS

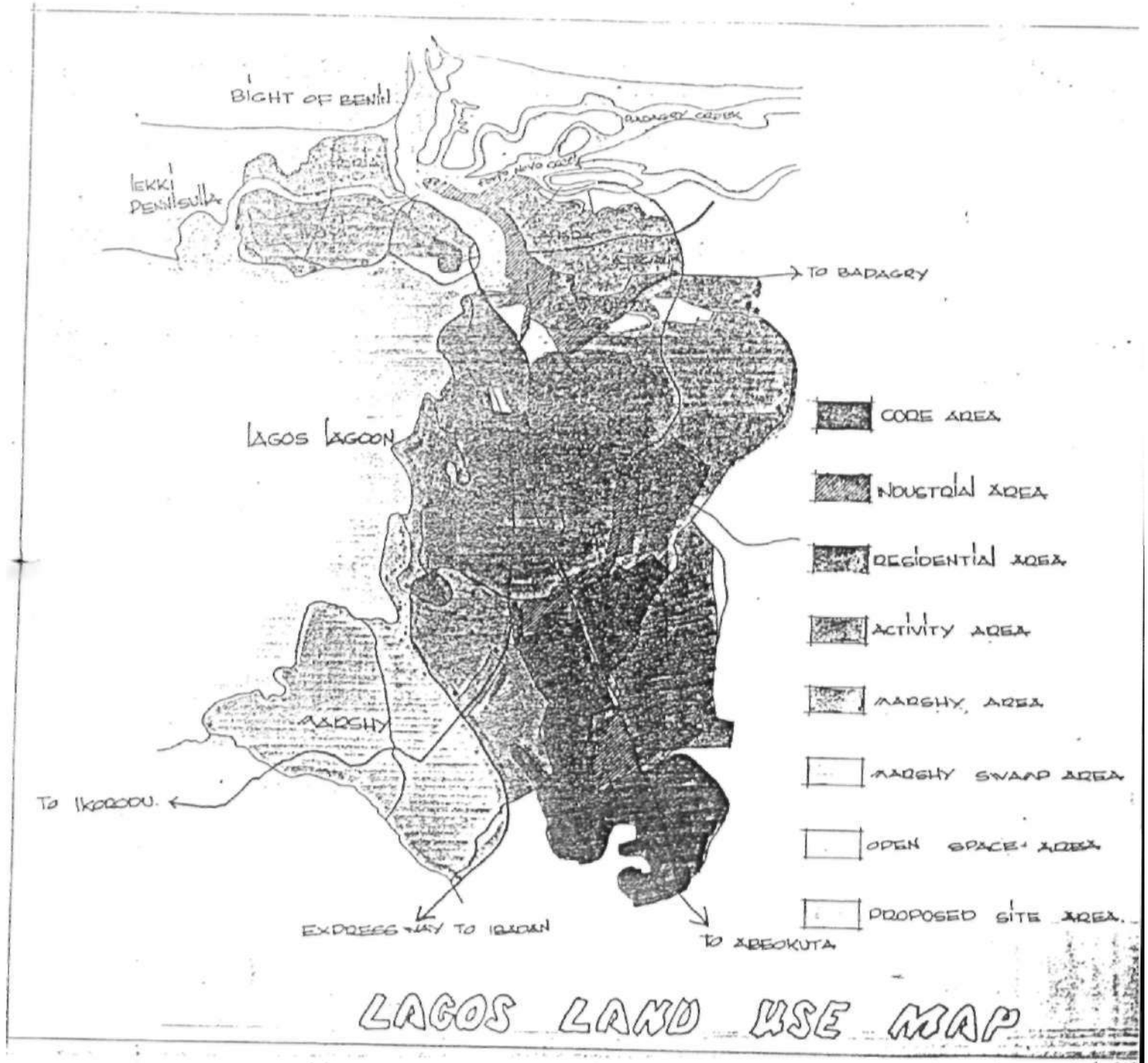
Rainfall:- Lagos basically belong to the rainfall region, thus the environs of the site is not left out. The site is continually bombarded by south-west monsom winds which is moisture laden and thus brings rains. This therefore, gives rise to frequent rains throughout the year with seasonal variations from May to October when the highest down pour occurs.

Relative Humidity:- The relative humidity of the air is between 80 and 100 percent. The presence of large water bodies mainly the Lagos lagoon, Badagry, Creek, the Atlantic Ocean and most importamtly Five cowries creek have a great impact on the humidity of the area. For most part of the year however, the humidity is over 95%.

The air is normally very saturated with water vapour, thereby causing precipitation in the morning during the rainy season.



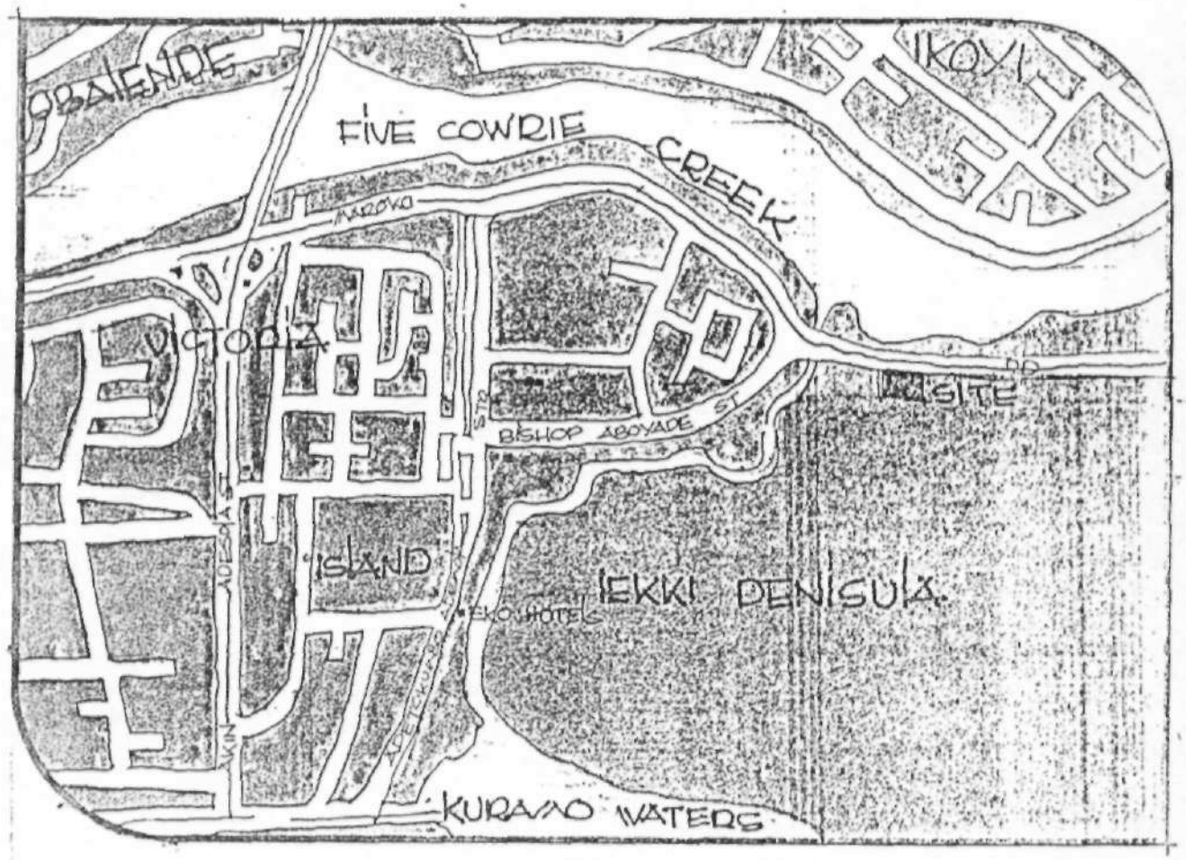
MAP OF FEDERAL REPUBLIC OF NIGERIA SHOWING ALL THE STATES.

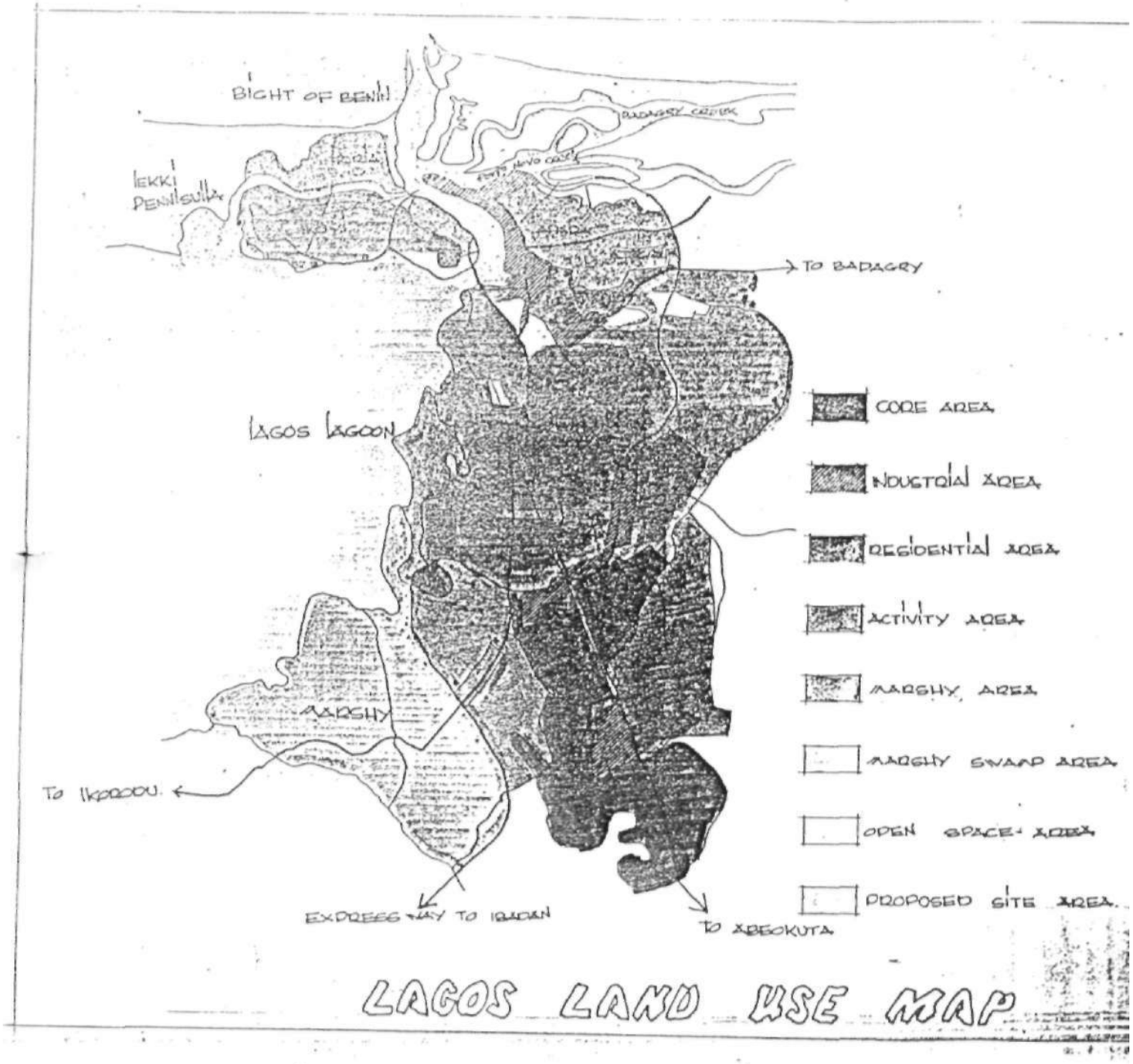


LAGOS LAND USE MAP

TO ABEOKUTA.

LAGOS LAND USE

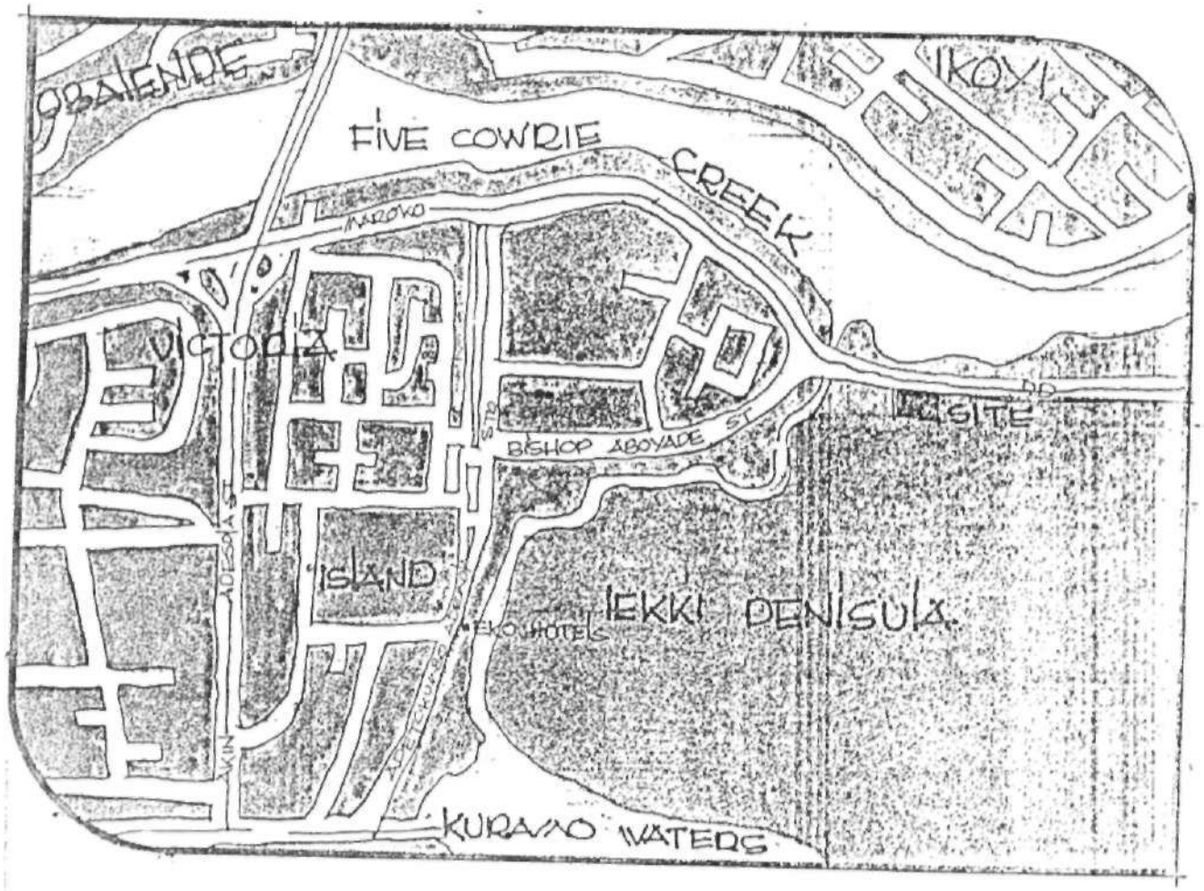




LAGOS LAND USE MAP

TO ABEOKUTA.

LAGOS LAND USE



There is an inverse relationaship between a rise in temperature and the relative humidity.

Temperature

The average daily temperature is about 27°C while the average daily maximum temperature is about 30°C. The coolest month is August with a temperature of about 27°C and the hottest month is March with a temperature of 30°C. However, temperature of 33°C can be achieved atimes. Cloudness and heavy precipitation helps to moderate the temperature.

Prevailing Winds

There are basically two prevailing winds in Lagos State. These are the north-east trade winds and the south-west monsoon winds. The north-east trade winds are normally dust laden and it blows from the sahara desert. This wind lowers humidity and brings about cooler nights. This wind prevails from November to February, But basically, its effect are not so severe in Lagos.

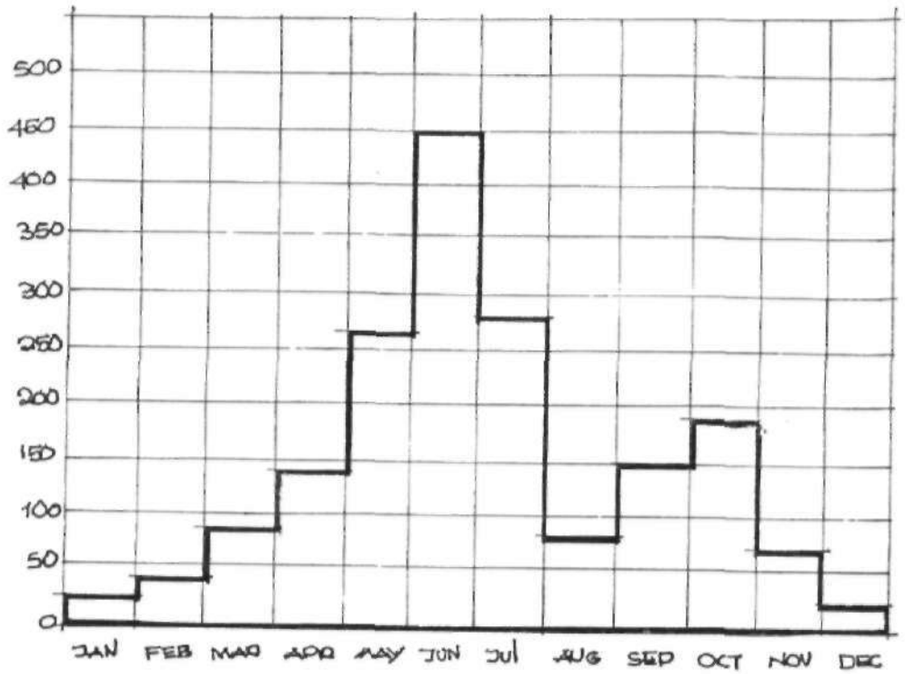
On the other hand the south-west mansoon winds are moisture laden and brings rains to Lagos State and to environs. This wind is more predominant in Lagos. However, it is less potent between November - March.

Seasons

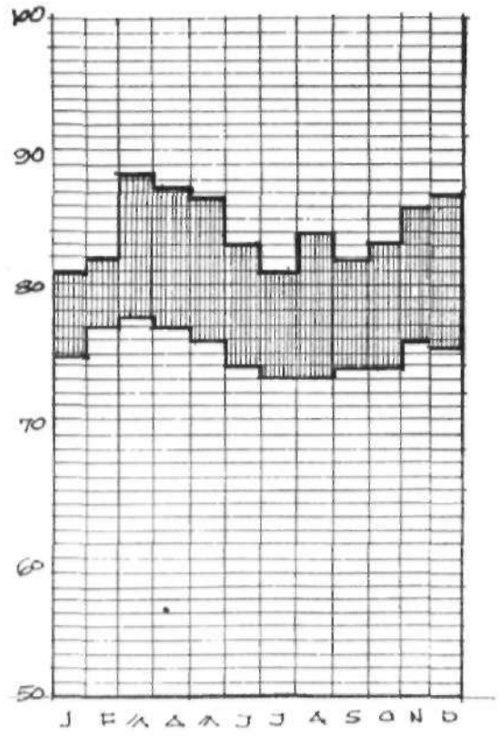
(a) Long Wet Season :- From the middle of march to July, it is characterised with torential rains.

(b) Short day Season:- From July to August, it usually last for about a month.

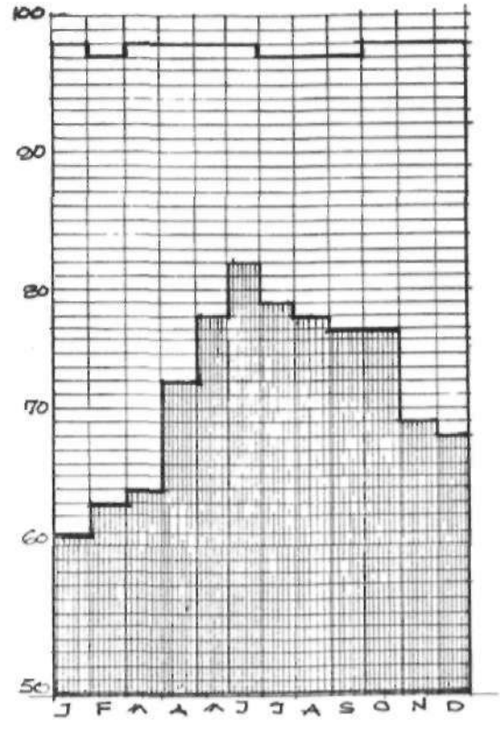
(c) Long Day Season:- From November to March, it is usually the harmattan period.



AVERAGE MONTHLY RAINFALL



TEMPERATURE



RELATIVE HUMIDITY

Micro Climate (The Site):- The climate of the site of the proposed Nigeria International Bank Headquarters in Lekki pennisula is basically the same as that of the generality of Lagos State. But the present of five cowries creek opposite the site have some remarkable influence on the micro climate of the site portively especially during the dry seasons.

5.9 PHYSICAL CHARACTERISTICS AND SITE ANALYSIS

Lagos State lies within the humid climatic regions of the world. The vast expose of water adds to giving Lagos state its characteristic humid climates. The Topography is generally flat.

Flora:- There are no trees of importance on the site. The vegetation on the site is basically shrubs with grasses growing at low height.

Soil:- The surface is sandy typical of soils found at beaches. The constant rainfalls has resulted in the soil being loose and weak, Heavy foundation build up is therefore recommended for the site. The sub-soil however, is laterite and its load bearing capacity is not so high neither. The ground level is not so high, so their is a tendency of neighbouring atlantic ocean flooding the area. Filling of the site is therefore needed before any development is carried out. This is envisaged to be done by Lagos state ministry of works. Thereby causing precipitation in the morning during the rainy season. There is an inverse relationship between a rise in temperature and the relative humidity.

Temperature:

The average daily minimum temperature is about $27^{o}C$ while the average daily maximum temperature is about $30^{o}C$. The coolest month is August with a temperature of about $27^{o}C$ and the hottest month is March with a temperature of $30^{o}C$.

CHAPTER SIX

6 0 THE DESIGN BRIEF

6.1 PREAMBLES

The NIB headquarters is presently housed in a rented building at No 1, Idowu Taylor Street, Victoria Island, Lagos. However, due to the consideration expansion in business, the bank need own head office to enable it meet its growing demands, The pressing needs are for greatly increased accommodation for all categories of its public business and commercial activities including a branch banking division with a banking hall, a training school and parking space for about hundred and twenty cars.

This headquarter when erected would offer the bank the possibility to reach out to more corporate clients and generally imrpove its corporate image outlook.

6.1.1 Functional Requirement

The purpose of the thesis is to basically arrive at a design that would cater for the present and future needs of the client. Though the banks is presently in its infant, it is anticipated in the future the facilities provided now would be maximally utilised by the client. The upper limits of space standards could be used and the requirements carefully worked out to accommodate the bank with expansion possibilities in office occupation.

6.1.2 Facilities

For an office building of this nature to function properly, it only becames imperative to provide it with facilities that would sustain it as an ideal working environment. However, to work out an effective brief, case studies of similar bank structure provided a basis for the selection of some similar facilities.

Office

Todays' offices has outlined just providing a space for working in. It has to be quite conducive so that all management services could be carried out effectively. The offices shall ensure proper consideration of the various sectors of the client by way of partitions or otherwise where necessary. The office space standards arrived at shall be adhered to tenaciously with adjustment made where necessary to arrive at the most optimal space allotation.

Seperate office zones are proposed for the corporate headquarters regional office and the branch banking sectors in the headquarter building.

Banking Hall

Today, NIB's banking activities are expanding at rates that cannot be ignored, to cater for this volume of transaction of the banking business, a banking hall that is equally spacious spacing would be provided. But however, with the advent of computation in banking business, less clerical staff is however being needed to perform same function. Computers have partially or fully taken over the job erstwhile performed by these clerks. On this basis a banking hall measuring 450m^2 excluding secure areas. The halls can accommodate 180 persons at any given time.

General Office

In carrying out general office works functional offices which facilitates and enhances modern office practice techniques is proposed for the day-to-day management of business activities.

Technical Rooms

Water treatment plant is provided for the use by the bank to be able to treat their water that is expected to be pumped up by bore hole effect. A room for generator is also provided on the fourth floor so also is the central air condition unit. Other technical room required is the computer room and other services.

Gate House

This is provided so as to be able to monitor the activities going on in the premises. Two gate houses are provided. One for the bullion route, and the other for vehicular and pedestrian movements. The gate house could also serve as the control point for the site's lighting and other gadgets.

Public Hall

Lobbies should be readily accessible to the public. In addition it should also contain reception/information, loan offices, tellers and check writing.

The counter service unit is also located here and space surrounding them allow easy circulation of the public.

All those personnels that have direct contact with the public should be located within this vicinity.

Tellers are usually located at one side of the bank to allow for expansion.

Operations Department

This department is responsible for the smooth running of the bank and ensures that all banking activities conform with the bank's laid down rules.

6.2 SCHEDULE OF ACCOMMODATION

General Design parameters and criteria.

Bank/Office	Standard	From Case Studies	Adopted
1. Senior Officers (Executive)	$45m^2$	$30m^2$	$50m^2$
2 Others	$15 - 36m^2$	$20m^2$	$30m^2$
3. General office	$2.2m^2$	$2.5m^2$	$2.5m^2$
4. Class room	$0.45m^2$	-	$0.6m^2$
5. Kitchen/Store	40%of Dining	-	Adopted
6. Circulation/Services	15% of Usable	-	"
7. Storage	20% of Space provided	-	"

Function	Gross Area provided (including circulation e.t.c)
Commercial Consumer Banking group	
Space for 95 Cars	$250m^2$
Banking Hall	$270m^2$
Public space at the banking hall	$160m^2$
Notes counting	$15m^2$
Machine room	$90m^2$
Strong room	$36m^2$
Bullion Park	$72m^2$
Plant room	$36m^2$
Water services room	$54m^2$
Stationaries and Book room	$81m^2$
Archives	$130m^2$
Clinic	$40m^2$
Telephone room	$30m^2$

	Area m^2
Branch Managers	$50m^2$
Secretary	$15m^2$
Assistant Branch manager	$25m^2$
Secretary	$15m^2$
Interviewing room	$50m^2$
General Meeeting	$40m^2$
Coffee room	$24m^2$
General office	$42m^2$
Toilet (3No)	$90m^2$
MANAGING DIRECTOR'S OFFICE	
Managing Director	$70m^2$
Reception	$36m^2$
Secretaries	$40m^2$
Personal/Confidential Sec.	$36m^2$
Messengers office	$12m^2$
Conference room	$70m^2$
Tea room	$12m^2$
INSTITUTIONAL BANKING GROUP	
Unit Head	$25m^2$
Reception/Secretary	$12m^2$
Assistant Unit Head	$20m^2$
Secretary/Reception	$12m^2$
2No Offices	$24m^2$
5No Relationship Managers	$35m^2$
4No offices	$35m^2$

Assistant unit head network and correspondent or relations	20m²
Secretary/Reception	12m²
4No officers	35m²
Corporate Finance unit	
Unit Head	25m²
Asst. Unit head Corporate finance	20m²
Secretary/Reception	12m²
Manager Agric.	15m²
Manager Housing	15m²
Manager Foreign Exchange	15m²
6No Officer	35m²
Manager Branch Network	15m²
Manager Controls	15m²
Reception/Secretary	12m²
Manager Inspection	12m²
Manager Lending Policy	15m²
4No Officer	30m²
Manager Finance and Plann'ng	15m²
Manager Finance	15m²
Manager Corporate Development	15m²
Secretary/Reception	35m²
4No Officers	35m²
The Operation Group	
Group Head	25m²
Reception/Secretary	12m²
Messenger office	12m²
Manager manpower development	12m²

General office	40m²
Secretary/Reception	12m²
Manager Properties	15m²
Division head, Treasury, Operations	15m²
Unit Head, Treasury Operation	15m²
Asst. Unit Head Fund Transfer	15m²
Premises Department	30m²
Division Head services	15m²
Secretary Head services	15m²

FUNCTION

Manager Computer Operations	15m²
Manager Legal/Sec. services	15m²
Legal officer	15m²
Communications Engineer	15m²
Public Relations officer	15m²

AREA MANAGERMENT

Area Manager	15m²
Inspectors 4No	15m²
4No Officers	35m²
Accountant	15m²

Training Schools

2No Classroom	60m²
4No offices	35m²
Library	40m²
Coffee room	20m²
Newspaper room	35m²
Seminars room	35m²

Clinic :

Waiting room	25m²
Consultation room	20m²

Plaza/Exhibition Area

Shops (including storage etc)	100m²
Restaurant	144m²
Kitchen/store	70m²

Services

2No Lifts	8.5m²
Main Entrance	8.5m²
8No Toilets (on Offices tower)	36m²

Personnel Department

Manager Personnel	25m²
Secretary/Receptionist	12m²
Manager Career Planning and Development	15m²
Manager Renumerations and Benefits	15m²
Manager Communications	15m²
Manager Recruitment	15m²
Manager Training	15m²
General office	35m²

6.3 ZONE ANALYSIS

From the functional point of view the design can be broken down into three distinct parts. They are:-

(a) The Corporate Head office; Accommodating and serving the management structure of the banks headquarters.

(b) The Bank Branch: Serving as a local branch of the bank and finally

(c) Lettable office spacing shop, restaurant etc.

These three when carefully planned would meet the yearning and aspirations of the client.

Zone Relationship

This standing relationship between the three groups mentioned above is a symbolic one. Each one functions as a subset of the other unless when it cannot be helped. Each unit can be recorded from a common entry point.

Functional Relationship

This is an attempt at relating the various functions of each unit together so that they can be more function without interference from other units. For instance the bank branch should be able to function dequately withbut much interference from the corporate headquarter and vice versa. So also the lettable spaces restaurant and shops should be able to function without interference from the Bank branch or the corporate headquarters.

6.4 DESIGN CONCEPT

6.4.1 Planning principle

The ultimate aim of every designer is to create a space that would be good and pleasant to work in. To create the desired satisfaction for both the clients and the users. This proposal aims at creating an environment devoid of any form of physical and psychological traumas; a proposal to produce the environment which can be absorbed through the maximum number of senses.

This creates the deepest, most significant and lasting impact through taste, feeling, smell, hearing, movement use of proper colours e.t.c. Various design evaluation criteria - health/safety performance, comfort and pleasantness - is always appropriate to some degree. However from space to space, the relative importance of the criteria will vary considerably, which will reflect the values of the client. For instance if a space threatens one's safety and health, who wants to risk it?. If a space doen't permit performance who needs it?, If it isn't comfortable, who wants to tolerate it?. (An architect describing a beautiful but hellishly hot building in Barcehna said "who can speak of aesthetics at 120"?) and finally if the space isn't beautiful who wants it.[2] A good design satisfy all criteria and this proposal intends to:-

6.4.2 Site Concept

The site undoubtably is the overiding factor in the design of this headquarter. Traditional Concept of space organization based on heirarchy security, and celebration of dorminant spaces is adopted in the conception of the site. Security is viewed to reflect the nature and functions of the different parts of the building.

To arrive at the concept adopted, security and accessibility were strong parameters to consider. For security purposes the bullion entrance is separated from customers and staff entrance. The bullion route leads directly to the secure area of the bank, which is quite economical. The other entrance is for visitors, customers and staff alike. It lead to the parking. See Fig/ 31

6.5 Floor Plans

In order to arrive at a floor plan that would meet the various criteria it would be important to see if the spaces could be fussed together to form a complete whole.

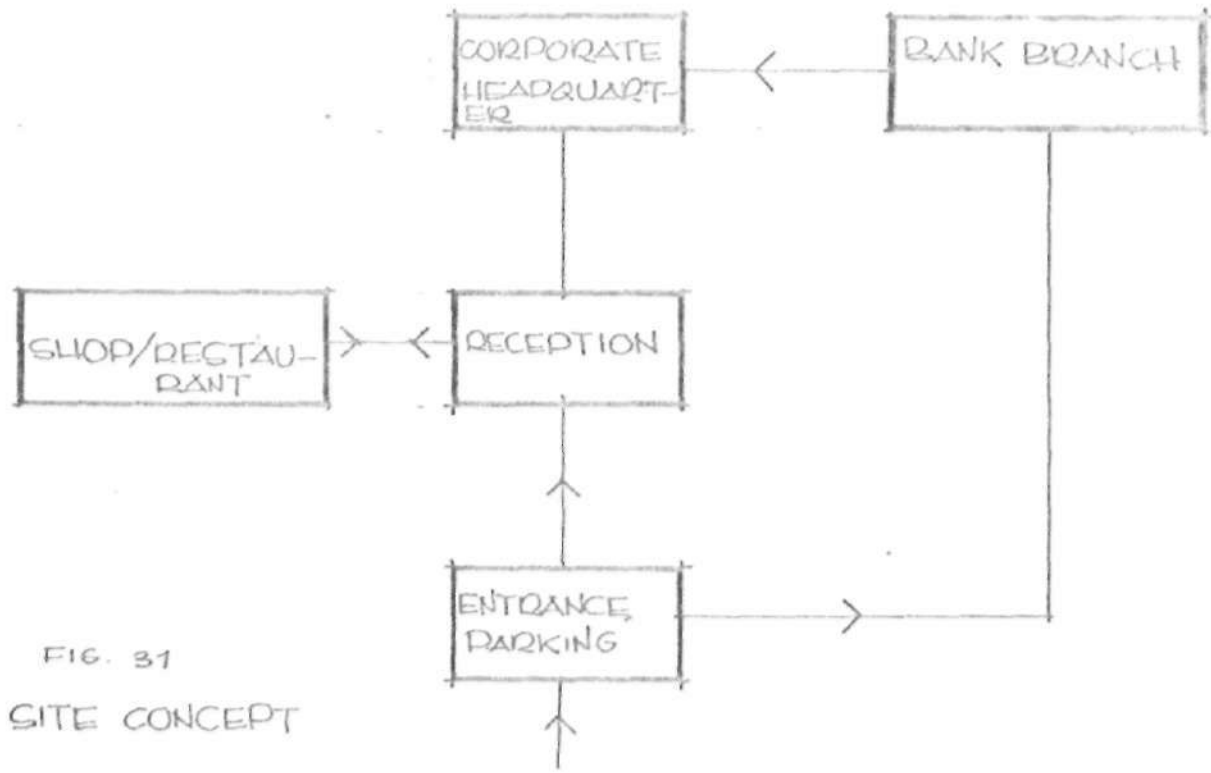


FIG. 31

SITE CONCEPT

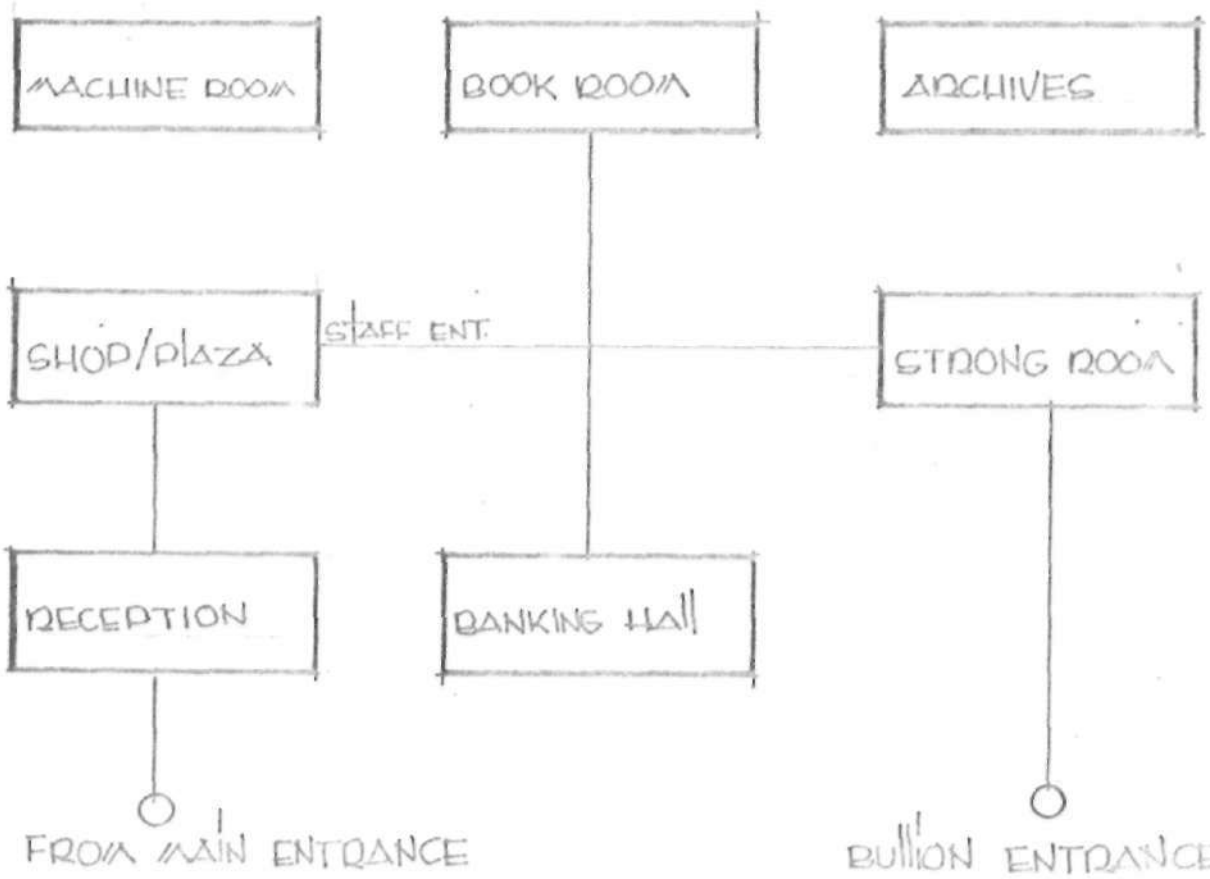


FIG 32. BANK BRANCH

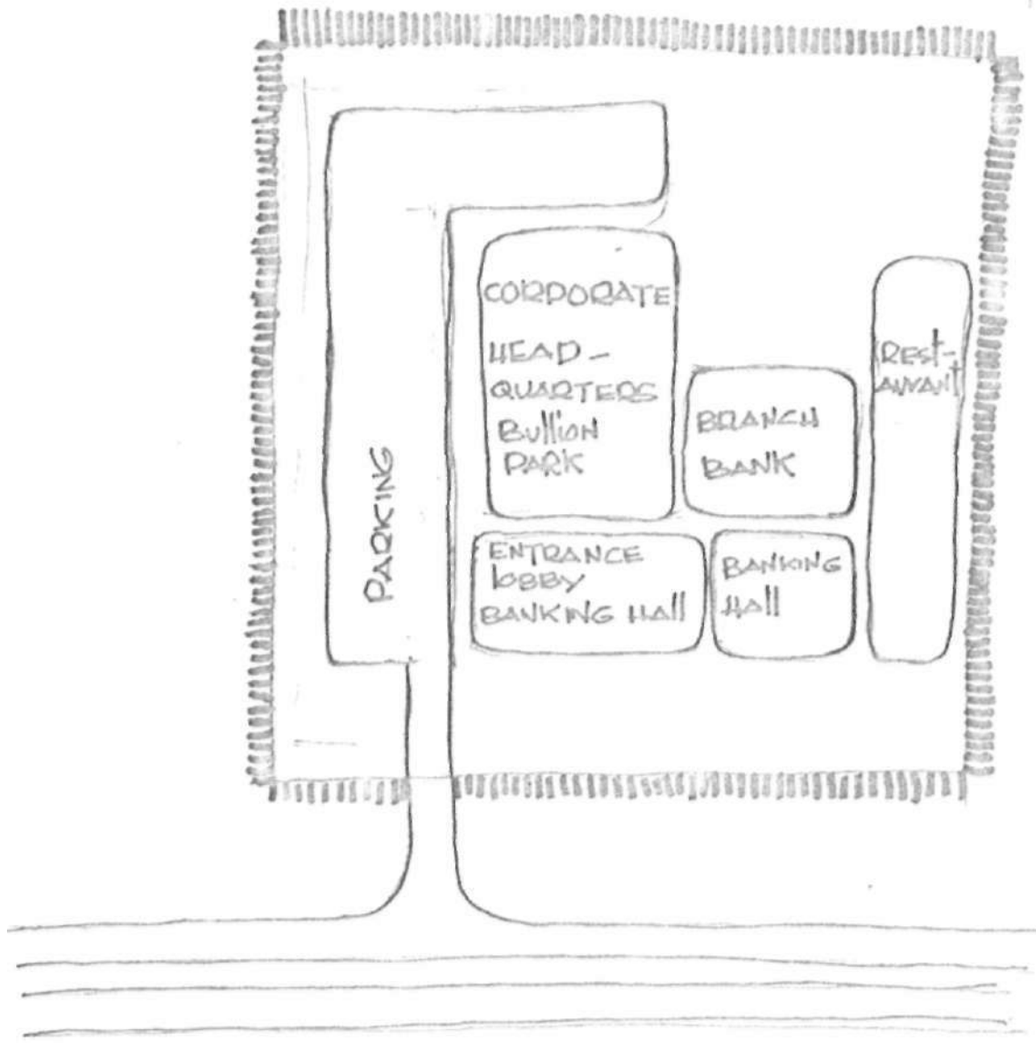


FIG 33a
SITE CONCEPT 2

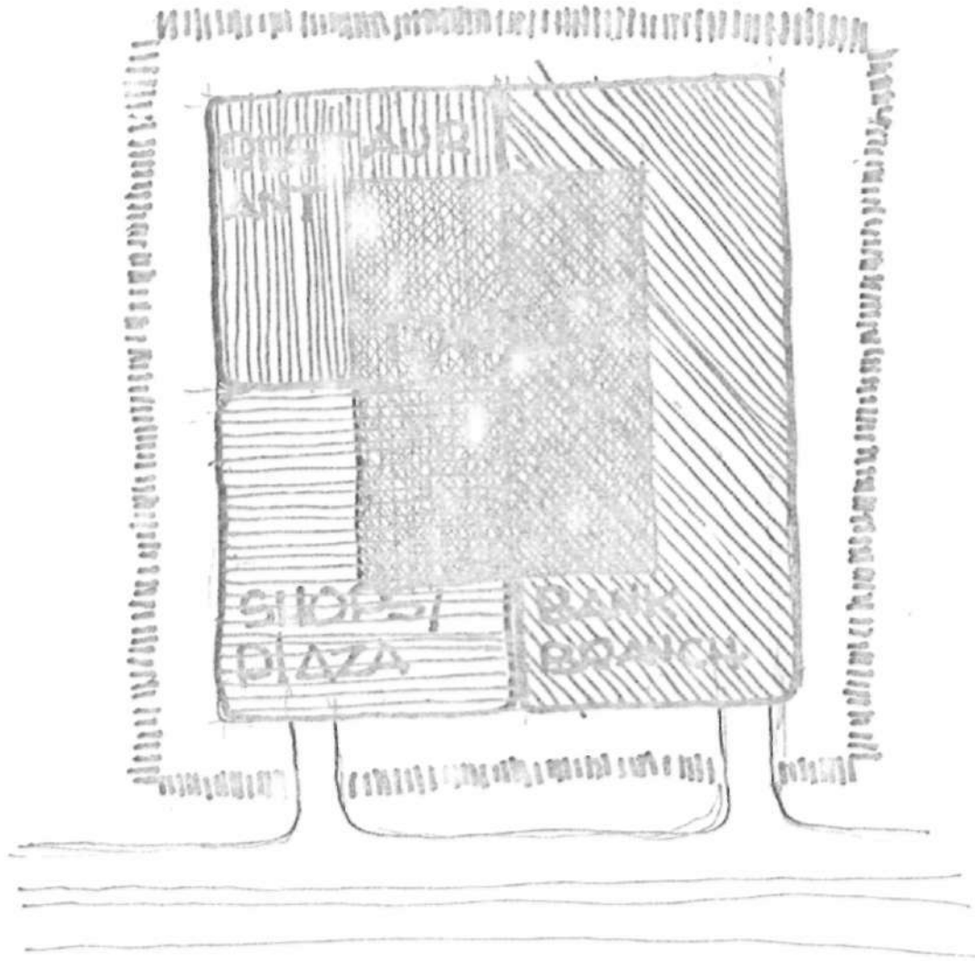


FIG 33. SHOWING SITE CONCEPT WITH THE ELEMENTS IN HARMONY : NOTE PARKING IS ON THE STRUCTURE

6.5.1 Ground Floor Plan

The ground floor basically consist of customers/visitors parking, a reception area and water treatment plant. On the floor the bullion park is also very conspicuous but it is walled off for security recovery. The parking is on the ground floor because of site constraint and the parking can accommodate about 35 cars.

6.5.2 First Floor Plan

This floor is easily assessed from the ground floor. It also has a reception area for those customer on foot. The reception area has an exhibition area/shops flanking it. This is an attempt at increasing the patronage of the bank. This floor further has the restaurant which could be used both by insiders and outsiders. This is aimed at bringing the services of the bank closer to the people.

For the office tower accommodating the corporate head office flexibility has become a crusial factor consequently the open plan layout has been adopted.

The office tower is serviced by 2 lifts and a stair case. These lifts are located close to the reception area for easy accessibility.

Adjacent to this reception area is the bank branch section where the first and second floor are devoted to it. (Current, savings and Foriegn exchange accounts transactions) The upper floor, serve as offices and training school.

The secure zone strong room, archives, bills room note counting are all located on his floor. They are location near the banking hall for easy access.

6.5.3 Second Floor

This floor comprise of the remaining part of the bank branching section. It accommodates the computer room, the managers office the telephone room. general office, the clinic and so on. Half of this floor also accommodates parking spaces for staffs of the building.

6.5.4 Third Floor

This floor is basically for parking of vehicles for staff of the building whether bank staff or tenants.

6.5.5 Floor Storey

The office tower is basically an office structure. It houses both the corporate head office and tenants alike. Tenants occupy about 35 percent of the total gross space. On top of it all is the machine room which is used to service the lifts.

6.5.6 Elevations

The elevations were composed with the clients cooperate image in mind. NIB being a new bank needs to stand out as to get the desired attention required to sustain its existence.

The elevational composition is a fusion of both international style and local architecture, and the water body within the vicinity necessitate the use of glass in large scale: a medium which complement water.

As one approaches the building from Victoria Island the building stands out strategically and powerfully from this end. The building is seen as an alternating bands of glass and concrete with flower plant breaking the monotony on the eighth floor. This gives the building an outlook of a corporate office building.

6.5.7 Site Plan

From the site concept used, the building is approached from the major road coming from Victoria Island. This road froms the major access into the building. Each gate is controlled by a gate house.

6.6 CHALLENGES OF THE DESIGN

In the course of the design, so many things gave the designer cause to storm his brain. This was further compounded by the fact that the project was multi tenanted and therefore needs parking for car in reasonable number. Once again the site is tight which implies on the structure parking has to be adopted. And of course, this form of construction has its inherent problems for instance the choice of location of ramp. Other challenges are as follows:-

a. Choice of core location

b. Servicing of the building

(a) Choice of Location of ramp:-

This has to be carefully thought out so that the ramp does not jeopardise other functions. The ramp is pushed to one end of the building so that it does not interfere with the functioning of the other parts. The ramp sloped at a gentle angle of 11° for easy ascesion. As also due to lack of space same ramp is used both as entry and exist ramp. The ramp is first of all ramped to the second floor and from there to the third floor where the staff parking space is available.

b. After studying the various type of core location available, their advantages and disadvantage, it began imperative to choose on the type of core location that will suit this project. The single zone peripheral core location was adopted so that the services area especially the toilets will be ventilated

c. Servicing the Building :- This was of paramount importance since building of this sort requires a great deal of servicing. These services can be broken down thus.

Drainage:- This site is basically a flat site however, storm water collected has to be channelled from the aprking of the building to the road. Drainage from the roofs is through drain pipes to storm drains on the ground.

Sewage Disposal:- Sewage is disposed with the use of appropriate sizes of pipes to inspection chamber, septic tank and finally soakaway pit.

Air-Condition:- Different categories of airconditioning units are proposed depending on the economic consideration. Unitary system of airconditioning is used in some areas to the large halls e.g. banking hall or shops and restaurant. The large parkage unit will be used. On the tower floors central air-conditioning shell be used, the space is provided on the fourth floor.

Burglary Control:- To the end, burglary alarms are proposed to be located at strategic location in the building.

Fire Control Alarm:- The use of the breakable glass and smoke detector sensor system is provided for fire control within the building.

Water reel hoses are to be fixed at determined intervals within the buildings. On the periphery of the complex also are to be located water hydraunts for use by the fire fighting group.

Security:- This issue has to be given all seriousness it deserves. The building has to be protected from vandalism, arson and other destruction. To achieve this, Isolation of the secure areas of the bank is adopted. In addition to this electronic security detective gadgets are proposed, to be installed at strategic locations within and outside the premises of the bank. It might also be necessary to use strong and durable materials for construction.

The use of close circuit monitor metal detectors burglary alarm are some of the methods adopted and proposed.

The use of flood lights to light up al dark corners and allays are applied by night to discourage the activities of these saboteurs

Telephone and Computer Services

Under the ceiling ducting is by far the most economical and most suitable ducting available. Special care should be taken in detailing them so as to prevent the spread of fire from such points. The telephone cables could be embedded under the floor finish in carpet and they should also follow their own grid.

Materials and Finsihes

The materials predominantly used are reinforced concrete, glass (Plane, solar coated and rough). Marble curtain walls are also employed at strategic areas.

However, for the interiors the choice of material and texture of finishes is aimed at creating some psychological feeling on the users.

Construction methodology

Cast-insitu concrete members is recommended for construction of the building in its totality. However, a few concrete member could be precast and brought to site as the need arises.

Maintenance

This is a very sensitive issue. A building designed without maintenance culture in mind could be very expensive to maintain in future and therefore make the whole exercise futile. To achieve this pradical maintenance culture the following methods are adopted.

(a). Simple and easy accessibility to various points for clearing and replacement when the need arise.

(b) The use of strong durable and common materials for construction and finishes. This reduces the maintenance cost of the building.

(c) Waste should be disposed as soon as they are produced

(d) Maintenance should be carried out on the building at regular intervals to guide against complete collapse of such building.

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CHAPTER SEVEN

SUMMARY AND CONCLUSION

7.1 SUMMARY

In other to realise the objective of this thesis and to carry the findings to a logical onclusion, the various facets were thus analysed.

Chapter two dealt with the indepth study of banking and ank architeture as a subset of corporate architecture as well as the subject of space and its impact in architecture. Here various impact phenomena were looked into with a view of finding those conducive for working in. Chapter three summarised the various philosophies of office designs.

Most importantly, the design has to fit into the site and its regional setting. To this end a thorough analysis of the site was undertaken in chapter five to visualise how same could influence attaining a onducive environment eeded for proper functionin of banks.

Case studies of existing banks was undertaken in chapter four to examine the areas of limitations and areas of emuliation. These relevant information would assist in formulating a brief for the project .

A proposal was the mode having bankers in mind and providing office spaces that would meet functional and psychological needs of the worker. This finally led to the development of functional and space requirement and finally the development of concept for the proposal.

It can then be said that proposal emerged out of scientific considerations bearing in mind environmental, climatic and other parameter of design.

7.2 CONCLUSION

In carrying out this thesis, due ttention was given to Bank Architecture in particular and corporate architecture in general. It has been discovered that most of these banks are accommodated in high rise office buildings in our urban cities. This trend is chiefly due to keen competition between these corpoerate between these corporate bodies and the need for image making strategy.

The following findings were made from the thesis. That Bank workers take pride in being housed in big tall buildings beffiting their status.

Conversely, the concept of space in architecture was discovered to be a complex and delicate issue. Bankers prefer to work in a very friendly atmosphere, a socio-petal space, that which seeks to forster sociability. Since the customer is always right they try to establish good support with them by way friendly and welcoming atmosphere.

Moreso, Banking is a very delicate institution where fraudulent activity is sometime inevitable. To this end, the employees prepare their employees to work in an atmosphere where such employer spaces in Banking environments are middium and big spaces. However small office spaces exists for top executives.

The issue of space on Bank workers can be seen basically as a psychological phenomena.

And this depend on several factors like general compartment of the worker, the ambient temperature, colour of the space and its texture and finishes e.t.c. All these parameters could be varied by the designer to impact the desired effect. On the whole bank worker, prefer to work in an environment which has been exploded. An environment which gives one the feeling of liberation. Therefore the liberal space standards should be used whenever it is possible.

On Corporate architecture however, if has been observed that it is fast changing from mere utilitarian architecture to symbolic architecture. And as such clients are willing to pay more then necessary just to have a distinctive building that would serve as a good image making device.

It has also been discovered that in highrise corporate buildings. The form of the building plays a very crucial role in the search for self identity and in providing social service in buildings. And it was further discovered that elusive forms like those of prismatic origin (because of their dynamic and fluid nature) induce a strong sense of identity to building in which these forms are used.

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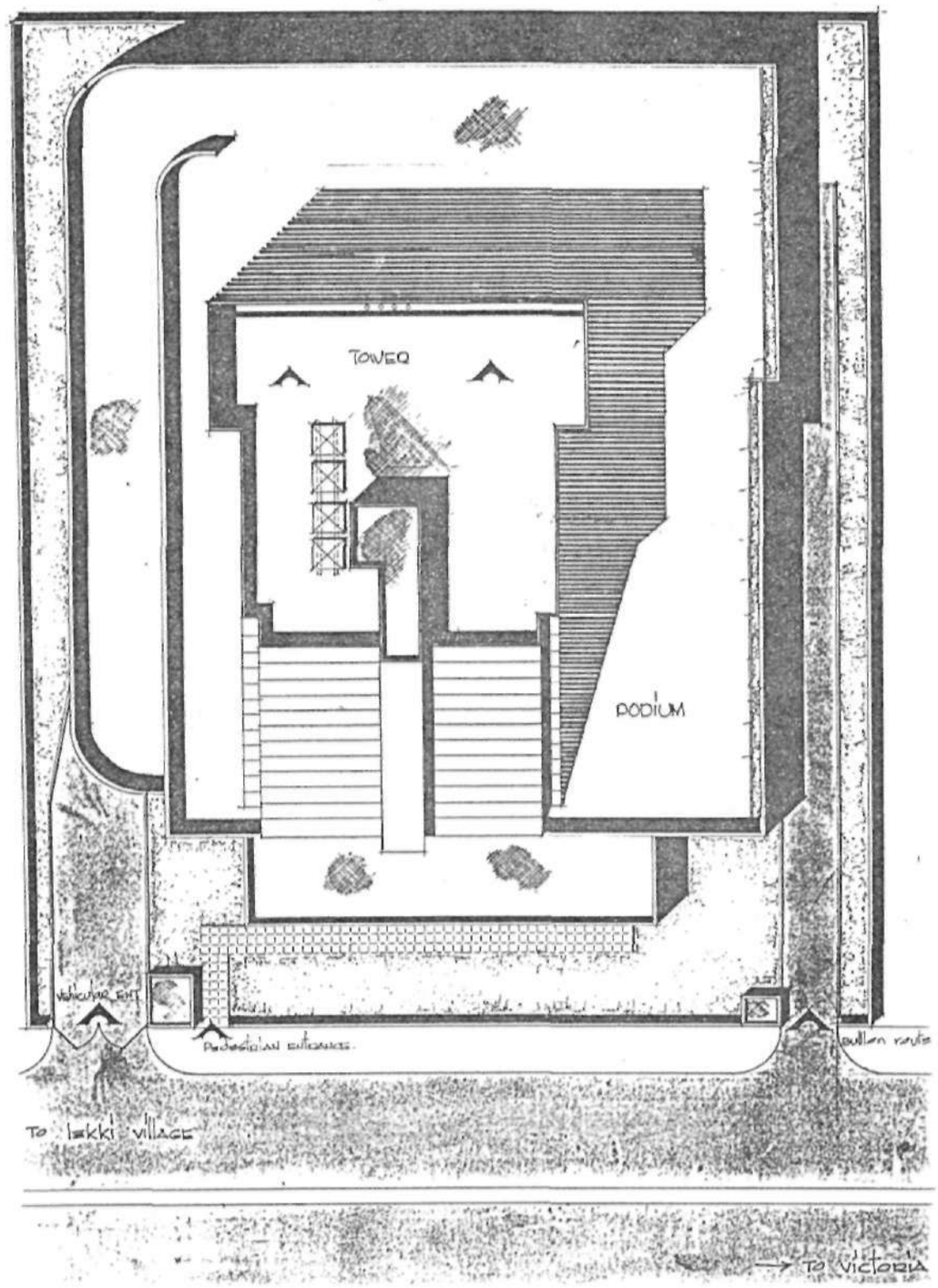
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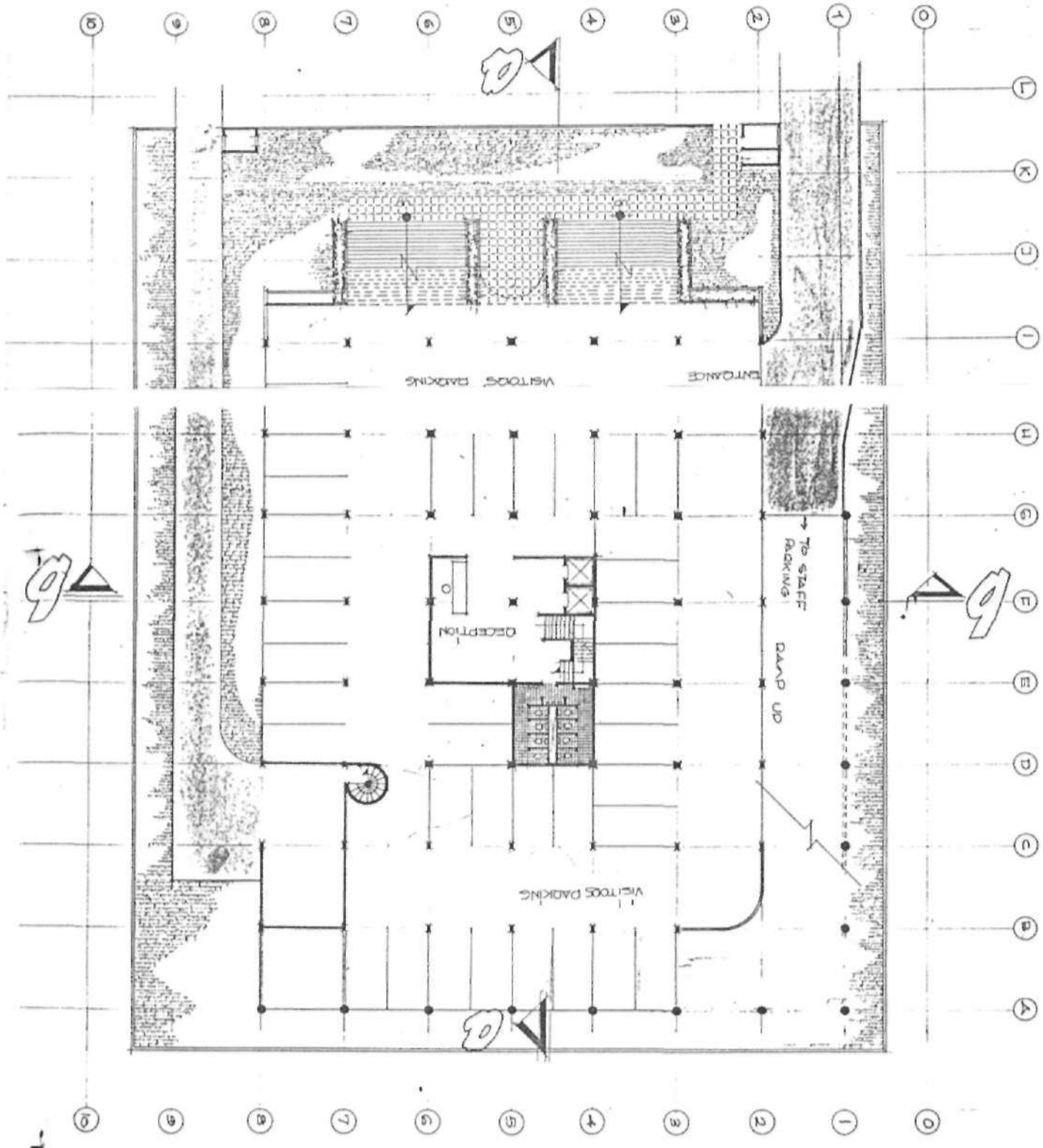
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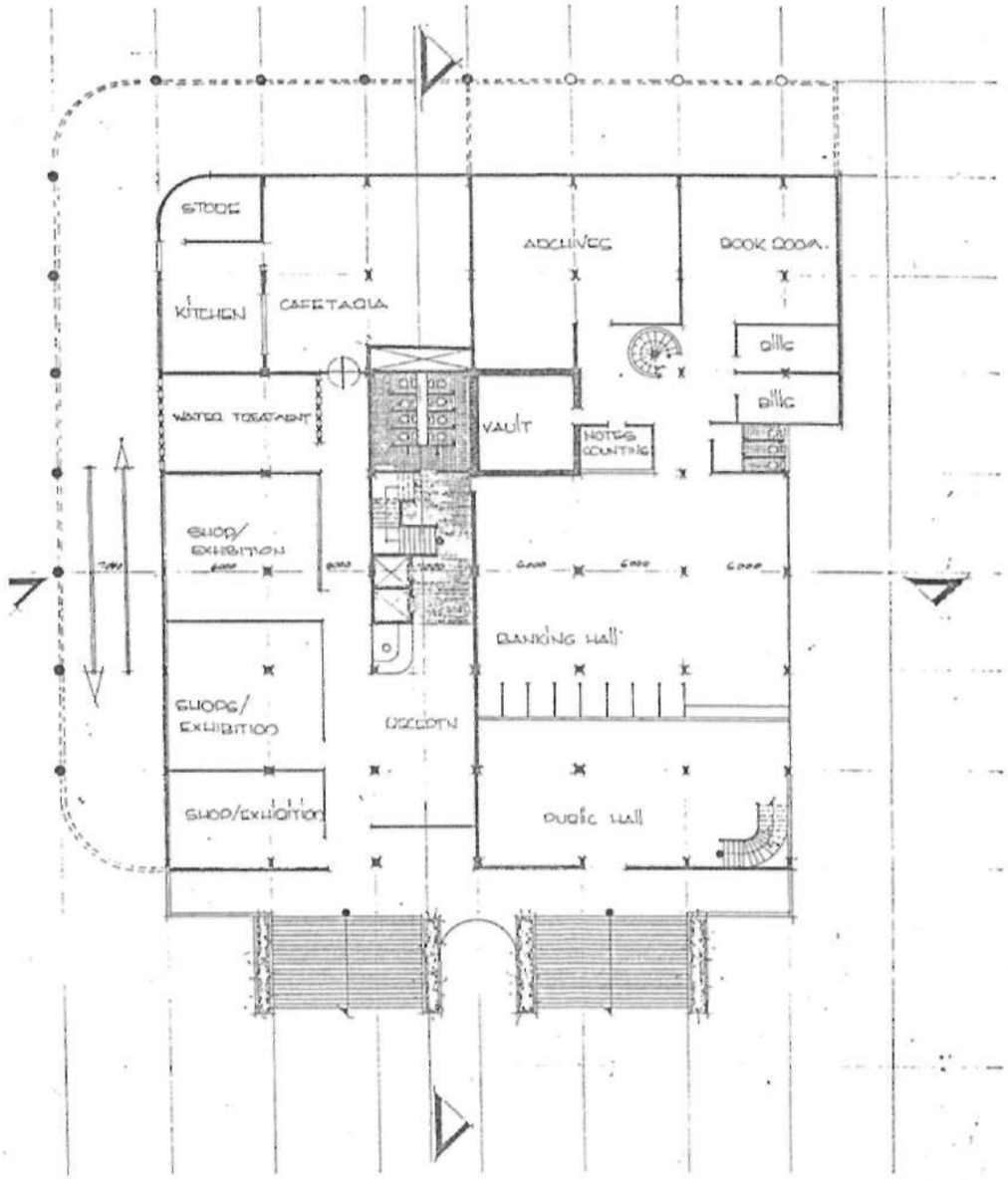
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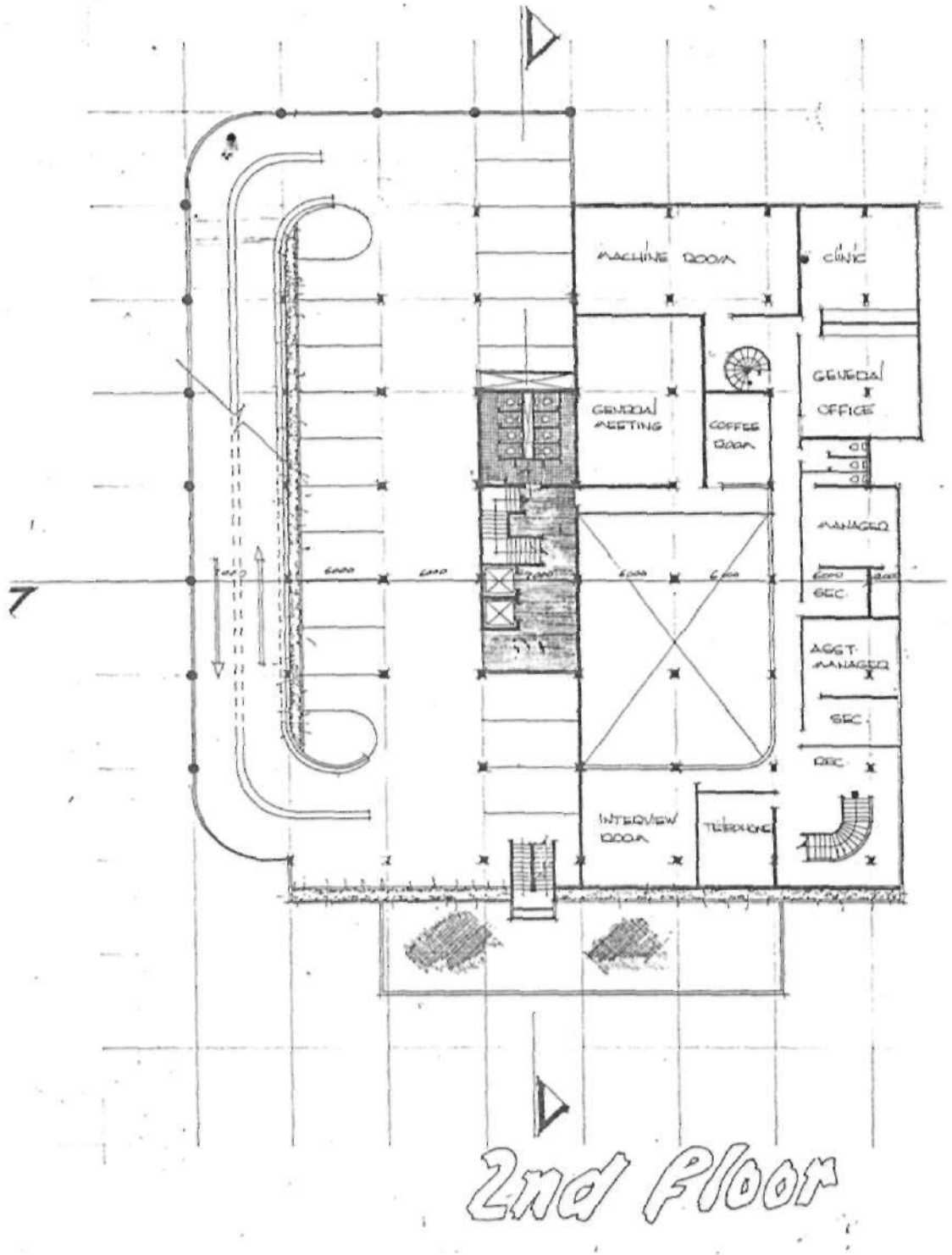
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TOWER
PODIUM
VEHICULAR ENT.
Pedestrian entrance
Bullen route
To Ikki Village
→ To Victoria

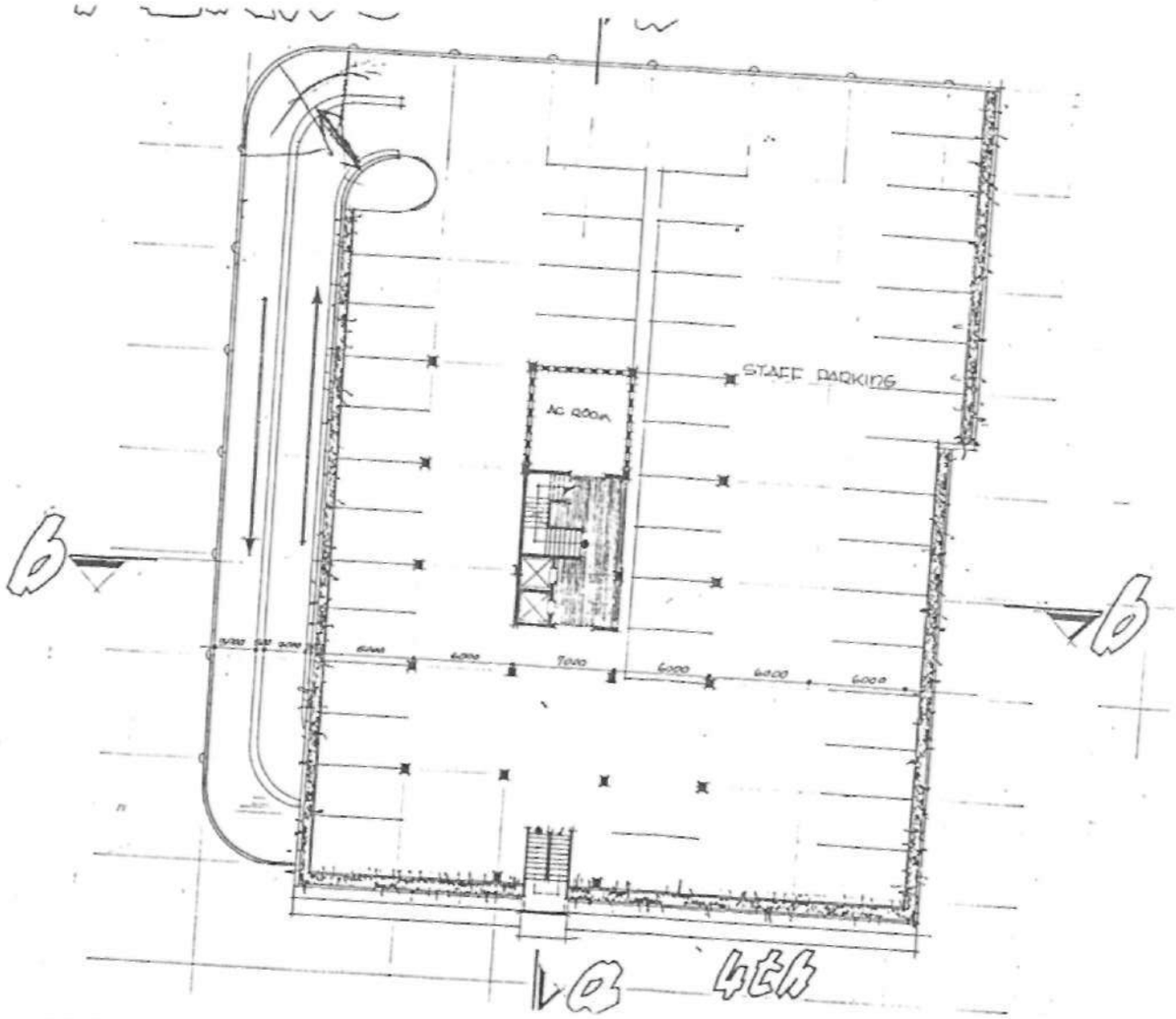

VISITORS' PARKING
ENTRANCE
RECEPTION
To STAFF PARKING
RAMP UP
VISITORS PARKING

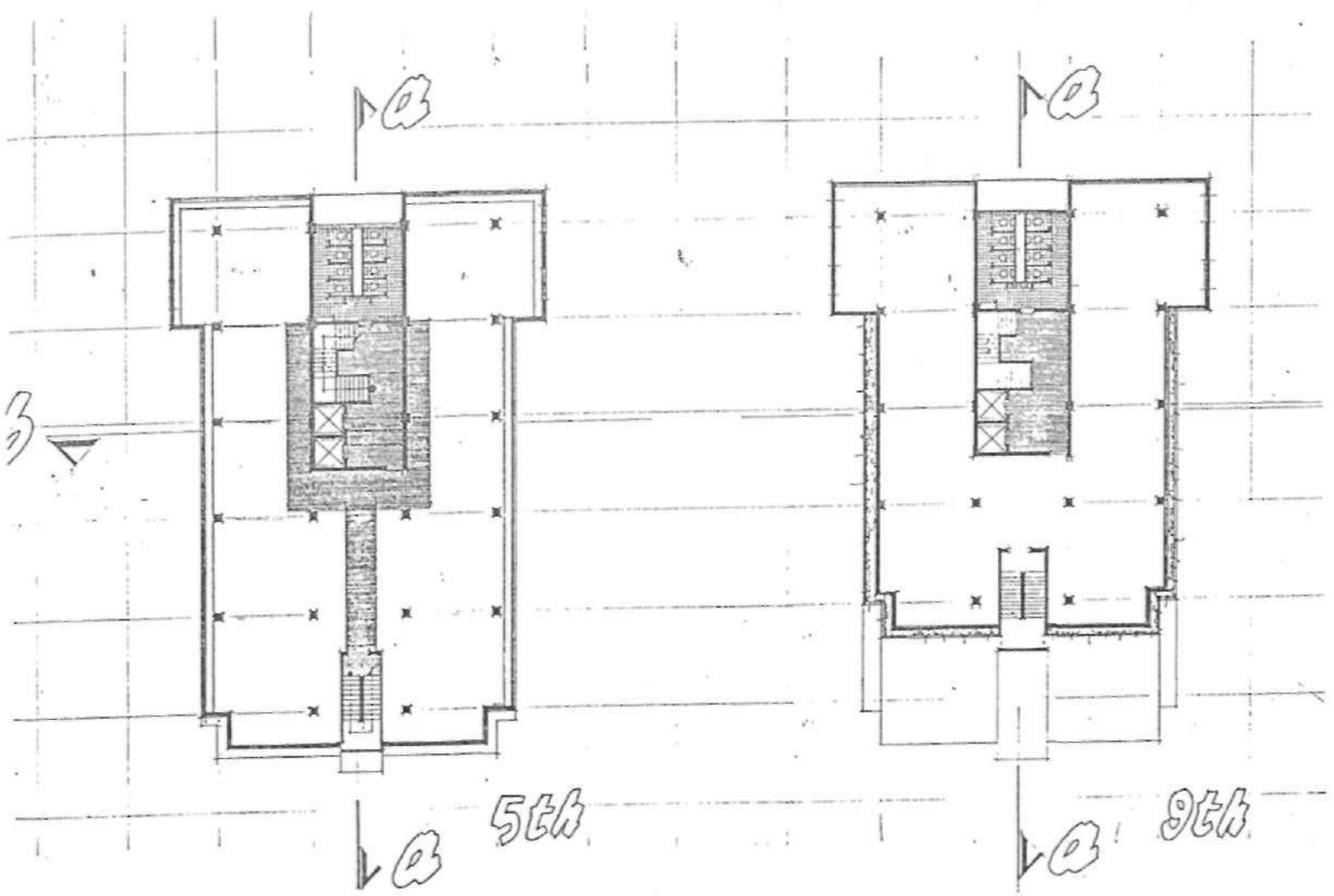

STORE
KITCHEN
CAFETARIA
ARCHIVES
BOOK ROOM
attic
attic
WATER TREATMENT
VAULT
NOTES COUNTING
SHOP/ EXHIBITION
BANKING HALL
SHOPS/ EXHIBITION
RECEPTN
SHOP/EXHIBITION
PUBLIC HALL

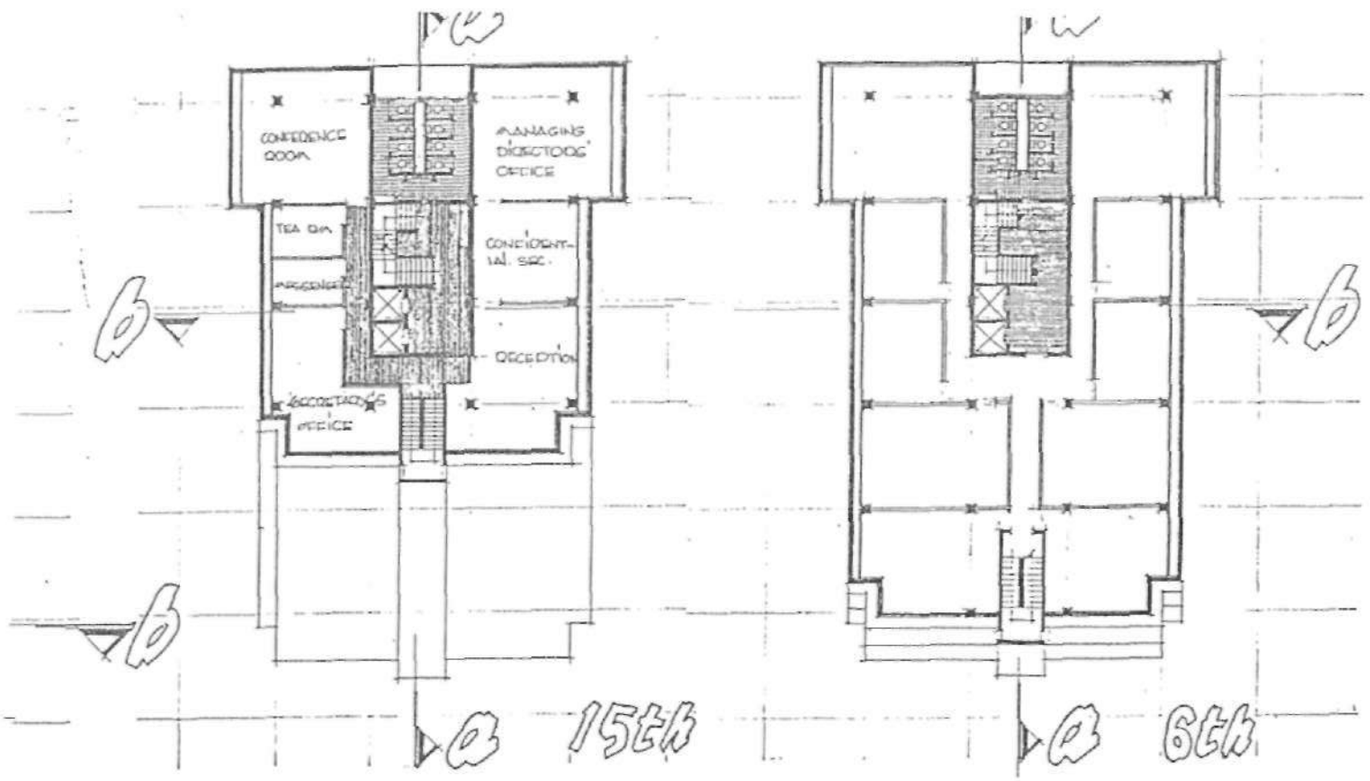
1st Floor

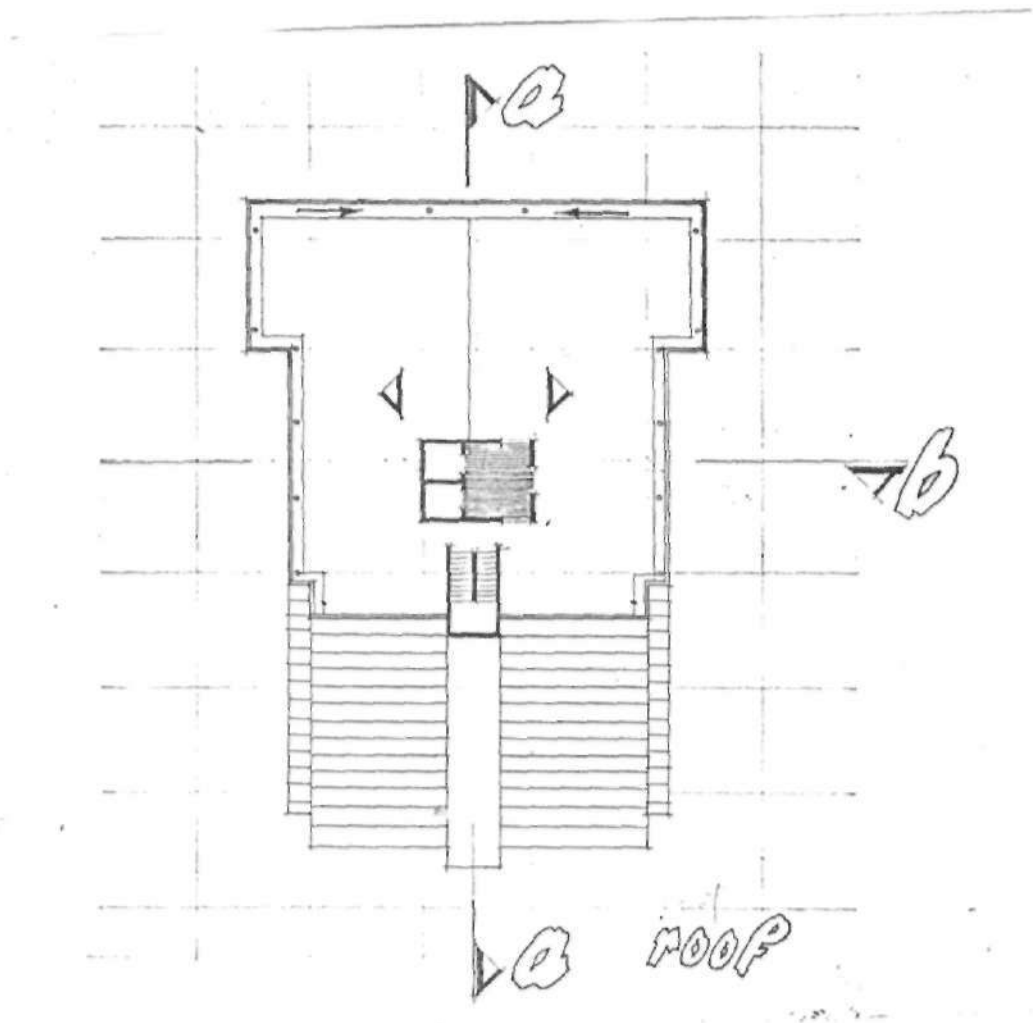

MACHINE ROOM
CLINIC
GENERAL MEETING
COFFEE ROOM
GENERAL OFFICE
MANAGER
SEC.
ASST. MANAGER
SEC.
INTERVIEW ROOM
TERRACE

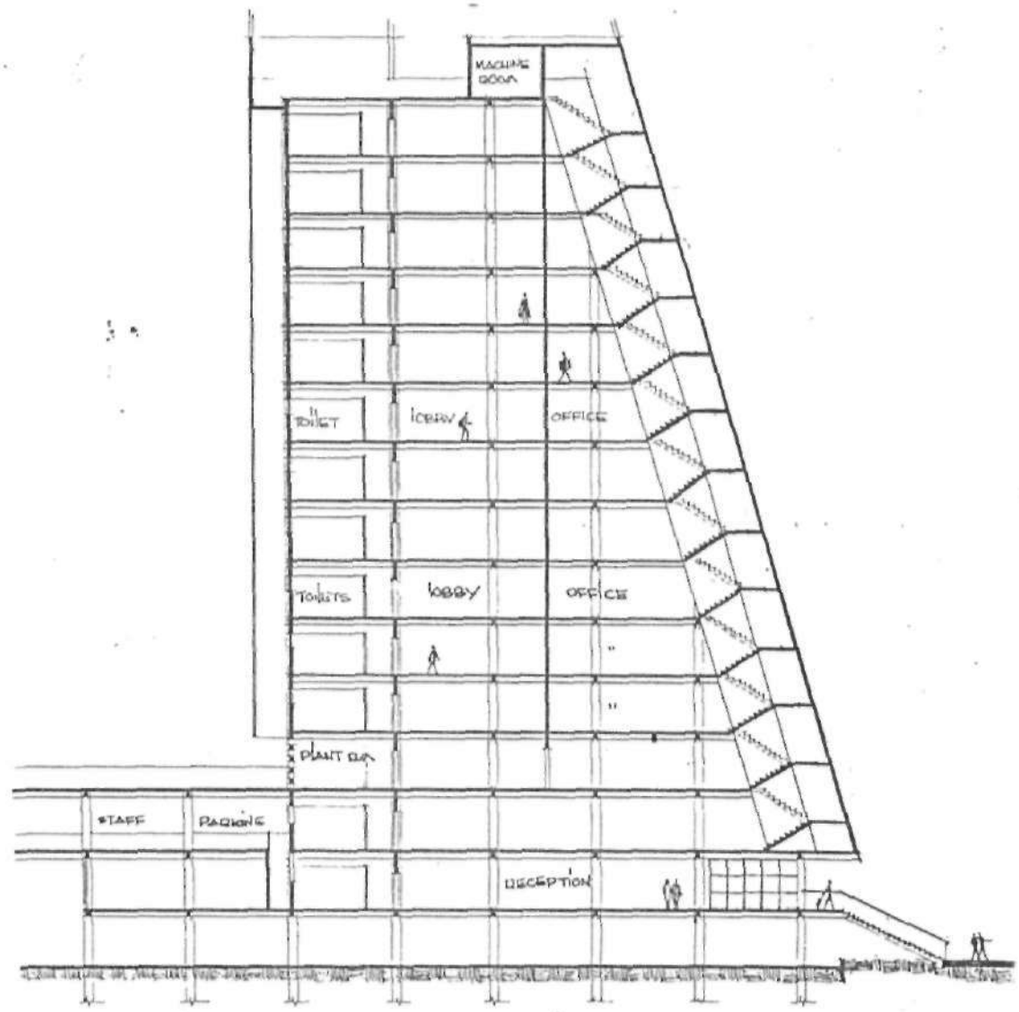
2nd Floor


STAFF PARKING
AC ROOM
b
b
7000
6000
6400
6000
6000
4th

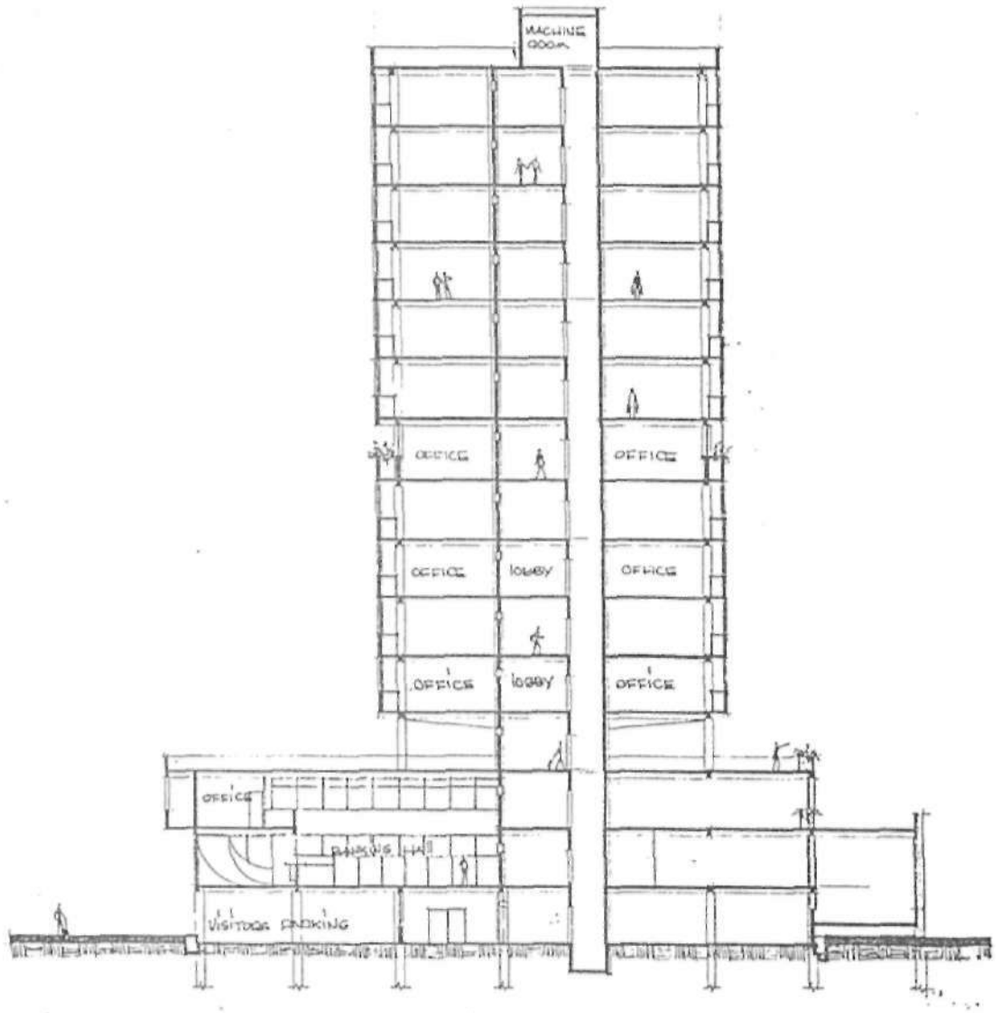

a
a
3
a
5th
a
9th


CONFERENCE ROOM
MANAGING DIRECTORS' OFFICE
TEA RM
CONFIDENTIAL SEC.
RECEPTION
RECEPTIONIST'S OFFICE
b
b
a
15th
b
a
6th

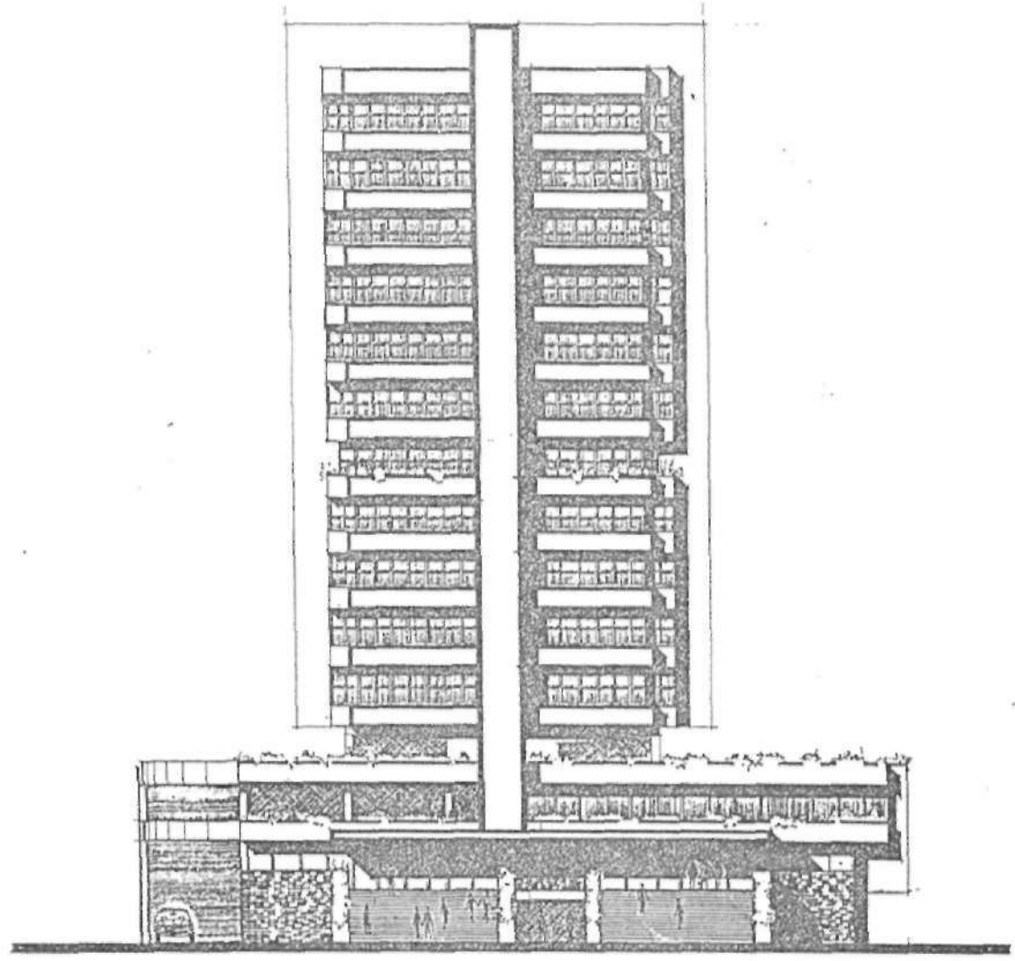

a
b
a
ROOF


MACHINE ROOM
TOILET
LOBBY
OFFICE
TOILETS
LOBBY
OFFICE
"
"
PLANT RM
STAFF
PARKING
RECEPTION

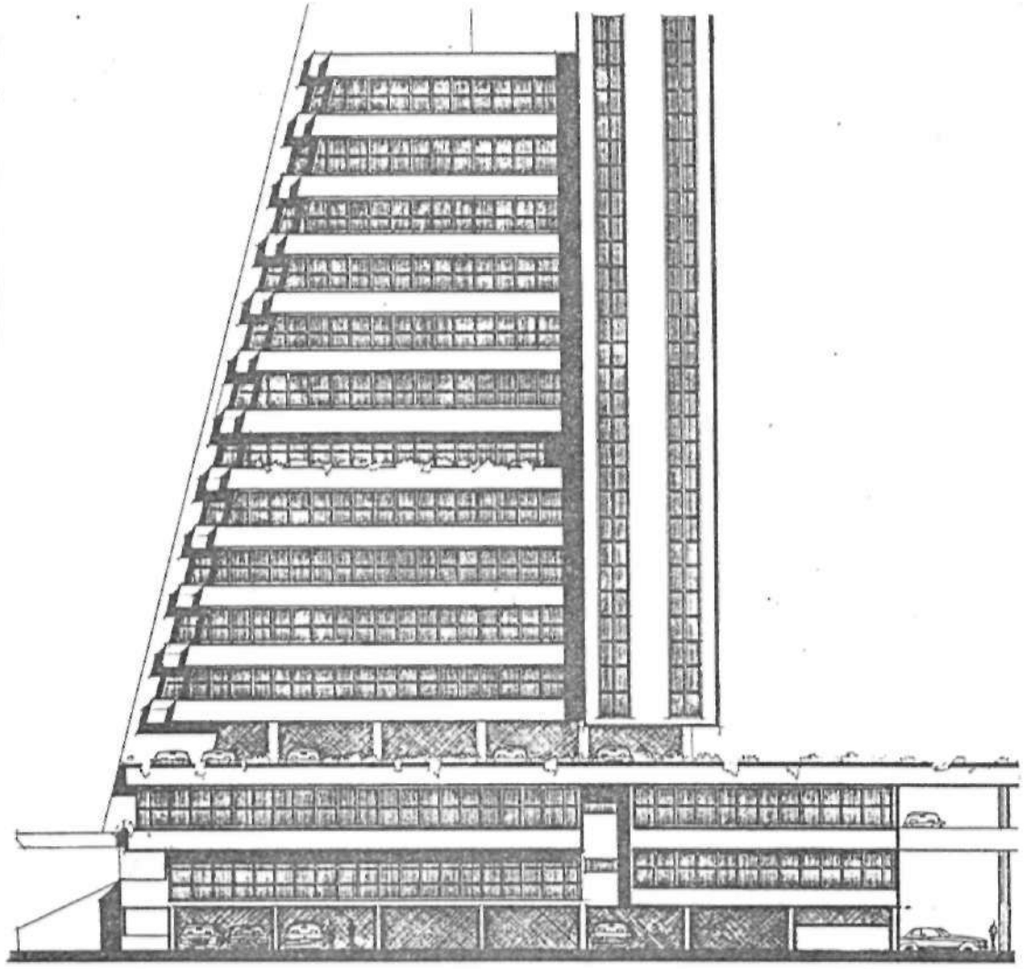
A — A


MACHINE ROOM
OFFICE
OFFICE
OFFICE
LOBBY
OFFICE
OFFICE
LOBBY
OFFICE
OFFICE
PARKING HALL
VISITORS PARKING

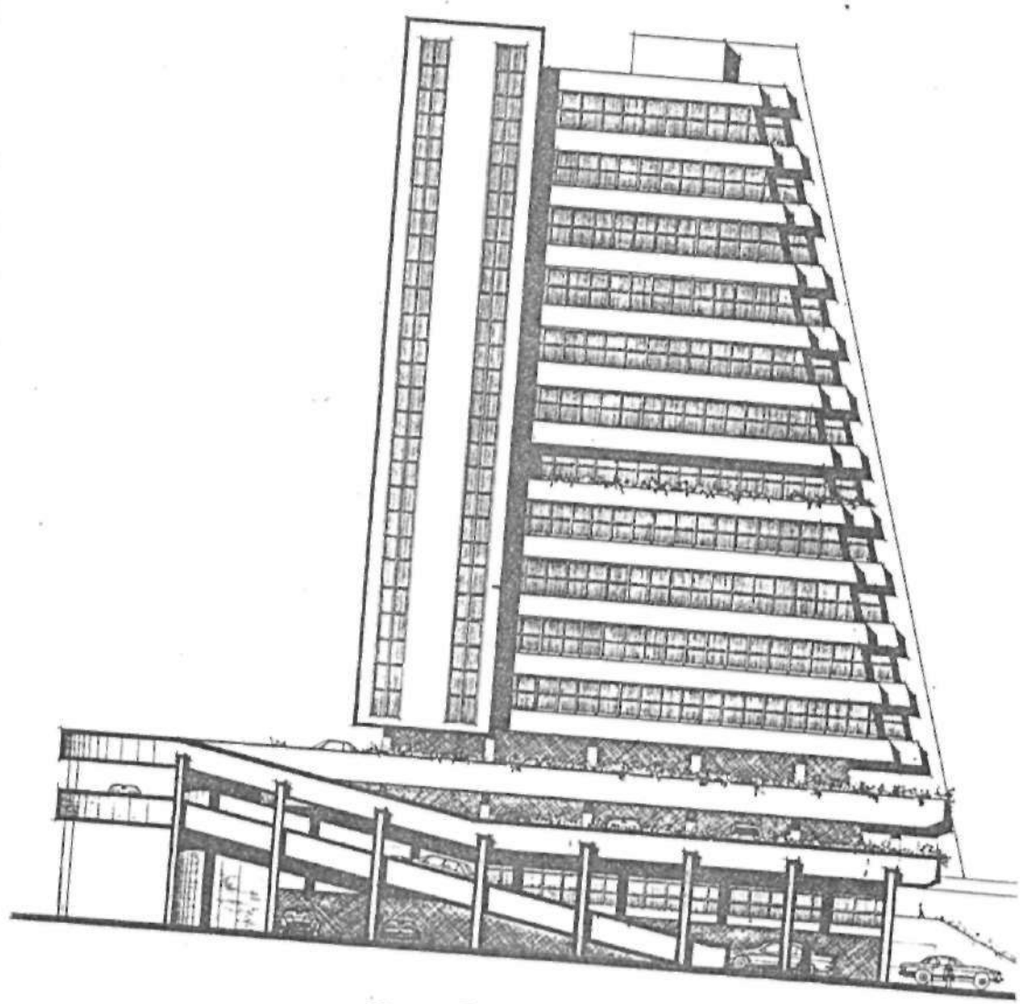
b-b



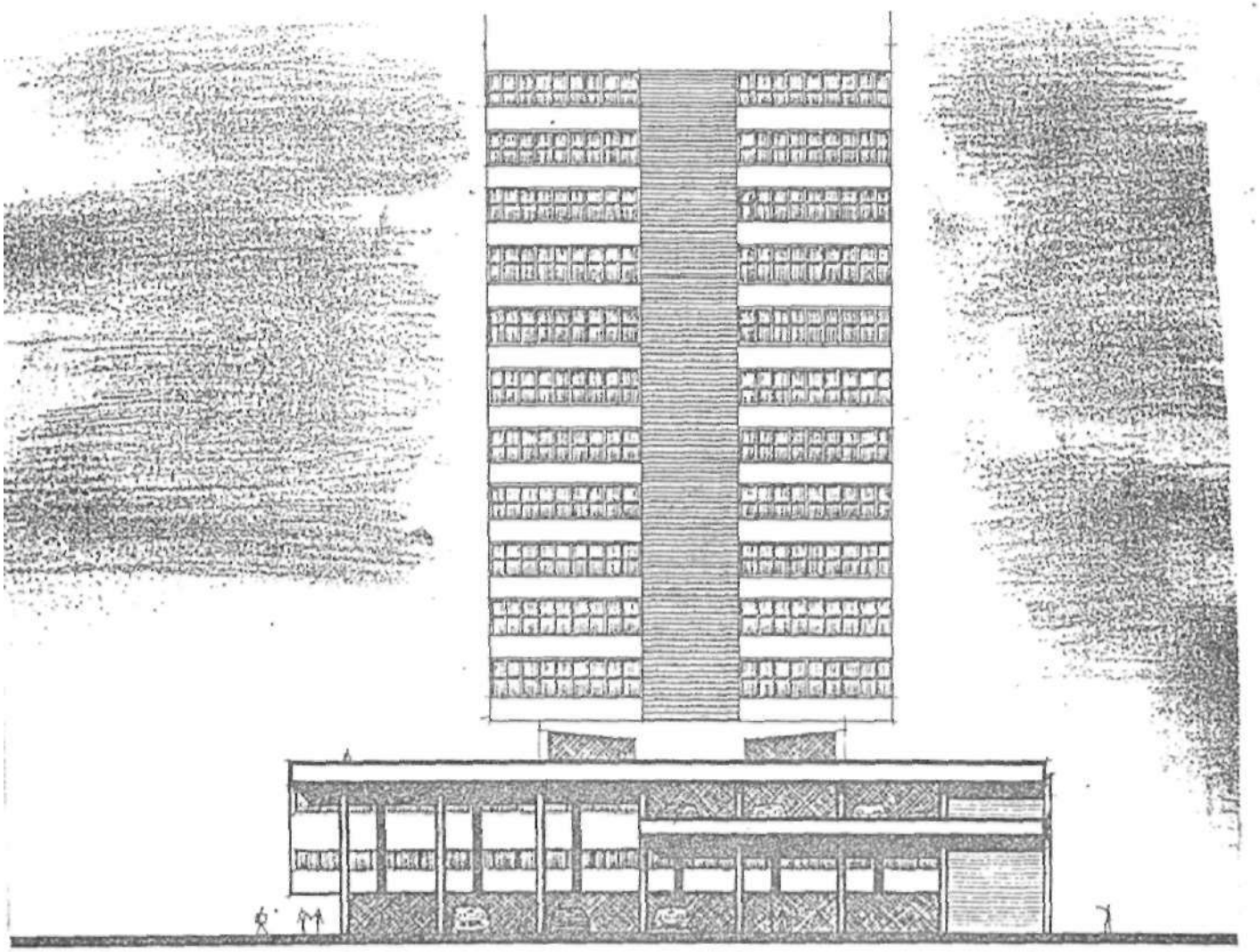
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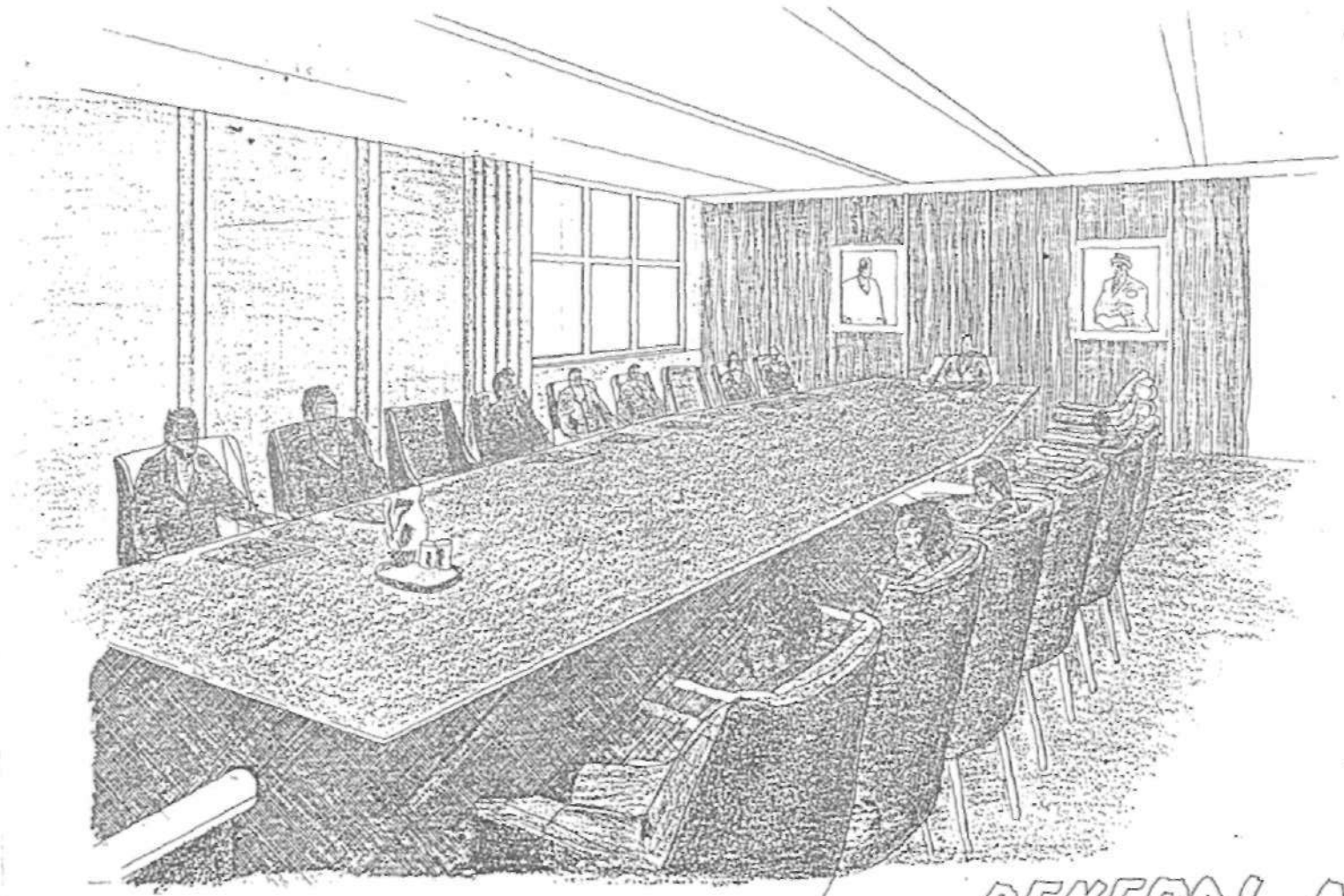
ight side



left side



EXECUTIVE



GENERAL M