REDEVELOPMENT OF LUGARD HALL, KADUNA:
PRESERVING THE LEGACY OF COLONIAL ARCHITECTURE IN NORTHERN NIGERIA

BY

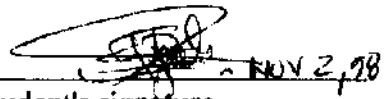
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A THESIS PRESENTED TO THE DEPARTMENT OF ARCHITECTURE, FACULTY OF ENVIRONMENTAL DESIGN, AHMADU BELLO UNIVERSITY, ZARIA IN PARTIAL FULFILMENT OF THE REQUIREMENTS FOR THE AWARD OF MASTERS IN SCIENCE DEGREE IN ARCHITECTURE

October, 1998.

DECLARATION

I, GOMWALK, PEMWA R.J.D., do hereby declare that this thesis has been composed by me under the supervision of Prof. F. Schwerdtfeger and Arc.S.Tulpule as a record of my research work. It has not been previously submitted for a degree or diploma to any university or polytechnic and is not a copy of any other work of its kind. Whatever similarities that this project has with other projects of this type have been duly acknowledged therein.



Student's signature

Supervisor's signature

DEDICATION

This dissertation is dedicated to GOD ALMIGHTY, for making all things beautiful in His time.

ACKNOWLEDGEMENT

Without any sense of gratitude and due recognition to those who have in no small way somehow contributed to the completion of this degree course, I would indeed be held guilty. To acknowledge all these people that shared with me their support throughout my stay in A.B.U., another volume need to be published. I, therefore wish to say a big thank you to all those who aided in terms of prayers, moral, and financial support. My gratitude to certain people is as such.

I wish to extend my profound gratitude to my supervisor, Professor F. Schwerdtfeger and Arc S. Tulpule who in no small measure contributed towards making this project a reality. Special thanks to Arc. I. Suleiman for his time, endless encouragement and unforgettable criticism.

In the course of gathering necessary information, thanks goes to the following for their extra help and relentless efforts towards retrieving all relevant material and information. Those include: In Lagos, Arc. Tunde Kuye, Mrs Funke Oluyemi and Mr Kunle of Godwin Hopwood and Kuye (GHK), Legacy also in Lagos and Afam. Mike and Omas for making my stay in Lagos possible. Once again and hopefully not for the last time, Arc. Ngozi Okokwu and family. In Kaduna, Lugard Hall staff, especially Alhaji Lawal Aliyu (Ag. Deputy Clerk) for his immense efforts and patience through enlightening me on legislative procedure and Mrs Hannatu Ogah (the former Deputy Clerk of the House). Munari and Associates staff: Ahmed and Mr Tony. Special thanks to Arc. Maimuna Baba - Sale for her time. Also, Priv. Sarah Peters for clear photographs. Mr Suleiman, Mr Sunday, and Mr Magaji, all researchers

at the National Archives, Kaduna. The Photography Section, at the Ministry of Information. Special gratitude to Mallam Aliyu Maradun (Chief Research Officer) at Arewa House, Kaduna. Thank you for the lectures on Nigerian History. Engr. Labesa, Arc. Jonas and Mr Patrick of the State Ministry of Works for making all necessary drawings available.

My heartfelt thank you to all my classmates for all contributions and constructive criticism over the years. Special commendation goes to the Baba-Ndana family, and all my friends in Dabo House, especially Omasan. Thanks to Ijay, Sally, Byo and Bubu. Also, thanks to members of staff at John Ameh & Associates.

Last, but by no means the least, endless gratitude goes to my family: Mummy, Nana, Larai, Yilji, Dunka, Nendel, Akat, Kichime and Darbuni, for all the support and prayers. God has kept us together till this end, to Him be all the Glory forever. On the Zaria axis, I cannot forget Alh. Ali, Azumzi and Mr Joseph Adoga and family - I didn't forget you, Mr Joel Also for typing this thesis dissertation with all the problems involved, I am indebted to Mr Sulaiman Yakubu and Mrs M. O. Olugbemi for a job well done.

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ABSTRACT

Within Northern Nigeria, history surrounds the common man. One of such perceptions can be found in the environment and visual appreciation through the architecture from the colonial era. One cannot help but get a feeling of nostalgia, on seeing some of the old building forms. Due to the importance of such structures and the significant roles they played in our history, they should be immortalised through preservation.

The preservation of the legacy of colonial architecture is currently gaining widespread publicity and attention in Nigeria. This may largely be as a result of the poor economic structure of the state with direct adverse effects on the increasing cost of building materials, the cultural factor with the view of returning to the past and psychological effects on the local populace. Whichever way, the merits are far more enormous.

This is therefore a study of the importance of preserving one of the historic monuments which housed the Northern Regional I louse of Assembly. A closer look at Lugard Hall building, located in Kaduna metropolis is taken in this dissertation through an attempt at restoring the old House of Chiefs, renovation and maintenance work to the office blocks built in the second phase and lastly, extension blocks to house the parliamentarians.

These extension blocks form the main part of this design with each containing three floors which house the thirty-four parliamentarians from the twenty three constituencies of Kaduna state. Auxiliary offices for the supporting staff assigned to each member as well as for services such as cafeterias, shops, the library, telephone and PABX operations etc. are contained within these east and west extensions The total area of both extensions covers approximately forty percent of the existing site.

CHAPTER ONE

INTRODUCTION

1.1 INTRODUCTION

In every society, there are certain physical elements which have become indispensable to its identity. Such elements may be buildings, trees or just a landmark which carries with it the history of the society. It may be as a result of the function of such a building in the past dispensation or merely its monument value. The destruction of such an element usually does not only change the city scape but also touches on the psychology of people. Structures such as these once identified and accepted as having such qualities should be preserved for progeny through adaptive use or redevelopment for continual use. However, those for who it is to be saved may end up treating it otherwise.

The redevelopment of the Lugard Hall in Kaduna metropolis is definitely imperative to saving its distinctive character. This character began in the past and now generates a continuous monument of development spanning through the history of Northern Nigeria. Therefore as citizens, visitors or constant residents, we are all part of this history. We cannot then afford to ignore our past....

> "The old and new stand together as partners in the new quest for the good life". - E.A Adeyemi.

1.2 MOTIVATION

"HISTORY LOST CAN NEVER BE REGAINED...." This saying carries a lot of meaning but even more truthful is the fact that history is a gross injustice inflicted to future generations with grave eternal consequences. Realisation of this truth motivates me to show clearly in this thesis dissertation that colonialism in Northern Nigeria indeed had a unique impact which inevitably influenced the architectural style already in existence and how this affects us still.

1.3 AIM AND OBJECTIVES

The aim of this thesis is to preserve the legacy of colonial architecture in Lugard Hall through redevelopment so as to capacitate the new Legislature of Kaduna State House of Assembly.

Therefore, the objectives this work are as follows:

i) to identify historic events of the past which resulted in a building's monument value.

ii) to identify the role of the British Colonialists in the architectural development of Northern Nigeria highlighting the problems experienced and the lessons learnt.

iii) to see how modern methods of construction and technology can be used to save elements of town planning and indigenous and colonial structures in the northern part of the country.

iv) to cater for the special requirements of the new House of Assembly through

the provision of supporting infrastructure to adequately house the legislature.

vi) to promote the harmonization of colonial architecture found in the legacies of Northern Nigeria with architecture of the twentieth century.

1.4 RESEARCH METHODOLOGY

This study shall employ data collection to document the architectural features of colonial buildings with particular interest at preserving the architectural grammar of the past through:-

- oral sources.
- written sources.
- visual aids.
- field documentation of existing buildings of interest and information from relative personalities.
- analysis of data and classification according to influence.

1.5 ARCHITECTURAL SIGNIFICANCE

The architectural significance of this thesis will be to:

- provide a detailed and concise look into the method and application of the various architectural elements and style used by the British colonialists.
- show the way colonial architecture has changed the Northern Nigerian town scape.
- promote the preservation of Colonial Architecture found in the legacies of

Northern Nigeria with the architecture of the twentieth century.

1.6 LIMITATIONS AND CONSTRAINTS

The sufficient material needed to carry out adequate work was not available as most of the diagrams and drawings relevant to this thesis were damaged or missing. Another constraint was the lack of cooperation coupled with the inadequate time factor.

CHAPTER TWO

THE HISTORIC DEVELOPMENT OF BUILDINGS IN NORTHERN NIGERIA

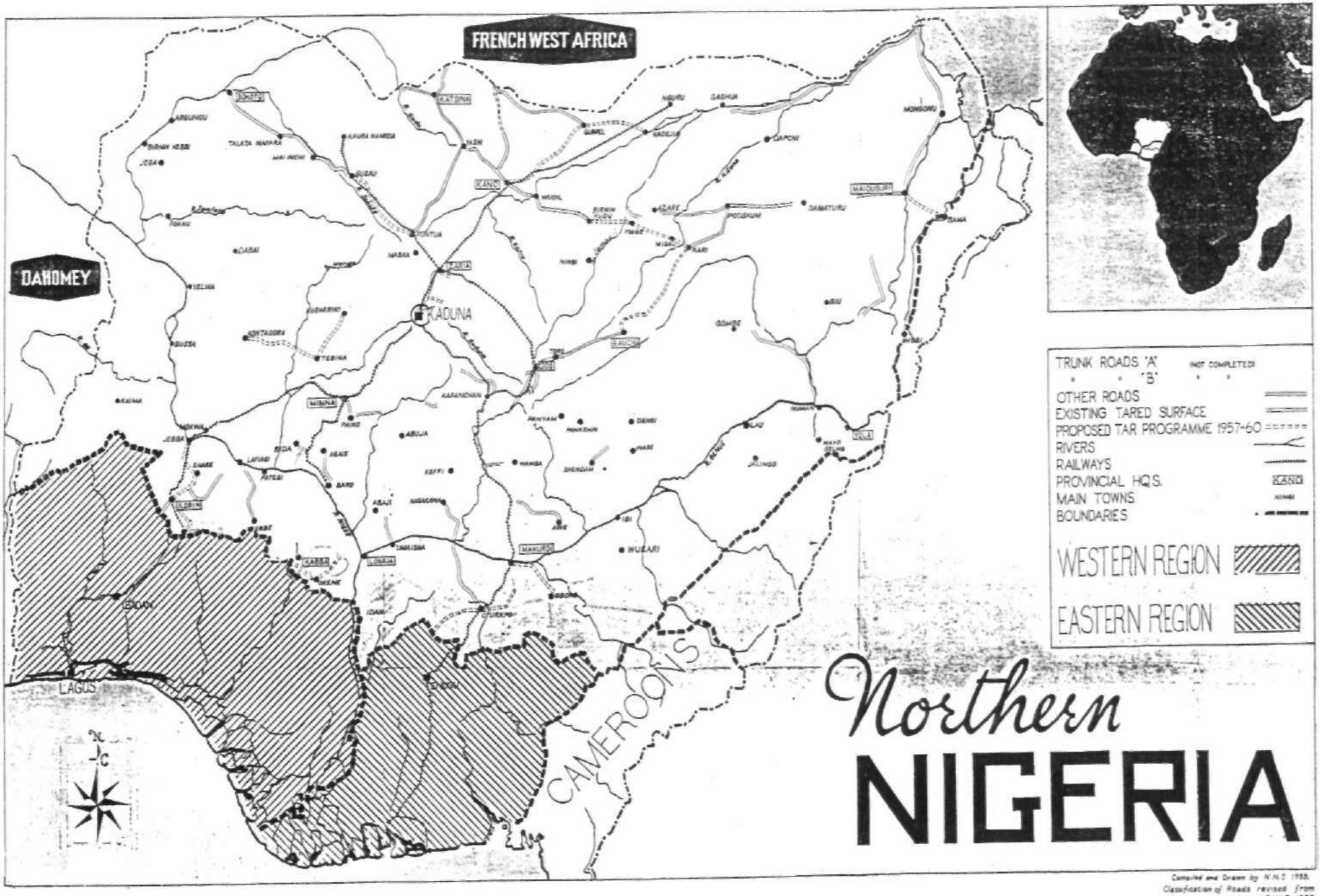
2.1 THE PRECOLONIAL AND COLONIAL CITIES OF NORTHERN NIGERIA

The urban landscapes of the precolonial cities of the old Northern Region of Nigeria (fig. 2.1) reflects simple variations of the plans and "right ways" when compared to each other. Basically, these cities had rudimentary forms of planning which expressed long-establishment traditions and cultural patterns. Vagaries of political power and commercial fortune accounted for the ups and downs in their size and importance. The very existence of a city often depended on its success or failure at war. Nevertheless, the basic forms of urban life changed very slowly and were able to incorporate new cityscape elements resulting from the filtering in of new social, religious and architectural ideas.

In sharp contrast, British colonial cities in Northern Nigeria were based on different political, economic and social assumptions. They resulted from the need to accommodate Europeans and other recent immigrants who were not a part of the local culture and therefore were not subject to Indirect Rule (Wraith, 1966). Coming from many different cultural backgrounds, the makers of the colonial landscapes had to accommodate their various ideas, all of which were from foreign sources. The colonial cityscape which emerged was, therefore, a completely new creation to that which existed in precolonial Northern Nigeria.

Kano, Katsina, Zaria, Sokoto, Bauchi, Yola and Ilorin were all precolonial urban centres and the capitals of Fulani emirates. Yerwa, the most recent capital of the Kingdom of Borno, was laid out concurrently with the British colonial centre at Manifoni; the two

FIG 2.1



Compiled and Drawn by N.N.T. 1958.
Classification of Roads revised from information supplied by P.W.D. 1957.

together are better known as Maiduguri today. Jos, Minna, Makurdi, and Lokoja are essential British colonial creations, Kaduna, like Zungeru before it, was designed as the capital of British Northern Nigeria. Later on in Nigerian history, Kaduna, Kano, Sokoto, Ilorin, Maiduguri, and Jos became the capitals of the six regions: North Central, North South, North Western, North West Central, North East and Mid-Northern states respectively, which were created in 1967 from the old Northern Region.

The Norther Nigerian cities and provincial headquarters include:

i) Hausa-Fulani Cities: Kano, Katsina, Zaria.

ii) Caliphate Cities: Sokoto, Bauchi, Yola.

iii) Southern Caliphate Cities: Ilorin, Bida.

iv) Kanuri Capitals: Maiduguri, Kukawa, Yerwa.

v) British Colonial Towns: Lokoja, Minna, Makurdi, Jos, Zungeru, Kaduna.

i) **Hausa-Fulani Cities**: Kano, Katsina, Zaria

Kano and Katsina are similar to Zaria in their pre-Islamic foundations, in their old walled Hausa-Fulani centres of administration, of trading and of craft and in their colonial development. The same clusters of planning principles have created planned landscapes of closely comparable nature. Katsina was more important than either Zaria or Kano in the seventeenth and eighteenth centuries when it was a terminus for trans-Saharan trade. It never became an important centre or British planning because it was too far from the major British Nigerian bases.

Kano: Kano was founded earlier than Zaria and has been a more important commercial and administrative centre in both colonial and independent Nigeria. However, each of its basic planned units is similar in form and appearance to those of *Zaria (fig. 2.2)*.

Before the actual founding of Kano city, several sites were sacred to the local inhabitants. For example, Dala Hill, where an early iron smelting furnace has been traced to the seventh century (Angela Fagg, quoted in Paden, 1973), was the home of 'iskoki'. Apart from this, there were also three sites where religious ceremonies were performed until the nineteenth century: the first was near the old palace at Kofar Ruwa; the second was the well of Mayburgami, and the third, a grove at Bakin ruwa, located near Jakara, the low-lying ground west of the market. These areas are near the core of modern Kano city.

The first city wall was built between about 1095 A.D. and 1134 A.D. during the reign of the third Hausa King (Hogben and Kirk-Greene, 1966). After the ceremonial slaughter of one hundred cattle, the wall was started somewhere east of the market near Jakara stream - which drains it, and was constructed counterclockwise to include both the laterite-capped, residual hills of Dala and Goron Dutse. It was finally completed in about 1150 A.D. Succeeding the last of the pagan Hausa Kings, Muhammadu Rumfa extended the south-eastern part of the wall to include a palace compound which was moved from the old pagan site east of Dala near Kofar Ruwa to its present location. In the seventeenth century the walls were extended in the south-western quadrant of the city.

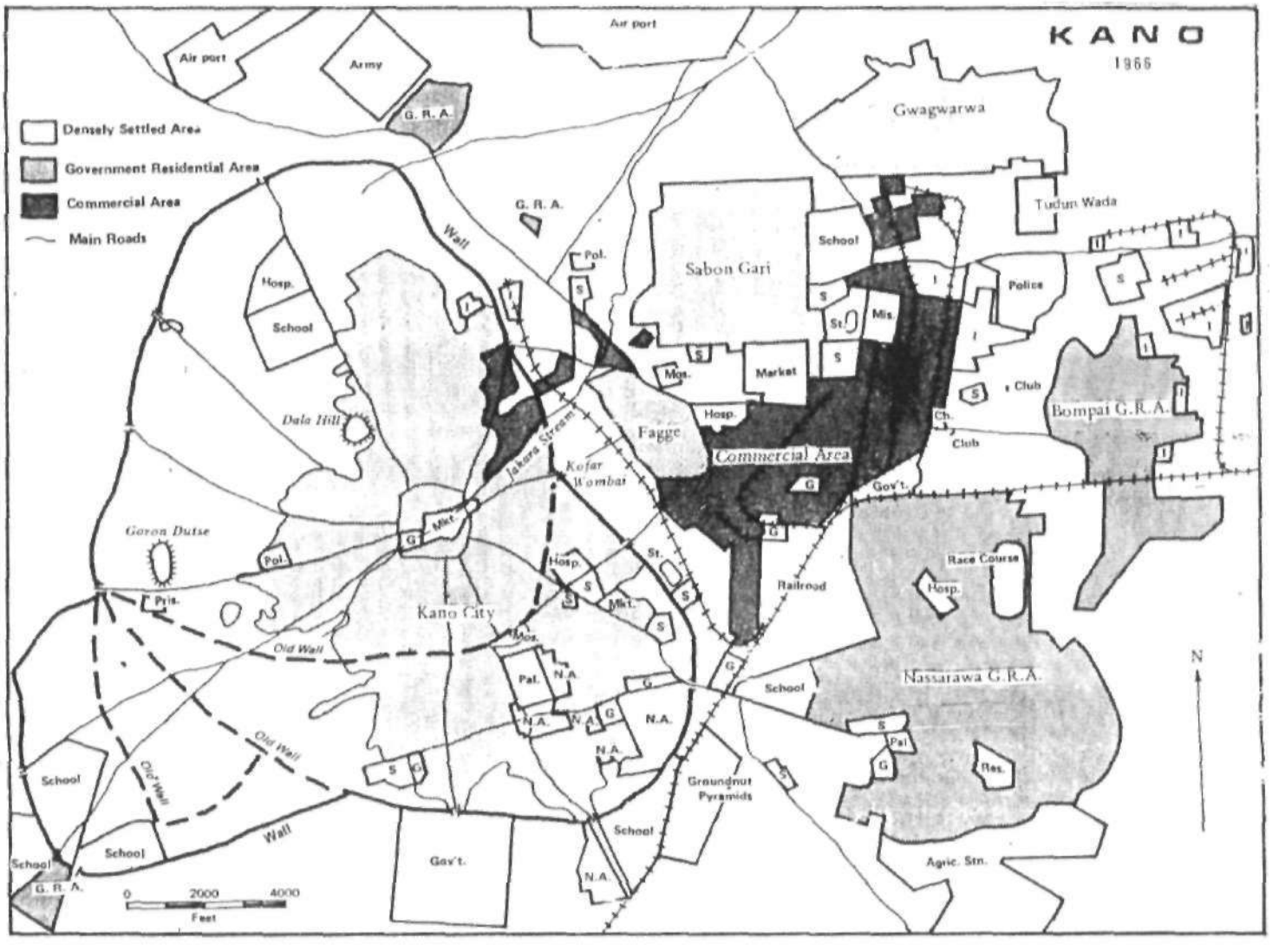


FIG. 2.2:

Map 2 Kano. Abbreviations: Ch - Church, G - Government, G.R.A. - Government Residential Area, Hosp - Hospital, I - Industry, Mis - Mission, Mkt - Market, Mos - Mosque, N.A. - Native Authority, Pal - Palace, Pol - Police, Pris - Prison, Res - Residency, S - School, St - Stadium.

An extra-mural settlement, now known as Fagge, existed by 1740. Today it is still densely packed with mud-walled compounds of traditional sudanese style.

The British captured the city of Kano in 1903, breaking their way through the massive walls, and occupying the royal palace, which was itself surrounded by a thirty-foot wall. The British headquarters, originally housed at Nasarawa, the summer palace of the Emir, located about a mile east of the city walls, were moved north-west to Bompai, where the cantonment was first laid out. In 1925 a new government house was built east of the Emir's summer palace. By 1913 the Baro-Kano railroad terminal, the Sabon-Gari, and the commercial and industrial plots had been sited and shortly thereafter made to conform to Lugard's plan for townships. A Tudun-Wada was founded in 1914 to provide a home for Muslim Northern Nigerians who were not native to Kano city.

As a result of Kano's being the northern terminus of the railway line from Lagos, commercial and industrial areas grew. Kano has the greatest diversity of commerce in Northern Nigeria and with the formation of Kano state, the number of business firms and industrial plants has continued to increase. Kano, a former terminal of the trans-Saharan trade, is now firmly established as Northern Nigeria's largest market of both Nigerian and world goods.

The first modern school in Kano was build in 1909 near the Nasarawa gate for the sons of the ruling Fulani. Since then a number of other schools, colleges, and, most recently, a university have been established in self-contained units on the open lands within or adjacent to the old city walls. Hospitals, missions, the Nigerian Air

Force and the Army bases an international airport, and two groundnut storage areas have added to the functional and areal diversity of the Kano urban landscape.

Kano contains an old walled city, centred on the palace and the market, a British colonial town with numerous functional and distinct planned elements and several modern, self-contained units which house educational and other specialized recent activities. The forms of these layouts are similar to those of Zaria, yet they possess the unique character of Kano with its greater population, more diverse functions, and distinctive landscape setting.

Katsina: Katsina's long history is scantily recorded compared with Zaria's and Kano's Hogben and Kirk-Greene-1966, refer to the first site of the present walled city of Katsina, reporting that during the period 1260-1468, Berber invaders were said to have held their annual feast and wrestling display on the site of the mosque in Ambutai ward. Although an early location of a trans-Saharan caravan terminal, Katsina did not become an important city until the sixteenth century.

The British occupied Katsina in 1904, attaching it administratively first to Kano (1904-1926) and later to Zaria (1926-1934, when Katsina became a separate province). At present it forms part of Kaduna state.

Remains of several extensive walls indicate the varying needs for defence from cavalry attack during and after the sixteenth century. By the time of Barth's visit in 1851, the palace had been moved from the centre of the more densely populated older part of Katsina to the north-east section of the walled city. The present palace

compound lies just to the east of the area indicated on Barth's map as being densely populated (fig. 2.3). When the market was located at its present site, two thousand yards west of the present palace is not certain. The British did not declare Katsina a cantonment. However, as a government station it conformed to the layout described by Lugard in his Political Memoranda of 1906. The G.R.A surrounded by a Building Free Zone, lies slightly more than a mile east of the old city. To the west of the G.R.A were built the government offices and junior staff quarters; along the road to the city, plots for European training companies were laid out. Schools lie inside the north-east section of the walled city.

Lacking rail connections, Katsina did not grow during colonial times. Because of this, it has not attracted many traders and workers from Southern Nigeria or even from other parts of the north. Neither a Sabon-Gari nor Tudun-Wada was needed and Katsina was never declared a township.

ii) **Caliphate Cities**: Sokoto, Bauchi, Yola

Sokoto, Bauchi, and Yola were nineteenth century creations resulting from the Sokoto jihad led by Shehu Usman Dan Fodio. Sokoto and Wurno alternated as the seat of the caliphate of Sokoto until the British arrived in 1902. Bauchi and Yola were founded by flag-bearers of the Shehu in areas which previously had no major urban centres.

All three cities became provincial headquarters although none of them developed large modern commercial or industrial areas largely because they, like

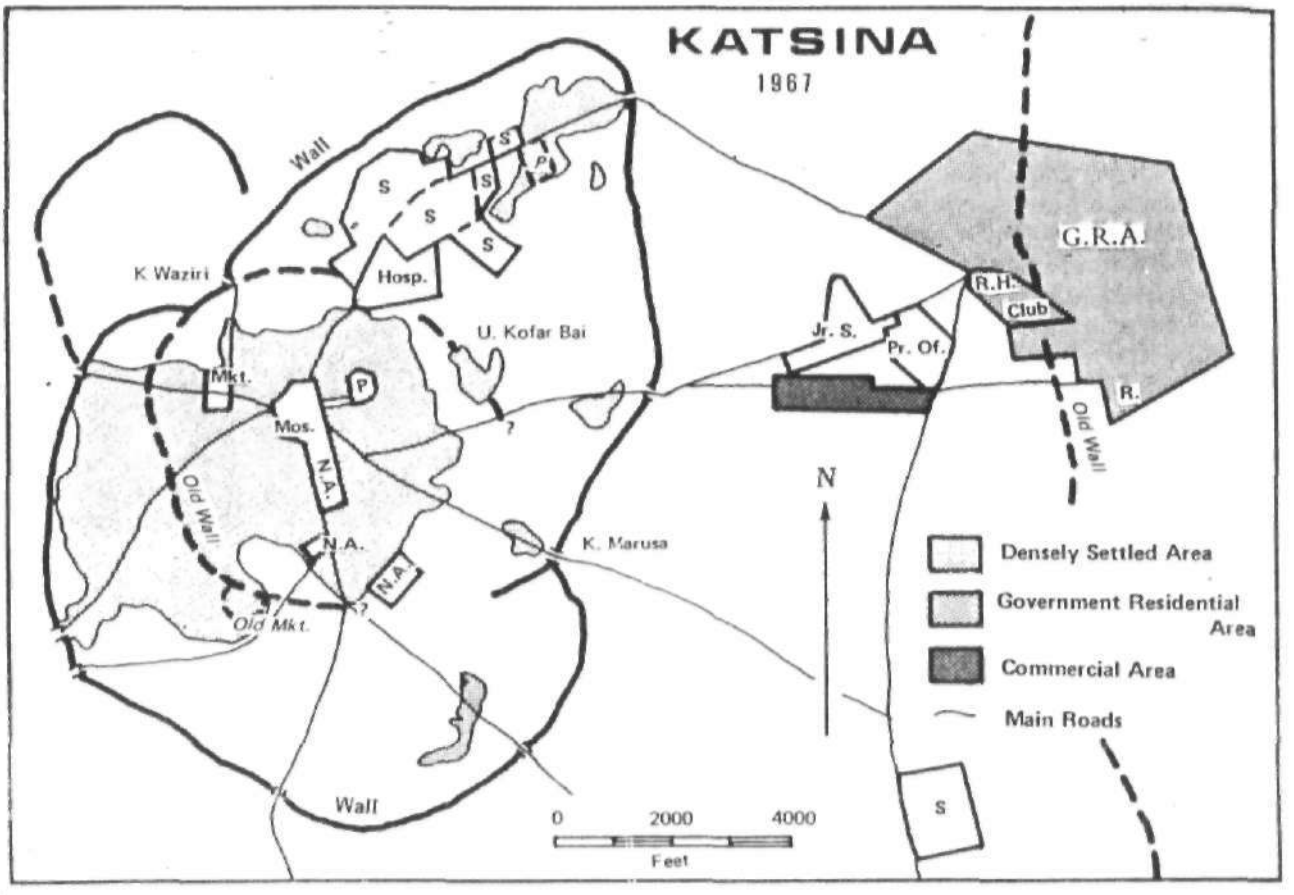


FIG 2.3:

Map 3 Katsina. Abbreviations: G.R.A. - Government Residential Area, Hosp - Hospital, Jr. S - Junior Staff Quarters, K -Kofa (gate), Mkt - Market, Mos - Mosque, N.A. - Native Authority, Pal - Palace, Pr. Of - Provincial Offices, R - Residency, R. H - Rest House, S - School, U - Ungwa (ward).

Katsina, were distant from the better year-round transportation routes built by the British.

Sokoto: History has it that Muhammad Bello the son of Usman Dan Fodio, the inspired and learned leader of the jihad, in 1809 established headquarters and built the small walled city of Sokoto. Protected by escarpments on the east and north-west and a small valley on the west and south-east, Sokoto has a good defensive position. Sokoto, like Wurno which was founded in 1822, was one of many `ribat', or walled towns, which served as armed bases and rallying points along the frontiers of the Sokoto empire.

Bello's walled palace and mosque were central to the town; a market and execution ground lay adjacent to the northern gate (fig. 1.4). Clapperton described Sokoto in 1823 as

> "laid out in regular well-built streets. The houses approach the walls which are between twenty and thirty feet high, and have twelve gates.... There are two large mosques,.... a spacious market place in the centre of the city, and another large square in front of the Sultan's residence. The dwellings of the principal people are surrounded by high walls, which enclose numerous coozies, circular huts with thatch roofs, and flat roofed houses, built in the Moorish style."

The main city market being moved to its present site half a mile from the western gate in 1912 created two major focal points within the walls. The residential areas surrounding the market from those around the Sultan's palace are separated by the old compound and mosque of Usman Dan Fodio.

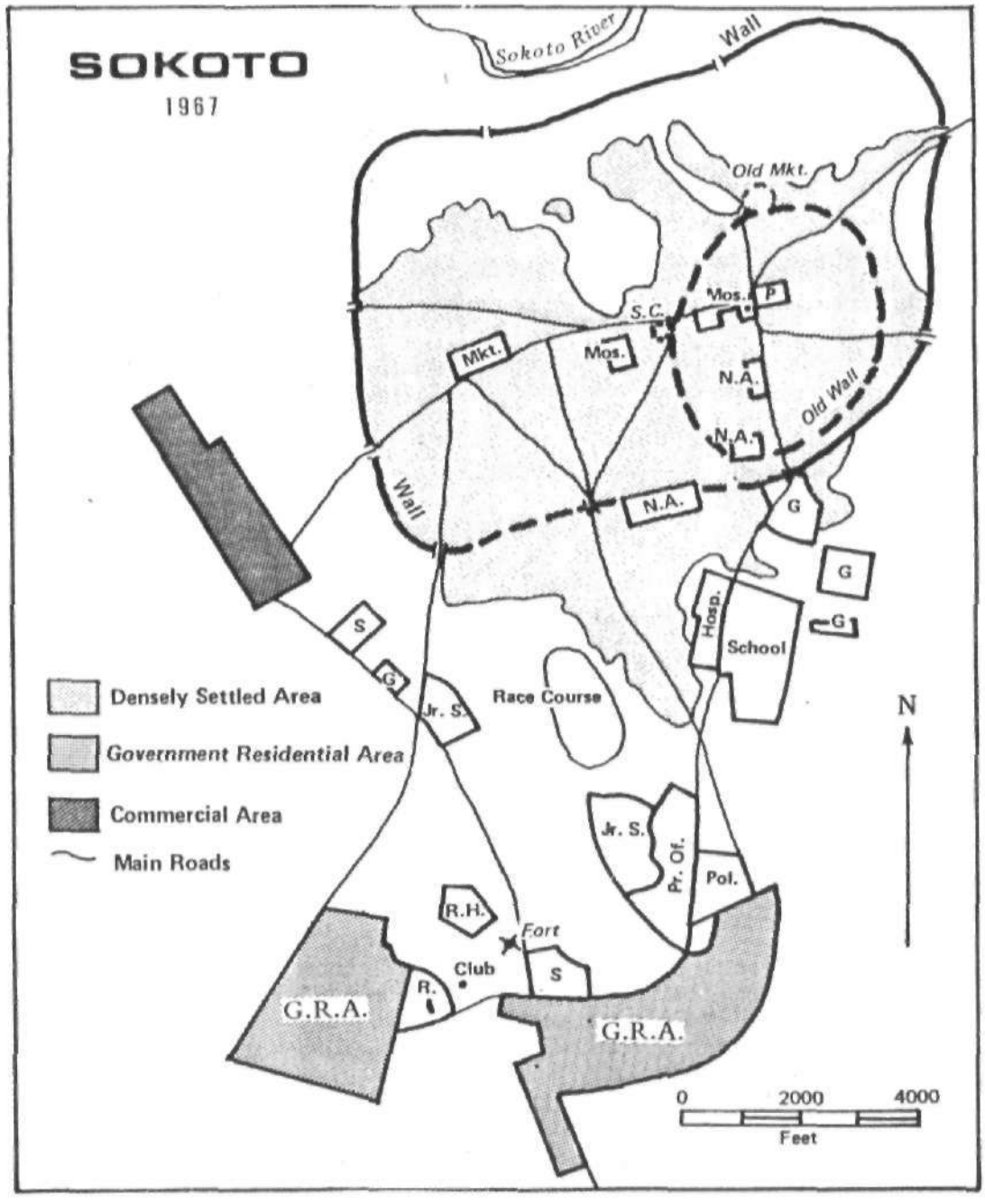


FIG 2.4:
Map 4

Sokoto. Abbreviations: G - Government, G.R.A. -Government Residential Area, Hosp - Hospital, Jr. S - Junior Staff Quarters, Mkt - Market, Mos - Mosque, N.A. - Native Authority, Pal - Palace, Pol - Police, Pr. Of -Provincial Offices, R - Residency, R. H - Rest House, S - School, S. C. - Shaikh's Compound.

When the British expeditionary force arrived in 1903, they built a fort south-western of the city and subsequently erected permanent bungalows nearby as the nucleus of the Sokoto government station. Declaring a Third Class Township in 1917, Sokoto acquired a Building-Free Zone around the G.R.A and a separate area for European traders' plots, in 1919 Canteen Road, west of the walled city, was occupied by twelve firms trading principally in goal skins.

In 1905, the School For Sons Of Chiefs became the first school in Hausaland to be built on the British public school model. A similar school as founded in Kano in 909, with a branch in Katsina in 1912. An industrial school was established in 1919 and has been followed by other training centres and colleges.

Because of its importance as the capital of the Sokoto Caliphate, the walled city of Sokoto has been a spiritual and administrative centre and has grown from a ribat town to a large traditional Fulani centre. The colonial layout of Sokoto is fragmented with all the major British-inspired units having been laid out early yet never incorporated into a planned colonial town. Because of its remoteness and lack of railway connections to other parts of Nigeria, Sokoto has not taken part in the `modernization' experienced by Kano and Zaria.

Bauchi: Yakubu, a non-Fulani student (later flag-bearer) of Shehu Usman Dan Fodio, returned to the Bauchi area in 1805 to found a new emirate loyal to the Shehu. His final selection of Bauchi as the site of a capital is said to have been directed by Usman himself, the town was laid out in 1809 (Hogben and Kirk-Greene,

1966). The walls of the new capital lay south of the present market and centred on the Emir's palace (fig. 2.5). The palace, following the pattern of Wurno and Sokoto, faces west towards the Friday Mosque. In the twentieth century the Native Authority offices were built along the sides of the open space which extends west of the palace. Many of the compounds of the major titleholders lie within this oldest part of Bauchi. Later in the nineteenth century the walls were expanded to include the area of the market.

British colonial Bauchi, like Sokoto, consists of widely scattered small units outside the walls; the provincial offices lie about a mile to their west with the G.R.A beyond. The Police barracks, hospital, and commercial sections lie to the north of the G.R.A, the airfield and separate areas for the Provincial Agricultural Headquarters, a farm centre, the Teachers' Training Centre and the Rural Education Centre to its south at Yelwa. North of the walls are the separate compounds of several schools. The basis for most future growth of the city in the near future can be seen through development south-east of the town along the rail line.

Yola: Yola, the provincial capital of Adamawa Province, is the creation of another of Usman's flag-bearers, Adama. Founded on slightly rising ground above the River Benue in 1814, Yola has since remained the centre of Yola Emirate. Barth Described Yola in 1851 (Barth, 1962, pp. 191-192 and 197):

"Yola is a large open place consisting, with few exceptions, of conical

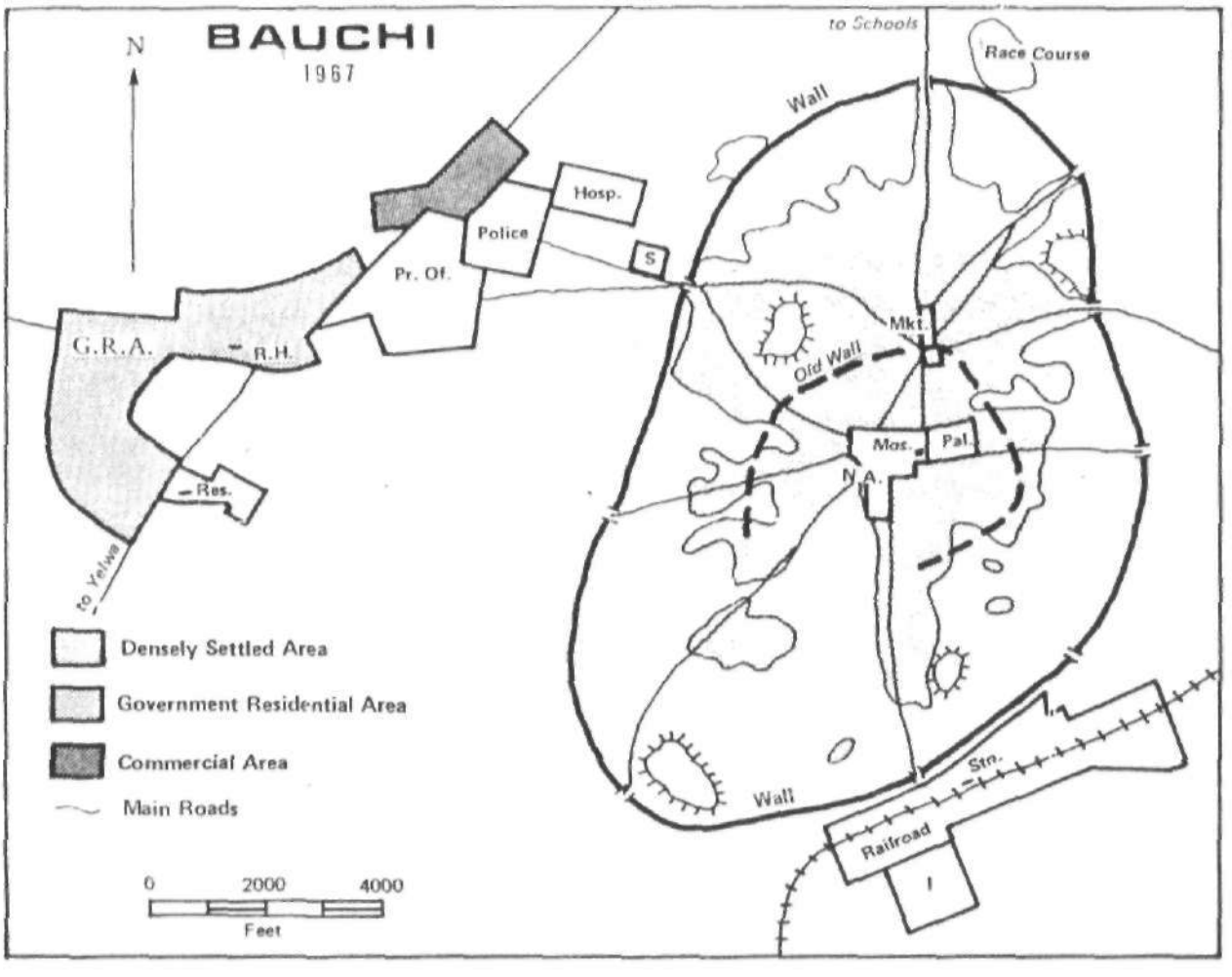


FIG 2.5:
Map 5 Bauchi. Abbreviations: G - Government, G.R.A. -Government Residential Area, Hosp - Hospital, I - Industry, Mkt - Market, Mos - Mosque, N.A. - Native Authority, Pal - Palace, Pr. Of - Provincial Offices, R - Residency, R. H - Rest House, S - School, Stn - Station.

> huts, surrounded by spacious courtyards, and even these by corn fields, the houses of the governor and those of his brothers alone being built of clay. Keeping along the principal street we reached the house of the governor, which lies on the west side of a small open area, opposite the mosque, a flat oblong building, or rather hall, enclosed with clay walls, and covered with a flat thatched roof inclined on one side.... Yola is quite a new settlement.... situated in a swampy plain, and is bordered on the north side by an inlet of the river, the inundation of which reaches close to that quarter where I was living. The town is certainly not less than three miles long from east to west.... The courtyards are large and spacious, but often contain only a single hut, the whole area being sown with grain during the rainy season. All the huts are built clay walls, on account of the violence of the rains, and are tolerably high. Only the governor and his elder brother possess large establishments with dwellings built entirely of clay."

The palace in Yola was surrounded by high mud walls which were `defended obstinately' by the Emir's forces when British troops occupied Yola in 1901. The town then consisted of two sections: the Fulani quarters in the west and the Hausa traders' quarters in the east. Viewed from the fort, Yola was an oval of trees (Ruxton, 1903). In 1904 Lugard wrote:

> "The civil station, with its two newly erected wooden bungalows, is the three miles from the landing place. It is situated on the top of a plateau, some 200 feet above the river. Nearly three-quarters of a mile distant, overlooking the dreary swamp which lies between the foot of the plateau and the city are the military lines.... Henceforth the military officers will share the bungalows with the civil staff, and we laid out a plan to include all buildings and military and police barracks. The so-called `fort' and native huts occupied by the military officers are of no value (Kirk-Greene, 1958)."

Jimeta, a Hausa and Fulani settlement under a Hausa chief and near the Niger Company post, was described as `dirty and ill laid out'. By 1911 the whole layout,

covering a length of over 3 miles was described as 'unfortunate' (Kirk-Greene, 1958). Throughout its history, the provincial headquarters was considered unpleasant. However the many attempts to transfer it away from Yola or to a new site north along the ridge, proved as unsuccessful.

The city today remains scattered. It basically consists of old, unwalled Yola with its old Fulani and Hausa quarters near the swamp lands; Jimeta, the commercial centre and native town which grew up around the Niger Company store along the River Benue, and the G.R.A., Provincial offices, and schools strung out along the ridge north and west of the swamps. Formerly accessible for only a few months each year by river or by long, tiring trips over poor motor roads. However with the new tarred-road connecting Yola more closely to the other markets of Nigeria, its chances of growing have been enhanced.

iii) **Southern Caliphate Cities**: Ilorin, Bida

Both Ilorin and the former provincial headquarters town of Bida show traditional planned urban landscapes of a different type from that of the old Hausa or northern caliphate cities, although both are ruled by Fulani emirs who have historical ties with the Emir of Gwandu. In Ilorin, the residential compounds are overwhelmingly of Yoruba style and the general layout of the city is similar to that of other Yoruba cities created during the nineteenth century Yoruba wars. Bida, on the other hand, is a Nupe town with Nupe-style compounds and architecture. The singular political character of the Nupe emirate headed by a Fulani emir, or Etsu, also gives

Bida town a unique urban landscape.

As it was one of the first provincial headquarters and connected early by rail directly to Lagos, Ilorin became an important colonial township. Bida had been a thorn in the side of both the Royal Niger Company and early British government and was only temporarily made a provincial headquarters. It was bypassed by both the Baro-Kano and Lagos-Kano rail lines, and its importance declined greatly during early colonial days.

Ilorin: Ariyo (1969) reports that the first settlers of Ilorin were led by a hunter named Ojo. Laderin, their first 'Bale', or ruler, was a relative of the Alafin of Oyo and Laderin's grandson, Afonja, became Bale of Ilorin in 1817. Aonja set himself apart from the rule of Oyo, enlisting the help of a Fulani leader, Alimi, to support his claims of independence. Eventually Alimi gained power and was recognised as Ilorin's true leader. Gathering around him freed Hausa slaves and Fulani warriors, and commanding the allegiance of Yoruba war chiefs, Alimi made Ilorin his capital and war camp. Alimi was responsible for the destruction of old Oyo and for limiting the northern extension of the influence of Ibadan.

The earliest settlement was at Sobi Hill, just north of the present city. However, Afonja's palace and shrines were built at the present site of the main mosque in Alanamu ward. Alimi created the five wards within Ilorin town.

Various accounts from notable historians and researchers described the residential compounds are usually in the Yoruba style, as consisting of rectangular,

mud brick walls with a thatched or sheet-metal roof. Also they were grouped around an interior courtyard which is partially sheltered by a verandah created by over-hanging eaves. The verandah was the work-place of the inhabitants, each wife using the space in front of her own sleeping and storage rooms. The outer walls of the compounds are blank. Entrance to the family compound is through the large apartment of the compound head, which is now built in the `Lagos' style. The large or more wealthy the family, the more rooms and more elaborate are the dwellings. Modern, nuclear-family dwellings have been built in recent times between the Aluko River and the south-eastern section of the old wall.

The British first entered Ilorin in 1897 when armed forces of the Royal Niger Company (R.N.C) left Lokoja to suppress raiders from Nupe country and Ilorin who were disturbing the trading area tributary to Lokoja (Elphinstone, 1921).

The Lagos railroad reached Ilorin in 1908, and with the replacement of the Jebba ferry by a bridge in 1916, the city became a major marketing centre for cattle driven from the north. Ilorin's G.R.A was established across the Asa River to the south-east of the walls. As in other colonial townships, commercial plots were laid out along the railway line. The G.R.A was surrounded by a 440-yard Building-Free Zone and a small Sabon-Gari was plotted to its north. The police barracks and jail lay between the G.R.A and the Sabon-Gari. No Tudun-Wada was created. An industrial area with match, cigarette, and sugar factories has been built to the south-west of the G.R.A. (fig. 2.6).

Ilorin thus consists of a nineteenth century walled city focused on the Emir's

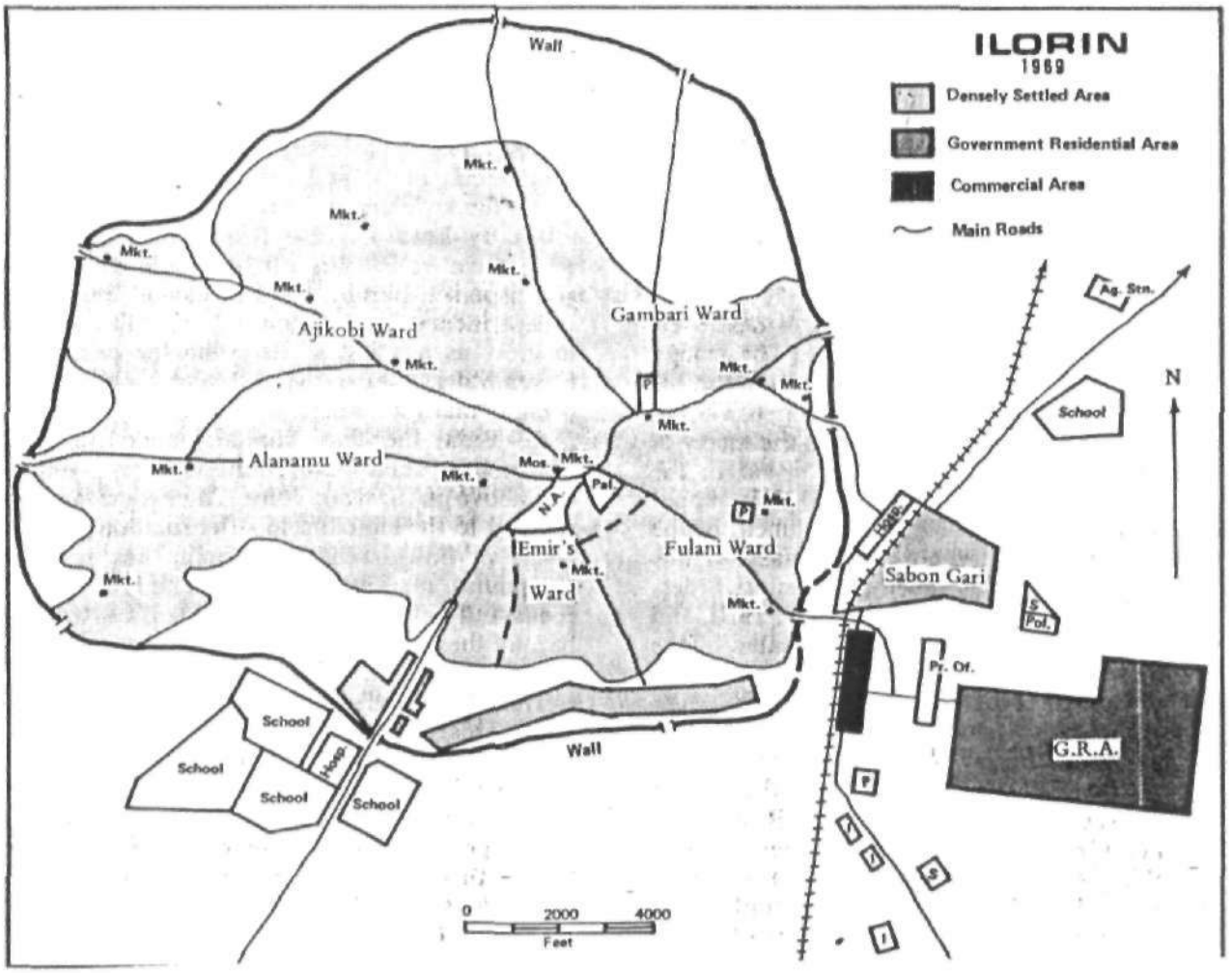


FIG 2.6:
Map 6 Ilorin. Abbreviations: Ag. Stn - Agricultural Station, G - Government, G.R.A. - Government Residential Area, Hosp - Hospital, I - Industry, Mkt - Market, Mos - Mosque, N.A. - Native Authority, P - Chief's Palace Compound, Pal - Emir's Palace, Pol - Police, Pr. Of - Provincial Offices, S - School.

palace, market, and Friday mosque from which radiate the principal roads to the main gates. As in several other Yoruba cities built during the wars of the nineteenth century, other focal points are the compounds, markets and mosques of the chiefs of the wards and subwards. The provincial offices, G.R.A, the commercial plots, and the Sabon-Gari are laid out in the style originally prescribed for northern towns by Lord Lugard. Recent industrial and educational establishments fit the self-contained, yet dispersed pattern of late colonial and post-independence Nigerian times. Ilorin will continue to grow not only as a result of its being the capital of Kwara state, but because of its Yoruba traditions, it will in many ways be unique in the north.

Bida: Bida, the Nupe caliphate was founded in 1860 by the first Fulani emir, reflecting in its layout a distinctive political structure. The emirship was succeeded by three royal families in strict rotation with each royal family having its own compound, market and mosque and which consisted as a focus of roads and paths. (fig. 2.7).

The city is divided by north-south and east-west roads, crossing near the main Friday mosque and a large 'night market'. Along the roads are the craftsmen's huts and the entrances to walled Nupe compounds. These compounds consist of family groupings of a number of circular, clay huts with conical thatched roofs enclosed by a common wall and gateway. The compounds are loosely scattered through all parts of the walled city except on the poorly drained lands near the two rivers. A trading and craft centre on the trade routes between Yorubaland and Hausaland, Bida was a major pre-colonial city.

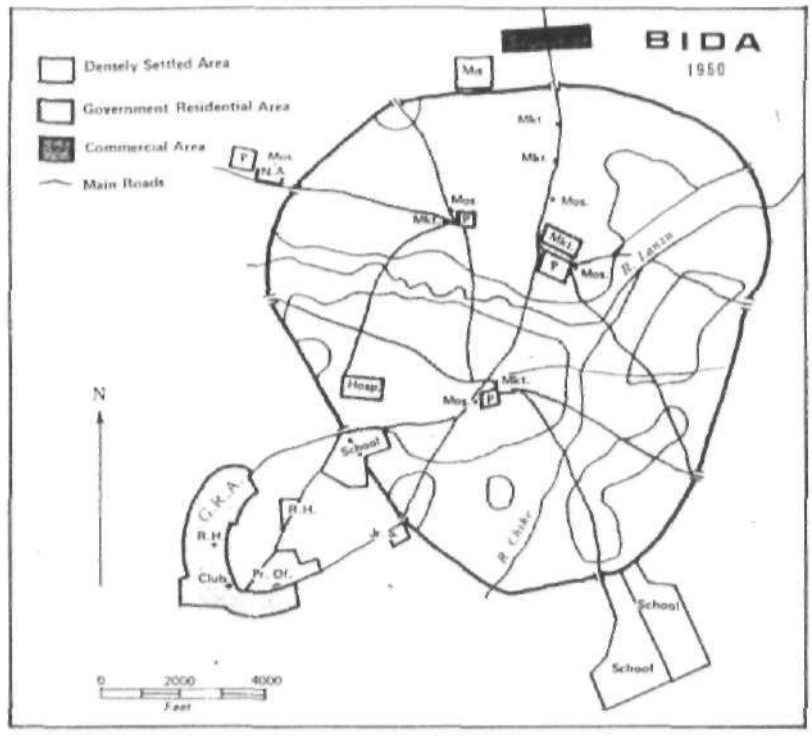


FIG 2.7:

Map 7 Bida. Abbreviations: G.R.A. - Government Residential Area, Hosp - Hospital, Jr. S - Junior Staff Quarters, Mis - Mission, Mkt - Market, Mos - Mosque, N.A. - Native Authority, Pal - Palace, Pr. Of - Provincial Offices, R. H - Rest House.

In 1902 bungalows, which were to form the basis of the G.R.A, were built south-west of the city walls. Somewhat later, the European traders' plots were laid out along the road leading north of town. In a sense these were but an extension of the Yoruba and Hausa foreigners' quarters which lay along same road but within the walls of the town.

Bida, a nineteenth-century, walled capital city, has a unique Nupe appearance-distinctive scattered compounds with round huts, three major royal compounds and markets, and a strangers' quarters within the walls. Colonial and modern urban plans are also uniquely Bidan. with the Etsu's palace and other clusters of development separated more widely than in any other Northern Nigerian city. Rapid growth which might precipitate integrated urban planning is likely to occur in the near future.

v) **Kanuri Capitals**: Kukawa, Yerwa, Maiduguri

Kukawa: We have Barth's excellent description of Kukawa in 1851 (Barth, 1962). Giving distinctive character to Kukawa were two walled towns connected and bisected by a broad east-west road leading from the market place and a suburb, which lay west of the walls of the western town, to the large palace of the Shehu within the eastern town. The eastern town contained the compounds and more permanent mud dwellings of the wealthier inhabitants the western town was made up of typical Kanuri dome-shaped houses covered with thatch and surrounded by walls of matting. The main Friday mosque was located in front of the Shehu's smaller palace in the western town. As at 1823, the market lay immediately in front of the palace and mosque

(Clapperton, 1826). Differing from the other walled capital cities of Northern Nigeria, Kukawa had a rectangular network of streets oriented N-S, E-W, the main intersections being the Shehu's palace and mosque in the western town with each of the two towns nearly square.

Yerwa-Maiduguri: Maiduguri, the only other Northern Nigerian state capital which is also the site of an old kingdom, was established after the British occupied Borno in 1902. The British troops built a fort and barracks at Maifoni village, and in 1907 the Shehu of Borno moved from Kukawa to a new capital, called Yerwa, located between the fort and the old village of Maiduguri. The British civil station was started in 1908 (Kirk-Greene, 1959).

Maiduguri is the latest of the many capitals of the Kingdom of Borno, whose origins in Kanem date back at least to the nineteenth century. By the twelfth century and until the fourteenth century the Borno capital was at Njimi located somewhere north-east of Lake Chad.

Like Kukawa, after which it was modelled, Yerwa has a nearly regular grid pattern of streets which were added onto the nucleus of Kalwa hamlet on the left bank of the River Alo (fig. 2.8). Yerwa was never surrounded by walls. As at Kukawa, the palace faces westward down the broad main east-west street. The Friday mosque, Alkali court, and Native Authority central offices blank the road on its north side. A small market lies behind the palace. The separate G.R.A lies almost two miles south of the palace and a mile from the provincial offices, which are at the south-west

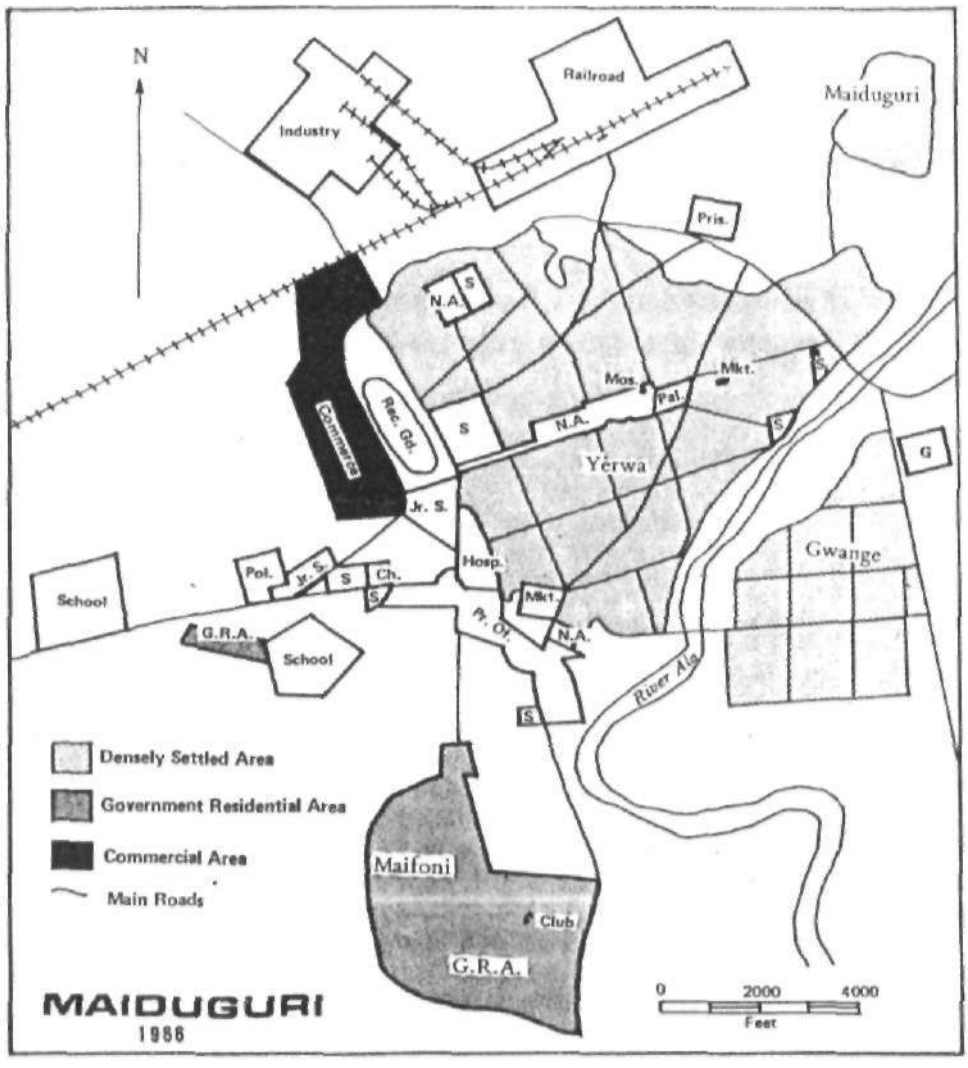


FIG 2.8:

Map 8 Maiduguri. Abbreviations: Ch - Church, G - Government, G.R.A. - Government Residential Area, Hosp - Hospital, Jr. S - Junior Staff Quarters, Mkt - Market, Mos - Mosque, N.A. - Native Authority, Pal - Palace, Pol - Police, Pr. Of - Provincial Offices, Pris - Prison, Rec. Gd - Recreational Ground, S - School.

corner of the built-up section of Yerwa town. A commercial area lies north-west of Yerwa various educational institutions and the Police Barracks and the Government Craft School occupy discrete units strung out along the highway leading west of Maiduguri.

As a twentieth-century creation, Maiduguri grew rapidly as the capital of Borno, as the major colonial centre of north-eastern Nigeria, and more recently as a railhead and capital of Borno state. It bears the traditional appearance of an old Kanuri capital combined with typical colonial and independent Nigerian layouts.

v) **British Colonial Towns**: Lokoja, Minna, Makurdi, Jos, Zungeru, Kaduna

Lokoja, Minna, and Makurdi are British foundations located at critical transportation nodes. Lokoja, the oldest British settlement in Northern Nigeria, was founded on the banks of the River Niger at its confluence with the River Benue. Until railroads and, later, highways became the major paths of trade and movement, Lokoja was an important town. Minna grew in population only with the building of the Baro-Kano railway which tied the cities of the north with the River Niger on the south. When the Lagos-Kano route was built, it joined the old line at Minna, thus fixing the town's importance as a colonial centre. Makurdi, the newest of these three provincial headquarters, was built at the site of the railroad bridge across the River Benue. Minna and Makurdi are largely colonial and post-colonial transportation centres and contain the elements of British colonial planning.

Jos, the last of the provincial headquarters to be discussed, was also a colonial

transportation centre, but one specifically created to serve the tin mining industry of the Jos Plateau. Because the mines and related service activities attracted large numbers of immigrants, and because the inhabitants of the local area avoided urban life, Jos has a planned urban landscape of a type not found elsewhere in Northern Nigeria.

Zungeru and Kaduna are special British colonial creations which were planned as military and administrative capitals for the whole of Northern Nigeria. Lord Lugard choose the sites for both and designed them specifically as capital cities. Their special character epitomizes British colonial planned urban landscapes. The situation of Zungeru was only suitable while the north was in the process of being brought under British dominion. Kaduna's more central position in Northern Nigeria helped it to become the site of the main rail junction in the north and has increased its importance as a centre of growth for recent Nigerian development.

Lokoja, Minna, Makurdi: Lokoja was early recognized as an important trading site and purchased from the Ata of Igala in 1841 because of its strategic location. By terms of the treaty, slavery was to be abolished, trading vessels were to visit the site regularly and a farm was to be established. The initial efforts of settlement at Lokoja failed largely because malaria killed off or frightened away the Europeans. Almost twenty years later, Lokoja was permanently established by William Blaikie, an enthusiastic supporter of British trade on the Rivers Niger and Benue. The settlement grew from about two hundred inhabitants in 1864 to five hundred in 1871. George Goldie arrived in 1877 and within two years had convinced the rival firms to

amalgamate as part of the United Africa Company, which was later granted a Royal Charter as the Royal Niger Company. The C.M.S made Lokoja their earliest centre of Christianity in Central Nigeria. In Lokoja, on January 1, 1900, when the charter of the Royal Niger Company was revoked, Frederick Lugard established the first direct British governmental authority in Northern Nigeria. Lugard transferred the British headquarters temporarily to Jebba, then to Zungeru (1902-1916) and finally, in 1917, to Kaduna.

Lokoja grew inland from "the beach", of the west bank of the Niger River, towards Pati Ridge which rises to over 1,000 feet above the Niger River. North of Pandara Stream a native town grew around a market place. A short distance south of the stream the C.M.S established its mission, church, school, and residences. The G.R.A nestles at the foot of Pati Ridge with government offices, junior staff quarters and the hospital lying between it and the river. Lokoja's prosperity was in a large part geared to the river traffic; it is not on a railway line. As a provincial capital, Lokoja should continue to remain an important administrative centre in Northern Nigeria: but without a traditional base and neither rail nor good road connections, the city has lacked the immediate impetus for continuing growth as a major commercial town.

Minna is located at the junction of the Baro-Kano rail line, which reached Minna in 1910, and the main line from Laos, which arrived in 1912. The railway line itself forms the centre of the town; the commercial area, provincial offices, and the G.R.A lie to the south-east. The grid pattern town with a market and hospital as well as junior staff and railway quarters lie to the north-west. Minna was laid out with a

Building-Free Zone separating the G.R.A, the commercial area, and the native town in conformity with the township ordinances. Scattered three miles along the road to Zungeru are several schools, colleges, and churches as well as the newer G.R.A and residency.

Makurdi owes its growth to the Benue Railway ridge - built in 1942 - which links Northern Nigeria with Enugu and Port-Harcourt. The Provincial Offices and G.R.A are built on a hill overlooking the bridge and the river. The main lines of the railway bound three sides of the base of the hill. About a mile west of the G.R.A on low-lying ground, the native town of Makurdi south marches in regular blocks south from the river. Another grid plan town, Makurdi North, is sited at the northern end of Benue Bridge and was founded as a camp for labourers.

Minna and Makurdi, like the river port of Lokoja, are creations of colonial days. Critical transportation points - not old centres of population - are responsible for their location. They focus on the governmental reservations and on the naive towns which grew up to serve new hinterlands and the administrative headquarters.

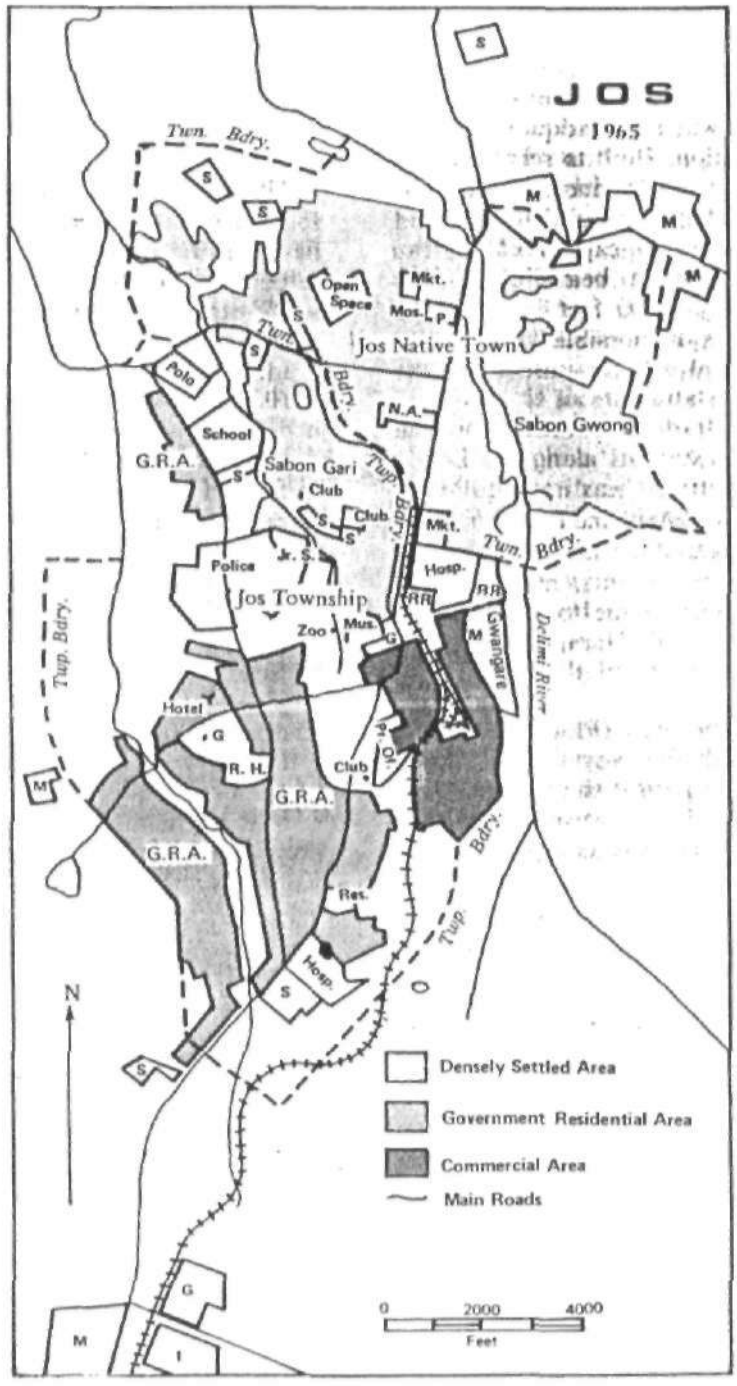
Jos: The newest provincial headquarters, Jos, is also a colonial creation. Built to serve the tin mining industry of Plateau Province, Jos has now become a major educational, administrative, and tourist centre as well as the capital of Plateau state. The city occupies a beautiful site on the Jos Plateau, nearly 4,000 feet in elevation. Lugard viewed Jos as a possible health and rest station for colonial officers - much on the lines of an Indian Hill Station. The road system from Jos has been poorly maintained and remained largely unpaved until recently which contributed to the slow

growth of Jos.

The actual nucleus of settlement of Jos was the Jos Tin Areas Limited mine at Gwangare on the banks of the Delimi River (fig. 2.9). The Hausa settlement of Tudun-Wada two miles to the south-east, and Naraguta, the Divisional headquarters in 1910, were linked to Gwangare by road. A regular market was established nearby in 1910. When the light railway from Zaria arrived, it stimulated the growth of stores and some residences and necessitated the laying out of what was to become Jos Township and Jos Native Town. Jos Township consisted of a commercial area adjacent to the rail line, as Sabon-Gari for Southern Nigerians (largely clerks or other government employees), and G.R.A surrounded by the standard 440-yard wide Building-Free Zone.

Because Jos Native Town is predominantly Hausa and Muslim and was laid out in a regular grid pattern. The Lugardian principles of Indirect Rule as expressed in the Township Regulations were applied to Jos and helped create a standard British Council township beside a native town inhabited by non-natives. As the capital of Plateau State and now a university town, Jos should continue to grow and prosper; with commercial and industrial bases it should continue to attract immigrants mainly because of its example of Nigerian urban landscape.

Zungeru: Zungeru, the first permanent governmental capital in Northern Nigeria, was established by Lugard at a location distant from sources of African political power yet close to the advancing frontier of British control over the Fulani emirates. Lugard personally selected a site some distance from the Kaduna River and



FG2.9:
Map 9

Jos. Abbreviations: G - Government, G.R.A. - Government Residential Area, Hosp - Hospital, I - Industry, Jr. S - Junior Staff Quarters, M - Mining Property, Mkt - Market, Mos - Mosque, Mus - Museum, Pal - Palace, Pr. Of - Provincial Offices, R. H - Rest House, RR - Railroad, R -Residence, S - School, Twn. Bdry - Town Boundary, Twp. Bdry - Township Boundary.

nine miles south of the native town of Wushishi because he thought it would be healthy. A narrow gauge railroad was built in 1901 to connect Zungeru with Barjuko on the Kaduna River which is open river traffic for about two months each year. Construction materials and passengers had to be transferred up the Rivers Niger and Kaduna and transferred to the short line railway before reaching the new capital. Laid out as a Cantonment, Zungeru consisted of a civil section with Government Lodge, political officers' quarters and offices, a botanic garden and tennis courts; a military area with its own residences and offices as well as a prison, free slave home, infantry and police lines and parade ground; a medical section with a native and a European hospital and its own residential quarters (fig. 2.10). Next to the railway section and engine shed were the Niger Company's lease land, government clerks' quarters, and the native town and market which sprang up with the building of the railroad and the Cantonment. A Section containing Railway quarters was laid out north of the Botanic Garden. With the abandonment of Zungeru for Kaduna in 1917, the town languished. Now it is the official residence of the small Wushishi Native Authority, not even a divisional headquarters let alone a Provincial or Regional Capital. The importance of Zungeru to Northern Nigerian town planning is simply that it was the first colonial town which was designed and laid out by Lord Lugard. As such, Zungeru was the experimental model which Lugard subsequently used in laying out other Cantonments, Townships, and Government Residential Areas.

Kaduna: Kaduna, located at the railroad bridge crossing of the Kaduna River, was designed and laid out under the personal direction of Lord Lugard with the

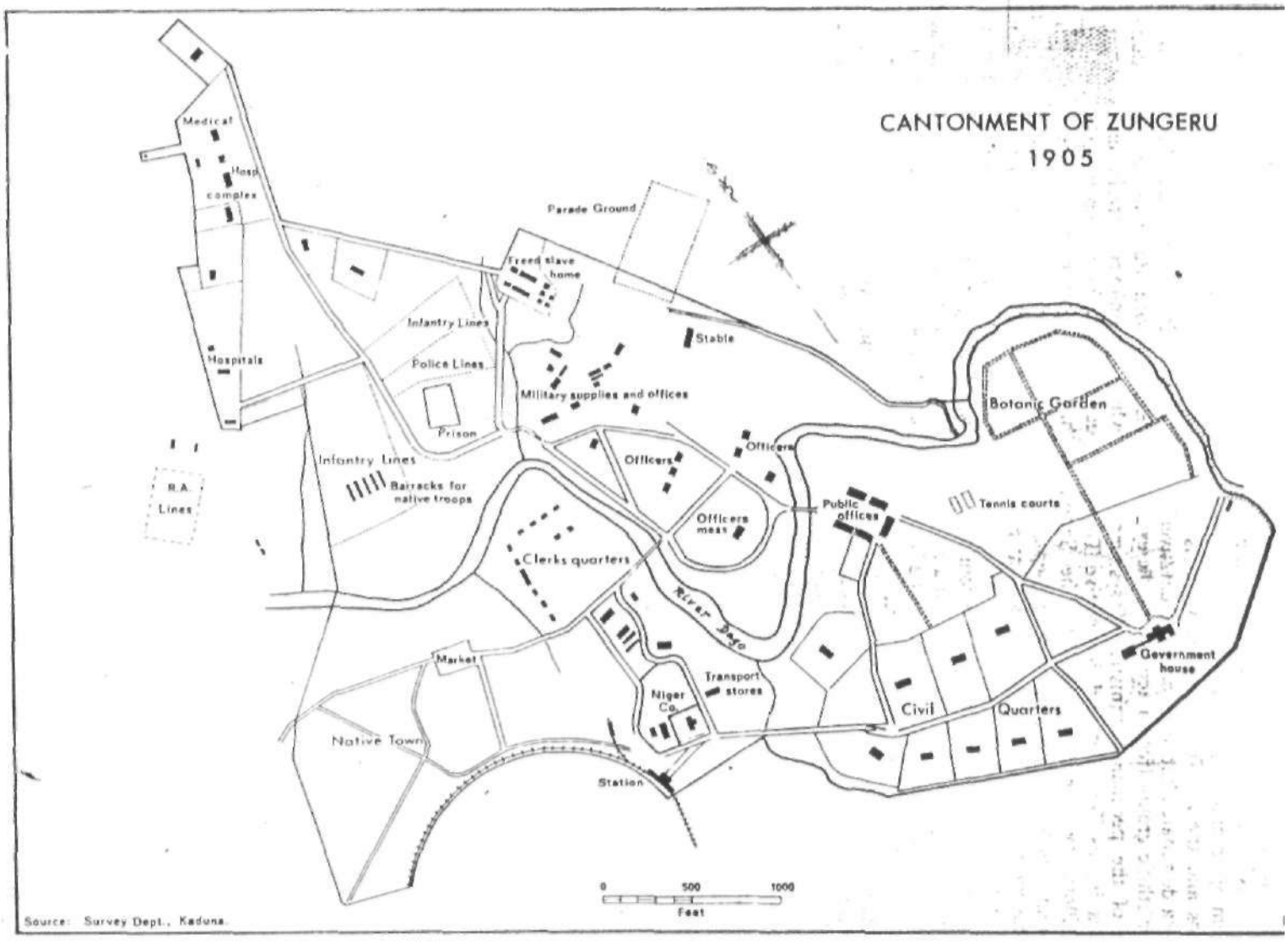


FIG 2:10:
Map 10 Zungeru.

inspiration of his wife to guide him. Upon his return to Nigeria in 1912 as Governor of an amalgamated Northern and Southern Nigeria, Lugard chose Kaduna as the site for a capital city of Northern Nigeria, and possibly of all Nigeria, because it was situated in a sparsely populated countryside, near a good water supply, and far from any major emirate. Furthermore, Kaduna was easily accessible by rail to Zaria and Kano, in the north, and to Yorubaland and Lagos in the south. Lugard saw that Kaduna was to become the major railroad junction of the north when tracks were built to Jos - later extended to Maiduguri - and to Port-Harcourt. Because of its function as the major communication and administrative centre in Northern Nigeria, Kaduna has attracted several large modern factories.

To accommodate all the new and proposed activities of Kaduna, Lord Lugard laid out a government township on a grander scale than he had elsewhere in Nigeria (fig. 2.11). The main elements of his plan were the Government Residential Area which surrounded the polo grounds, race course, and an open area which was later to become the site of Lugard Hall, the seat of the Northern Nigerian Regional Parliament. The G.R.A was designed in generous proportion with road, tree-lined avenues and four-acre plots, which were to be landscaped with tree and gardens. The main axial avenue, originally King George Way, now Independence Way, led south through an open area consisting of the military parade grounds and the golf course to the Secretariat and other governmental office buildings, beyond which lay the more modest grid-pattern Residential Area of the Junior Staff and Clerks. Two other broad avenues led south from the G.R.A; the eastern avenue, Race Course Road and the

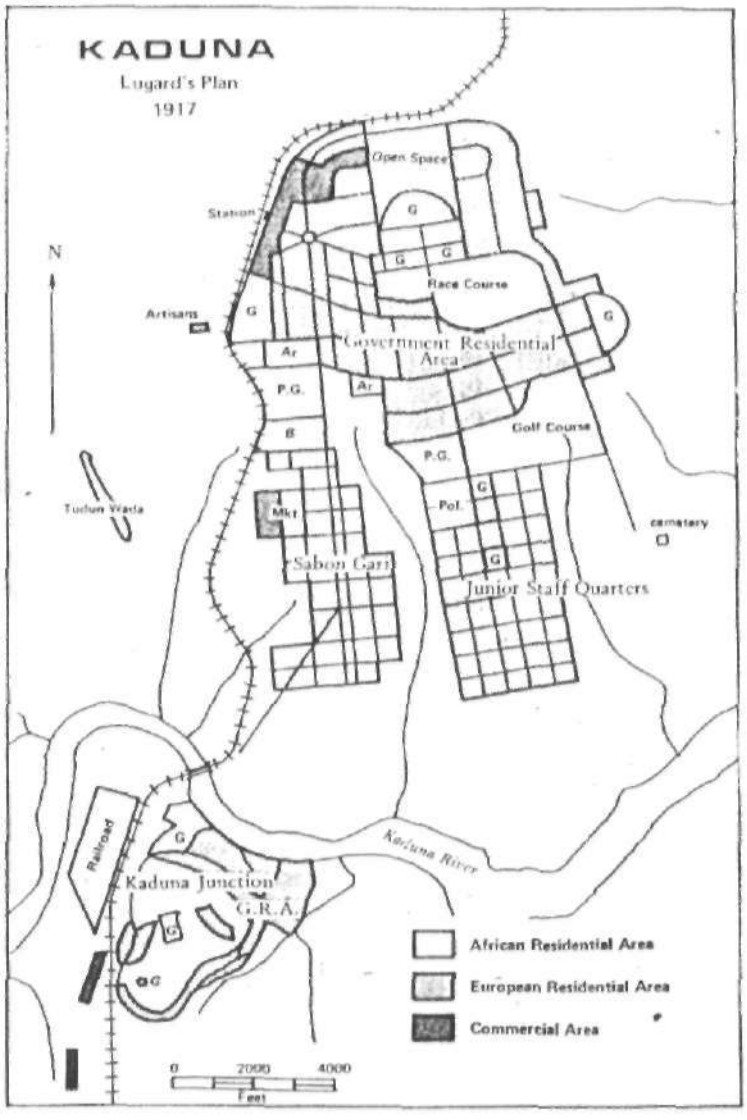


FIG. 2.11:
Map 11 Kaduna - Lugard's Plan, 1917. Abbreviations: Ar - Army, B - Barracks, G - Government, Mkt - Market, P.G - Parade Ground, Pol - Police.

western avenue called Junction Road on the 1917 Plan (afterwards Prince Edward's, and now Ahmadu Bello Way). Ahmadu Bello Way is now the principal commercial artery of Kaduna.

To the west of the Sabon-Gari, at the site of the railway labourers' camp built by the Public Works Department, the Hausa town, Tudun-Wada, has grown into a grid plan community with wide streets and traditional mud walled compounds.

Kaduna Junction, now called Kaduna South, lay south of the Kaduna River Bridge.

As a capital city, Kaduna attracted many schools and colleges sponsored by both government and missions. (Lock and Partners, 1967). Also, several of the hospitals and clinics were also located in Kaduna, many of which followed the Lugardian tradition of having separate grounds with self-contained residential and service areas. Military establishments are scattered throughout the Kaduna urban area made up for the largest single consumer of land in the Kaduna area.

Unplanned settlements have sprung up around the margins of Kaduna to serve as residential and shopping areas for some of the recent military, commercial or industrial areas. These settlements are occupied by people who build in a traditional manner. Kaduna is a major attraction for immigrants from the surrounding rural areas as well as for job seekers from all over Northern Nigeria and the overpopulated parts of Southern Nigeria.

Untroubled by a location near densely populated tradition towns, Kaduna still contains room for expansion. Although not likely to grow as rapidly as projected

when it was the capital of the old Northern Region as a smaller state, Kaduna should yet continue to prosper as the capital of Kaduna state, as an industrial and military centre, and as the major railway junction of Northern Nigeria

2.2 GOVERNMENT POLICY ON BUILDINGS IN THE BRITISH COLONIAL ERA

As already mentioned, the British colonial cities of Northern Nigeria were based on different political, economic and social assumption which resulted from the need to accommodate British and other immigrants of diverse cultural backgrounds. Thus in an attempt to recognise the adversity of cultural assumptions and ideas, the British administrators developed separate policies for Europeans and Africans as well as for the military forces, the civilian government, the trading firms, and for industrial, transportation, education and health. The architecture of colonial Northern Nigeria reflects these individual policies in many partially self-contained units.

> All non-natives (Non-Africans) and natives not subject to the local native jurisdiction live in the township from which natives subject to the native administration are as far as possible excluded.... This exclusive control of aliens by the Central Government partakes rather of the nature of "extra-territorial jurisdiction" than of "dualism" (Lord Lugard, Dual Mandate, 1922).

British colonial officials were very influential in the design and building of the colonial towns. The construction of buildings and other urban details owes much to colonial policy, but at least as much to trading firms, Southern Nigerians, and Hausa-Fulani workers - the people who lived and worked in the new towns.

The development of colonial townships, "Sabon-Gari's" (African new towns) and

other planned layouts without walls is documented because these are twentieth-century phenomena, their history recorded in the reports, laws, and memoranda of a high literate and paper loving British culture. Most of the material may be found in the Nigerian National Archives in Kaduna, the writings of Lugard (1906, 1922, 1970), in the Laws and Ordinances of Nigeria in the law of Northern Nigeria (1910, 1922).

Probably stronger than any other single influence on colonial, town building in Northern Nigeria was the policy or Indirect Rule as developed by Lord Lugard. Under Indirect Rule the native political, administrative, and governmental bodies were left more or less intact but were supervised by the colonial government through its governors and their local representatives, the residents and the district officers. This was a highly effective policy when there were only a few colonial officials or where administrative funds were limited, or where the native government was organised centrally to control extensive areas. This was the case among the Hausa-Fulani emirates, though less so in areas of small tribal units, as on the Jos Plateau. Landscape changes as a result of this aspect of Indirect Rule were minimal. However, colonial rule also encompassed policies for new developments in government, trade and industry, health and education, and help the power of enforcement. This aspect of Indirect Rule stimulated revolutionary landscape changes, which were concentrated in the new towns and cities.

At first devised on the spot, later in the high Commissioners' of Governors' offices, new policies only gradually became the responsibility of separate ministry or special governmental bodies a part of the increasingly bureaucratised administration inherited by the Federal Republic of Nigeria at Independent in 1962. The early colonial rulers were of the

British upper-middle class and their Victorian-Edwardian views formed their colonial ideas: the vision of Britain as custodian of civilization and justice; the view of society as an orderly hierarchy of class, race, and function with the nuclear family as the integral unit; the assumption of the usefulness of education, religion, medical care - even sport - as tools of the 'civilization' mission; and the faith in progress as achieved by trade, industry and rapid communication. The physical expression of these ideas was so firmly stamped on the landscape that subsequent developments have been not erased them. The views of the British concerning Africans, hygiene, public health, building materials, and land tenure had been modified by experience in colonial rule in India, Ceylon, and elsewhere in Africa.

In addition to British officials, the new urban areas housed Europeans, Lebanese and Indian traders and shop keepers as well as Yorubas, Ibos, Sierra Leoneans, and other Africans who came, often with their families, as clerks, labourers, traders, soldiers, policemen, or simply as seekers of a new way of life. These immigrants brought with them the ways of their native lands and created distinctive segments within the urban landscape. They viewed the family and home, trade, recreation, religion and education differently from the inhabitants of the old towns and cities of Northern Nigeria, and in ways often unsympathetic to their colonial rulers.

Various policies concerning different building types have been outlined:

2.2.1 Policies Concerning Cantonments And Government Stations

Laws, memoranda, directives, and ministerial guidelines are the devices which urban lands have been wrenched into conformity with official policies. In contrast, collective

individual actions are the means by which uniformity of the urban landscape has been avoided. The early laws of Northern Nigeria that relate to town siting and planning are primarily directed to the public health and safety of colonial officials. The tone is set by Frederick Lugard in the First Annual Report of Northern Nigeria. (1900).

> .... the policy shall be gradually to move the native town six or seven miles downstream and so do away with the pollution of the water, and with other evils such as the proximity of a haven for thieves and prostitutes, the infection of mosquitoes with malarial germs, and the insanitary condition inevitable around a large native town.

However, by the 1904 Annual Report the colonial station was to be located only a mile to a mile and a half from the native city but to the windward and on higher ground. As regards to the Colonial standard or living, the Cantonment Proclamation number 28 of 1904 set forth the legal basis for municipal regulations in Northern Nigeria (it was later classified under Part XI, public Health, Local and Municipal of the Laws of the Protectorate of Northern Nigeria, August 1, 1910). Basically it declares the right of the High Commissioner to proclaim certain areas to be cantonments or government stations under the charge of officers appointed as cantonment magistrates or provincial residents. These areas

> partake of the nature of crown colonies within the Protectorate, in that there is no intermediate native chief, and they conform, generally speaking to the procedure of such colonies - e.g no slaves are allowed to live in them, while British law can be fully enforced, and is presumed to be well known to all the inhabitants (Lugard 1906).
>
> The first duty of the cantonment magistrate is the care and sanitation of cantonments.... such as improving roads, clearing grass, maintaining sanitation and making public gardens (Lugard, 1906).

Implicit in the cantonment proclamation and its interpretation by Lugard in the first edition of his "Institution to Political and other Officers" (1906) is the possibility of at least two sections to each cantonment: the government station and a native quarter (like the Bazaar in an Indian cantonment). The only Africans to reside there were to be respectable traders and artisans and persons engaged in the supply of the requirements of the cantonments. By 1906 there were only three cantonments: Lokoja, the first capital of Northern Nigeria; Zungeru, the capital in 1906; and Kano, the largest city in the Protectorate. Each of the seventeen provinces had government station at provincial headquarters personally selected by Lugard (1906).

Memorandum No. 17 "Government Stations" (Lugard, 1906) clearly sets forth the basis for the layout of provincial headquarters and all subsequent cantonments and townships; colonial towns in Northern Nigeria have at their heart the idea of a government station as conceived by Lugard. The first planning principle stated that

> all British officials should live near each other, viz, that dwelling houses should be from 40 to 80 yards from each other, not as formerly, at distance often as far as a mile apart. Thus, if bungalows are placed at a distance of thirty yards from the public road, and 80 yards apart, with a depth of 60 yards to the rear for servants' quarters, stable, etc., an area of about 100 yards square (viz, over two acres) per bungalow is enclosed, which is sufficient space to keep clean and sanitary, while privacy can be secured by the planting of trees between houses (Lugard, 1906).

These standards of proximity and of space needed for privacy are those of the country, not of the city, and probably reflect the ideal of the English class from which the colonial officers were drawn - Allen (1972) states that they were lovers of outdoor life recruited

mainly from rural backgrounds, children of the landed gentry, of military officers, of the yeomanry or the country clergy.

Lugard was also of the opinion that the British officers should meet frequently in social intercourse and interest each other in their respective work. This, of course, was the nucleus for the club of which Lugard wrote in the tone much later (1922):

> (It is) well worth the while of the government to encourage the formation of recreation clubs at every centre, by providing ground, and even financial support at their inception. They should become self-supporting, under the management of a local committee. Polo, tennis, golf, cricket, and even football have each their votaries, and government might built a racquet (or squash racket) court at each large centre as in India. A club room, with a library, newspapers, and even a billiard table, would add much to the amenity of life, and promote healthy intercourse between officials and non-officials.

The games listed are also a reflection of the social class of the officials. The influence of Indian colonial service is also apparent in both the idea of the club house and the specific mention of polo.

Segregation and Separation was also talked by the British. The spread of malaria to Europeans was made formal by the establishment of a strip, 350 yards wide and free of buildings, between European and native quarters (Lugard, 1906). By 1914 this distance had been enlarged to a quarter of a mile (440 yards) and was called a building-free zone. In 1918 Lugard (1970) wrote:

> The first object of the non-residential area is to separate Europeans, so that they shall not be exposed to the attacks of mosquitoes which have become infected with the germs of malaria or yellow fever, by preying on Natives, and specially on Native children, whose blood so often contains those germs. It s also valuable as a safeguard against bush fires and those which are so common

> in the native quarters, especially in the dry season in the Northern Provinces. Finally, it removes the inconvenience felt by Europeans, whose rest is disturbed by drumming and other noises dear to the native.

Following shifts in thought the building-free zone became a non-residential area, then a neutral zone (1921), green belt (1953), and finally in 1966 was abandoned as a deice to segregate in an attempt to integrate existing government residential and institutional area with native towns (Nigeria, Handbook of Town and Country Planning).

In the early government stations, the soldier's and constabulary lines were placed in the Native Reservation. The British non-commissioned officers' quarters formed the connecting link between the soldier' line and officers in the European Reservation. In other words, they occupied a position somewhere between officers and natives which corresponded to their social status and to their function. Separating soldiers from the constabulary lines were to be the native hospital, jail, and general storehouse. The courthouse was placed so that native complaints need not pass the barracks to reach it. Near the courthouse (but in the Native Reservation) were the houses of the native political staff (Lugard, 1906). Lugard also specifically commented on a fort, a market, church, two rest houses, a home for freed slaves, and a 'cantonment cemetery' for Europeans, and a 'burial ground' for natives.

The creation of a British "Reservation Area" became necessary in the colonial settlement. The British officers' bungalows were to be made of wood and raised off the ground if the station was near a navigable waterway. At other government stations the bungalows should be of bricks or stones, usually double-storey with living rooms above and offices or stores below. The whole area was to be surrounded by an 18-inch mud wall.

In the "Political Memoranda" (1918) and "The Dual Mandata" (1922), Lugard elaborated his views on European housing and compounds. Each compound was to be enclosed by a live hedge, substantial fence, or mud wall - a possible hangover from the 18-inch defensive wall. The enclosed area was to be planted with glass and governmental or shade trees. The houses were to be oriented to keep the verandahs, front and back, in shade; windows should be low, and doors half-glazed. The best roof was tile, but iron sheets would be adequate. The eaves should be 5'5" from the floor level. Servants' quarters must be as distant as possible (1922). Although the name changed from 'European Residential Area' to 'Government Residential Area' in 1931, the style and tradition established in the first decade of the twentieth century persisted into the 1970s.

Native Quarters: As to the nature of the native quarters of the cantonment, Lugard wrote (1906):

> It is a matter of great importance that native dwelling houses in cantonments should be good and permanent class, both with a view to appearance, sanitation and prevention of fire. With this object effect will be given to the following points:
>
> (a) No houses with grass walls will be permitted.
>
> (b) Square built houses of burnt bricks should be encouraged, the extent of the remission of rent being made proportionate to the value and permanency of the house.
>
> (c) Non-inflammable roofing of sheet iron, tiles, etc. should be similarly encouraged.
>
> (d) Each house will be built on a plot of its own, separated by some little distance from its neighbours.
>
> (e) Enclosures of glass ("zana matting") around houses, being both

inflammable and insanitary, will not be permitted and the use of vertical iron sheeting, brick or mud walls, and live hedges, will encouraged.

(f) The use of angle iron ridge poles, and uprights should be strongly encouraged.

In the Cantonment Proclamation and Lugard's interpretation of it, no plot-size standards for the native quarters were presented, although the usual size at Zungeru was noted as 30 feet by 30 feet and at Lokoja some were larger and some smaller than 60 feet by 150 feet (Lugard, 1906). The layout, likewise, was unspecified. Boundaries of the quarters and roads were to be laid out once the site for the government station was chosen. Trees, notably figs, mangoes, and limes, were to be planted as shade trees along the roads and as boundary markets.

By the time Lugard left Nigeria in 1906, the major elements of the colonial town were established: segregated European and Native Reservations separated by a cleared strip. Many of its functional elements were specified: fort, constabulary and soldiers' line, courthouses, offices, hospitals, churches, cemeteries, recreation grounds, club houses, rest houses, residential plots and buildings and a market place.

2.2.2 Policies Concerning The Layout For Railways, Traders And Workers

Railroad And Trade: In the following years, government stations continued to conform in the main to Lugard's plans, with modifications related to the coming of the railroad northward to Kano from Baro, on the Niger river, and to Jos from Zaria. In its wake, the railroad brought in an influx of workers and traders. Railway station

land and merchants' plots were approved on an individual basis by the Governor himself. However, with increasing demand, a regular process was devised for creating 'townships' of three different categories, each with standard plot size and rent. Lugard wrote to the Colonial Office (April, 1913, CO466/112) that the railway sidings selected by Sir Hesketh Bell, the last Governor of Northern Nigeria, were unsuitable for Kano, Zaria, etc., and proposed alternatives to the old plots and new layouts where appropriate, although the sidings were nowhere plotted exactly as in the memorandum this was the basis for granting lease rights in townships.

At the same time as trading plots and railway lands were being discussed, plotted and auctioned, Sir Hesketh Bell, then Governor for Northern Nigeria, devised a plan for establishing new native towns otherwise referred to as 'Sabon-Garis', extracts which appear below:

> Its main features are the broad central avenue, wide roads, spacious market places, building plots of a moderate size, and a satisfactory distance between dwellings. The plan leads itself to extensions in all directions on the same lines, and provides for the ultimate inclusion of large open areas available for purposes of recreation or for the cultivation of low-growing crops. These large open enclosures would also be useful in the days to come with the development of air traffic....
>
> The site of the new town having been cleared the officer, taking my plan in hand, would at once proceed to lay out on the land the lines of the central market square, the broad avenues and the main street. This would be done by bringing shallow furrows through the ground. He would then procure from the adjoining "bush" a large quantity of poles about 8 feet in length and as thick as one's wrist. These poles would be set into the ground, 7 or 8 feet apart, all along the lines and furrows to indicate the boundaries of the avenues and roads. Then between these poles would be stretched rough grass mats,

known locally as "zana mats", which measure about six feet by eight feet and cost only a few pence each. These poles and mats at once formed long lines or straight walls and, as if by enhancement, a town laid out in straight and regular lines would suddenly rise out the ground. The spaces enclosed within the mat walls would be subdivided into plots measuring 50 feet by 100 feet, and the town was practically ready for the tenants.

All dwellings were made to face on an avenue or road and only one half the area of the plot could be built upon. This rule guaranteed the maintenance of an adequate open space between two rows of dwellings. A lane 15 feet wide, intended for the convenience of sanitary services, ran between the backs of every row of plots.

Although the main avenues and roads were laid out in widths of 100 feet and 50 feet respectively the actual tracks reserved, in the first place, for traffic only had a width of 40 feet and 20 feet.

Suitable trees were set out, 30 feet apart, all along the main avenues, and 30 feet from the centre of the track. Trees of the minosa family, which gave only a moderate amount of shade, and palms of various kinds were found to be the most suitable for roadsides.

Even though the cost of maintaining broad avenues and spacious squares may, in its early days, be a strain on the resources of a small township, the sanitarians, architects and engineers of the future will have reason to bless the foresight of those who laid out their plans on broad and generous lines.

By Proclamation 10 of 1911, the "Cantonment Proclamation" was amended to read that the Native Reservation (the Sabon-Gari) was assigned 'for the use of non-natives of African descent and for natives in the employ of Government and of non-natives resident in the Townships, and no person who is directly subject to the Native Authority shall be allowed to reside therein' (Power 2 and 3 of Cantonment Proclamation of 1904 as amended by Proclamation 10 of 1911). Nevertheless, the Sabon-Garis of Zaria and Kano were given over to the Native Authority in 1911

primarily to ensure that the natives of Northern Nigeria were administered under the policy of Indirect Rule. This then meant that the many non-natives of African descent who lived in the Sabon-Garis and should be under direct colonial, did not in fact enjoy this form of government. This conflict was resolved in 1914 when the Sabon-Garis were redesignated as parts of the townships and the Hausa-Fulani population was moved to new towns established outside the old walled cities. The Tudun-Wada, as these settlements became known, were the residence of Northern Nigerians who were subject to the local Native Authority, were no longer eligible to live in the Sabon-Gari. Because they also had no claim to this land or did not want to live within the old cities, these Northern Nigerians moved to the Tudun-Wada. After 1929 they were again allowed to live in the Sabon-Gari. After 1940 the Sabon-Garis were no longer administered as part of the townships, and were transferred to the Native Authority.

2.2.3 Policies Concerning Lugard's Townships

Township Ordinance, 1917: When Lugard returned to Nigeria in 1914 as Governor General with the goal of amalgamating the Northern and Southern Provinces, he had to create one body of laws applying to both areas out of the two provincial sets of conflicting and confusing laws governing public health and sanitation, municipal control finances, building, construction and layout of streets. He created the "Public Health Ordinance" and "The Township Ordinance", Lugard (1970) wrote:

> The writing of these ordinances and their regulations was a matter of much labour and thought, lasting over a period of three years, and it was not till July, 1917, that they were placed on the Statute Books with their subsidiary laws.

The Township Ordinance abandoned the use of the terms `Government Station' and `Cantonment' and made use only of `Township' and `Urban District'. Three categories of township, each with a different degree of municipal responsibility, were created. Municipal controls could be extended to adjacent areas if they had been formally designated `Urban Districts'.

Township Layout: Under the new Township Ordinance, the existing urban units were designated on official maps as `European Reservations', `Non-European Reservations', and `Non-Residential Areas. Further, an area could be declared open space and its use specified by order of the governor. Lugard's old plan for government stations were incorporated, as were Hesketh Bell's plans for native towns, both only slightly modified. The nuisance principle of township planners was made a part of legislation which generally prohibited offensive trades, such as the soaking of hides, being practised within the township.

> The principal roads should not exceed sixty feet in width (except at Kaduna) of which the metalled portion is twelve to sixteen feet with a footway of ten feet on either side. Between the lines of trees, and the metalling.... The minor roads should vary between fifteen and thirty-six feet. The principal approach to the Township should also be planned with avenues (of trees) (Lugard, 1970).

By 1918 Lugard's policies of Indirect Rule, public health, and municipal authority - originally applied to Northern Nigeria - were extended throughout Nigeria.

Lugard recognized the changes in towns brought about by the railroads, trades, and commerce and incorporated them into his views on townships with few comments. The colonial town he bequeathed was not unified but was a collection of segments divided first as to culture and race and second as to function. These were:

* European Reservation.
    a. Government Station and European Residential Area.
    b. Railway Area.
    c. Commercial Area.
* Non-European reservation (Sabon-Gari).
    a. Government Clerks' Area.
    b. Clerks' and Artisans' and Labourers' Area.
    c. Railway Area.
    d. Market and Traders' Area.
* Tudun-Wada (not part of township)
* Special Areas
    a. Non-residential Area (Building-Free Zone).
    b. Police Station, Prison, Barracks.
    c. Army lines.
    d. Fellmongering Plots.

Town Planning Ideas: Interwoven with Lugard's ideas, which reflect previous colonial experiences as well as English class attitudes, were contemporary views of town planning. The size of individual plots, even in the Sabon-Gari, were 50

by 100 feet minimum, larger than those of the Garden Cities. The European Reservation, in Lugard's view, was a cool, fruit and flower-filled garden where one could sit on a shady verandah in the privacy and quiet of one's own home. Extensive public open spaces with recreation grounds and sports would be near both offices and homes reached by shady pathways. Noxious trades, disturbing noises, and unhealthy conditions would all be isolated or removed. Whereas amenity was emphasised in the European areas, equally important town-planning concepts such as improved sanitation and improved construction techniques were stressed in the Sabon-Gari. That all these ideals were not realized is hardly surprising, the culture of those subject to the town planning being alien to that of the initiators and the conditions in Nigeria being different from those in Britain where the ideals originated.

2.2.4 Policies Concerning School Buildings

Lugard also started a completely different line of Nigerian urban planning in the tradition of the English public school. He believed that education was to be encouraged throughout the colony. His suggestion generous allotment of school lands persists.

> The agencies which are indicated as most effective for this purpose are residential schools.... Character is formed by the public opinion of the school boy world in which a boy moves.... by example and influence rather than by precept. This can best be effected by the boarding school, in which a boy lives wholly in the atmosphere of the school, and is removed from the subversive influence of his normal environment. It is here that he learns to be less self-centred, and to take pride in the corporate body of which he is a member - the school, the `house' or the sports `team' and to understand the meaning of `playing the game' or loyalty, and of cooperation in a common ambition and a united effort....

> The boarding school must not be too near to a native town. It should approximate to a model of an English public school in its internal organisation - in regards to school houses, dormitories, class and living rooms, playgrounds and the rules respecting school boundaries, roll calls, 'exeats', meals and hygiene. (Lugard, 1922).

The pattern set by the location of educational institutions has continued with research agencies, many of which are as widely scattered around the fringes as are schools. Since most have been developed with much capital and skilled labour, they are geared to modern amenities, the most important of which is the motor car. Like the schools, they have their areas for public buildings, senior and junior staff, and often servants' quarters, and usually some open or recreation area. Their discrete nature is emphasised by the fences or hedges which usually encircle them.

Town Planning Since Lugard

Winston Churchill, the Secretary of State for Colonies in 1921, sent the Governor General of Nigeria a set of rules on the 'segregation of races and town planning in Nigeria' (Northern Nigeria, 1922). The Governor approved the rules which set out five categories of Townships on the basis of the degree of physical separation of African and European Reservations and of the European Residential Area and the European Trading and Residential Area within the European Reservation: there were no Class A Townships in Northern Nigeria. The five categories simply recognised existing conditions with the added implication that the ideal Township would separate the European Residential and the Trading Areas by a 440-yard neutral zone similar to that separating the European and African Reservations. The

memorandum provoked discussion during succeeding years concerning the relation of public health to town planning, the priority of different uses of urban land, and, once again, the governmental control of the African Reservations.

1926 Memorandum: In Northern Nigeria, the Town Planning Memorandum of 1926 (Zaria Province, 1936) devised only two types of layouts: those with a separate European Residential Area (E.R.A) and those where a separate E.R.A was impossible. All provincial headquarters were to have had a layout approved by the Governor which included separate E.R.A. It is worthwhile reproducing parts of this memorandum because it reflects a strikingly different direction in planning from that of Lord Lugard.

In order to create a neutral zone in places now occupied by building the existing structures "will be allowed to fall into desuetude". Further,

1) The E.R.A's will be generous layout;

2) They will be compact for services;

3) Straggling layouts should be avoided;

4) The government layout (E.R.A Business Area, and Building-Free Zone) should be capable of being enclosed in a ring fence;

5) Preference should be given to siting the Business Area over E.R.A's.

> The Business area should allow for almost infinite expansion and be capable of improvement in sanitation.
>
> Theoretically, the ideal town plan is one which allows for unlimited growth of the several sections - E.R.A Business Area (offices, etc.), the Commercial Area (stores, etc.), Industrial Area

(ginneries, etc.), radially from a focus which in most cases will be a Railway Station.

The E.R.A should not occupy land which is likely to be required for business development (commerce or industry). Avoid hemming in Railway land by Building-Free Zones. Government layout should include police lines, clerks' quarters, land for railway buildings, Railway labourers and government messengers, etc. would not have to live within the layout. The traders should be given plots in government layout and the N.A should lay out plots on the other side of the Railway.

1927 Memorandum: A second memorandum dated June 22, 1927, set out General Principles to be followed in the selection of sites for the laying out of towns and E.R.A's in Nigeria. It stated that Townships will contain two portions: a business Area including sections for administration and business, commerce, industry, and African Residences, and E.R.A and an open area. Further for markets, hospitals, schools, offensive trades, cemeteries, and for the disposal of refuse and night soil would be located separately where needed.

The Town Planning Memoranda of 1926 and 1927 set forth three new patterns. First, business, industry, and railways were to be given priority over E.R.A's. Second, Europeans were to live in enclaves of segregated housing. Third, the Sabon-Gari were once again to be returned to the Native Authority. However, hopes for rapid expansion of business and industry in the 1920s were cut short by the worldwide depression of the 1930s and World War II. Possibly the most significant town planning activity of this period was the detailed mapping of many townships and the change in name in 1937 of the E.R.A's to Government Residential Areas (G.R.A's).

Professional Town Planners: After World War II, town planning in Northern Nigeria was taken out of the hands of general administrators or individual officials and became the responsibility of full-time professional town planners based in Kaduna. They identified the problems of the individual Townships and made specific suggestions for their alleviation in terms of contemporary design criteria. The main problems were seen as general expansion of land for all uses and in the construction of roads and roundabouts to accommodate increasing automobile and lorry traffic. In addition, some areas were analyzed minutely, and extremely detailed zoning and building regulations and maps were proposed - just as if the colonial townships were large, long-established urban centres with a cadre or professional planners at their service. The 'style' of town was still authoritarian, although the 'practice' became largely advisory.

In 1953, the Town Planning Office issued a pamphlet called 'Procedures for the Siting of Towns, Government Residential Areas, Business Areas, and Government Buildings', Nigeria, 1953. This was originally issued in 1939 by the Government of Nigeria as 'Selection of Sites for Towns and Government Residential Areas'. In it, the principle of zonation is clearly expressed. 'Each zone should be separated if possible from its neighbour by some feature or physical barrier and only buildings of a particular zone will normally be permitted'. This view of functional segregation defined seven zones: African Residential Areas, G.R.A (surrounded by 'green belt'), Administrative, Commercial, Industrial, Cemeteries and Sanitary Areas outside built-up areas, and Noxious Trades. The location of such activities as markets, hospitals

and slaughter houses was specified. Roads, in the fashion of the times, were 'to follow contours as far as possible', although old ways appear in the note 'that roads should run along contours in an E-W direction'. Other fashionable ideas were the grouping of houses in the G.R.A around small open spaces with the provision of small service roads and the incorporation (rather than segregation) of Junior Staff Quarters, which were a modified but still recognisable of the English 'semi-detached' house.

In contrast to the 1927 ideal of the Railway Station as the town core, the hub of the 1953 layout was to be the civic centre, an architectural grouping of civic and other public buildings around a suitable open space laid out with trees, shrubs, and grassy areas. This was the professional town planner speaking rather than the commercially-minded colonial Governor of the administratively-oriented High Commissioner. The change emphasis would affect established towns very little. As a matter of fact, the diagram which accompanies this report first appeared in the 1939 edition and still focused on the Railway Station.

"The Handbook of the Ministry of Town and Country Planning" (Nigeria, Northern States 1968) is based on the "Town and Country planning Law" of the 1963 edition of the "Laws of Northern Nigeria". To my mind its greatest contribution to possible landscape change is the abolition of the building-free zone around the G.R.A in an attempt to integrate existing G.R.A's and institutional areas with native towns.

> Each area will eventually have to be planned individually, according to local circumstances and natural terrain. In any case "green belts" will always be retained in planning proposals to provide areas for recreation and artistic beauty and break urban monotony.

Apparently the original intention of the building-free zone had been forgotten and the pleasant urban areas to be enclosed by them were now viewed as urban monotony.

although planning for further urban development was to be approved 'only for what can be implemented in the near future' (Nigeria, Northern States, 1968), two expensive and long-range urban planning programmes were begun. Max Lock & Partners, "Kaduna 1917, 1967, 2017: A Survey and Plan of the Capital Territory for the government of Northern Nigeria" (1967) is a slick professional planning document which, like the more modest study of Kano shows the emergence of a new phase in European urban regional planning: the dependence on non-official planning consultations, however both programmes were overtaken by political events which rendered many of their suggestions obsolete. The subdivision of Northern Nigeria into six states and more recently into ten) has eliminated the need for a Northern Nigerian capital city and has altered the central function of both Kano and Kaduna. The suggestions for housing and public services also seem tailored for a far different world than Kano or Kaduna in the 1970s. More recently, Maiduguri, Sokoto, Jos and Ilorin have developed master plans.

Although the landscapes of most modernizing towns of Nigeria show some colonial planning elements, those of Zaria Township, Sabon-Gari, Tudun-Wada, Samaru and surroundings illustrate nearly the entire range; they form the basis for my interpretation of twentieth century planning in Northern Nigeria.

CHAPTER THREE

COLONIAL ARCHITECTURE IN NORTHERN NIGERIA

3.1 COLONIALISM AND ITS EFFECTS ON TRADITIONAL ARCHITECTURE IN NORTHERN NIGERIA

The colonialization of Northern Nigeria brought with it imperial symbols of power which took many forms. Building, an obvious manifestation of the colonised-coloniser relationship also helped reflect this both in terms of image and technology. The grand administrative buildings, the law courts, the post offices, and the railway stations are reminders of an alien presence and control, so to speak in the country.

The effects left by colonialization on previously existing architecture in its impact on today's architecture are significant - be it in Morocco with the French, Libya with the Italians, Indonesia with Dutch, or India and Nigeria with the British.

While not denying the fact that some parts of Northern Nigeria still retain some of the purest examples of traditional architecture, there can be little doubt that the Nigerian historiography is taking a form dictated by external influence. The invasion of the country by explorers, travellers, missionaries and traders marked the opening for its colonialization beginning a trend of events which culminated in the importation of western ideas.

Prior to colonialism, indigenous architecture in Northern Nigeria was brought about by the climate and also as a result of material and available technology for construction. Such materials used include mud or clay, laterite moulded into a form called "tubali", native timber or "azara", vegetable matter and stone. The Structures were basically round though a few

others were rectangular or square. They were constructed with a few small high level window openings and a door to prevent the infiltration of heat rays from the tropical sun. Houses were built alongside others in clusters along the lines of social hierarchy. This traditional architecture consisted of compounds made up of groups of huts or components built around the circular or rectangular open courtyard which normally had one entrance. This compound remained the basic planning concept and was highly indicative of the extended family structure practised in most Nigerian communities. For as long as traditional architecture was not subjected to external forces of change, its internal coherence was maintained and the basic houseform remained as it was. Nevertheless, this situation was not to remain without the impact of culture contact as no civilization can remain in isolation for too long. The changes therefore brought about by external colonial forces weakened the traditional base with consequent effect on the houseform.

The new forms evolved from a more defined spatial pattern adopted from foreign models. Here, there could be found a higher degree of class segregation. Whereas the traditional architecture was built along lines of social hierarchy depending on the social status of individuals, colonial architecture totally distinguished between races. The geometric pattern with high standard facilities and housing was designed for the European population while a similar, though more condensed geometric pattern for the native districts with subdivisions according to the income of the inhabitants.

The traditional northern townships which were predominantly nucleated changed with a new architecture which introduced rectangular lots and box designs to fit into ideas such as changes in the arrangement of space hierarchy in houses. Houses were for fewer spacious

bedrooms, living rooms and the inclusion of toilets into the houseforms: all foreign design ideas. However, these changes took a slow pace in the Hausa towns of the northern part of the country. Traditional architecture and culture were preserved to some degree through the physical isolation of traditional cities from the new settlements designed in accordance with the colonial distinction between races. Colonial architecture could be seen there in recreation houses, churches, schools, offices, residential layouts and European-type houses off the Government Residential Area (G.R.A). In the former traditional city, the architecture was a little influenced by outside culture although notable traces of change can be seen.

Clearly from all that has been mentioned, it is obvious that colonialism had various effects on the traditional architecture existent before its arrival. This is such that today we cannot separate the signs and symbols of colonialism from their cultural and social environment. Therefore, and new understanding of this architecture must be considered in order to illuminate other possible directions for future design.

3.2 BRITISH COLONIAL ARCHITECTURE

Colonial architectural character was interpreted within a characteristic style, content and context. This was such that it formed the major solution through which the totality of architectural influences and behavioral nature evolved, transformed and subsequently, the consequences that led to the diversified emerging form types. A collective case study of this colonial character in the architecture of the past reveals a single style form which can generally be classified and considered under the following headings:

i) Settlement Structure Pattern,

ii) Architectural Structure Types,

iii) Building Materials, Architectural Elements and Forms

iv) Decorative Elements.

i) **Settlement Structure Pattern**: Colonial city planning reflected a kind of criterion for which classification could be based. It was basically within a regular geometric special pattern: rectangular or redial, transplanted from abroad as the most rigid imitation of foreign models. This was further split into two, in accordance with the colonial distinction between races and included:

a) the geometric pattern with a high standard of housing and facilities designed for the European (British population) and,

b) a similar, though more condensed geometric pattern of the native districts with subdivisions according to the income of the inhabitants.

The settlement structural pattern of most Northern Nigerian towns was such that the colonial townships were built alongside the traditional cities in the twentieth century by the British. Unlike the traditional cities these contain many dissimilar units (Breese, 1966) each with special functions and expression united by an evolving general plan. British rule and bureaucracy basically dominated the larger planning units of the township. While the occupants of these units planned for and give character to the smaller elements of the urban landscape. This allowed for each colonial city and township to have its own distinctive urban landscape. However, the same clusters of planning principles used created planned urban settlements of closely

comparable nature.

Subsequent development of colonial architecture in Northern Nigeria resulted in the formation of town settlements from a functional analysis of town planning with little regard to the value of the ground and the needs of the inhabitants. The lack of emphasis on a wide scale of these needs and on the racial and class distinction among the inhabitants of these cities, indicated contradictions between the privileged Europeans and the discriminated natives. Hence the need for the groups splitting into two criteria above. The early laws of Northern Nigeria that related to settlement siting and planning were primarily directed towards the public health and safety of colonial officers. The tone was set by Sir Frederick Lugard in 'First Annual Report of Northern Nigeria'(1900);

> .... the policy shall be gradually to move the native towns six or seven miles downstream and so do away with the pollution of water, and with other evils such as the proximity of a haven for thieves prostitutes, the infections of mosquitoes with malarial germs, and the insanitary condition inevitable around a large native town.

Later by the 1904 Annual Report, the colonial stations were to be located only a mile to mile and a half from the native city but to the windward direction and on higher ground.

This architecture further introduced basic grid iron layouts with parallel streets intersecting at right angle as a planning concept for township settlements. As the rectangle had forever been the basic manifestation of order in their building construction, the European quarters assumed geometric form in patterns forming wide streets and blocks whereas the native districts were much more compressed.

The failure of a town settlement to development into one of the provincial headquarters or an important centre of British planning was due to its lack in proximity to the major British Nigerian basis on the Guinea coast or the Niger River and later to the railway lines. Such an example can be seen with Katsina. Nevertheless, in the cases of Sokoto, Bauchi and Yola which became provincial headquarters, none of them developed into large modern commercial or industrial areas. This was largely because they, like Katsina were distant from the year-round transportation routes built by the colonialists. On the other hand, places like Kaduna were chosen as strategic because it was situated in a sparsely populated countryside, near a good water supply and an easy access by rail to the key town settlements of Zaria in the north and Lagos in the south.

ii) **Architectural Structure Types**: British colonial officials were very influential in the design and building of colonial structures. The architectural structure of buildings and other urban details were basically erected under programmes of housing and public services. With the advent of British rule, many public and private buildings were built. These usually wide and spacious buildings were located all over Northern Nigeria throughout the major city centres. For the purpose of clarity, this groups will be explained separately.

(A) Private Houses: These included the various residential structure which formed homes to the colonialists as well as the inhabitants of the north. The environmental picture in the Government Reservation was of course different

from the Native Reservation. These were described by A.A Adeyemi as being large and pretentious buildings ".... These buildings were either prefabricated or in-situ constructions. The prefabricated buildings responded to the climatic environment somewhat but the imported eighteenth century houses ideal for the English countryside showed little sensitivity to the Nigerian surroundings and climate vastly different from that of England".

European houses were generally distinguished by their large verandah and gardens mostly built on a large site with a dominant driveway and garage. Separate servants' quarters and individual septic tanks for sewage were common to each lot. The inside was arranged with a large parlour/dining room downstairs and a few spacious bedrooms upstairs. This house arrangement served to graphically point out the difference between British small family and the Nigerian extended family such that this British influence is still felt in recent times. However, due to lack of space and the demands of the extended family, many more bedrooms were built and all the rooms were smaller. The compounds usually had large trees used for shading from alien climate. Alongside the buildings largely of colonial style were vertical columns used to give a massive look, with imposing central entrances and sometimes, graceful circular topped windows openings.

Another example of an earlier typical style of colonial housing could be seen as a result of the missionary influence in Mission houses built by the British who were Christians. This was described in detail according to O.O

Odeinde (1995):

> These were made of wood exclusively. The framing and floors were either timber, balloon or platform framing. The living rooms were on the first floor and opened out on to the verandah. This was to make for effective ventilation and also at that time (late 1800s), it was believed that malaria came from swamp mists at ground level. The ground floor was sometimes closed in and used for storage of further drying and ironing of clothes or simply sometimes left open. Later colonial design showed the same style only done in concrete. As a result of few inadequately placed windows there was not enough light in such houses. Finally, it was surfaced and roofed with corrugated iron.

The P.W.D. which stood for Public Works Department produced a dignified classic type of architecture exemplified in the vast and spacious P.W.D. designed houses. These were for officials on tour of duty in a climate basically unsuitable for Europeans. The houses had more than adequate accommodation for one or at most two persons who were expected to be single, though allowances were made for wives but not children. This was further enhanced through the policy of the colonial government as regards planning in the West African sphere of influence, which was to appoint husband and wife teams as planning officers. This, they believed would bring 'better' architectural design to Nigeria. Design emphasis here was placed on ventilation and the rooms were large with big windows. Verandah were featured prominently and devices for sun shading as well as eave projections were provided.

Several varieties of these houses were constructed between 1920s and

1940s. These were partly fabricated by the colonial office and sent out as a complete set of parts. These P.W.D. buildings were characterized by deep verandah, overhanging eaves and continuous lines of horizontal windows. Prototype of each variety were built in the southern part of the country simultaneously.

These house types include those of the 1920s and 1930s:

a) P.W.D. House Type T17A of 1925 - this had a suspended floor and the roof had large vents in an attempt to keep the building cool.

b) P.W.D. House Type SP1A - a complicated house of 1926.

c) P.W.D House Type SPT1 of 1927.

d) P.W.D. House Type T24 of 1936.

e) P.W.D. House Type C of 1938 - one of the first houses to have a concrete flat roof but with only one bedroom and large upstairs.

f) P.W.D. House Type C23 or 1936 revised 1938 - living areas here were on the ground floor and there was a single area upstairs. Ducts and vents were built into the roof to remove hot air from the first floor.

For a diagrammatic representation, see fig 3.1 and 3.2

The house types of the 1940s and 1950s have also been classified below:

a) P.W.D. Class A4 T43 of 1944.

b) P.W.D. Wooden Bungalow Type A3 T43 of 1945.

c) P.W.D. Bungalow A3 Type 53 of 1947.

d) P.W.D. House TU.526.

e) P.W.D. House T32.

f) P.W.D. House Type A2 T72.

g) P.W.D. House Class A2 Type T82 of 1952.

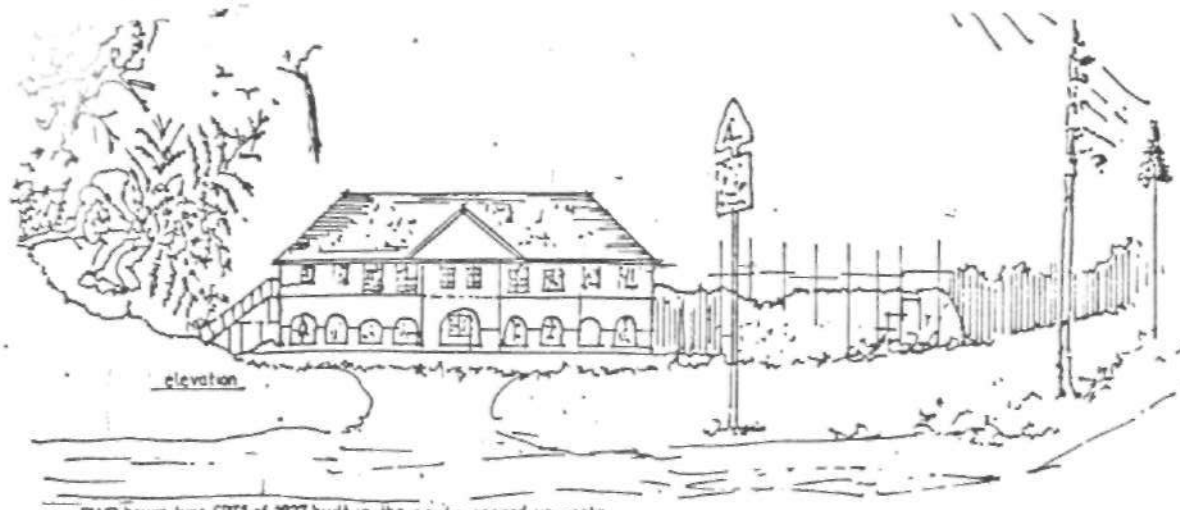
h) P.W.D. Block of Flats of 1950.

i) P.W.D. House Type C.

j) P.W.D. House T71 of 1955.

Here also, diagrammatic representation for fig. 3.3 have been shown on the next few pages.

(B) Public Buildings: From the year 1906, the Public Works Department became busy with the construction of public service buildings. Such buildings included the markets, hospitals, schools, post offices, banks. Clear specifications as to locations for such activities as cemeteries and slaughter houses were specified. *It is significant to point out here that up until 1950, the Public Works Department (P.W.D) Kaduna Division was responsible for maintenance of all* government buildings including a hundred and thirty-one senior quarters, eighty-six public buildings and all junior service quarters (Zak, Zaria Prov. 1950). In addition, P.W.D. carried out all the construction work in the city but with the post-1950 building boom, foreign (mainly British) and indigenous contractors were given such works (Oyedele, Enoch Oyewola).



PWD house type SPT1 of 1927 built in the newly opened up parts of Kenya.

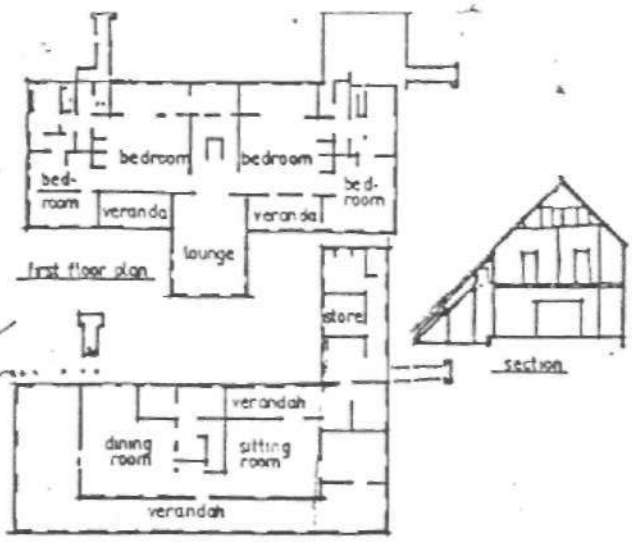
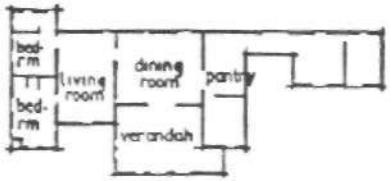


FIG 3.1

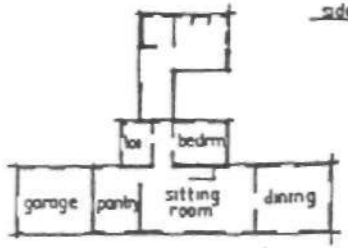


PWD bungalow type T17A of 1925. The floor is suspended and the roof has large vents in an attempt to keep cool.





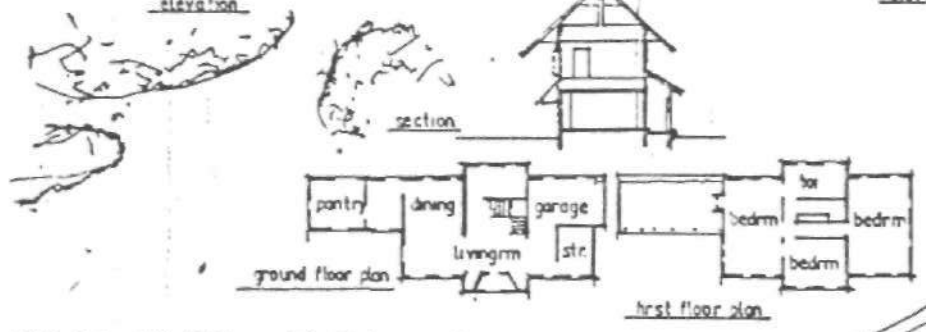






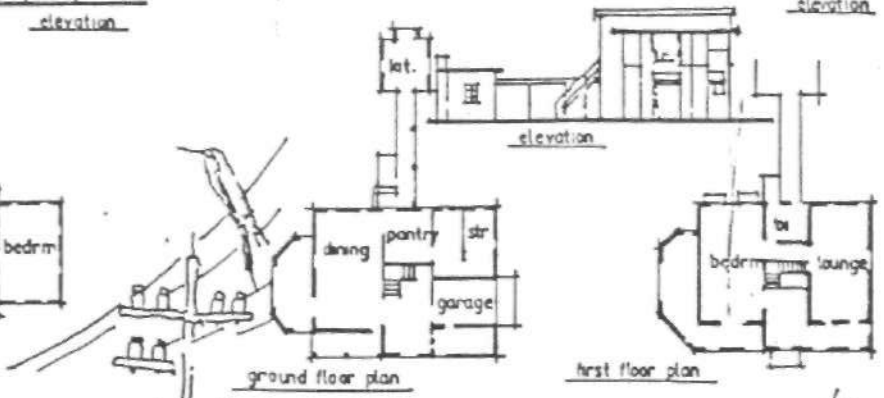
P.W.D HOUSES 1920s & 1930s





PWD A4 type T24 of 1935 consist of 3-bedroom single storey all located in rear.



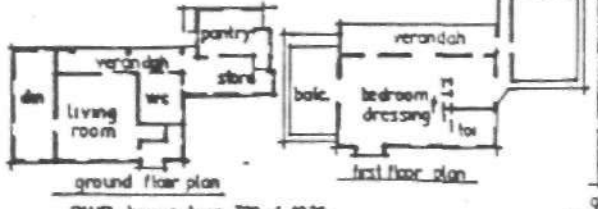


PWD house type C of 1938. One of the first houses to have a concrete flat roof but one bedroom and lounge upstairs.

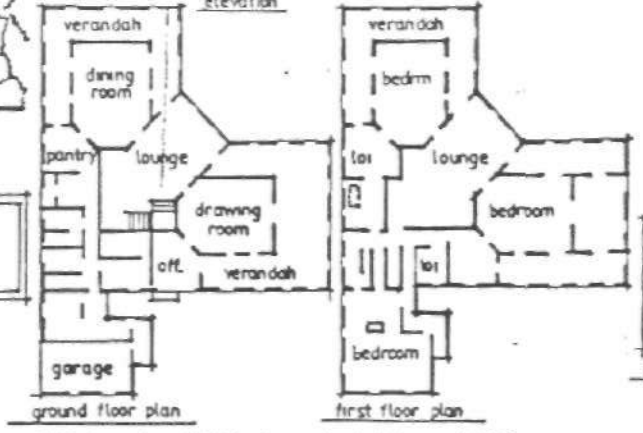




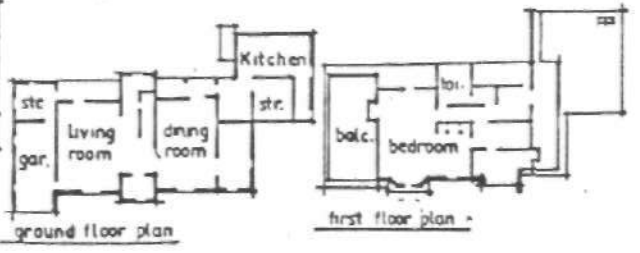




PWD house type T20 of 1931.



PWD house type SPT 1A. A complicated house of 1926.

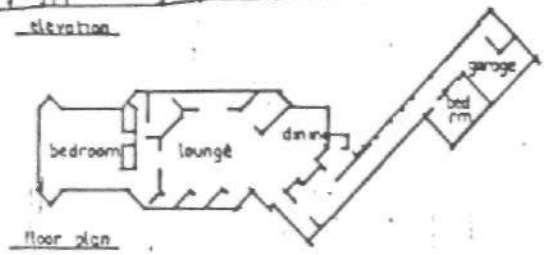


PWD house type C23 of 1936, rewsed 1938. Livingroom area now on the ground floor and still remains a single bedroom.

FIG 3.12

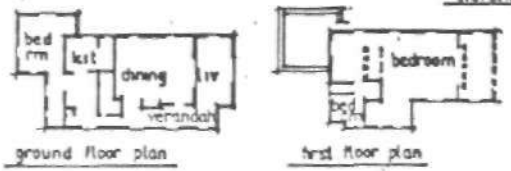
PWD HOUSES OF 1920s and 1930s.





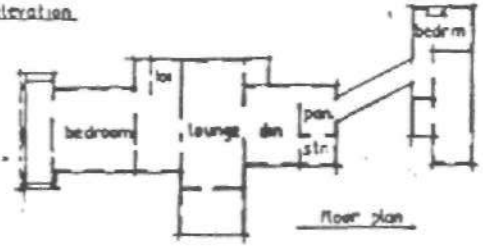
PWD wooden bungalow type A3T43 of 1945. An interesting plan form beneath a traditional corrugated sheet roof.



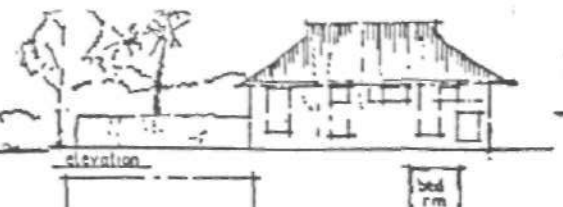


PWD class A4 T34 house designed in 1944.

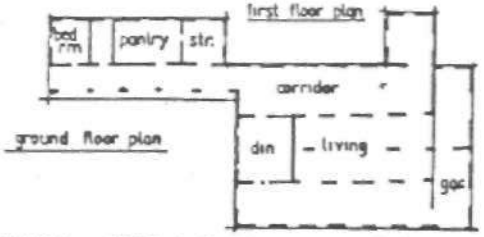




PWD bungalow A3 type T53 of 1947.







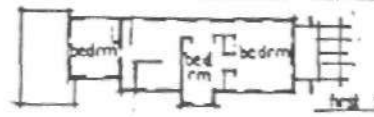
PWD house TYB26 built with brick arches to the ground floor and with accommodation including a sahibe bedroom on the first floor.

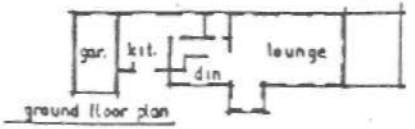




PWD single storey building. House type A2 of 1950.

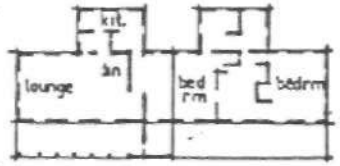




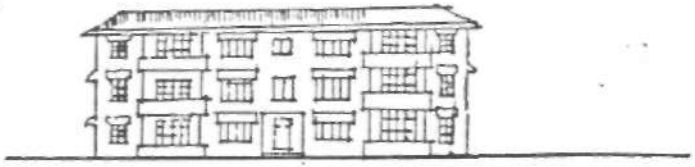


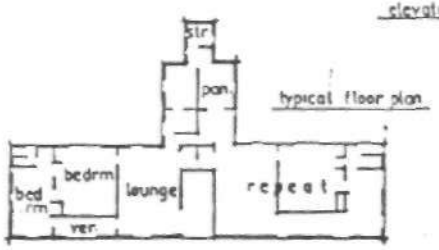
PWD house type A2T72 common in ikoyi, designed in 1950.





PWD house class A2 type T82 of 1952 built in many parts of ikoyi especially the reclaimed areas.





The ubiqitous three storey block of flat by PWD designed in 1950.

FIG 3.3

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73

HOUSES OF 1940 & 1950s

For most public buildings in the mid-30s, concrete was used more along with cement block as well as reinforced concrete or galvanised iron sheet for roofs. Colonial government buildings had hallways extending along both sides of the buildings allowing for easier movement during rain- storms. This design however did not allow for much privacy though offices were well ventilated. Some buildings had beauty fountains incorporated within the grounds to enhance the architectural appreciation of the structure. Amongst those still in existence today as in the case of Lugard Hall. Schools were also planned by Lugard in the tradition of the English public school. The boarding schools were to be located not too near a native town, approximate to a model of English public schools in its internal organisation. This was in regard to the dormitories, classrooms, living rooms, play grounds, etc.

After the cessation of hostilities, there were increased needs for other qualified building contractors. As the Public Works Department could only cope with a modest programme of new buildings they concentrated on the maintenance of existing government buildings.

iii) **Building Materials and Architectural Elements**: The architectural building materials used for constructing architectural elements and forms were initially those locally found and sourced by the natives. However, as the British introduced new materials and in turn broader scope of elements and forms could now be achieved through their use. Such was the case with the introduction of cement work which led to the achievement of greater spans and new designs which were heavier.

Because of the abundance of natural stone as a feature of Nigerian geology, the colonialists found ready use for it. The use of stone was adopted for use as retaining walls in areas near water sources and low wall plat forms supporting early perishable superstructure of wood.

Buildings were occasionally faced with brick work and other elements of timber such as stair cases, windows, doors and floor tiles of highly seasoned wood were used. Timber joists were also of use in buildings roofs as an option to concrete roofs. Initially, most of the materials like timber, red clay tiles, red bricks, steel and basic elements that gave character to the building were shipped down from the home country.

Colonial homes and elements inculcated the use of doorways rounded or straight-arched around the lintel. Such openings were seldom less than 2.1 m high but not more than 1.5 m high when used in arcaded passages. Ornet gate houses, funny wrought iron fences and gates were common elements adopted from Britain. Other common forms and elements typical to their design include:

- Internal courtyard around which offices were placed bordered by two-storey arcaded passageways.
- Concessions to traditional decorations were to be seen as used in local dome and column structures and murals used for facing entrance elevations.
- Highly charged, overall treatment of the facade.
- Wide (sometimes sculptured) fascia bands just below overhanging roofs.
- Continuing pilasters and string courses forming building punctuation

demarcating building elevations.

- Vents in the roof for aeration and cooling.
- Parapet line highlighting skylines.

Finally, concluding this section, the following article from Jane Drew who was commissioned for the design of the proposed university college at Ibadan (1951) had this to say on West African style in detail:

> The particular architectural character come not only form the monopitched roofs and low blocks essential to a country were lifts are expensive but also from the sunbreakers, grilles and other shady but breeze permitting devices. In some cases, particularly in blocks and balcony details, an attempt have been made to design in such a way without in any sense copying African details, gives a response which is African. The sunshine, moisture, and heavy overcast sky and feeling of oppressive lethargy seems to call forth moulded forms which are rhythmical and strong, not stinking elegant, but bold and sculptural. The West can really only bring western concepts, but the western man designing in Africa and for Africa is bound to be affected not only by climatic but psychological factors. We have made considerable use of colour which is definitive and strong combined with grey and white, natural wood and stone. Terracotta, yellow, brown, red and blue are colour we have used mostly in the shadows where the sun will least affect it. Blue is often used beneath eaves and projections and on ceilings to mute glare. The strong blue of the sky, the black green of the foliage and the terracotta of the earth make pale colours seem insipid.... (Architectural Design, May, 1955).

3.3 THE IMPACT OF COLONIAL ARCHITECTURE IN NORTHERN NIGERIA

The colonial rule lasted until 1960, when the entire country of Nigeria gained independence from Britain. During the era of the British in the northern part of Nigeria, cities like Zungeru, Lokoja and Kaduna which had formed main seats of power influenced in terms of their growth and structure by their status as colonial capitals. Despite restricted historical enquiry into traditional Nigerian Architecture, there is no doubt that Northern Nigeria had a

rich history though there was an absence of written records in many parts of the country. However, some of the early Europeans viewed the natives of traditional Nigeria as "living in isolation", unstructured bush communities with little or no understanding of architectural design or appreciation of aesthetics in town organisation". Basically, British colonial policy in Nigeria was not that of cultural assimilation, nor the beautification of the Nigerian cities. Any manifestation of socio-cultural assimilation or city beautification was only incidental to the main objective of facilitating the shipping of Nigerian resources to their home country for the industrial expansion of Britain. Thus colonialism left its mark on the urban landscape of Nigeria.

In this chapter, an attempt will be made to trace in a historical manner what impact the arrival of colonialism had on changing the existing norms with a corresponding effect of evolving an architectural expression reflective of that era. The frame of reference here are those areas which formed Northern Nigeria where early missionary influence can be traced. This area includes the Hausa-Fulani cities: Kano, Katsina and Zaria; the Caliphate cities: Sokoto, Bauchi and Yola; the Southern Caliphate cities: Ilorin and Bida; the Kanuri capitals: Maiduguri, Kukawa and Yerwa; and lastly, the British colonial towns of Lokoja, Minna, Makurdi, Jos, Zungeru and Kaduna. The approach is to present a fairly objective picture of colonial architecture and the impact it created in respect to socio-cultural changes within the frame of reference described above.

Since city beautification received attention only to the extent that it improved the living environment and ensured the health of the colonial officers, the environmental picture found in the governmental reservation (European) was quite different from that of the non-

European reservations. The colonial architecture found in the basic planning and designing layouts common to Nigerian cities was founded primarily on selfish interest and `personal' reasons. This architecture introduced basic grid iron layouts with parallel streets intersecting at right angles and standard lots of 100ft x 50ft. This was such that it has dominated the planning of townships ever since and this further demanded box designs which could fit into the rectangular lots. Its consequential effect has altered the aesthetics of Northern Nigeria townships which were predominantly nucleated or radial.

Even the spacial hierarchy in houses changed clearly indicating and promoting a British influence which continues to be felt in recent buildings. British families were small and opposite to the Nigeria extended family concept. Therefore family demands in house forms within the new colonial buildings were for fewer spacious bedrooms and large parlours/dining rooms against the native quarters with many more bedrooms though smaller.

In their attempt to introduce `better' architectural design in Nigeria, most of the construction materials were shipped from the home country - timber, red clay tiles, bricks, steel and all the elements that gave character to the building. Houses were either prefabricated or in-situ constructions. This clearly introduced a whole new way of life to the natives not to mention modern technology and methods of architecture which were previously alien.

However, with time this new technology proved more durable and construction could be completed at a faster rate using less manpower. The prefabricated buildings were more adapted to the climatic environment but the imported eighteenth century houses showed little sensitivity to the Nigerian surroundings. Later as colonial architecture developed further in Northern Nigeria, a contrast between buildings erected by the British through P.W.D. and

those done by commercial companies became clear. While the former were solid structures of formal design on orthodox lines, the latter were modern edifices with innovations and devices adopted to suit the climate of the country.

Since most of the materials used for building in Nigeria at that time were imported there was now a growing thirst for foreign materials of the "first machine age" being introduced into the building industry. Colonial architecture changed the accepted outlook on 'permanent' structures. Though structures were at that time built in wood, they were later considered to be 'temporary'. Instead of the use of old indigenous such as mud, azara beams, straw, etc, and available technology for construction, foreign options were now adopted. Clearly, concrete and cement used to form blocks surpassed the use of mud. Likewise iron sheets were more durable not to mention their requiring less maintenance against straw/thatched roofs. Further use of materials like steel girders and sheets of glass which was generally indications that Northern Nigeria was clearly within the throes of colonialism.

The combination of the use of steel and concrete and the universality of human needs in contemporary development resulted in a new architecture of colonial times nourished by the values of the western society and maintained by the rapidly increasing affluent of these societies. An influx of activities which were totally western subsequently surfaced into the Nigerian culture directly or indirectly as a result of colonial architecture.

The planning techniques, methods of construction and materials used by the British colonialists created further impacts on the society socially, educationally, economically and religiously.

Colonial architecture effected changes on the natives social disposition. The

introduction of new materials being imported created a class status within Northern Nigeria. Even with the advantage of this new technology be more durable and longer lasting coupled with the need for less maintenance, their presence became a measure of rating the social hierarchy of an individual. Where a native could afford to use iron sheet or zinc to roof his home, he was regarded as being of the `upper' class. In traditional times before the British came, a man's class status in the society was determined by other factors such as how large his compound and farmland were, the number of wives and children he had, etc. Now with advancement in technology, the idea slowly shifted for the adoption of British ones where houses were built along lines of social hierarchy. Their European Architecture brought about the introduction of the toilets within the house form. This idea was alien to the natives who had pit latrines located a distance away from the other structures within the compounds or who simply defecated in areas away from the wellwater source. These foreign conceptions in design included each house being built on a plot of its own separated by some little distance for its neighbours as well as encouraging the use of angle iron as ridge poles, rafters and uprights. Little-by-little traditional architecture indigenous to the northern part of the country and its socio-cultural inclinations were being traded in for `better ones' (Lugard, 1906). This classism grew on a large scale such that today G.R.As as well as Sabon-Garis and Tudun-Wadas exist in our Nigerian cities. And to think that the views of the British concerning African hygiene, public health, building materials and land tenure had been modified by their experiences of colonial rule in India, Ceylon and elsewhere. How refreshing! This was not very surprising the fact that the early colonial rulers were of the British upper-middle class and their Victorian-Edwardian views formed their colonial ideals.

Despite all these the impact of colonial architecture brought about mush needed improvements in terms of the creation of health facilities. Clinics, health centres, antenatal/maternity and veterinary clinics were introduced into the urban cityscape. These amenities went a long away to improve the rudimentary forms of health care available. Other social facilities housed within the colonial buildings helped to promote social interaction and an interest in each other grew. Shopping areas, TV-viewing centres, parks and playground were a few of the additions introduced. Churches and mosques were also built in colonial Northern Nigeria for such purposes.

Educationally, urban planning in the tradition of the English schools was started through a completely different line of colonial architecture. Lugard believed that education was to be encouraged throughout the colony (Lugard, 1922). This enabled the natives to get a good old-fashioned education from the British which created openings for job employment in turn, a chance for the natives to `better' their lives. Living conditions were improved through the building of general infrastructure to facilitate education. This included training and educational centres. The construction of supporting infrastructure like roads, drainage systems and bridges not to mention electricity and water connection were given top priority. This increased the attachment of natives to certain areas where this amenities could be found. Eventually rapid expansion of businesses and industries arose.

Economic structures sprouted up inevitably setting up industries, markets, farms, service centres and banks proxy to railway layouts to allow for trade to flourish. The railway station land and merchant plots were approved on an individual basis by the Governor himself. Modifications related to the coming of the railway northward to Kano from Baro, on

the Niger River and to Jos from Zaria. In its wake, the railroad brought an influx of workers and traders therefore influencing the migration of other cultures to the north.

The construction industry introduced by colonial architecture but given birth to British colonialism was directly responsible for the provision of the amenities mentioned previously as well as their influence on the natives of Northern Nigeria. Though many of the early buildings have disappeared with time, it through their architecture that modern architecture in Nigeria has taken shape. Therefore, colonial architecture has become the genesis for future Nigeria architecture serving as a launching pad for styles and trends of generations to come. This included development, increase in employment, equality of distribution and opportunity as well as an overall category of general rights such as freedom of speech, citizenship and adequate education. All these found their expression through colonial architecture. Whether perceived in its narrow or broad sense, there is just no doubt that colonial architecture had a vital role to play in the development of Northern Nigeria.

CHAPTER FOUR

PRESERVATION OF COLONIAL BUILDINGS

4.1 HISTORICAL BACKGROUND OF PRESERVATION

An early theory of preservation was that of Viollet-Le-Duc (1814 A.D - 1879 A.D). He believed that it was important not only to define the history of a building but to return it to its original character. That is not to say the act or preservation has not been in existence ever before. History dated back to 1789 recorded the restoration of Salisbury Cathedral, England by James Wyatt. It was later in most European nations that the preservation act was nationalized and legislation requiring a responsible body to be put in charge of heritage protection effected. Italy responded first in 1872. Spain follows in 1873, Hungary and Egypt 1877, France 1877, England in 1882, Turkey 1884 and Rumania 1892, Finland 1993, to mention only a few.

A look at the history of preservation movement will reveal one pattern. What began as a rather narrow patriotic, then architectural activity became of broad environmental proportions. In many instances, the concern was for saving a single building of documented history, cultural or architectural importance. Today, it is no longer only for single buildings and castles, minor houses are generally considered for preservation. The homes of ordinary people, streets, neighbourhoods, cities are also included. When preservations undertake to save a structure, they then quickly discover that there is need to do the same to the one next to it, the trees and immediate environment. It is a well known fact that preservation evolved out of a national patriotic interest from individual patriotic interest. This was immediately

welcomed in United States when in 1846, the Smithsonian Institute was founded by James Smith, (1765-1946). He left some money in his private accounts to be used for the work of preservation after his death. Another private group in the United States was founded by William Summer Appleton in 1910: Society for the preservation of New England Antiquities. The federal and the state government too responded by - setting up bodies and financing preservation projects. Many other preservation groups abound in the U.S. Today, it has one of the best preservation movements and programmes. Nevertheless United Nations Educational and Scientific Oorganisation (UNESCO) has a long outstanding record of participation in preservation programmes.

However, the history of preservation movement in Nigeria dates back to the 1950s when the National Commissions for Museums and Movements (N.C.M.M) listed some Historic Movements. These include, the Ilojo Bar, No. 6 Alli and No. 2, Bamgbose Street, Lagos; declared movements on 5/4/56; Gobarau Minaret in Katsina, on 13/9/57, Chief Ogiamen's House in Benin, on 26/5/59. Nevertheless, other preservation groups abound in the natures actor, this include, the wild life conservation, Lekki beach conservation, to mention only a few.

In 1972, the Interim Common Service Agency (the body that took over the asset of the defunct Northern state) gave a formal approval for the utilization of the Late Premier's (Alhaji Sir Ahmadu Bello residence) and office quarters as Centre for Research and Historical Documentation (known as Arewa House) with the aim of preserving them. The buildings are well preserved under the watchful eyes of Ahmadu Bello University, Zaria, Authority.

Preservation of buildings remained at the national level until in 1990, when state

governments became involved. Notable is the Lagos state when it set up a body, Lagos Heritage Association (LHA) with the main aim of preserving and restoring all Historic properties, parks and water fronts in Lagos state.

Private sectors began to follow, for example Legacy, a historical and environmental interest group of Nigeria is worth mentioning. It was founded in January 1996 by John Godwin, a British born architect, resident in Nigeria. It has as ever increasing number of individual memberships with 129 members at present. The head office in Lagos has a branch each in Ibadan and Ile-Ife, with potentials for more branches. This should be the vision of all preservationist for the great nation, a nation seeking for its glorious past to make a better future.

4.1.1 TERMINOLOGIES IN VIEW

Attempts are often made to differentiate preservation from common terms such as maintenance, renovation, restoration and reconstruction. The general meanings of these terms are all aimed at preserving.

However, slight differential factors exist which include time or frequency of work, labour or amount of works needed, changes or replacement needed, drawings and materials available, research and studies, and cost of project.

An attempt is however made to explain how these factors affect their meanings, in order of their usage and application.

(a) Maintenance: This generally involves activities undertaken in the upkeep of building property or a facility towards achieving an acceptable standard. This includes the

timely care administered to the property in order to allow for its continued sustenance as well as towards curbing against any defects. It is used in exactly the same term as preservation.

Here, the frequency of work or intervention is regular. A little amount of work is needed as there is basically no damage to the building structurally nor a need for major changes and replacements. Relevant drawings and materials needed for the building's upkeep are available. With the regular maintenance work administered at regular intervals, mechanical and electrical fittings won't wear out, wood won't warp and paint cracks developing into major problems will be forestalled. Though sometimes even with the best of care problems may still develop in the building.

(b) Renovation: This word is taken from the verb tense of the word renovate, *reńō-vāt*, to make new again or to as if new. In relation to this thesis dissertation, renovation generally involves sections or whole building structures be made new. This is either back to its former, functional condition or towards altering the functions that were previously held or even both options. This aspect of building construction may be achieved to a part or whole portions of the structure in question. Today, this is a more favourable option which encompasses maintenance work.

(c) Restoration: There are many versions as to meaning of restoration starting from its genesis to its meaning today. The word "restore" was first used in 1765 by a baker who opened an eating-house in Paris when he placed the following inscription above the entrance:

Venite ad me amnes qui stomacho laboratis, et ego vorest aurabo

(come to me all who suffer in the stomach and I will restore you).

This is said to have been the first restaurant where the use of the word became common from then on. But as far back as the sixteenth century, the word restaurant was also used to mean repair.

The Greek word "stauros" means `something standing, a pole or a stake' while "staur" in Latin means `to strengthen, make fast' and "restaurare" (Latin) thus means restrengthening the poles. "Restaurare", in modern English restore therefore means to restrengthen the fortification - actually to repair them. Another version is that of Samuel Johnson (1775, Dictionary of English Language), where restoration is defined as the act of replacing to its former state or giving back what has been lost or taken away. Restoration technically involves bringing back to into existence or returning a building to a certain time, usually to its original appearance.

Summing up the issue of restoration, the French writer, A.N. Didrot (1839) concluded thus "when it comes ancient monuments, it is better to consolidate than to repair, better to restore than to rebuild... In no case should anything be added and above all nothing be taken away". This however adds limitation to restoration, for all buildings have to be altered to accommodate new functions. For what use is a building preserved without a function? Unfortunately, the problems with restoration are apparent even with the latest technology. Aside from time and both the short and long term costs, the use of materials is a great problems and sometimes the materials for original work might not be available hence suggesting a change of material. Therefore much research work and index study as well as trained or skilled personnel are

important factors here.

(d) **Expansion**: Lastly but most important to the context of this thesis is extension. Involved here is the provision of extra floor area in terms of functional space to an monumental facility. This would be through the enlargement and extension of an annex or wing. Despite the long standing history and socio-cultural attachment building may contribute to the environment, time creates situations which may introduce new alternatives in terms of a building's continued use. Such old buildings may have to be altered to accommodate new functions in order to further justify the structure's preservation. Modern day building requirement may also be required to be incorporated into such a structure. In this case, expansion serves as a relevant option as through this avenue, the whole structure will as far as possible remain physically unaltered. All building functions that will require larger space allocations and the introduction of modern day design consideration like telecommunication systems for the proposed extension. eventually the old monument will thereby be appreciated in another context when contrasted alongside the new addition.

4.2 PRESERVATION, CULTURE AND MODERNIZATION

Change is inevitable in any society's cultural experience. This phenomenon and its effect on architecture and particularly buildings, as a physical translation, is a marriage between culture and modernization given rise to the new culture-modern architecture. The gains of science and technology as expressed in modernization should be explored to give meaning and support to preservation. It should be a means not an end. Modernization should

not be viewed as an enemy of preservation rather a process that integrates the heritage of the past. "Technology as a new culture must be used to expand human purposes, not to curb them; to promote essential human traditions and not to debase them," "In nature", said Lewis Numford, "we must safeguard what is left of our primeval inheritance, in our culture, we must emphasise continuity, as essential to all rational changes...." Modernization derives its origin from the past. For technology is founded on the basis of the society's culture past. Technology today is history tomorrow so we must preserve our culture.

The old and the new (culture and modernization) should stand together as partners in progress in the new search for a better future.

Nevertheless, modernization has since helped simplify the work of preservation. This includes upgrading traditional craft skills, by the teaching and understanding of modern drafting and drawings, thus enabling the trainee to appreciate scales and proportion, research facilities where understanding of the subject techniques are demonstrated in depth and studied, also the recording and documentation on papers, tapes and computers to allow for continuity.

4.2.1 PRINCIPLES OF PRESERVATIONS

Economic pressures are a constant fact of life in preservation. What saves old buildings from demolition and hence, rejuvenates them is money. Therefore, the surest means to save a building is to buy it. but this is not always possible and thus, preservationists have been working for numbers of ways to save buildings. However, this always lies on the circumstances of finance and economy.

Investors often think of the economic gain which comes from preserving an old building. The first principle is to weigh the old building against the landed property on which it stands. If the land becomes more valuable than the old building on it, then a change is inevitable. But Theo Crosby (1970) said, "The purely economic argument has the merits of simplicity; a building represents a certain capital outlay, form which a return can be expected for a specific period, as with any other investment. After the period has elapsed, the value has been earned and theoretically it would be logical and profitable to replace it with a new building, which would in turn be treated in the same way... our cities would therefore, go through continuous cycles of rebuilding". But for how long will this situation continue? Erosion of old buildings. At a point new cities will completely be devoid of old ones which are supposed to lead them on the way forward.

So what can be done with an old building when its primary function has been completed and it has to exist on a secondary role, if it must exist at all? This opens a new chapter to the second economic solution as put forward by Theo Crosby, hence adaptive use.

A well-made building, even if it has long since repaid its original capital seldom incapable of restoration and proper renewal after a period, they will require a need to be reassessed, and revalued at every level, alternative uses can be suggested which provide the basis for a new existence hence reincarnation or adaptive use, provide the long awaited solution to the preservationist. Besides, it offers a good economic value over a new building in the area of tourism.

In other words, adaptive use simply means to modify the building (both in function and character) to a degree, to meet its contemporary demand or roles.

Care should however be taken in order not to totally embellish the original character of the building.

4.2.2 METHODS OF PRESERVATION

This shall be discussed under types and techniques of preservation.

Types And Techniques Of Preservation

It is advisory to classify preservation in terms of the era(s) of the building, to be able to adopt a specific technique for preserving the building.

(a) **Pre-War Buildings**: This is the era before the industrial revolution. It includes Medieval, Renaissance, Gothic, Romanesque, Neoclassic era(s) to mention but a few. However, in the African Subregions, traditional building form, is most preferable term to use that is long before the influences from colonial era or international style.

These buildings demand techniques that are associated with them. Such techniques should be devoid of the nature of attention given to the industrial production of materials and the solutions to urbanization. They demand the attention of traditional craftsmanship rather than any other type. What is demanded of technology here is assistance to realizing results.

(b) **Post-War Buildings**: this includes the modern building types, that is, the era after industrial revolution up to date, international styles and post modernism inclusive. In Nigeria, this is marked by the coming of the colonial rule when new construction techniques and building materials were invented.

The techniques required for these building types is complex cracks in mass concrete and reinforced concrete has to be addressed. This is the class to which our case studies and proposed building in need of redevelopment way.

4.2.3 PROSPECTS AND CHALLENGES OF PRESERVATION

Preservation of old buildings stands a number of advantages in the contemporary times:

(a) **Economy**: It eliminates the cost implications and the rigours that exist in erecting a new structure which is manifested in new construction materials and skills.

(b) **Employment**: It provides job opportunities to the local skilled craftsmen whose profession is fast deplenishing with the invention of technology and new construction techniques.

(c) **Revenue Generation**: old cities and historic buildings serve as revenue base, attracting a large number of tourists.

(d) **Adaptive Use**: Old buildings have the advantages of being recycled at the end of their functional life span, that is their functions are endless and timeless. They also serve as reflection centres for the new age.

(e) **Research Opportunities**: It provides Historic research opportunities into spiritual inspiration and the way of life of the people of then (i.e linking works of present to history).

(f) **Ecological Balance**: The new buildings with their new construction materials cause sharp and a varied change in the local climate like their energy intensive materials than

the old buildings which have stabilized the local climate.

(g) **Psychological Gains**: Historic buildings provided spiritual links between the present and past that is, a key to relating the present and the past.

4.3 FACTORS AFFECTING THE PRESERVATION OF OLD BUILDINGS

4.3.1 PROBLEMS OF PRESERVATION

There are several factors associated with the preservation of old buildings:

(A) **Destruction**

This ranges from natural to human factors.

(a) Demolition: This is a total wiping away of old buildings from existence by man, manually or mechanically. In modern times, bulldozers and electric machines are employed. This ugly phenomenon is as a result of rising taste and increasing functional requirements of modernization. Good examples are the defunct Maroko Village, Brazilian quarters, in Lagos.

(b) War: Series of inter-tribal and civil wars, colonial invasion and military expedition help in destroying cultural and historic legacies. Worese still, is the use of modern equipments like explosives, causing total disintegration to both new and old buildings.

(c) Natural factors: Such factors include storms, rain water, earth quake, weather effects, salt water tables rising to building level, also cracking, decomposition and subsequent destruction of old buildings.

(d) Renovation: Old buildings are often destroyed under the pretest of

renovation. Such buildings are heavily battered with the aim of modernizing them. Their initial concepts and characters are often destroyed in the process. In most cases, heavy alterations are made without sympathy.

(e) Fire incidence: This is a frequent phenomenon. The Benin Royal Palace is a good example, destroyed under blazen tongues in 1897. The invention of electricity has done its harm too, worse cases being in urban centres e.g Lagos state where the Defence Headquarters and the Independence buildings were severely destroyed.

(f) Colonial factors: The democratization of culture leading to international style bringing about standards for renovation, building codes and fire codes. These are all factors militating against the preservation of old buildings.

(B) **Absence Of Government Policies**

Absence of adequate legislative body to safeguard old buildings coupled with lack of integrated planning and financing, rose heavy setbacks and facilitates the lukewarm attitudes towards buildings.

(C) **Shortage Of Skilled Personnel**

Absence of skilled personnel to aid the requirements of preservation of old buildings. This is caused largely by the lack of recognition on the parts of both the public and the private sectors.

(D) **Shortage Of Craftsmen And Materials**

The local craftsmen needed for the work of preservation are fast disappearing. No integrated institution to collect such brains together to educate the younger

generations. For example, in Maiduguri alone, only three of the well over hundred of the local craftsmen that participated in the erection of the old police barracks Dandal, are still alive. The materials for preservation are also fast deplenishing from the immediate surrounding. In most cases, materials have to be brought in from a very distant site to supplement preservation projects.

(E) **Poor Maintenance Factor**

The continuous existence of the building can only be assured if proper maintenance of them is consistent. With the current poor maintenance culture in this country, coupled with the absence of an organisation geared towards maintenance, old buildings continuity is not a surety.

(F) **Absence Of Parameter To Measure The Gains In Preservation**

It is often difficult to quantify the benefits of preservation at the start. The public and allied professionals alike lose interest in this matter. The only option is then destruction since there is no one to context their existence, or less; lukewarm attitude towards old buildings.

(G) **Poor Educational Background**

Citizens are often denied the minimum educational exposition on preservation matters. For this reason, the only few preservationists are often attacked in the course of their work e.g James Wyatt, England.

(H) **Labour Intensity**

Preservation works are usually labour demanding, hence capital intensive.

4.3.2 POLITICS AND FUNDING OF PRESERVATION

Politics Of Preservation

Politics in preservation is often associated with public buildings and seldom religious buildings, hence the inclusion of listed buildings os most common here.

In Nigeria, listing (a means of identifying historic buildings) is delegated to the N.C.M.M. Though listing does not necessarily mean that a building must be preserved whatever the cost its main purpose is to ensure care is taken over decisions affecting its future.

The process of listing involves someone choosing that they think is, or will be of historic interest. This may provoke an outcry from a disagreeing side. It became necessary that interactions between politics, ideas and arts become inevitable. The question now is, who does the listing? Who decides which building should be preserved and how is the funding allocated? The public or architectural historians? The general rule is that a building should be over a certain age before listing. An argument ensured that if a building is worth preserving it should be protected while still intact in order to ensure proper maintenance and prevent the need for extensive restoration. In Britain, it was put at 30 years, U.S.A 50 years and Australia, no official time limit, but on an average the cut-off is 1960. In Australia, the Australian Heritage Commission has commissioned the Royal Australian Institute of Architects to undertake a study of significant twentieth-century buildings in each state. In the same way, the inadequacy of N.C.M.M could be addressed by summoning the attention of the Nigerian Institute of Architects (N.I.A) in collaboration with allied professionals. In this way, proper care will be ensured in addressing listing and funding limitations.

Funding

The major problem with the preservation of Historic buildings in Nigeria is funding. After listing, what next?

The Nigerian Commission for Museums and Monuments (N.C.M.M) charged with these functions, lacks mobility factors. Only new monuments out of hundreds that appeared on the "list of Declared Monuments" in Nigeria, attract funding. In most cases with little or no success, projects are poorly executed. This calls for the decentralization of responsibility to other allied bodies, be it governmental or non-governmental organisation (N.G.O) as with the United States of America.

In the United States both bodies are involved with maximum success recorded at both ends. In the Great Britain, the N.G.Os recorded more successes. The United Nations Educational, Scientific and Cultural Organisation (UNESCO), an international organisation, has maximum recorded successes in many member nations. Nigeria can follow suit to explore such reliance on N.G.Os though there is the alarming economic factor of the Federal Government. Also, more N.G.Os should pick up the challenges. Arewa House has set a precedence, LEGACY is on the line setting up branches in the southern parts with potentials for more all over the country. The major source of funding available to LEGACY is through subscription and dues from the members and donations from private individual companies and other organisations. In this way, individual allied bodies can pick individual buildings of interest for preservation. This is the only surest means of recording a success.

4.3.3 EFFECTS AND CONSEQUENCES OF PRESERVATION

(a) **Circulation**

In old cities where motor ways are not the design consideration, vehicular access is a problem to the nearby buildings which stand a chance of losing their lives, if the road has to be constructed. The essence of the road expansion is to cater for the growing traffic volume, parking lots too are desirable. But the historic landmark has to exist for posterity. The problem now is on choice.

(b) **Construction Techniques**

Modern construction techniques require hi-tech, while the old construction technique is the low-tech, will be made redundant with their building materials.

(c) **Rapid Dampness**

Rapid dampness as the result of combined effects of weather factors, poor drainage and lack of maintenance factors combined with the ageing and the weakening effects of the building. This tends to reduce the aesthetic value, for which the older buildings stand.

4.3.4 LIMITATION AND DISADVANTAGES OF PRESERVATION

Preservation of old buildings is often associated with one limitation or the other. These include:

(a) **Funding**: The level of funding available to preservation programmes determines the extend of its success. Fund needed for refurbishment, payment of allied professionals and non professionals involved, records and photographic cost, management fees and

indirect costs. All the above need to be settled to attract maximum commitment by the participating groups concerned.

(b) **Cover Crowd And Over Use**: When a building has fulfilled its primary function, it becomes eminent that the building be assigned a secondary role, to allow for its continuity. The process go on and on. The building become a tourist attraction, and no restriction may be needed on the number of tourists trooping in. The building will be faced with over crowding and may even pass through various processes of functions, for which it was not originally meant. It now becomes old fashion and a point will reach when the building will be more of problems to preservation and society.

(c) **Ageing**: With the best financial support and the absence of all other limiting factors, time is the worse enemy of preservation. A building like any other living organism grows and gets old. But the "old shall die". For how long will a building remain to exist? The best technologists and preservationists of the days are still finding solutions to the ageing of buildings. Aside from time, weather effects, over use are factors militating against buildings. A point will reach when the building will become weak, lose its sight, taste, disintegrate and die away, except something is done.

(d) **Building And Fire Codes**: Building codes are no respecter of buildings. for any building to exist be it new or old must conform to the requirements of the codes. Such codes are principally designed to apply to modern buildings, not having in mind the limitations of the old ones. Preservationists and code enforcement agencies in an admitted atmosphere of conflict, each working with the principles of its objectives.

However, compromise and flexibility has to come in if old buildings should continue at all.

(e) **Ownership**: Preservationists often have problems of getting approvals from building owners, either private or public. The worse is that of private ownership, where approval by family matters. This is often climaxed with conflict over divided interest. The second aspect of ownership in the absence of conflict is guidelines, issued to prospective preservationists by the building owner(s). In the cases, the guidelines do not conform with the principles of preservation. The preservationist is then cut in the web of either fulfilling the demands of his profession or that of the client.

(f) **Commitment**: Lack of commitment by both the public and private sector. The general public prefer new and modern buildings with the perception NEW BETTER.

4.4 REASONS FOR PRESERVATION

Preservation is usually done for the following reasons:

(1) **Historic**: For posterity and as a means of keeping links with the past. It creates avenue for learning.

(2) **Architectural Significance**: To appreciate the evolution of society's building forms and concepts in relation to its culture. It also helps in comparative study of the new and old building forms and concepts.

(3) **Economic interest**: This helps to boost revenue base of one society or nation, through tourism and the like.

(4) **Psychological Impact**: This relates to the built environment. For destruction of

historic building means the destruction of ones society;s cultural past. No future for such society, hence "A nation without history has no future". The second factor is the issue of climatic balance with respect to the local climate.

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4.5 CLASSICAL PRESERVATIONISTS AND PRESERVED BUILDINGS

1. **Viollet-Le-Duc**

He was commissioned by the Emperor - Napoleon III (1857-62) to work on the pierre fonds castle in the compiegue forest, north of Paris. The initial client for the work was Luis d'Orleans (end of fourteenth century). He has earlier said that Architects decide themselves what the past should look like. Typical of him, so much alterations were made and the project was a successful one. This may be so as the result of factors such as, availability of fund, and private clienteleship where the single individual's interest and satisfaction is the premier.

2. **I.C Dahl**

A Norwegian painter trained in Germany. He was commissioned for the restoration of Vang Stage Church built in the twelfth century for the congregation at Vang, by the king of Prussia (1914). He was given a strict working rule which abided by. No alteration was made and the project was a success. This was largely as the result of strict compliance to preservation working rules and the availability of funds at his disposal.

3. **James Wyatt**

An English born Architect, he was commissioned to carry out restoration

work on the Salisbury Cathedral England in 1789. His work was the most probably criticized of all classical restoration projects. His work attracted so many criticisms both from the Architects and public alike. He was sick named in the course of restoration as "Wyatt the destroyer". "Wyatt the vandal" and Wyatt the villian". This was largely due to major alteration on the work.

First, the removal or disappearance of two late Medieval Chapels.

Secondly, the alter was moved, and nearly all the important tombs also were moved.

Thirdly, the murals were scraped down and finally stained glass windows were subjected to a similar fate, an architect's institution (Viollet-Le-Duc).

4. **Michelangelo**

He was commissioned to carry out construction work of St. Peter Basilica, Rome, based on the former sketched drawings, however, there were two notable changes:

(a) Erecting the Basilica, he crowned it with a dome which was originally to follow the cast of the Roman Pantheon; (the dome of the Pantheon was erected on a circle of massive walls some 23 metres, while St. Peter's dome is supported by four pillars at only four points and is over 80 metres high).

(b) The dome of the Pantheon is a solid cast of brick work and mortar while the dome of St. Peter is a sophisticated living organism, erected from two concentric shells of thousands of "Voussoir", each stone block in different shape.

CHAPTER FIVE

CASE STUDIES OF PRESERVED BUILDINGS

5.1 LUMPKIN HOUSE, LAGOS

Historical Background

Lumpkin House was constructed of bricks, set in cement mortar and timber floors in 1820 for the Lumpkin family from Sierra Leone as a two-storey residential buiulding of Brazilian style - influence brought to West Africa by those who had slaves in Brazil. It is one of the few that survived the fate of domolition though located at the Lagos Island where these slave groups lived and built using the skills learnt from the Brazilians.

This building 'changed hands' several times, thereby escaping demolition which was the common fate of others. Lumpkin House presently houses the Leventis Foundation Headquarters and restoration work was carried out on it under the commission of Architect John Godwin Legacy (Plates I-IV).

Appraisal

A) Merits: These include:-

i) Flexibility of the plan, structure allows for change in use with minor alternatives, that is, adaptive use of the building.

ii) Finishes bear resemblance to the initial ones.

iii) Additional parking space round the new building.

iv) Local materials and craftsmen used for the job.

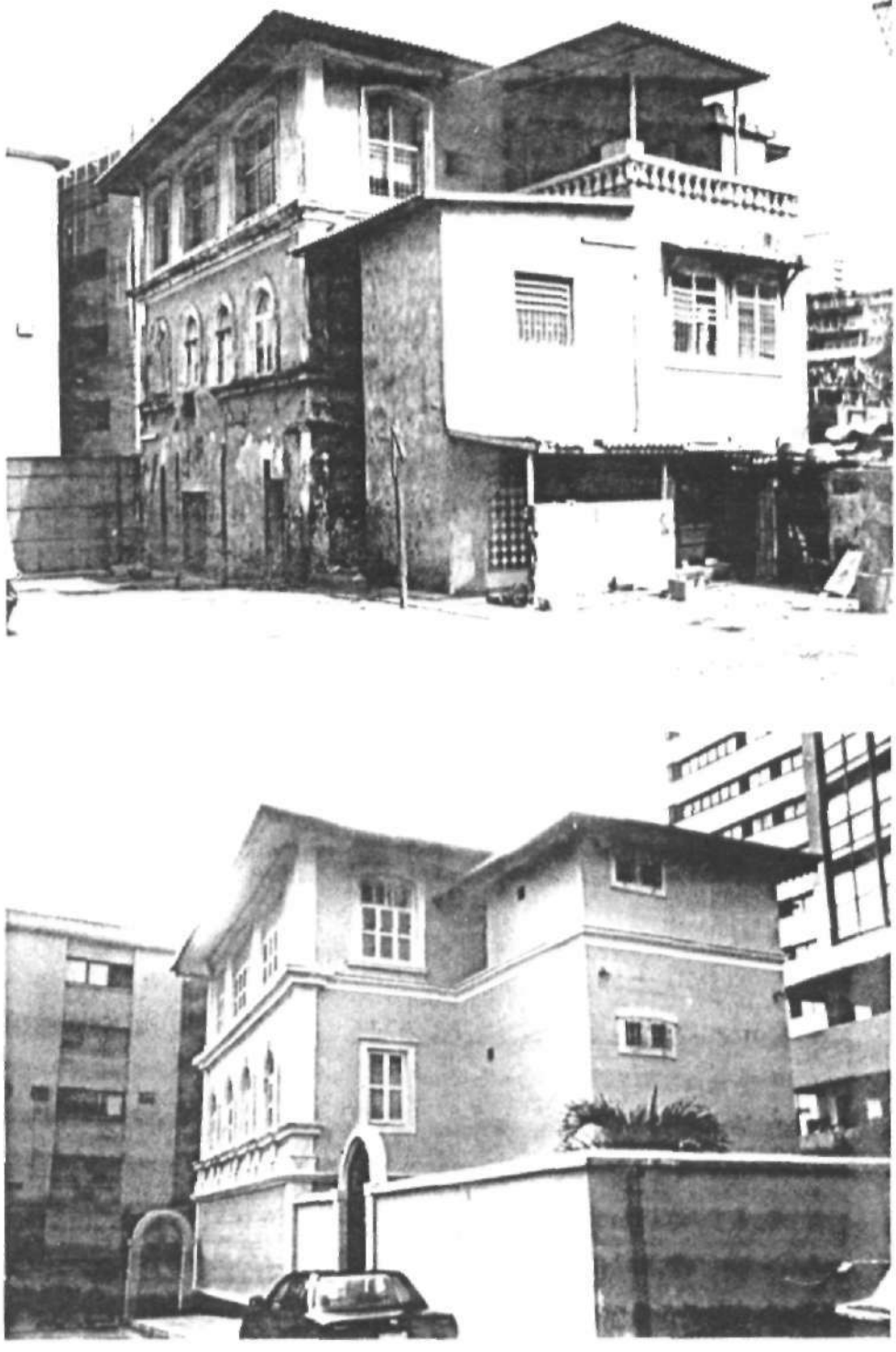


Plate 1

What a contrast! The old and new Lumpkin House, Lagos shown in the same north-east elevation.

Above: Before restoration and expansion.

Below: After restoration and expansion.





Plate 2
Lumpkin House, Lagos after preservation.
Above: South elevation.
Below: West elevation.



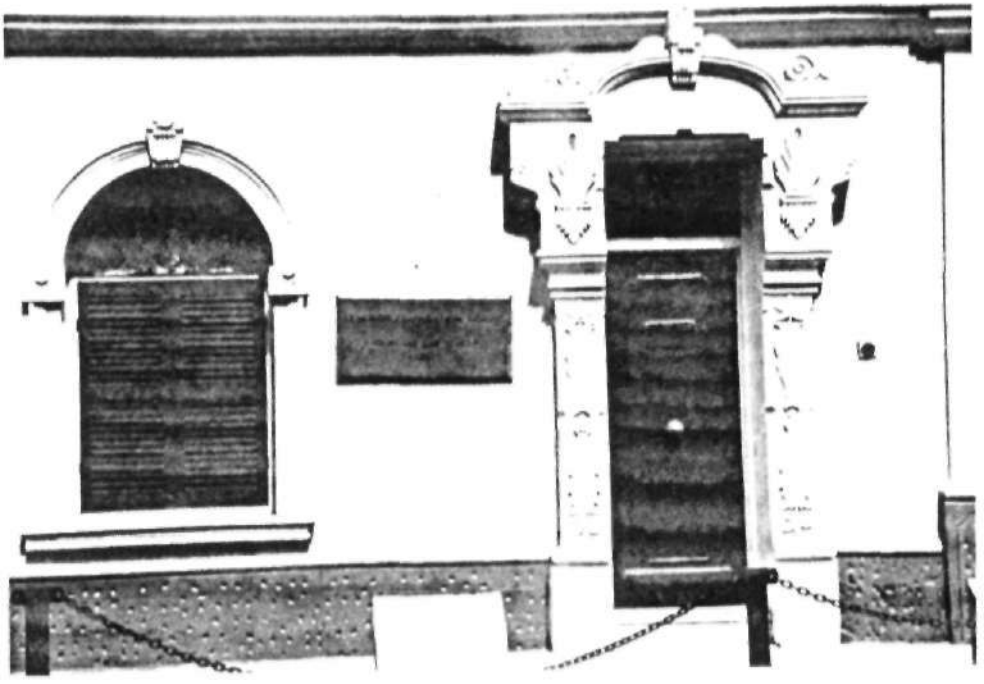
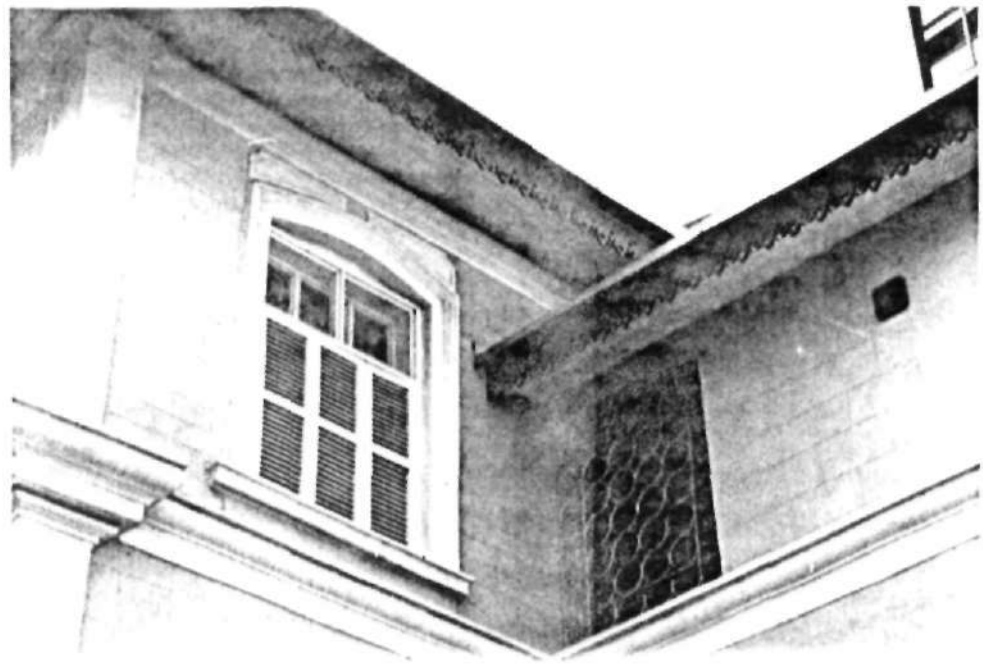


Plate 3
Lumpkin House, Lagos.
Above: South-west elevation.
Below: The main entrance showing labyrinthine moulding around the door frames.



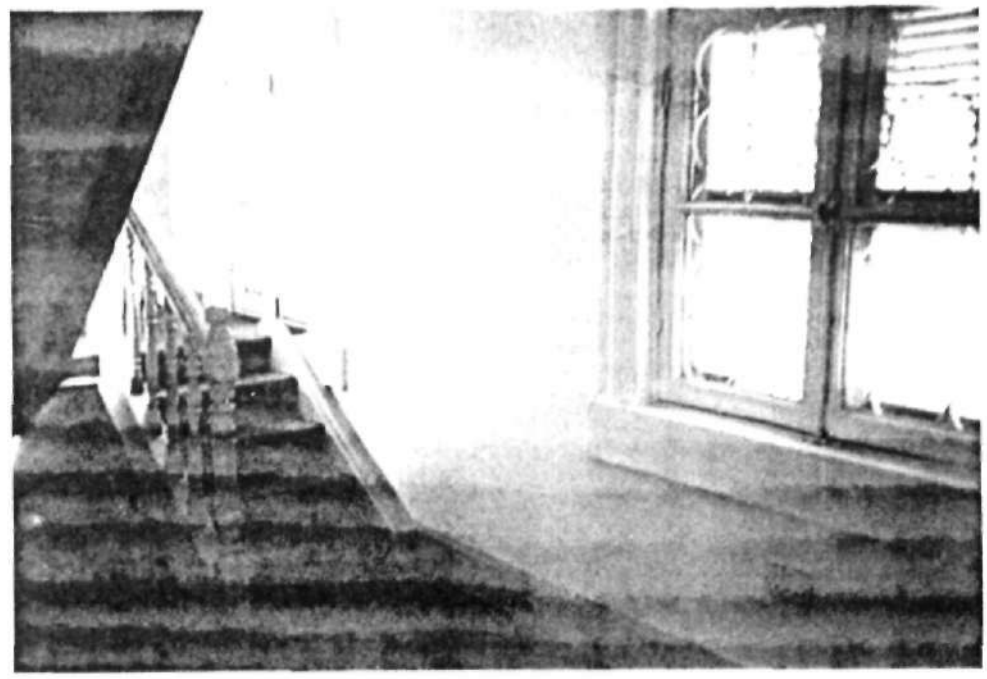


Plate 4

Above: A closeup of the Brazilian style fascia, the intricately moulded cornice and window edging.

Below: The interior side staircase on the first floor within Lumpkin House, Lagos.

B) Demerits:

i) Cost of renovation/redevelopment is enormous.

ii) Building not well documented and illustrated, that is, nor previous pictures or illustrations to explain indepth the building's former life.

A Critical Appraisal In Relation To Lugard Hall

Lugard Hall and Lumpkin House are buildings built at various periods but both still forming examples of architecture alien to that which already existed. While the former was of British style from the colonialislists, the latter was of Brazilian style. Both two-storey buildings, each holds a clear picture of a particular architecture through its bold features and intricately moulded forms.

Lumpkin House through its completed restoration, has become an example of a preserved historic building of style influenced from Brazilian slaves. In addition to the maintenance and renovation work done to portions of the building, have made it perfect for use as a case study in the redevelopment proposal for Lugard Hall.

5.2 SHITTU-BEY MOSQUE, LAGOS

Historical Background

In the later half of the nineteenth century, a wealthy philanthropist and one of the most influential citizens of the time, decided to leave behind him a monument that would continue to propagate the faith of Islam amongst the people of Lagos.

The construction was commenced in 1893 under the direction of Senhor Joao Baptist

Da Costa, a repatriate from Brazil. He was an extremely gifted mason, his skills being comparable to Senhor Francisco Nobre another repatriate whose talent indisputably ranked him as one of the great master masons of the period.

It was completed and opened in 1894 and at the time, Shitta was awarded the order of the Medjidie and the title of `Bey' the greatest civilian distinction of the Ottoman Empire. The building is one the most exuberant examples of what has become known as the Brazilian style of architecture and as Martins Street was much narrower then than today, the view of the west facade was more dramatic with the strong verticality of the pilasters and columns rusticated and encrusted with rich mouldings. The crowning glory is the undulating parapet which cascades down the roof line behind conical finials. This is cleverly terminated on a horizontal cornice which is carried beyond each side of the front loggia to cap the gate which leads to the open corridors.

The organisation proposing the restoration of the Shittu- Bey Mosque called Legacy, has completed the initial report and survey drawing including an estimate of cost for the restoration which was put at about ₦6.5 million. Both the Turkish and the Brazilian governments have agreed to give their support, the former providing new tiles for the front and interior and the latter lending some workmen from Bahia who would train Nigerian plasterers to run the intricate mouldings (Plate V-VIII).



Plate 5
Shittu-Bey Mosque, Lagos: the front elevation showing the entrance form which are badly in need of restoration.



Plate 6
Shittu-Bey Mosque, Lagos: the front elevation showing the old intricate mouldings running along the facade. Clearly preservation with general maintenance work is required.





Plate 7
Shittu-Bey Mosque, Lagos: Shown here are closeups of the missing tiles and mouldings forming the parapet wall edgings.

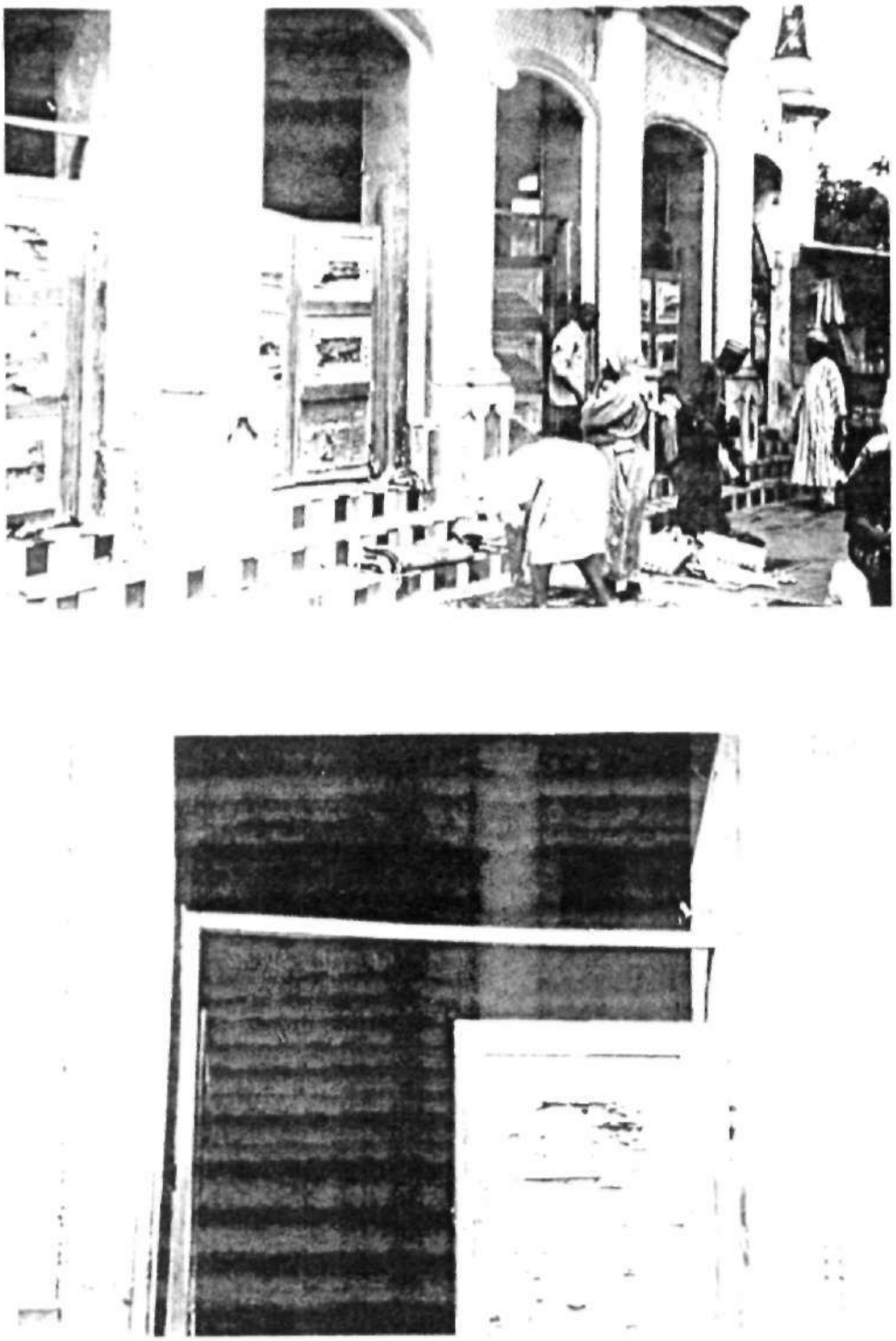


Plate 8
Shittu-Bey Mosque, Lagos: In need of restoration

Appraisal

A) Merits:

i) No change in function as well as ownership over the years.

ii) No serious alteration on the existing old building.

iii) Use of local skills for work with additional support from Turkish and Brazilian government. Thus, exploitation of modern technology expressing local crafting in contemporary forms.

B) Demerits

i) No flexibility of design.

ii) Lack of available land for much needed expansion today.

A Critical Appraisal In Relation To Lugard Hall

Shittu-Bey Mosque has formed an example of history being preserved for through the proposal for restoration and maintenence work. As its former elevations are returned back to their original state, Shittu-Bey Mosque can once again regain its true architectural value. Such is the case with Lugard Hall and for this reason, a need to redevelop the structure is of maximum importance.

5.3 AREWA HOUSE, KADUNA

Historical Background

This colonial building with the residence and office quarters of the former premier of the defunct Northern Region, late Sir Ahmadu Bello (fig 5.1). It was built alongside others

and called the ex-ministers quarters in Kaduna.

In 1972, the Interim Common Services Agency which took over northern assets gave formal approval for the use of these quarters as a centre for research and historical documentation in Northern Nigeria hence the name Arewa House. It was transfered as property of the Ahmadu Bello University, Zaria in 1976 on the orders of the Federal Governement.

Home Development, an architectural firm was commissioned to make adition to the new functions to be incorporated into the complex's original design: a conference hall, restaurant, museums, a bookshop, printing and bindery unit, additional offices and gardens were proposed. Construction work which commenced in the 1980s was completed in the early 1990s. (Plates IX & X)

Appraisal

A) Merits:

i) No serious alterations on the existing old building.

ii) Adaptive use of existing spaces, e.g the Premier's living quarters now houses the Director's office.

iii) Extensive land made further expansion possible.

B) Demerits:

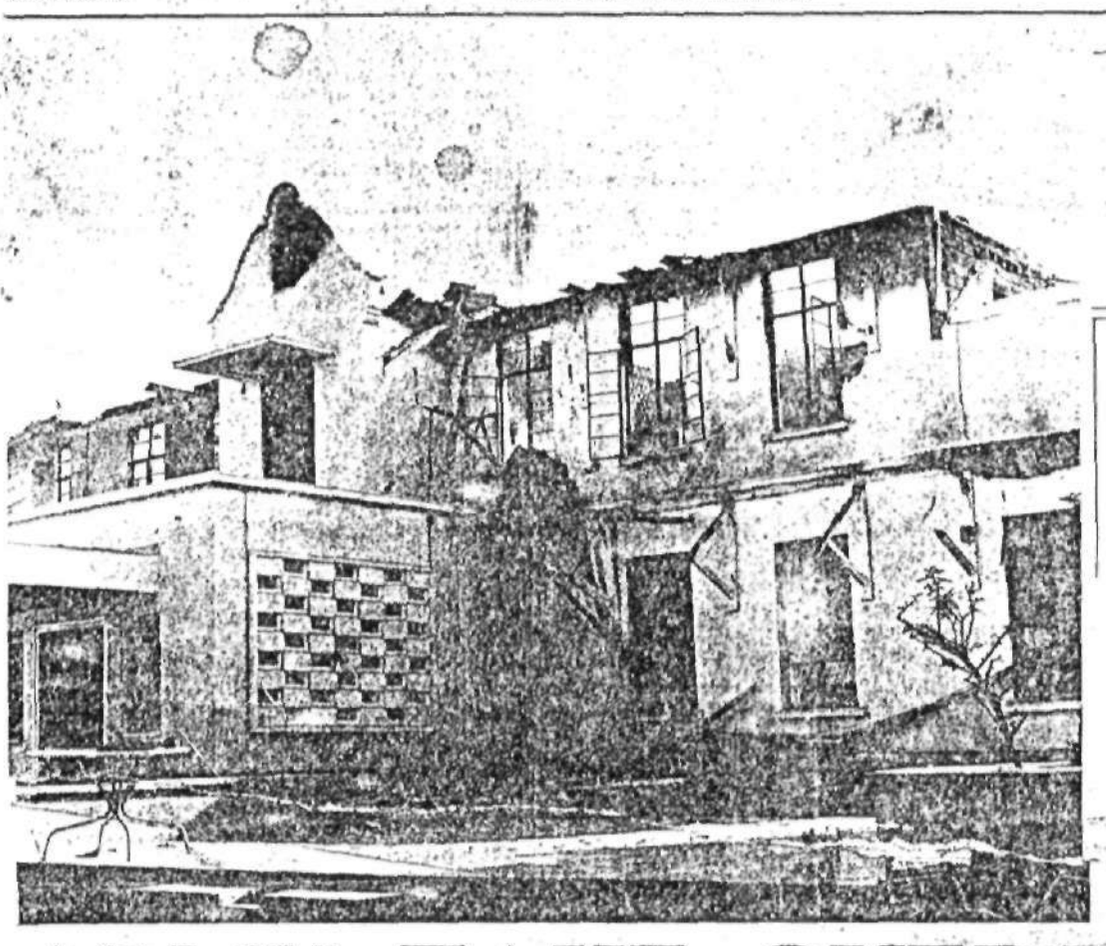
i) The new structures bear no resemblance to the old ones, hence the general look is alien and lost to the surroundings. A clearer demarcation line therefore exists between the new and old.

NEW NIGERIAN DAILY

'TAKE OVER' EDITION

Vol. I No. 14 MONDAY, 17 JANUARY, 1966 THREEPENCE

116



Ex-Premier died here

This was how the house of former Premier, Sir Ahmadu Bello, looked after an army raid on Saturday morning. The Sardauna was among those killed.

Other pictures page 5

ARMY TAKE OVER NATION WIDE

Military law in Kaduna

A NEW chapter in world history has been written in 48 drama-packed hours. In that time a new government has taken over control of Nigeria.

Not only has the Federal Government been suspended, and administration placed in the hands of the Army, but the regional governments have ben dissolved and all Ministers and parliamentary secretaries sacked.

As we go to Press there was confirmation that the overall command Army had assumed control everywhere — with the possible exception of Kaduna itself, where the situation continued to be confused.

No mention was made of a different situation existing in Kaduna, however, when General Ironsi, Commander-in-chief of the Nigerian Army, broadcast to the nation on Sunday evening, but at that time foreign broadcasting stations were still referring to Kaduna as being the only place in the country where an isolated contingent was holding out.

As this newspaper understands the situation, Army action elsewhere had been brought under unified control, including Kano. In Kaduna military law was proclaimed and Government established on a pattern broadly in keeping with the lines outlined by General Ironsi in his broadcast.

The latest news is that the Kaduna brigade was trying to arrange a meeting between a representative from Kaduna and the higher army authority in Lagos.

Judged from the sidelines it would seem that a cleverly organised military coup, part of a nation-wide movement, had succeeded without hitch in Kaduna itself. Meanwhile a certain amount of opposition had been encountered in other parts of the country, which lead foreign radio stations to report in term of loyalist army contingents and mutineers.

However, by Sunday evening, with Kaduna still retaining full local autonomy, it became clear that the Federal Government had transferred all responsibility to the army.

Elsewhere in our columns we carry reports of various statements made during the weekend including the proclamation that military law had been imposed. Military law in itself means that the dispensation of justice is taken over by

See page 8, col. 2

SIR KASHIM RELEASED

TWO days of uncertainty and speculation in Kaduna were clarified, to a certain extent, when the officer commanding the Kaduna take-over, Major Chukuma Kaduna Nzeogwu, gave a Press conference at Brigade headquarters.

The Major began by explaining that a New Government had been formed, administered by the head of the Civil Service, Alhaji Ali Akilu, who took upon him the title of Officer Administering the Government of the Region.'

Permanent Secretaries would assume the duties previously held by Ministers and Parliamentary Secretaries. In other words, politicians no longer had an effective role in the Government.

C.O's press conference

The remainder of the administrative team is: Malam Ahmed Talib, to take charge of finance; Mr. J. I. D. Durlong, education; Mr. Barlow Poole, land and survey; Malam Ahmed Joda, information; Malam Muhammadu Lawan, Agriculture; Alhaji Muhammadu Gujbawu, internal affairs; Malam Bukar Shaib, animal and forest resources; Alhaji Yusufu Gobir, establishment and training; Mr. A. C. Mackeller, social welfare and co-operatives; Alhaji Ibrahim Dasuki, trade and industry; Mr. E. Jones, works; Mr. J. W. Barley, justice; Mr. S. A. John, economic planning; Dr. R. A. B. Dikko, health, Alhaji Ibrahim Argungu, local government; Alhaji Abdullahi Kure, Ka-

See page 8, col 1

General Ironsi talks on radio

IN a broadcast to the nation on Sunday night General Ironsi brought a day of speculation in Kaduna to an end when he announced that a provisional National Military Government had been established.

The Constitution had been suspended and the Army would suppress the current disorders in the country.

The Federal Government, announced the General, had asked him to take over until a constitution was drawn up in accordance with the wishes of the people.

The offices of President and Prime Minister had been abolished.

Military Governors would assume control of the regions, with the former Governors acting as advisers. The judiciary and the Civil Service would continue to perform their duties in the normal way.

General Ironsi, who is 40 and a family man, rose from the ranks to become Commander of the Nigerian Army. He is a big man with a keen sense of humour. He was at one time Commander of the UN Force in the Congo, when the conduct of the Nigerian Army won world acclaim.

What Zik says in London

OVERSEAS radio broadcasts this morning said that the former President, Dr. Azikiwe, had described the take-over as "a blow to democracy to Nigeria and Africa." He said that General Ironsi was a respected military commander but hitherto tradition and the constitution had barred army personnel from an active part in politics, although individuals were entitled to hold their views.

He expressed his intention of flying back to Nigeria from London at the first opportunity. He has been in London for health reasons.

FG 5.1





Plate 9
Arewa House.
Above: Inquiry/Reception leading to official residence of the late Premier.
Below: New main gate entrance to Arewa House facilities.

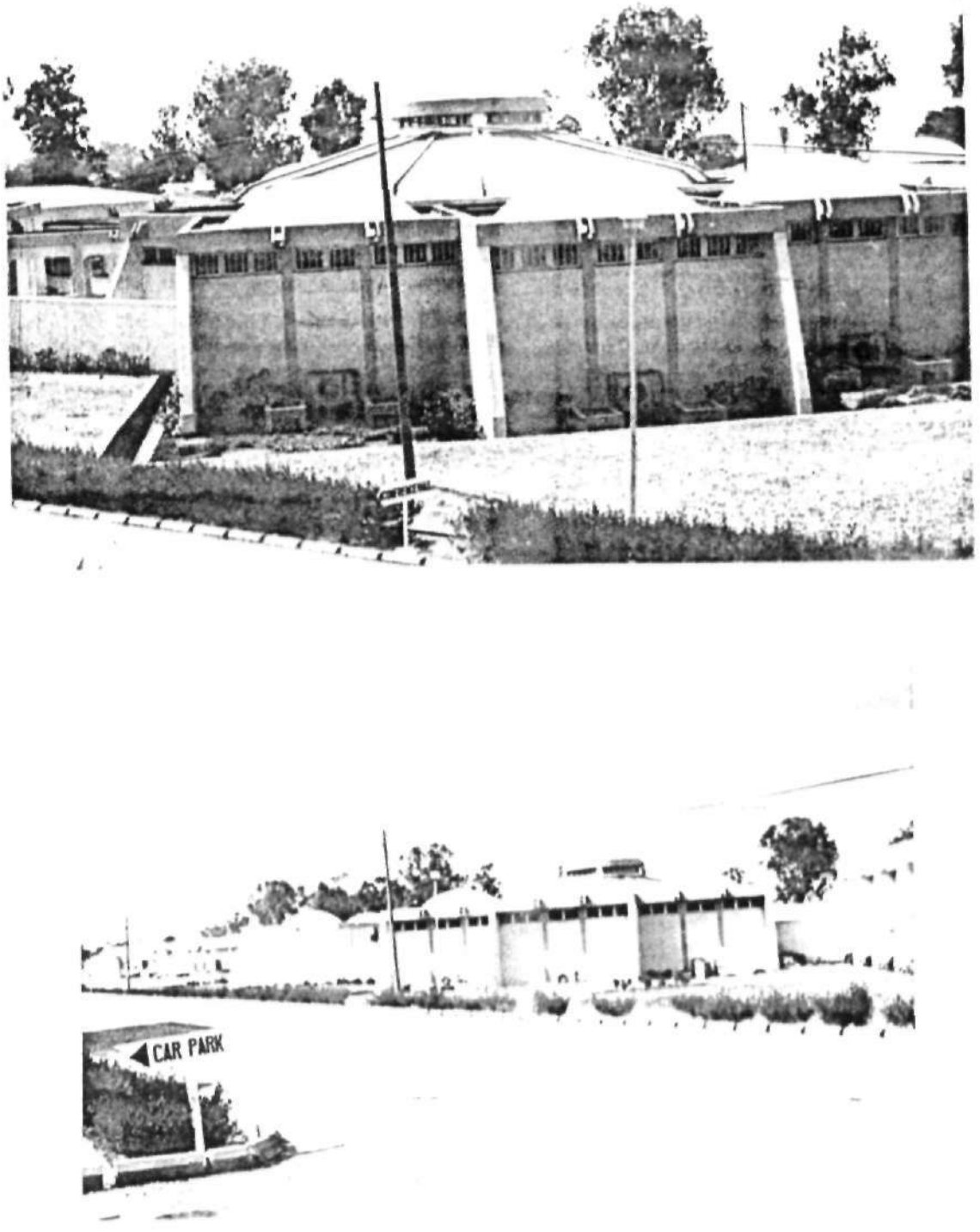


Plate 10
Arewa House, Kaduna.
Museum containing artifacts and personal belongings of late Premier.

ii) The old quarters are located far behind the new such that the new overshadows the old. That is, more emphasis is on the new structures.

iii) Buildings are not linked to each other such each building is separated from the next - no interlinking.

A Critical Appraisal In Relation To Lugard Hall

In this case, the case study, was chosen in relation to the expansion plan which provided the other facilities within the complex. As abundant land was available as in the case of Lugard Hall, the problem of lack of space was not an issue at all. Arewa House like Lugard Hall has had a long-standing history brought about through the colonial rule such that evidence of colonial architecture blended in with the traditional architecture common to the north is evident. It therefore serves as an example of a building in which the preservation of the legacy of colonial architecture has been achieved through additional post-modern architecture. For this reason, it serves as a notable case study in the redevelopment of Lugard Hall.

5.4 THE LOUVRE, PARIS

Historical Background

Louvre, which is the name of the National Art Museum of France and the palace in which it is housed on the right bank of the Seine River. The structure was until 1682, a residence of the kings of France. King Philip II originally built the Louvre as fortress in about 1200 and since then various additions were made to the structure during the reigns of almost

every subsequent French monarch. The Louvre began to take on its present appreance in the mid-1500s. By the middle of the nineteenth century, the vast complex was completed covering more than 19Ha(48 acres).

This masterpiece of architectural design and sculptural adornment houses about 13km of galeries and more than a million works of art. The Louvre, properly, the "Musée du Louvre", has especially fine collections of Egyptian, Greek, Oriental and Roman Art. These collection of the museum are at present administered by several curatorial departments.

An extensive redevelopment involving major expansion and modernization began in 1984 and was completed in 1989. For this project, the Chinese-American architect, I.M. Pei, designed a glass structure in the shape of a large pyramid to serve as the main entrance to the museum along with other smaller pyramids (Plate XI, XII).

Appraisal

A) Merits:

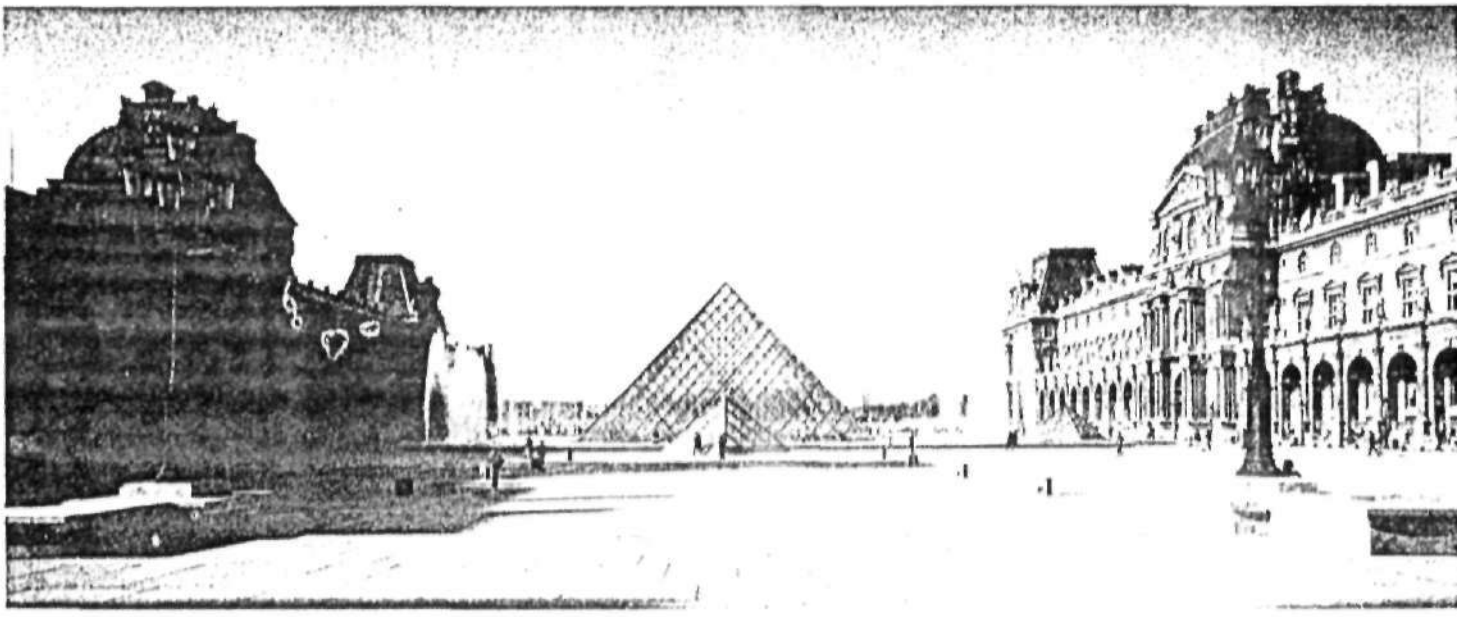
i) Adaptive use through flexibility of design, that is spaces allowed for change in use with minor alteration.

ii) Building is so well documented with previous pictures and illustration through the years that developers are given indepth knowledge of Louvre's former life.

iii) Ability of commissioned architects (I. M. Pei) to interpret works of previous architects, then marry them with the requirements of new owner and client.

iv) Availability of materials enables continuity in design.

v) Possibility of opening the building for public use as a museum and gallery attracts revenue partly used to maintain Louvre towards self-sustainance.



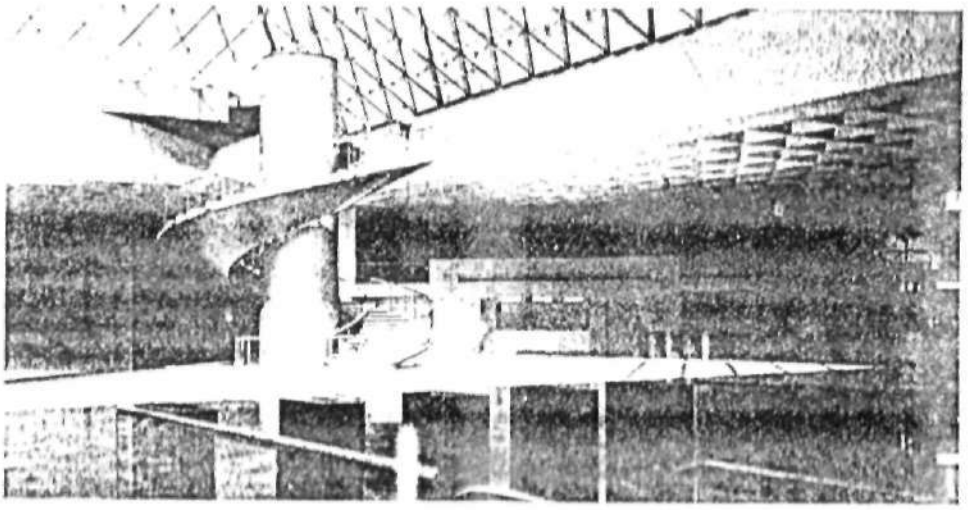


PLATE 11:

I.M. Pei's Louvre, Paris, France (1984 - 1989).
Above: The main entrance pyramid.
Below: The staircase sweeping down to the ticket area.

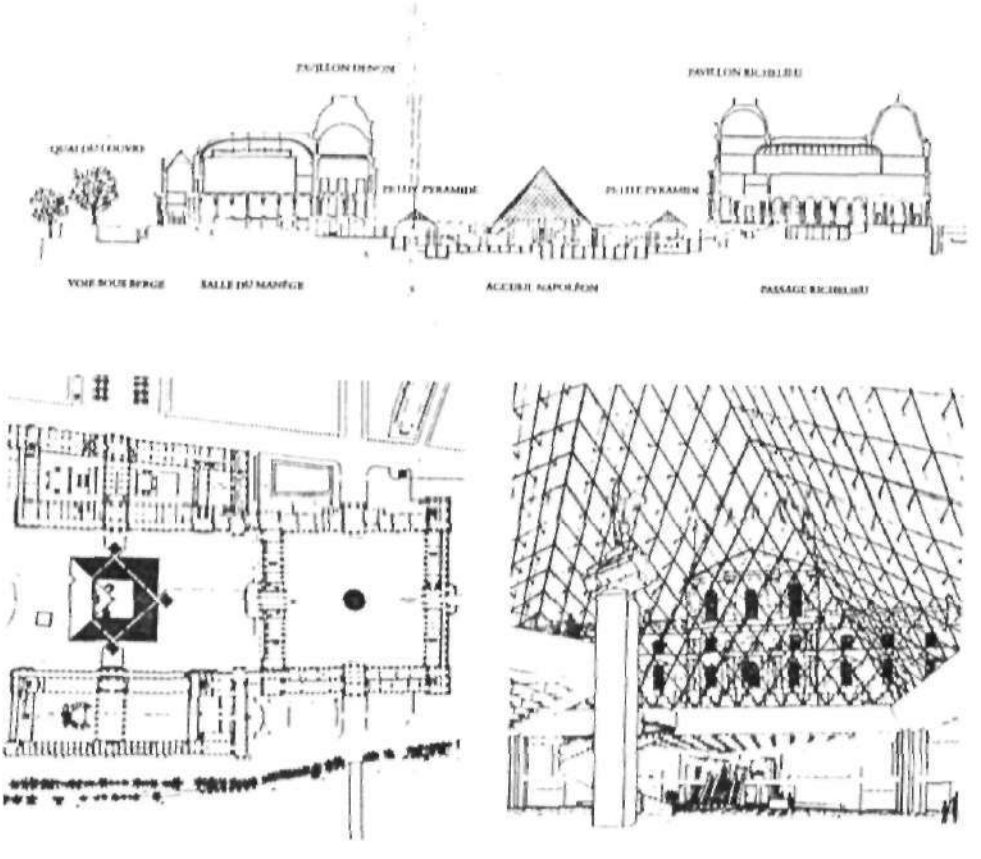


Plate12

I.M. Pei, Entrance Pyramid, 'Le Grand Louvre', Paris, France (1984 - 1989).
Above: Section
Below left: Site plan.
Below right: Sketch of pyramid interior.

B) Demerits:

i) `Long' time for completion of project.

ii) Encrouchment of the building on the space normally reserved for outdoor/recreational activities.

A Critical Appraisal

Unlike Lugard Hall, the Louvre is a building which has transformed through many centuries from one developer to another. The new extensions added to the main structure are similar to the proposal for new extensions to Lugard Hall though the end function might be dissimilar (Lugard Hall is to be extended to further contain its old functions while Louvre's extensions were for adapted use).

Also, the style used by I.M. Pei serves as a guide to this thesis' projections in respect to the design. The addition of modern elements of design is in such tasteful manner despite the contrast in the aesthetic balance between the forms on that site. The initial colonial architecture of Lugard Hall can through this approach be further hightened with a post-modern touch to the proposed office buildings.

CHAPTER SIX

THE SITE

6.1 A BRIEF HISTORY OF LUGARD HALL

The Lugard Hall complex used to be and is still one of the most important places in Nigeria today. The complex is a replica of the British Houses of Commons and Lords, placing it as the third of its kind the world over. (Plates XIII & XIV)

At his juncture, it is pertinent to note that the complex was named in memory of Lord Frederick D. Lugard, the Governor of Northern Nigeria and later the Governor General of Nigeria. The complex as it is today comprises of two identifiable historical structures (Plate XV):

1. The Lugard Memorial Council Chamber (House of Chiefs).
2. The House of Assembly (New main chamber).

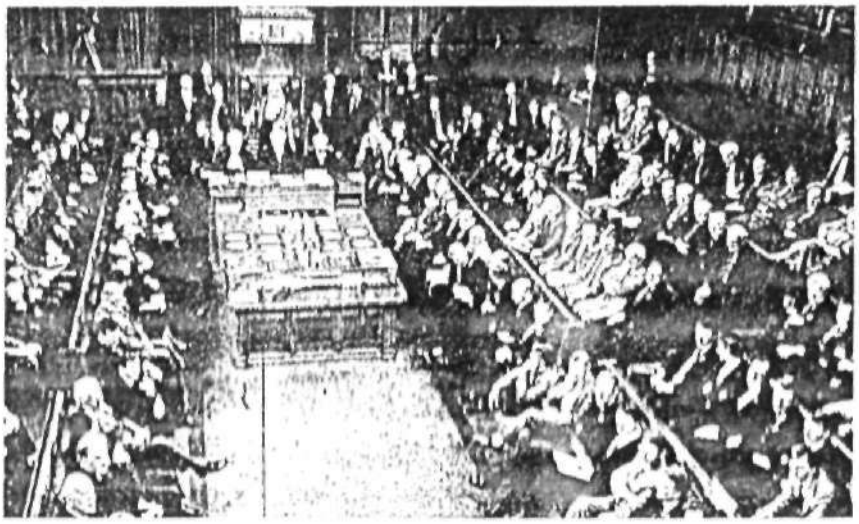
1. The Lugard Memorial Council Chamber: The Lugard Memorial Council Chamber, which was also referred to as the Northern House of Chiefs is now more than fifty years old.

   The stone for the construction of the building was laid on the 27th day of June, 1947, by His Royal Highness, Sir Abubakar III K.B.E., C.M.G. the Governor and Commander in Chief. The building, faces directly, the southern gate of the complex along Independence Way, Kaduna.

   As soon as it was completed, it served as the meeting place for northern



The Lords Chamber, *left* where the House of Lords meets, was bombed in 1941. The cushioned benches on the left form the main seating area for Government members, and the benches across the aisle are for the Opposition members.



Commons Chamber, *left* the room where the House of Commons meets. It was rebuilt after a German air raid destroyed it in 1941, during World War II. It reopened in 1950. The Government members sit on the left, and the Opposition members on the right.

Plate 13

The interior of the Houses of Parliament, London
The House of Lords and the House of Commons



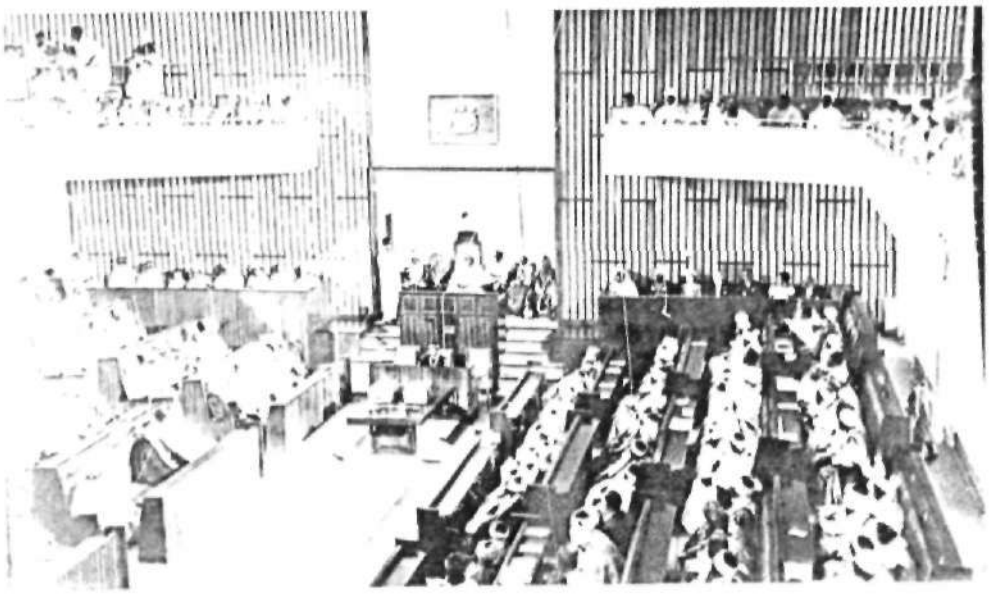


Plate 14

Above: The House in session.

Below: The Interior of the House of Assembly, Kaduna designed as a replica of the House of Parliament, London.



Plate 15
Lugard Hall, Kaduna.
Above: The first phase - the House of Chiefs (1947).
Below: The second phase - the office blocks extension (1959).

Nigeria Review

Vol. 6—No. 256 Saturday, July 5, 1947 One Penny

H. E. LAYS FOUNDATION STONE AT KADUNA

Another Milestone In Nigerian History

Praise For Richards Constitution

ANOTHER milestone in the history of Nigeria was reached in Kaduna last week when His Excellency the Governor laid the first foundation stone of the Lugard Memorial Council Chamber.

On a site selected by the late Lord Lugard himself, His Excellency and the Sultan of Sokoto commenced the building which will dominate the area with its huge dome, rising sixty feet above the highest point of Kaduna.

The building, when completed, will house the Legislative Council every fourth year, and will be used by the Northern Regional Council for its meetings.

KADUNA, 27th June

To the cheers of thousands of enthusiastic spectators His Excellency the Governor, Sir Arthur Richards, K.C.M.G., Governor and Commander-in-Chief Nigeria and Sir Abubakar, K.B.E., C.M.G., Sultan of Sokoto, today laid the foundation stones of the Lugard Memorial Council Chamber.

On the 25-acre site chosen by Lord Lugard himself as the site for Government House had Kaduna been made the Capital, thousands of people assembled to witness this historic event.

The grounds, which will eventually be planted with flowering trees and shrubs, were gaily decorated with flags and bunting, and the stands and balconies, erected for the occasion, were packed with the visiting Chiefs, officials and other distinguished guests.

HIS Excellency the Governor left for the United Kingdom on the 30th of June on urgent private affairs. He will return to Lagos on the 13th of July.

His Excellency, attended by the Private Secretary and accompanied by the Officer Commanding North-Eastern Sub-Area, Lt.-Col. J. W. A. Hayes, D.S.O., was received by the Royal Salute. After inspecting the Guard of Honour mounted by the 5th Battalion, Nigeria Regiment, His Excellency was conducted to the dais by His Honour the Chief Commissioner, Northern Provinces, Sir John Patterson, K.B.E., C.M.G., Lt.-Col. Hayes, the Resident Zaria Province, (Mr C. V. Williams), and the Emir of Zaria, Malam Jaafaru.

There he was received by Sir Abubakar, K.B.E., C.M.G. Sultan of Sokoto, Sir Hubert Walker, C.B.E., Director of Public Works, Mr E. F. Featherstone, C.M.G., Resident, Kano Province, and the A.D.C.

Lady Richards, Lady Patterson and Lady Walker watched the proceedings from an enclosure to the right of the dais.

Sir Hubert Walker then asked His Excellency to lay the first foundation stone of the Chamber. Before doing so His Excellency said:

"We are here to-day to witness the laying of the Foundation Stones of a building which will become the Council Chamber of the Northern Regional Council. These Foundation Stones are milestones, too, for they mark the end of an era in the history of the Northern Provinces and the beginning of a new one. We have come to the end of the first stage of the development of the administration of these Provinces, a stage during which the authority of the Chiefs has been tutored and improved to take its part in the administrative organisation of Nigeria.

"*The keystone of the policy during the forty odd years that this stage has lasted has, in the words of the Governor who framed the policy, been 'co-operation': co-operation between the Governor and his officers and the Chiefs. There is no question of that co-operation being any less in the next stage of development than it has been in the first: on the contrary, we may take the fact that this Council Chamber will rest upon two stones, one laid by myself and the other by the Sultan of Sokoto on behalf of Chiefs of the Northern Provinces, as a symbol of the continuance of that relationship which has directed the whole of our administration: it will thrive, I trust, alongside the closer contact which I look forward to Chiefs cultivating between themselves and their people in the era the beginning of which is marked by our ceremony to-day.*

"*At the present time a great deal is said about development and progress and I wish to give a special message on this matter to the Chiefs. I wish them to realize how much the political progress and material development of their people will depend on the lead which they themselves give. They and they alone by personal contact can persuade the people of the Northern Provinces not only of the benefits of progress but of the need for the people to make their own effort to attain it.*

"This Council Chamber in which the councils of Chiefs in the House of Chiefs and those of members of the Native Authorities and other representatives of the people in the House of Assembly will, may it please God, combine for the welfare of the people not only of this Region but of all Nigeria, is to be known as the Lugard Memorial Council Chamber. It stands on the site which Lord Lugard had selected for the erection of Government House had Kaduna become the capital of Nigeria as he at one time proposed it should. One of Lord Lugard's last public acts in the Northern Provinces as Governor-General of Nigeria was to lay the foundation stone of a building in Kaduna. On that occasion he spoke these memorable words:—

".....I have always looked upon myself and my colleagues in the old Administration of Northern Nigeria as masons, each of us trying to lay one line of bricks straight and true in the building up of the edifice of good Government in this country. And as one after another of us lays down the trowel and the plumb-line and leaves Nigeria though he echoes the last words of Cecil Rhodes 'So much to do, so little done' he can have no higher satisfaction than to feel that he leaves his line of bricks 'plumb, level and square and well and truly laid.' "My own time," said Lord Lugard, "to lay down the trowel is now fast approaching and I leave to the hands of others the completion of the edifice of which we have together in the past years laid the foundations..."

"These foundations of stone with which we are concerned to-day could not have been possible had those of which Lord Lugard then spoke not been firmly laid. I look to the people of the Northern Pro-

(Continued on page 8)



His Excellency the Governor lays the first foundation stone, while Sir Hubert Walker, C.B.E., Director of Public Works looks on.

FIG. 6.1

SULTAN OF SOKOTO SAYS CHIEFS ARE GUARDIANS

(Continued from page 1)

vinces and their leaders to carry on in the counsels of the Chamber that will presently rise on this site the tradition of service to Nigeria and the British Commonwealth on which Lord Lugard founded his administration here.

"The Constitution of Nigeria which has necessitated the building of this Chamber is a living thing which will grow and prosper by the care of all those who take part in it. This building which is begun to-day will be a sign to the people of the Northern Provinces of their importance in the councils of Nigeria: I trust it will also be an inspiration to them to take their proper part in these councils for the good of their fellowmen throughout Nigeria for, let me again make use of a quotation that Lord Lugard used when writing in 1918:—

"It is a part of the false idea of greatness that the men employed in giving effect to it are nothing and that the whole is to be the outcome of one man's conception, imposed on others. Not so. Great and enduring things grow gradually from the best efforts of every individual engaged in producing them: one man perhaps has a conception. That makes him a leader, but every man who works with him adds his bit, not only to the accomplishment of the ideal, but to the ideal itself. The whole scheme grows like a tree that puts out new branches and personal touch between the leader and the workers helps greatly to develop this vital spirit."

"So, I pray, will the business that will be transacted in this Chamber increase continually its effect for good and may God's blessing rest upon the deliberations of the Council Members who will sit here and turn them always to the benefit of the people of this land.

"I should have wished to end my speech there and to intrude no personal note into this occasion, but as this is the last time I shall be able to address the people of the North through their own Chiefs and chosen leaders I want to say a farewell word to you over the Foundation Stone which bears the name of that great man whom you and I and all of us acknowledge as the leader to whose inspiration is due all that we have accomplished in Nigeria. Our land is swept by strange doctrines and the spelling of travel are abroad. We must all move forward but in doing so I now wish to remember the words of the greatest of English poets:—

"To thine own self be true
And it must follow as the night the day
Thou canst not then be false to any man."

"If you are true to your own traditions, to your own religion and your own history you do not need to fear what lies just beyond the horizon of your future. Go forward with confidence. It is fully understood in Lagos and in London that the Chiefs and people of the North have voices of their own and do not need false friends and sham leaders from elsewhere to present their views for them.

"In laying this Foundation Stone I can in the words of another poet echo the feelings of all officers who have had the privilege of working with you:—

"God be thanked! what e'er comes after I have lived and toiled with men."

The speech was translated into Hausa by Malam Ita Kaita.

Returning to the dais His Excellency then presented the insignia of an Honorary Knight Commander of the British Empire to the Sultan of Sokoto and Sir Featherstone read the Royal Warrant of the appointment. The insignia was then placed round the Sultan's neck by Sir John Patterson.

IT IS notified for general information that the next meeting of the Legislative Council originally fixed to begin on Monday, the 18th of August, has been postponed until Thursday, the 28th of August, at 10 a.m. in the Council Chamber.

Sir Hubert Walker then called upon the Sultan to lay the second foundation stone. The Sultan who made his speech in Hausa said how the Chiefs of the Northern Provinces had been given great pressure by His Excellency's visit.

"We are well aware," he said, "that Your Excellency is ever busy with the projects for the advancement of the country and spares no effort in your endeavours to bring us benefits. May God reward you.

"We Chiefs rejoice over the great honour which His Majesty has bestowed upon Your Excellency, an award which also brings honour to Nigeria. We are pleased on our own account as well as on that of Your Excellency."

The Sultan then said that he, the Chiefs and the people also thanked His Majesty for his own Honour, and exhorted them to make every effort to advance the interests and benefits of the people.

The Sultan recalled how the North and South had been amalgamated under the governorship of the late Lord Lugard, and how Nigeria had progressed as one country ever since.

That nevertheless, he said, the North and the South was each intent on its own affairs, and co-operating sufficiently with a view to the advancement of the interests of Nigeria as a whole.

"This was the state of affairs when Your Excellency assumed the Governorship and in due course made recommendations which have resulted in the new constitution advanced this year.

"The principle feature of this new change of 1947 as an advancement on the other, is the provision made to the peoples of the South and the North to combine and co-operate more closely with one another, for all tribes and areas to have a voice in the government of the country and for everyone to express his views without fear.

"We are duly grateful and are convinced that not only we of this generation will enjoy the benefits but those who come after will do so too. In this connection we shall ever remember Your Excellency, Lord Richards.

"We are assembled here today in order to lay the foundations of a Council Chamber to serve the needs of the country, South as well as North. This great day will ever be remembered by us and this Council Chamber will ever remind us of Lord Lugard and of our present Governor. May God's blessing be upon them.

"We have noted Your Excellency's statement that the Chiefs are the leaders of the people. They are also the guardians of the people. This is so, it is to us that the people turn, we are their leaders, accordingly let us be ever diligent and endeavour unceasingly to lead them along the road which will bring to them health, happiness and prosperity.

"We are grateful to His Honour the Chief Commissioner, Sir John Patterson and his officers who reside among us and who are ceaseless in their efforts to help us in all our affairs. May God bestow His blessing upon them."

The speech was then translated into English and Sir Abubakar laid the second stone.

His Excellency and party then inspected the foundations and the site, and, among the spontaneous cheering of the crowds, took their leave. The site was then thrown open to the public.

NORTHERN CHIEFS MEET GOVERNOR

DURING his visit to Kaduna, His Excellency the Governor held an interview at Government Lodge with the Chiefs of the Northern Provinces.

Those present at the interview were (Provincial alphabetical order):—

Adamawa, Lamido of Adamawa and Emir of Muri (representative); Bauchi, Emir of Bauchi, Emir of Gombe, Emir of Katagum, Emir of Misau and Emir of Jama'are; Benue, Emir of Nasarawa, Emir of Keffi (representative), Emir of Lafia (representative), Chief of Tiv (representative) and Aku of Wukari (representative); Borno, Shehu of Borno, Emir of Dikwa, Mai Biu, Mai Fika and Mai Bedde; Ilorin, Emir of Ilorin, Emir of Lafiagi, Emir of Bussa and Emir of Kaiama; Kabba, Ata Gala and Chief of Kot Kaffi (the Atta of Igbirra was unable to attend through illness);

Kano, Emir of Kano, Emir of Hadejia, Emir of Gumel and Emir of Kazaure; Katsina, Emir of Katsina and Emir of Daura; Niger, Emir of Bida, Emir of Kontagora, Emir of Abuja, Emir of Lapai and Emir of Agaie; Plateau, Emir of Jema'a; Sokoto, Sultan of Sokoto, Emir of Gwandu, Emir of Argungu and Emir of Yauri; Zaria, Emir of Zaria.

B·O·A·C

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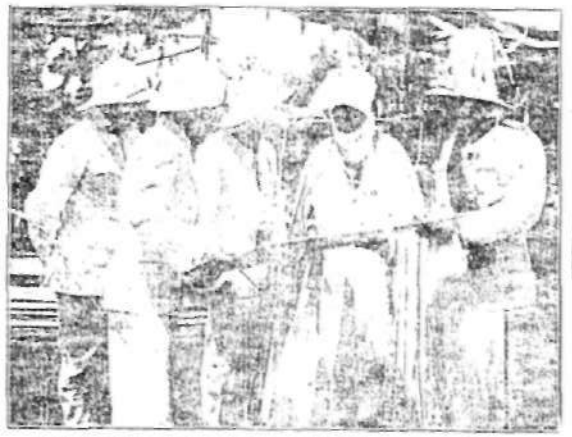
FIG. 6.2

131

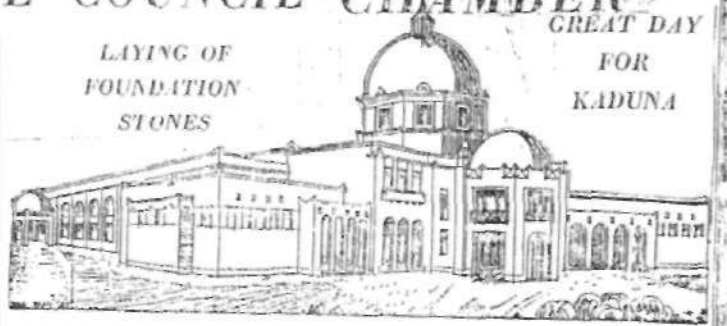
LUGARD MEMORIAL COUNCIL CHAMBER

LAYING OF FOUNDATION STONES

GREAT DAY FOR KADUNA



His Excellency the Governor [illegible] the base of the new building with Sir Ahmadu, K.B.E., C.M.G., the Sultan of Sokoto; Sir John Paterson, K.B.E., C.M.G., Chief Commissioner, Northern Provinces; Mr F. W. Coulton, Acting Architect and Mr E. G. Featherstone, C.M.G., Resident, Kano.



THE LEGISLATIVE COUNCIL HALL • KADUNA •

This drawing shows how the building will look when it is finished. Designed in the traditional style associated with the North, the building and ancillary works have been estimated to cost £30,000.

The Architects] were Messrs T. Scott, F.R.I.B.A. and W. S. Corlett, A.R.I.B.A. under the direction of Mr F. C. Hastings, F.R.I.B.A. The work is being carried out by the P.W.D. under the direction of Sir Hubert E. Walker, O.B.E., Director of Public Works and Mr W. H. Jackson, O.B.E., Regional Deputy Director.

In a recess in the concrete below the foundations will be cemented a metal box containing coins and stamps of the value of 1d, 1d, 3d, 6d, 1s and 5/-, a copy of 'Gaskiya Ta Fi Kwabo' and a small scale plan of Kaduna.



The Sultan of Sokoto lays the second foundation stone. A few minutes earlier His Excellency the Governor had given a trowel to the Sultan (the traditional Commander of the Most Excellent Order of the British Empire) for Sir Hubert E. Walker, C.M.G., Director of Public Works.

(Photographs by— West African Photographic Service)



Chiefs arriving at Government Lodge for an interview with His Excellency. The Chiefs spoke in appreciation of the assistance given by the Government and its officers.



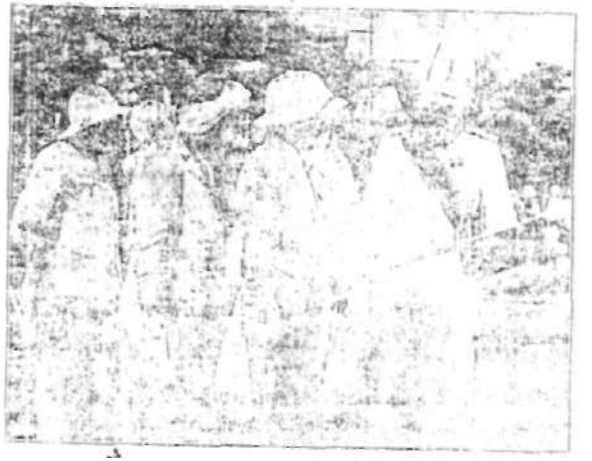


FIG. 6.3

132

"BLINDNESS IN BRITISH TERRITORIES"

Investigators Issue Their Report

A REPORT on the Survey carried out jointly by the Colonial Office and the National Institute for the Blind—in the course of which three investigators travelled 30,000 miles, mostly by air, has been published as "Blindness in British African and Middle East Territories." The Report covers a very comprehensive field, ranging from the statistics of blindness in a million square miles of territory to education; from the causation of blindness to vocational training, welfare; and a bold scheme embodying a Five-Year Plan.

A Foreword by Sir Bernard Reilly, one time Governor of Aden, and Chairman of the Institute's Empire Sub-Committee, commends the report to Colonial Governments on behalf of the Secretary of State for the Colonies, *in the hope that the recommendations*" will give a new and valuable impetus to the humanitarian work of alleviating the all too widespread suffering which blindness entails."

In the introduction, emphasis is laid on the "weight of blindness," in other words, the number of blind years which face the unfortunate native for whom nothing is done by his tribe but feed him, and the consequent apathy and mental stagnation; contrasted with the full, happy and useful life a blind person is able to lead in a community where there are facilities for education, employment and general welfare.

The report points out how native superstition in Africa militates against the operation of an accurate blind census. Certain tribes frequently regard it as a disgrace to have a blind child; others are reluctant, through fear of attracting evil spirits to enumerate their children at all; and in the case of girls, the bride-price often results in their blindness being altogether concealed. Certain valuable indications have been obtained through tribal chiefs of proved integrity and by straightforward rounds elsewhere, carried out specifically for this survey.

Complete and reliable statistics are not available, but figures quoted in the report reveal a problem of *immense size and* complexity. The incidence of blindness is many times greater than that in Great Britain with a tragically heavy *proportion* of blindness amongst the younger age groups.

In general, the blind are well treated in a native community so *long as it remains* unspoilt by alien cultures. In fact, some tribes such as the Baganda and Yoruba regard the punishment of oneself *becoming* blind as the unescapable result of neglecting blind relatives.

In a section devoted to medical services the report begins *with a* statement which must appal every reader—"75-80% of the blindness in the Colonies is preventable." This important chapter testifies to the ample proof which the authors have had of the proposition, and hastens to remove the blame from the Medical Services which, numerically, "judged by British standards, are nearly everywhere at a sub-optimum *standard*." Hence, "the wonder is not that so little has been done but that so much has been accomplished."

Added to the paucity of practitioners from various causes is the profound ignorance and superstition in which Western medicine is regarded in the more backward places and "indigenous medical knowledge and practice is affronted by the stranger, and rallies all its powers in opposition to retain its vested interest and to discourage *actively this new and strange* interloper." In general, the African does not recognise the necessity for early or long continued treatment. He expects "magic", in all any rate, quick results.

In a highly interesting chapter, conjunctivitis and trachoma are *cited as far and away the* main causes. As one would expect, the fly is the chief carrier of both these diseases. *Added to this are certain* tribal beliefs that flies settling on babies' eyes bring wisdom and knowledge to these hapless little ones. *In Mohammedan communities*, the ointment put for ablution; the eyes is universally in the household and so, unfortunately, is *the dip-stick which makes certain of* infection throughout almost the entire family. In all age groups, too, leprosy clearly accounts for some of the blindness.

In the nine African Colonies visited by the delegates, there are only four schools for the blind with *a total accommodation for* less than 150 children. Though urging the necessity for direct Government action in this matter, the report recommends the work of existing schools, often carried on through the devoted labour of individual missionaries.

The second part of the report contains a comprehensive and imaginative plan for the development *of blind welfare services in the* Colonies. It proposes that blind Welfare Organisations, staffed with European experts, should be established *in* areas of East and Central Africa and West Africa. These Organisations will work through a local body to be established in each Colony which will devise a plan of development suited to the particular resources and requirements of that *Colony. That plan will correlate the* activities of Governments, missions, voluntary bodies and private individuals, and "it aims, over a period of years, at providing conditions which will enable young blind natives to be educated and trained *to lead active and happy lives*. Schools for blind boys and girls, training-centres where blind natives can learn crafts suitable for their villages, home-worker schemes and workshops, Braille printing presses producing Braille books in native *vernaculars*, an intensive propaganda campaign aimed at sight-saving—these and many other services are proposed in the report.

LUGARD MEMORIAL COUNCIL CHAMBER

THE historical and political *importance of the Lugard* Memorial Council Chamber, now under construction in Kaduna, has *already been fully stated both by* Lord Milverton G.C.M.G. and Sir Abubakar K.B.E., C.M.G., the Sultan of Sokoto, in their speeches delivered on the memorable occasion of the laying of the foundation-stones of this great edifice in June, 1947.

The imposing building is estimated to cost £30,000, and will take three years to complete. At the moment, about 80 workmen are employed on the work. This number is made up of 20 carpenters and 20 masons, the rest being skilled labourers and casual labourers.

A European Inspector of Works, Mr. J. P. Tenant, is in charge of the construction. It is interesting to note that the Liban engaged contractors Tarabay, Bess, and Ramses, who are all working harmoniously together under their foreman Robert Anis, a native of Lydd.

All the concrete blocks used for the building are made on the spot at the rate of 300 a day, by a simple machine operated by hand, under the supervision of a Hausa man, Dodo Sabon.

The Inspector of Works has given a very encouraging report on the ability of the African Staff under his control, and paid tribute to their *ability to be* and nothing short in *the execution of the work. The pre*vailing discipline is impressive and this has a very great effect on the output of work done. Credit is also *due to the Timekeeper, Mr S. B.* Augustus, as well as Mr A. O. Ogbuluja and Mr M. C. Ibright Ogbuluja, *who are Supervisor and* Allocation Clerks, respectively.

The Public Works Department is to be congratulated on the rapid advance of the building up to date, as it is responsible for the overall supervision and control of the entire staff in whose hands the great superstructure *the first of its kind* in Kaduna has been entrusted.

SWEDISH SCOUTS' WORLD TOUR

TWO Swedish Scouts, Sgt. Boije Ewald Jonsson and Ake Georg Alarm Carlsson spent two days in *Lagos this week. They are on a* world tour, making their way by hitch-hiking or working on ships, and their object is to study youth work in the various countries they visit.

They left Koping, near Stockholm on the 1st of December 1947 and hitch-hiked through Denmark, Germany, Belgium, France and Spain. They then crossed to Tangier, Casablanca and Dakar where they joined a ship and worked their passage to Freetown, Accra and Lagos.

Still, hoping and Carlsson intend to go on to Central and South Africa and then across to South America and Central America. They will then *take a ship from the United States* of America to England on their way back to Sweden. They anticipate that the trip will take two years.

W.A.C.R.I. RESEARCH ON SWOLLEN SHOOT

(Continued from page 5)

TO WACRI is investigating the *possibility of raising* This has a direct bearing on how to lay out multiplication plots necessary for any large scale seed distribution—and on the importance to be attached to self sterility.

Though WACRI is the *centre of* research for the eradication of "Jorgen and Ioliga" *cacao*, the Nigerian Department of Agriculture is advised to carry out field trials on the new varieties of cacao in those areas situated, through soil *or climate, to the cultivation of* W.A. Yellow pod Amelonado. Within the present Nigerian cacao belt conditions are sufficiently comparable to those at Tafo to advocate the necessity of field trials with WACRI proved selections. The Department will *only have to arrange for the* bulk multiplication of such selections and their distribution to farmers.

WACRI is now on the threshold of producing types of cacao far superior in yield and quality to that now grown in Nigeria.

Dealing with cacao soils the pamphlet says the lack of Nigerian cacao is produced on soils similar to those at Tafo. These soils are the grande.

The WACRI Soil Scientist accompanied by Dr. Vine of Nigeria has *carried out a rapid reconnaissance* survey of the Nigerian and British Cameroons soils of the forest belt.

A paper, well illustrated with diagrams, has been prepared on "Cacao Soils, Good and Bad." This gives easy directions on how to distinguish soils suitable for cacao cultivation.

A method of soil surveying has been worked out by WACRI Economists, including soil, money and time required have been prepared by WACRI for carrying out a soil survey in the forest areas of Nigeria and the British Cameroons.

In conjunction with the Nigerian Agricultural Department WACRI has surveyed and reported upon an area in the Cameroons which holds favourable possibilities for cacao cultivation.

Tafo is situated on soils essentially similar to those of the present *Nigerian cacao areas; therefore* work done on soils at Tafo will be directly applicable to the Nigerian cacao belt. Guidance has been given to goal and bar cacao soils and methods have been evolved to map these. Further work on soils at Tafo *is awaiting the appointment of a* Fertility Officer.

Dealing with the scheme of how to grow cacao the pamphlet says that the fundamentals of growth are the same at Tafo as in Nigeria. Apart from rapid drainage, the Nigerian farmer experiences considerable difficulty in establishing cacao. In some areas this is due to a prolonged dry season in others to bad agricultural practice. Research at WACRI is designed to find out the fundamental requirements of cacao on which can be based not only better methods of establishment, but methods to prevent yield and the life of cacao trees.

At the request of Nigeria full details have been provided on better methods of drying and preparing cacao.

FIG. 6. 4

2D

Nigerian CITIZEN

AN INDEPENDENT NEWSPAPER

No. 933 Wednesday, May 10, 1961

Eight gain Diploma

THIRTY three of the thirty eight candidates who took the final examination for the Native Treasury Diploma at the Institute of Administration, Zaria, were successful. The detailed results just published showed that eight received Diplomas, 20 intermediate certificates, and five pass certificates.

The results are :-

Diploma: Musa Okpanachi (Audit Department); Gabriel Majebi (Audit Department); Nakano Rafindadi (Katsina NA); Kyari Sandabe (Dikwa NA); Muhammedu Imam (Hadejia NA); Jacob S. Barnabas (Yagba NA); Alhaji A. Abdulkadir (Katsina NA); Baba Gaidam (Bornu NA).

Intermediate: Yahaya Muhammadu (Zaria NA); Aminu Umar (Kazaure NA); Bukar Z. Biu (Biu NA); Adamu Deba (Gombe NA); Ayuba Nagimi (Kamuku NA); Jacob I. Olukade (Kabba NA); Aremu Baki Sule (Ilorin NA); Bomai A. Mamu (Fika NA); Gabriel Ocheme Ameh (Idoma NA); Labbo Zaria (Sokoto NA); Isa Kangiwa (Argungu NA); Mamman Zango (Daura NA); Sambo D. Jalingo (Muri NA); A. O. Aluko (Ilorin NA); Hamidu Danko (Zuru NA); Aliyu Dogondaji (Sokoto NA); Shehu Ambursa (Gwandu NA); Yakubu Baffa (Misau NA); James A. Apake (Wukari Fed. NA); M. N. Aliyu Yawa (Bida NA).

Pass: Simeon Okedi (Igala NA); Abbas Ale (Kano NA); Musa Ibrahim (Jema'a Fed. NA); Jacob I. Gum (Tiv NA).



The above picture of the Northern Premier, Alhaji Sir Ahmadu Bello, Sardauna of Sokoto, was taken on Thursday, March 9—the day the last Budget Session of the old House of Assembly came to an end, the Premier was entering Lugard Hall where the session was being held.

Perhaps, he alone then knew that he was entering that House for the last time.

Tomorrow, at 10 a.m., the Premier will make similar "triumphant" entry into the new House of Assembly.

LITTLE CHANGE IN NORTH CABINET

—But major reorganisation expected

THERE has been minor changes in the [illegible]

BIG UNESCO AID FOR NIGERIA

FIG. 6.5

Nigerian CITIZEN

2D

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LITTLE CHANGE IN NORTH CABINET

—But major reorganisation expected

THERE has been minor changes in the composition of the new Northern Nigerian Cabinet which was announced on Monday afternoon. This followed the resounding victory of the Northern Peoples Congress in last Thursday's Regional elections in which the party captured 159 of the 170 seats of the new, enlarged Regional House. The Northern Premier, Alhaji Sir Ahmadu Bello, Sardauna of Sokoto was invited, over the week-end by His Excellency the Governor, Sir Gawain Bell to form the new Government.

All the thirteen Regional Ministers in the former Government who were successful in the elections not only retain their seats in the Cabinet but also—with the exception of Malam Sule Gaya who becomes Minister of Works—retain their portfolios. M. Sule Gaya thus succeeds Mr. G. U. Obikere who was defeated in the elections. The place of Mr. Daniel Ogbadu—a former Minister of State—who was also defeated in the elections, has so far not been filled.

All Ministers Without Portfolio—who are Chiefs—have been appointed to the new Cabinet. The only exception is the Emir of Kano, Sir Muhammadu Sanusi. His omission is believed to be due to his appointment as Acting Governor of the Region with effect from next Saturday.

Our political Correspondent, however, understands that new Ministries will be set up, which will entail a major re-organisation of the Cabinet after the return of the Premier from his Pakistan and Middle Eastern tours.

Two new Parliamentary Secretaries, in addition to the former ones, all of whom remain in their respective Ministries, have been appointed. They are M. Gwani Jato, NPC member for Zaria South West, and M. Hassan Ahmed, the party's member who was returned unopposed in Nasarawa. M. Gwani has been attached to the Ministry of Information, while M. Hassan goes to the Ministry of Works.

The new House will meet for the first time tomorrow in the Lugard Hall, Kaduna. The House of Chiefs will meet on Friday and there will be a joint session of the two Houses on Saturday. The meeting will be addressed by His Excellency the Governor, Sir Gawain Bell after which he will leave the Region for UK on leave.

The following is the full list of new Ministers:

Alhaji Mustapha Mongunu, (Agriculture); Alhaji Isa Kaita, Madawakin Katsina, (Education); M. Mu'azu Lamido, (Animal Health and Forestry); Alhaji Aliyu Makaman Bida, (Finance); Alhaji Ahmed, Galadiman Pategi, (Health); Alhaji Muhammadu Kabir, Ciroman Katagum, (Internal Affairs); Alhaji Ibrahim Biu, (Information); Malam Ibrahim Musa Gashash, (Land and Survey); Alhaji Bashar, Wambai Daura, (Local Government); M. Michael Andu Buba, (Social Welfare and Co-operatives); Alhaji Shehu Usman, Galadiman Maska, (Trade and Industry); Malam Sule Gaya, (Works); and Mr. Abolu Obekpa, (Minister of State).

Ministers Without Portfolio are: Sir Abubakar, Sultan of Sokoto; Alhaji Usman Nagogo, Emir of Katsina; Malam Sulu Gambari, Emir of Ilorin; and Malam Ali Obaje, Attah of Igala.

The following are the new Parliamentary Secretaries :-

Alhaji Ahmadu Fatika, Sarkin Fadan Zazzau, (Ministry of Agriculture); Alhaji DaVastu Bida, (Ministry of Education); Alhaji Mu'azu Gambo Nanka, (Ministry of Justice); Malam Tanko Yusufu, (Ministry of Health); Alhaji Tijjani Hashim, (Ministry of Internal Affairs); Malam Abba Musa, (Ministry of Land and Survey); Alhaji Usman Sulaymar, (Ministry for Local Government); Mr. Edmond B. Mamiso, Ministry of Social Welfare and Co-operatives); Alhaji Ndagi Faruk, (Ministry of Trade and Industry); Mr. S. A. Ajayi, (Premier's Office); Malam Gwani Jato, (Ministry of Information); and Malam Hassan Ahmed, (Ministry of Works).

BIG UNESCO AID FOR NIGERIA

ONE of the largest international aid programmes in education ever undertaken by the United Nations Educational, Scientific and Cultural Organisation is to be carried out in Nigeria with the establishment of four secondary school teacher training colleges, it was announced recently at UNESCO House in Paris.

A UNESCO veteran New Zealand educator, Mr. Thomas Wilson, will arrive in Nigeria where he will serve as the first "country representative" ever appointed by UNESCO.

The United Nations has sent out "resident representatives" to handle technical assistance missions to various countries for a number of years, but this is the first time that the scope of a UNESCO mission has required such a post.

In an interview at UNESCO House, Mr. Wilson described the scope of his task in Nigeria. Colleges to train badly-needed secondary school teachers are to be opened in Northern, Eastern and Western regions of Nigeria as well as at Lagos, the capital of the Federation.

The Lagos college, he said, will be the first to open. It alone is to cost some 2,800,000 dollars with funds coming from the Nigerian Government and several other sources, including the United Nations Special Fund which is to contribute approximately 1,000,000 dollars.

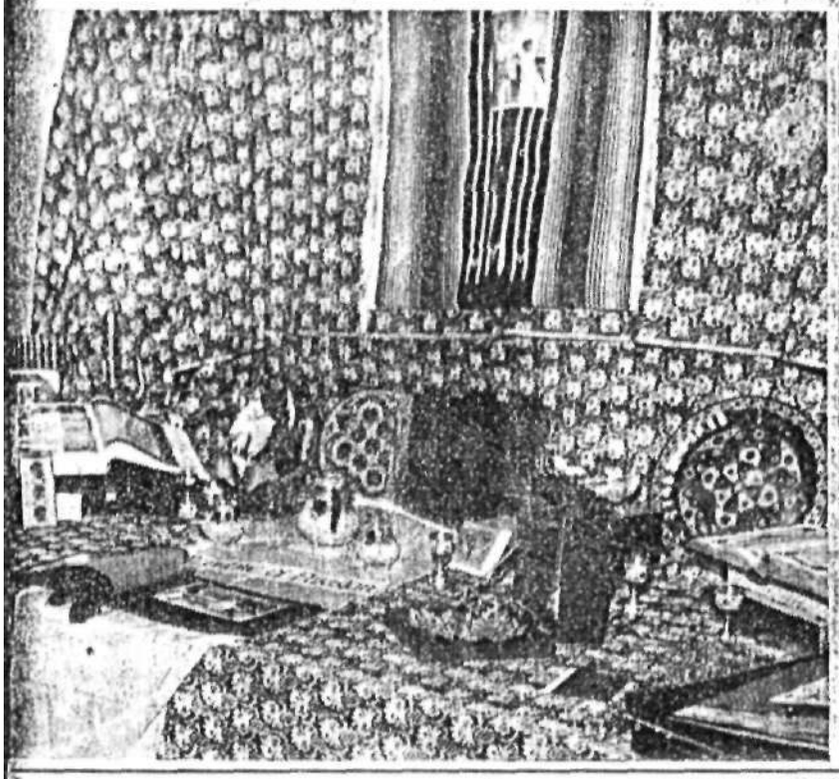
It will have a student body of 460 future teachers, many of whom will be boarders, and its courses will include Mathematics, Science, English, French and education. For the first five years of its operation its principal will be a specialist from Overseas, heading a staff of eleven foreign professors with Nigerian counterparts who will eventually take over all teaching functions.



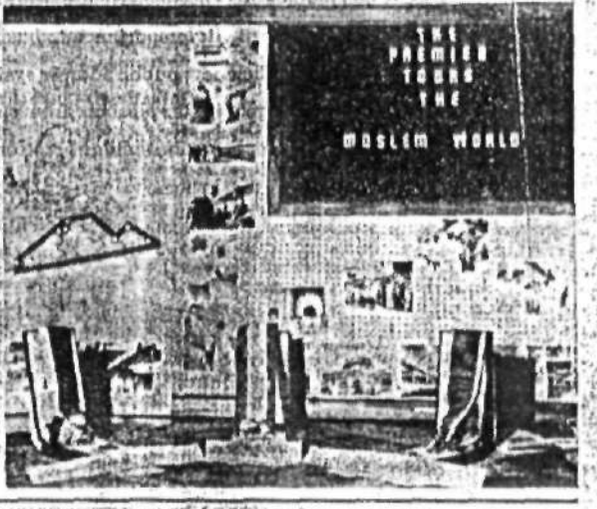
FIG. 6.6

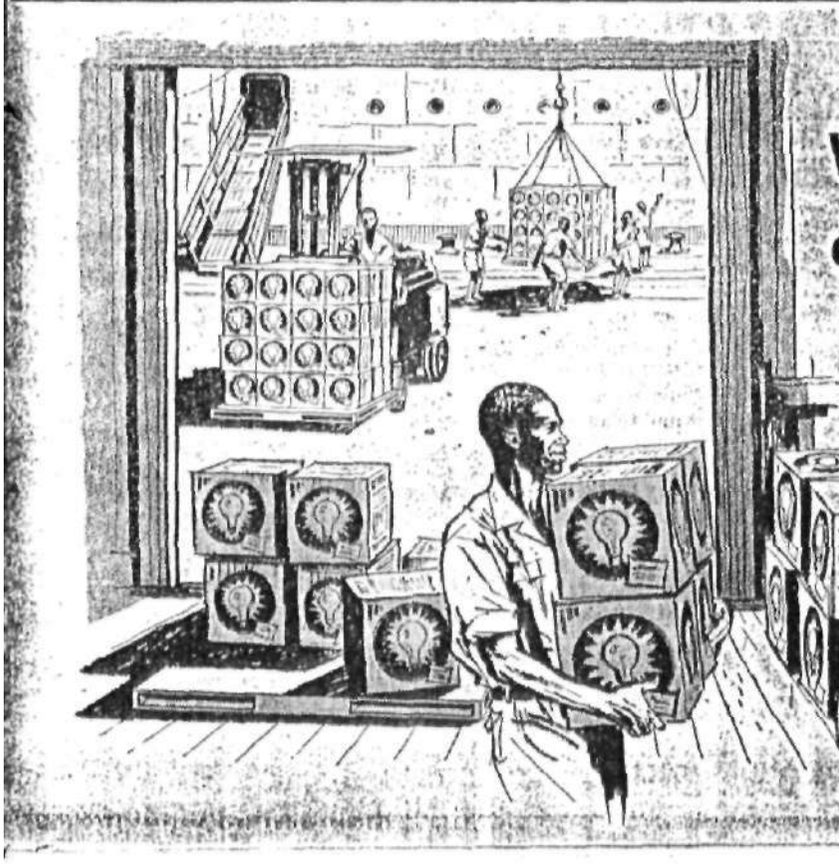
hibition at Lugard Hall of gifts presented to he Premier in Pakistan and Middle East

THE GIFTS include a copy of the Holy Koran, Silver ware, the Renaissance Medal, First Degree, Medal of Merit, and the Grand Cordon of the Order of the Nile, presented to Sir Ahmadu by King Hussein of Jordon, the Lebanese, and the United Arab Republic leaders respectively.









WITH GREAT CARE
cargo large or SMALL

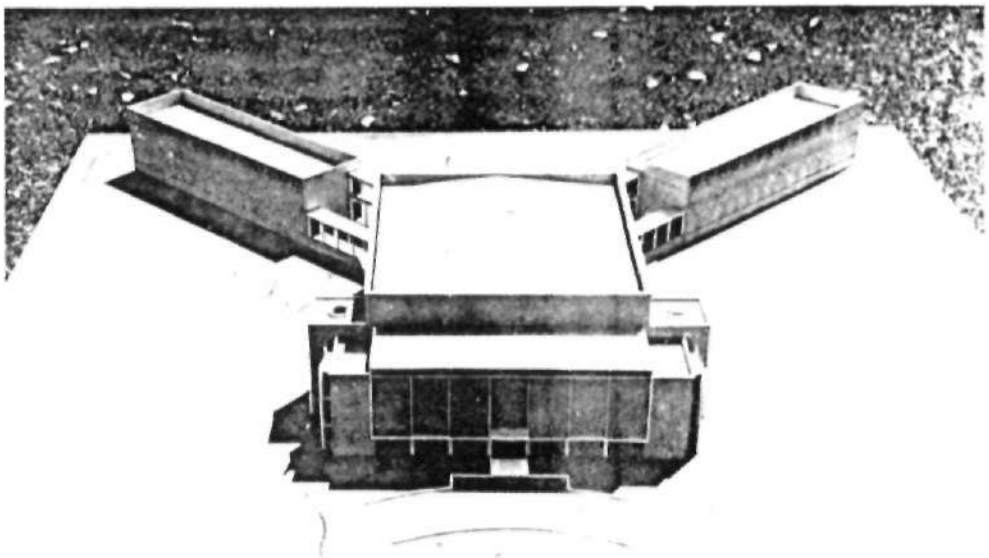
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FIG. 6.7



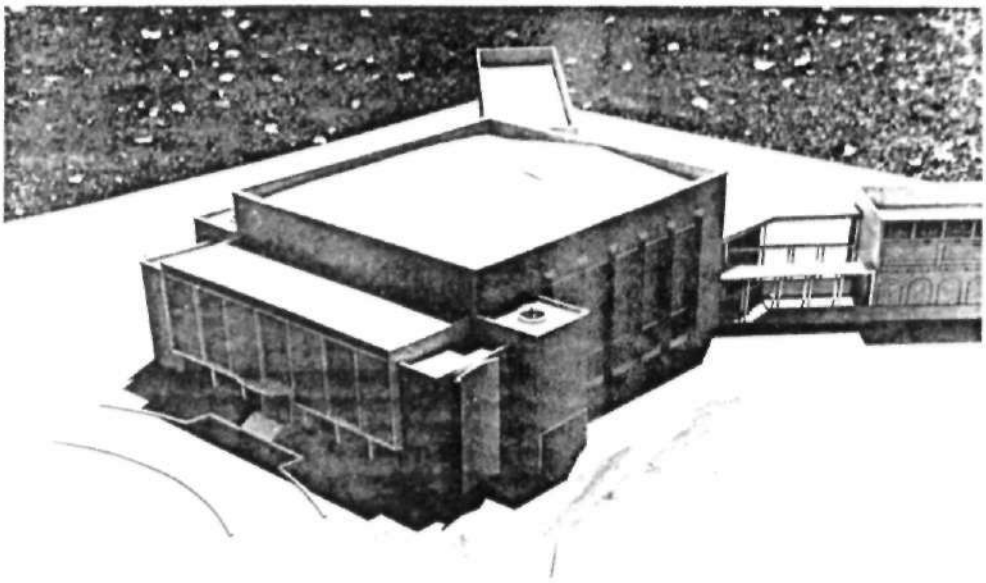
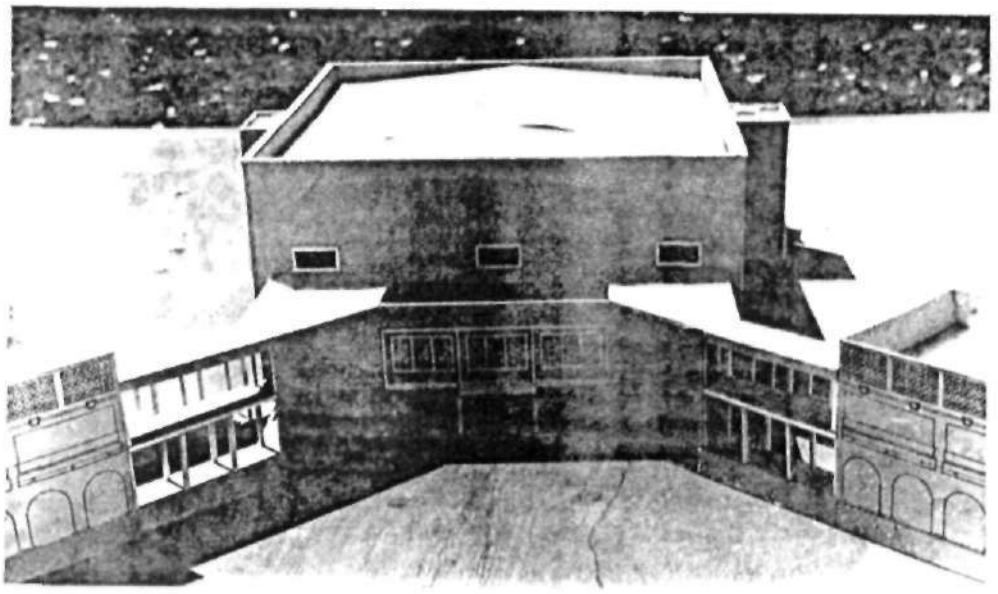


Plate 16
The model of the main chamber and office extension.
Above: South elevation.
Below: South-west elevation.



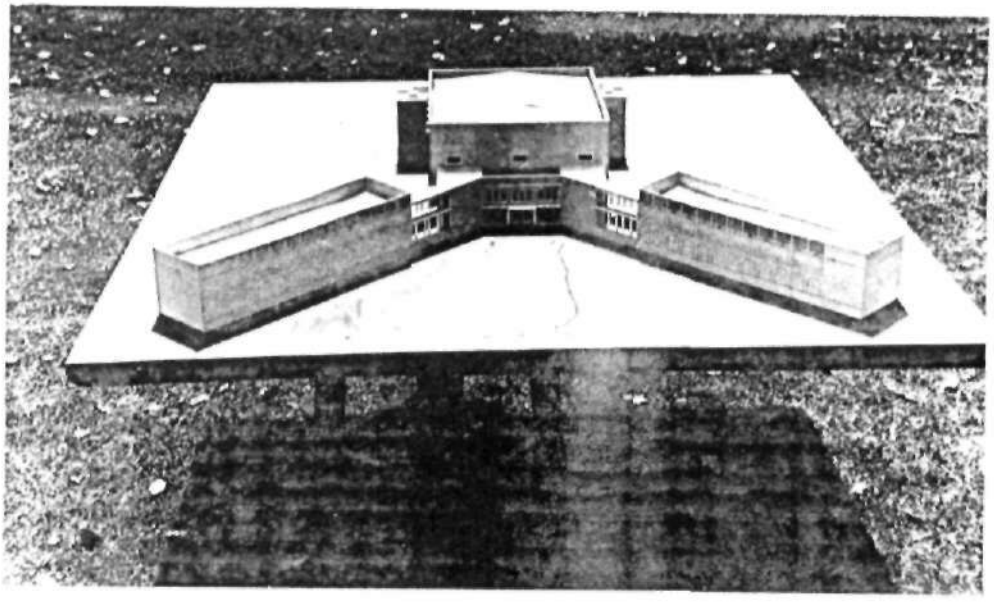


Plate 17
Model of the main chamber and office extension to Lugard Hall, Kaduna.
Above: A close up of the north elevation showing the presidential entrance.
Below: North elevation.



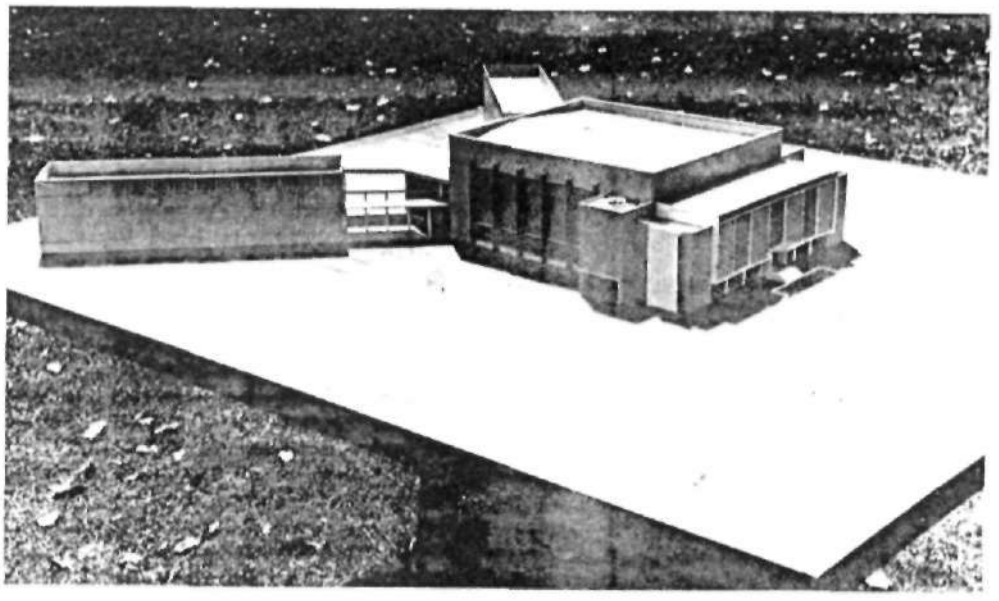


Plate 17a

Above: Viewing of the model of the New Extension showing the main chamber and a potion of the office blocks

Below: The main chamber and office extensions at Lugard Hall, Kaduna (south-east elevation).



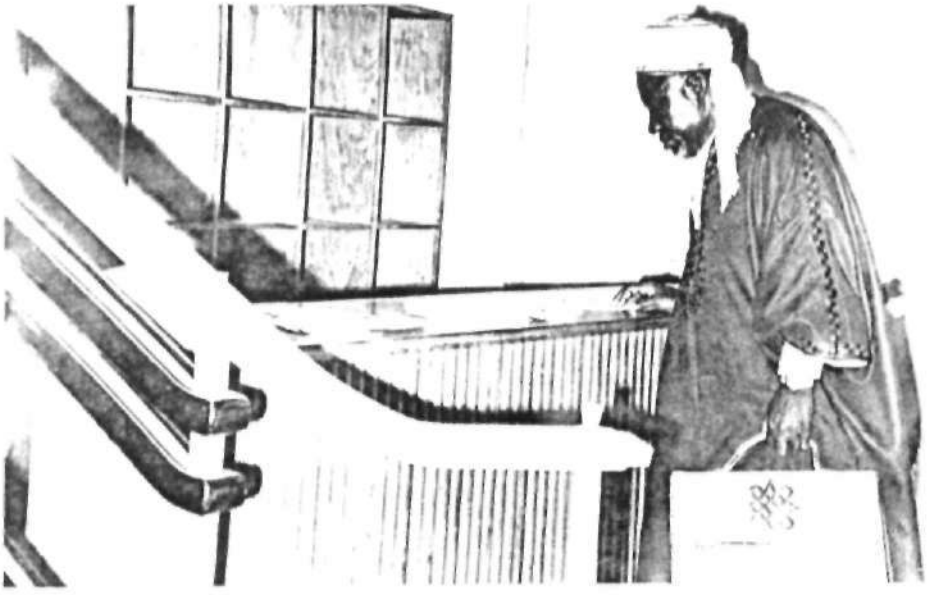


Plate 17b
Collection of Bills within the House of Assembly by the Members.

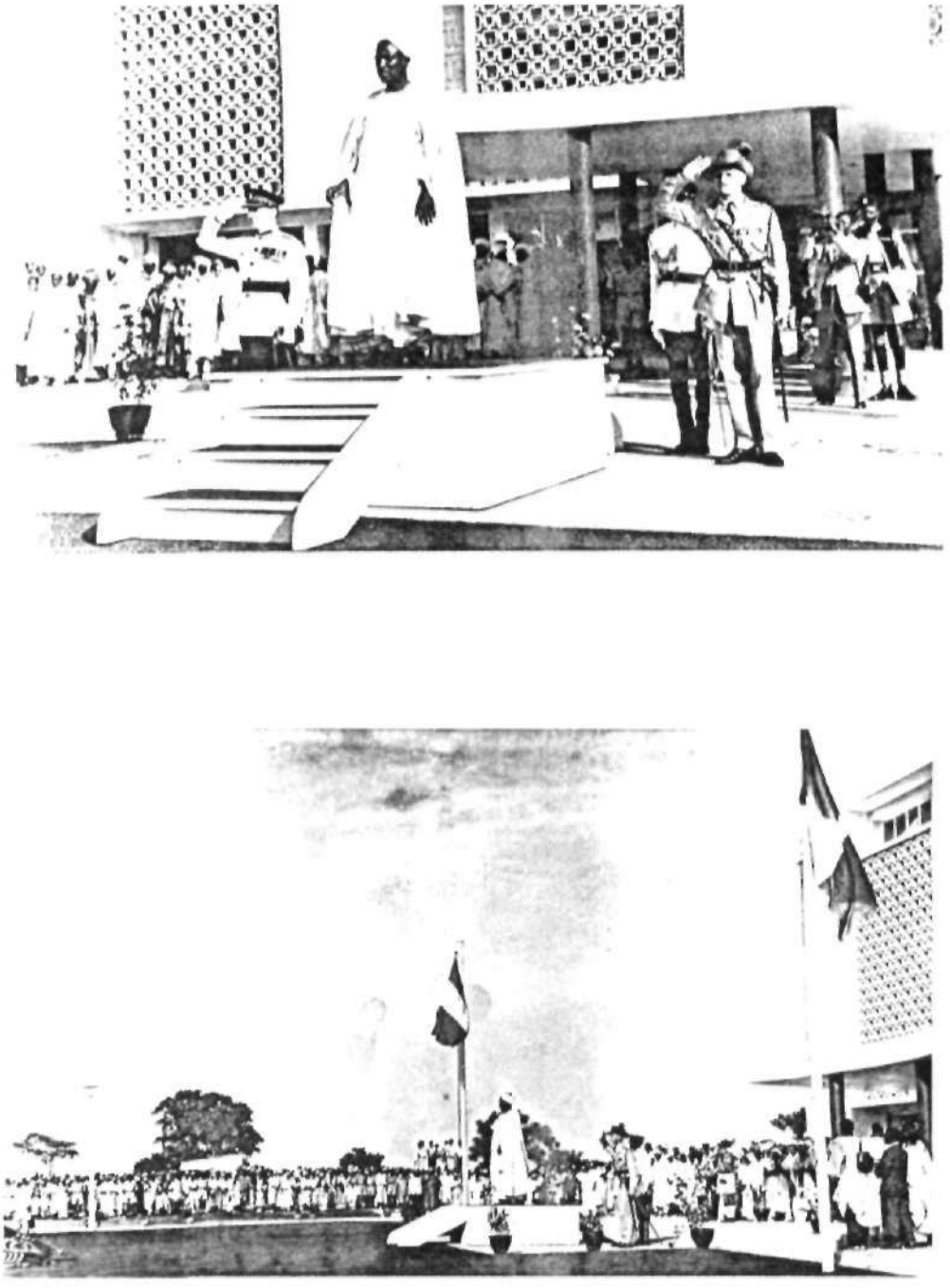


Plate 18
Sir Kashim Ibrahim as an official ceremony held in front of the main chamber of Lugard Hall, Kaduna.

roundabout houses a main chamber (bowl) with a capacity of accommodating between two hundred and fifty to three hundred persons at a time. It also has a spacious members' lounge which could accommodate up to two hundred people, two wide lobbies and also a mosque that could take a congregation of two hundred faithfuls at a time. There is also a gallery for the members of the public. This could accommodate up to four hundred people. Also, many toilet facilities are provided here. The remaining two wings have a taste of high profile architectural finishing.

In fact if there is anything more than a monument, it could be considered to remain as one most valuable asset to boast of. These two separate wings which were neatly attached to the first wing consists of three blocks each. One to the right (north-western area) and the second to the left (north-eastern area). Each of the blocks was meticulously designed to serve a purpose. The first three blocks to the right wing are the ones used for policy management, that is administrative functions of the Legislature. Here, offices for the six supporting departments of the Legislature notably:

* Legislative Matters Directorate
* Legal Drafting Directorate
* Finance and Supply Directorate
* Planning, Research and Statistics Directorate
* Personnel and Welfare Services Directorate
* Publication (Hansard) Directorate.

Similarly, the second three blocks to the left provide offices for mostly the key officers

MORNING POST

Only the truth can make the people free

Vol. 1 No. 140 Wednesday, March 14, 1962 Twopence

Wife stabbed in her sleep —man to hang

IBADAN, Tuesday.

A WIFE was stabbed to death as she lay asleep at Idoka village near Ilesha and yesterday, an Ibadan High Court judge sentenced the husband, 35-year-old Ben Akaeroba, a farmer, to die by hanging after he had been found guilty of murder.

Mr. Justice Olumide Gosalia said he was satisfied beyond any doubt that Akaeroba calculatedly and deliberately murdered his wife, Iraba, for some reason, only best known to him.

The court was told that the incident happened on March 15 last year.

The woman had gone to bed and, according to the prosecution, there was no quarrel between her and the husband.

Iraba was nursing a baby at the time.

But in the morning, she was found dead in a pool of blood, and it was believed that she had been murdered while she lay asleep.

As the shocking fact became known to the villagers, the husband was nowhere to be found.

He was however later arrested after a police hunt, and charged with murder.



Governor farewell on a tour

SIR GAWAIN BELL, Governor of Northern Nigeria, is now on his last tour, and has been making a series of farewell tours of various parts of the Region.

Addressing members and distinguished guests of the Northern House of Assembly at yesterday's official opening of the new chambers at Lugard Hall, the Governor also remarked that his appointment as Governor of the Region was coming to an end.

It is expected that the Governor will leave for retirement by October.

One of the places he recently visited by the Governor in his farewell tour, was Idah where he was presented with the tusk of an elephant as an omen of luck.

The Governor is seen here receiving the tusk from the Attah of Igala, Alahm Ali Obaje.

PM did not say this...

AN official statement issued in Lagos yesterday, has denied a statement credited to the Prime Minister, Alhaji Sir Abubakar Tafawa Balewa, regarding Nigeria's attitude to the Spanish Island of Fernando Po.

The statement reads: "In its report of the Press interview at Enugu August on Saturday, a rumour week-le published on Sunday, misquoted the Prime Minister as saying that 'although Nigeria did not want to be aggressive in the meantime, it might be compelled to apply certain measures, even if it meant annexation of the Island of Fernando Po, if peaceful negotiations failed to solve the situation'.

"This is far from the truth. "In fact, Sir Abubakar has always declared at home and abroad that Nigeria has no aggressive intentions.

"Nigeria's attitude, according to Sir Abubakar, is that of peaceful expansion and not of any territorial ambitions or forceful annexations of any neighbouring State".

TV DAY FOR THE NORTH AS NEW HOUSE OPENS

THE new half-a-million pounds ultra-modern chamber of the Northern Nigeria Parliament was formally opened in Kaduna yesterday by the Regional Governor, Sir Gawain Bell, at a colourful ceremony watched by more than 5,000 people.

For the first time in the region, hundreds of people in the region, watched the ceremony on television sets as it was being relayed by the new Kaduna Radio and Television Company which began operation yesterday.

At the ceremony was the Governor of Western Nigeria, Sir Adesoji Aderemi, Oni of Ife, and the Northern Nigeria Premier, Alhaji Sir Ahmadu Bello, Sardauna of Sokoto, Federal and Regional Ministers and other important personalities from all over the region.

The ceremony came to a climax when the crowd roared with applause as Sir Gawain declared the building opened, after inspecting a guard of honour mounted by a detachment of the Queen's Own Nigeria Regiment.

The ceremony then shifted to the hall itself where Sir Gawain delivered an address.

He said that the new chamber will not only be an active centre of vigorous and progressive parliamentary life in the North, but will also reflect in its distinguished membership the varied cultures and different interests which make up the strength and stability of this great nation.

He said that the new parliament will symbolise the pride and strength of the past, combined with the vitality and imagination of the future.

It will also represent the wise manner in which the North has pulled together the best in its traditional with all that is good in modern development.

Sir Gawain regretted the absence of King Baudouin of Belgium, who was originally scheduled to perform the official opening ceremony.

Speaking next, the Premier, Sir Ahmadu, said he regarded the new building as the symbol of the dignity and the importance of the legislature of Northern Nigeria.

Sir Ahmadu said he was confident that the standard of debate and statesmanship set in the old parliamentary building would continue in "this cool and serene atmosphere" of the new house.

The Sardauna said that he saw the new building as a visible proof of "our belief in a democratic parliamentary system and our determination to continue to encourage the free expression of the wishes of our people through you, the members who are their elected representatives".

After the ceremony, the visiting Governor of Western Nigeria, Sir Adesoji, was taken on tour of Kaduna.

111 people died here



One of the best pictures to reach Lagos, of the wreckage of the Douglas DC chartered aircraft which crashed while taking off from the Douala Airport in the Cameroons last week, killing 111 people in the swampy jungle. The propeller of the plane is seen in the bush being tangled an twisted

'POST' MAN ARRESTED

POST cameraman, Lateef Olawioba was arrested in Kaduna yesterday while trying to take pictures of the official opening of the new chamber of the Northern House of Assembly.

He was later released on bail in the sum of £100 with two sureties.

MONKEY SHOOTS HUNTER

THEY called him an expert monkey hunter; but yesterday at Nkwo town in Ohuta Division, Gbeshe Afao (24), met his sudden death at the hands of a monkey.

Gbeshe was among a team of men hunting monkeys in the nearby bush.

They saw a flock of them on the tree tops, and after fruitless attempts, they decided to shake the trees in order to secure a better aim.

Gbeshe found the challenge a little difficult and decided to leave his loaded gun at the foot of the tree and attempt the climb first, before pulling up the gun.

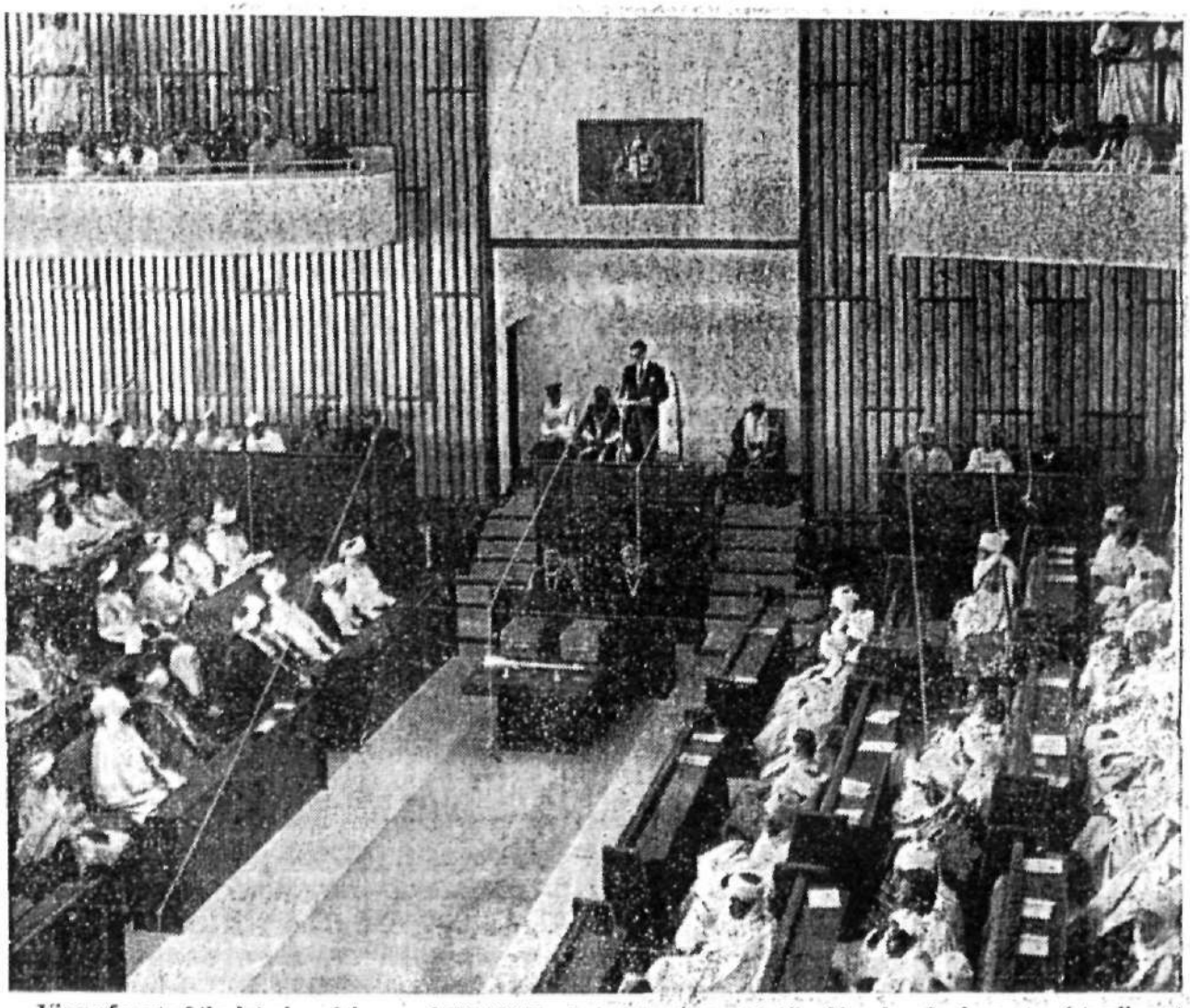
Halfway up the tree, he stooped down to reach his gun, and in a second their was a bang, and he was dead.

Conflicting reports said that the gun gazed along the trunk of the tree and went off accidentally.

Other reports said that the monkeys moved on their attackers and Gbeshe was engaged in a struggle for his gun with one of the monkeys when the gun went off.

Gbeshe was found suspended on the tree and in actual fact there was a monkey grabbing his gun at the foot of the tree.

FIG. 6.8



View of part of the interior of the new £500,000 Northern Nigeria Legislative Chamber. In the centre (standing at the throne) is the Governor, Sir Gawain Bell, replying to the Premier's address. The Premier has earlier thanked Sir Gawain for opening the building. To the Governor's left, in the VIP box are, first and second, the Governor of Western Nigeria, Sir Adesoji Aderemi and his wife, and on the right side of the throne in the VIP box is the Western Nigerian Minister of Works and Transport Chief S. O. Shogbeki and his wife.

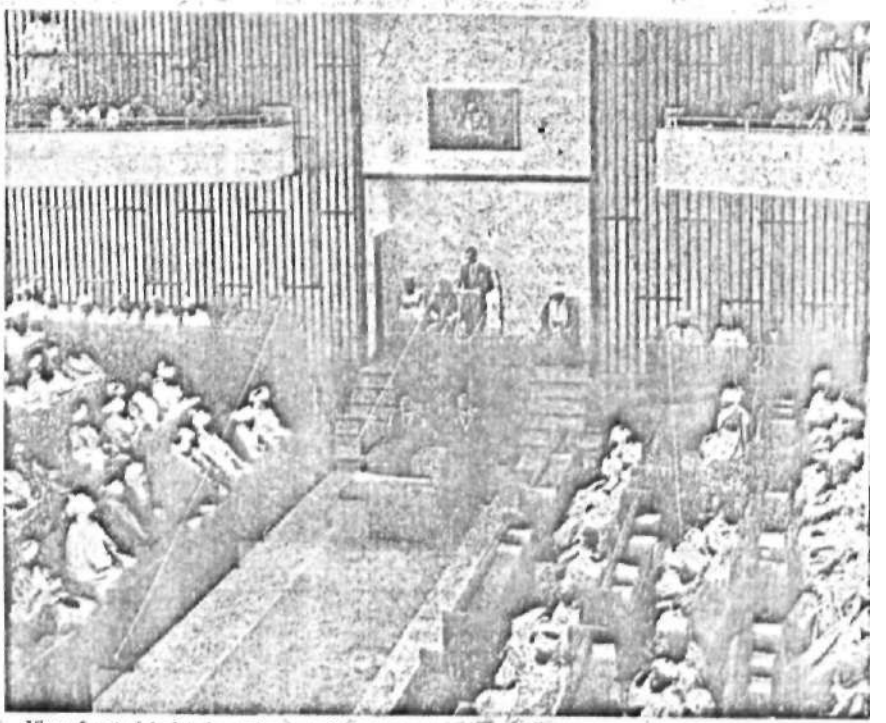
FIG. 6.9

NIGERIAN CITIZEN, Saturday, March 17, 1962

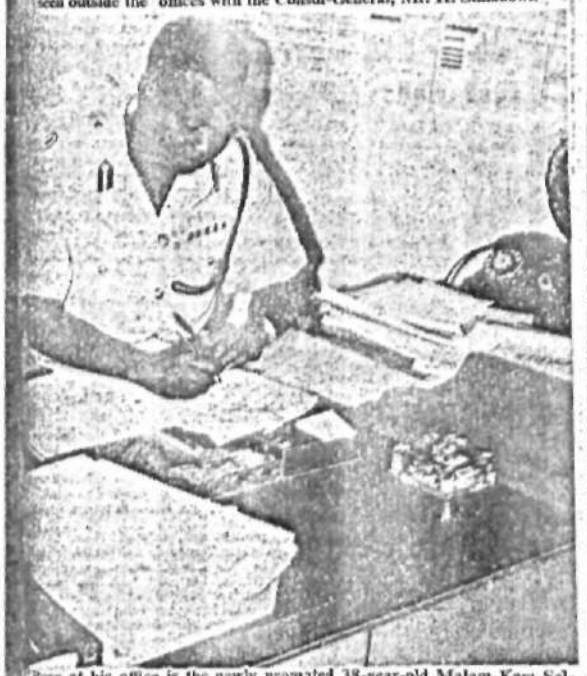
NEWS IN PICTURES



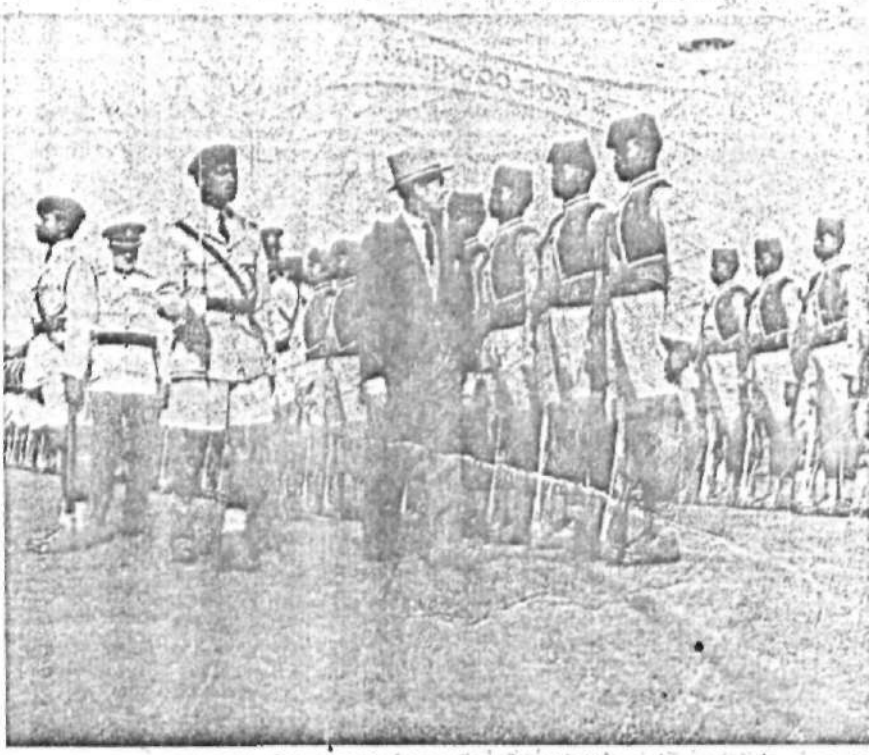
Just before he left for Sokoto where he spent his Sallah holiday, the Pre- of Northern Nigeria, Alhaji Sir Ahmadu Bello, Sardauna of Sokoto a short visit to the United Arab Republic's Consulate in Kaduna. He can be seen outside the offices with the Consul-General, Mr. H. Simbabwi.



View of part of the interior of the new £500,000 Northern Nigeria Legislative Chamber. In the centre (standing at the throne) is the Governor, Sir Gawain Bell, replying to the Premier's address. The Premier has earlier thanked Sir Gawain for opening the building. To the Governor's left, in the VIP box are, first and second, the Governor of Western Nigeria, Sir Adesoji Aderemi and his wife, and on the right side of the throne in the VIP box is the Western Nigerian Minister of Works and Transport Chief S. O. Shogbeki and his wife.

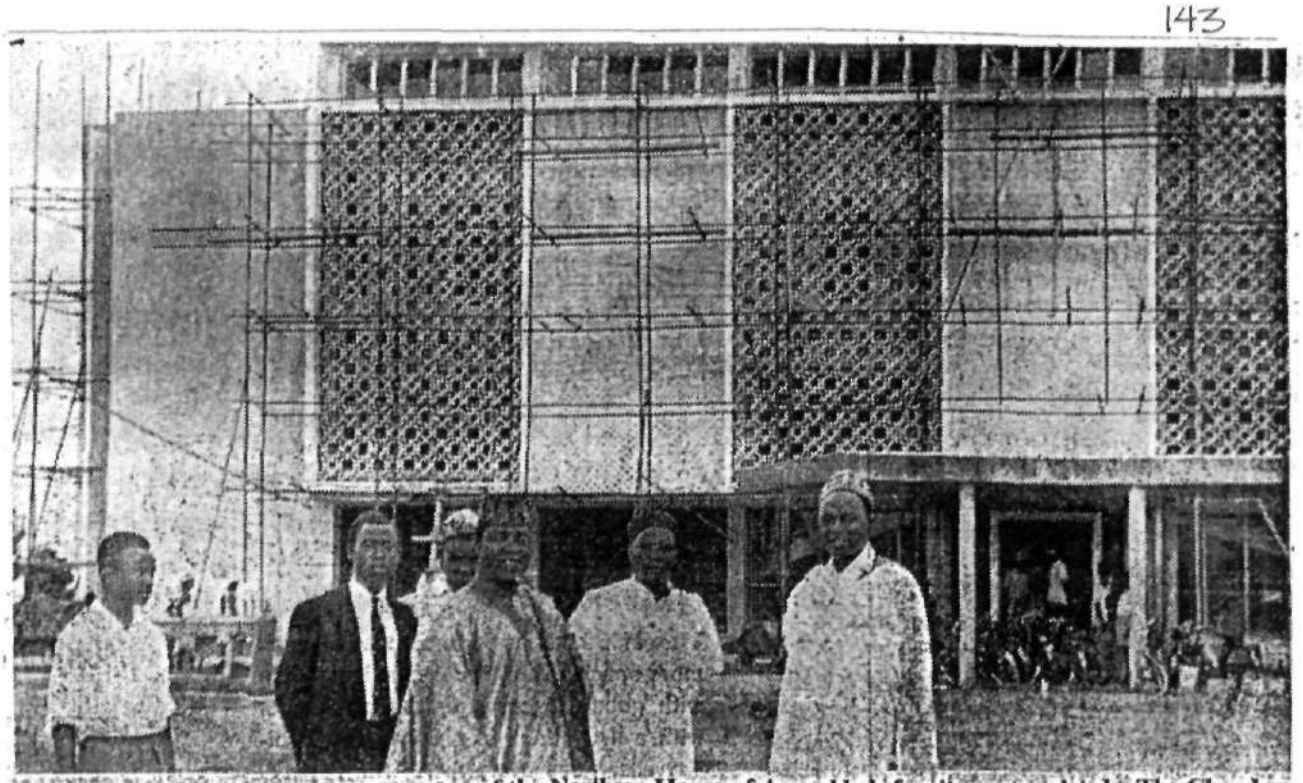


Busy at his office is the newly promoted 38-year-old Malam Kam Sel- to the rank of Acting Commissioner of Police in charge Nigeria Police, Northern Region.

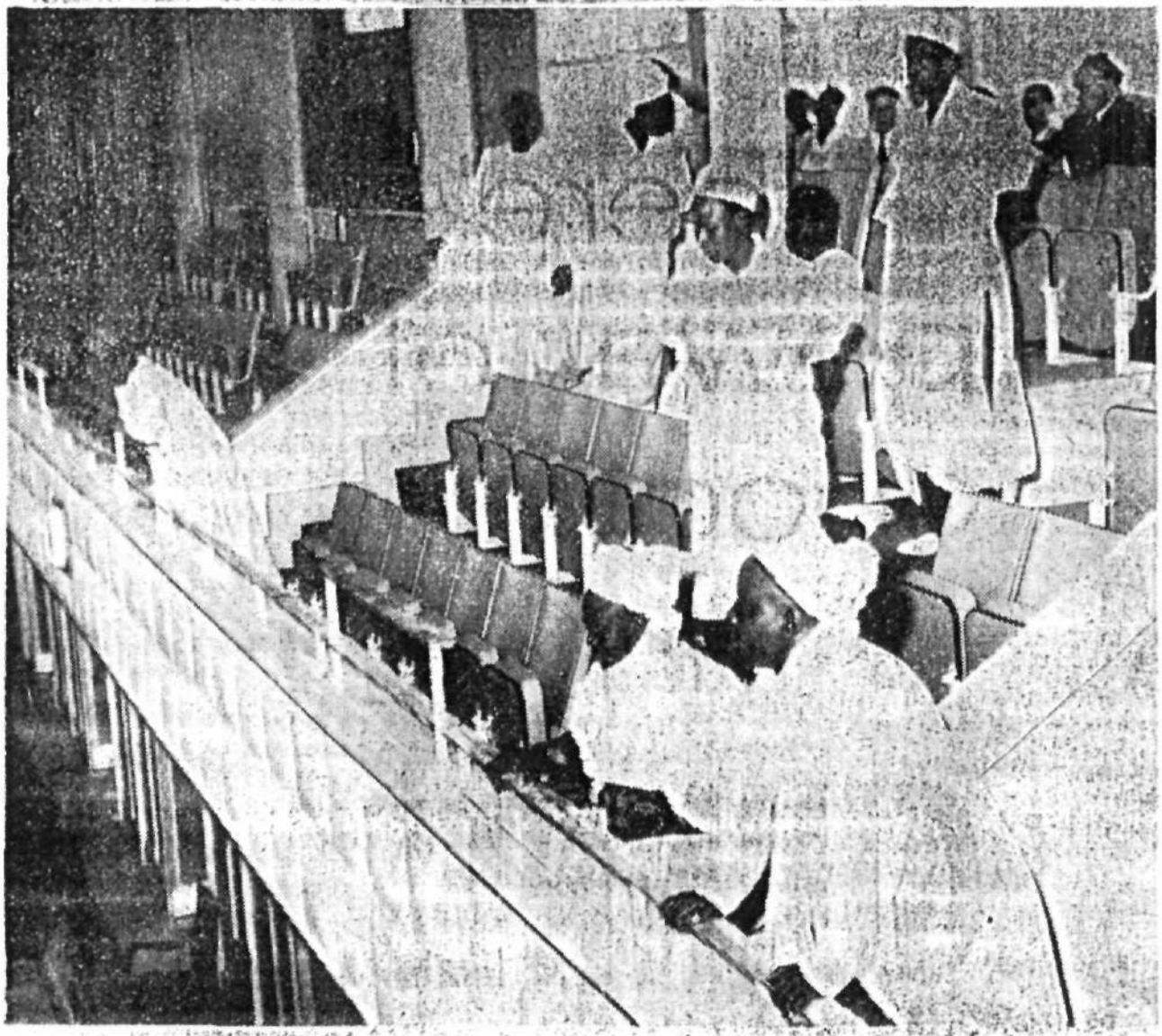


Governor of Northern Nigeria, Sir Gawain Bell, inspecting a Guard of Honour mounted by No. L. Recce Squad- ron, Royal Nigerian Army at the formal opening of the new £500,000 Legislative Chamber of Northern Nigeria which took place in Kaduna on March 13.

FIG. 6.10



The above picture shows the new Chamber of the Northern House of Assembly before it was completed. The Chamber ...s officially opened in Kaduna on Tuesday March 13 by His Excellency the Governor of the Northern Nigeria Sir ... Gawain Bell.

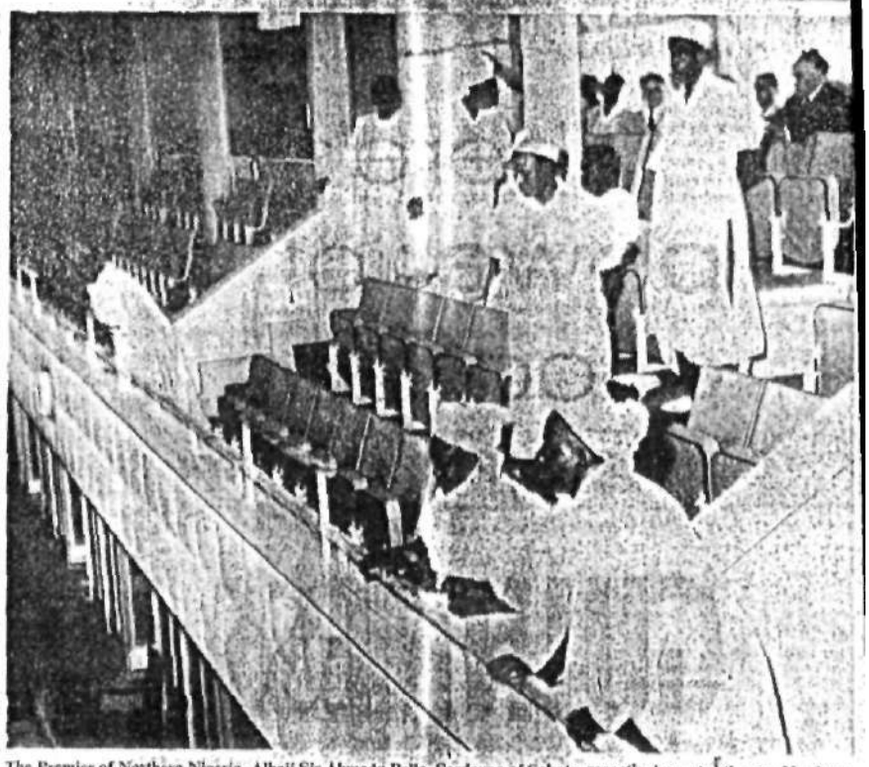


The Premier of Northern Nigeria, Alhaji Sir Ahmadu Bello, Sardauna of Sokoto, recently inspected the new Northern Nigeria Legislative Chambers in Kaduna. Here the Premier is seen sitting on one of the chairs of the Public Gallery. Near him is the Speaker of the Northern House of Assembly, Alhaji Umaru Gwandu, and behind him are the Ministers who accompanied him.

FIG 6.11



His Excellency the Governor-General of Nigeria and Mrs Azikiwe, who returned to Lagos recently, after their visit to the United Kingdom.



The Premier of Northern Nigeria, Alhaji Sir Ahmadu Bello, Sardauna of Sokoto, recently inspected the new Northern Nigeria Legislative Chambers in Kaduna. Here the Premier is seen sitting on one of the chairs of the Public Gallery. Near him is the Speaker of the Northern House of Assembly, Alhaji Umaru Gwandu, and behind him are the Ministers who accompanied him.



The Minister of Social Welfare and Co-operatives, Mr. Michael Audu Bobo, the Wazir of Sheadam, kicks off at the Challenge Cup competition played recently at the Kaduna Stadium between Jasnal Zaria. The Referee, Mr. Ottley (right) looks on with broad smiles.



A party attended by many distinguished guests was arranged by the Indian community in Kaduna in honour of the Indian High Commissioner in Nigeria, Mr. P. N. Haksar during his recent first official visit to the North.

The picture shows the High Commissioner (second from right) at the party enjoying a joke with the Minister of Internal Affairs, Alhaji Muhammadu Kabir (first from left), Manager K. Chellaram and Sons (Nigeria) Ltd., (second from left), Mr. S. Kundanmal and the High Commissioner's wife, (first from right).

FIG. 6.12

and committee chairmen, that is people elected into the Legislature. Supporting facilities also contained within the House are a clinic, a small library, two dining halls and a kitchen. Generally within the structure (the House of Assembly unit), there are about seventy-five rooms and offices for the use of both politicians and their supporting staff.

Included at the centre where each of the three blocks in each wing join are two large committee rooms. These can each accommodate between fifty to sixty people during public hearings. This shows that between two hundred to two hundred and forty people could be summoned for public hearings.

For fifty years now no extension except an additional block constructed in 1991 which now contains the Printing Unit of the Legislature. This was aimed at making the complex independent of the government printers. Within this unit are a reception lobby, the unit Head"s office, a computer room, a graphic arts room, two in-house stores, toilets and a large press hall. After machines and equipments were installed, it was commissioned in 1996 to enable the Legislature print its daily proceedings, official reports and other necessary papers without any delay. It could also be used as a commercial outfit for the purpose of generating revenue towards the House's self-sustenance.

The Lugard Hall complex used to have very good landscaping with a beautiful fountain to compliment the central garden. But the lack of adequate landscaping maintenance and gardeners has reduced the surrounding environment to deplorable conditions today. The three main parking shades created for about sixty cars are also in bad shape.

Finally, without mentioning how the complex has changed hands in management as

a result of the inconsistency of the government, this research would not be absolute. From the collapse of the First Republic in 1966, the complex was handed over to the North-Central State government the following year. It was allocated to some ministries and government agencies for use as offices.

When the government of General Yakubu Gowon was toppled in 1975, more states were created. What used to form part of the North-Central state was renamed Kaduna state by the late General Murtala Mohammed administration. These new ministries and related agencies continued to enjoy the structures until the return of civilian administration in 1979. When General Olusegun Obasanjo handed power to President Shehu Shagari, those ministries had to pack out of the complex in order to give way to the elected members of the Kaduna State Legislature. After the exit of Alh. Shehu Shagari's administration. executive ministries of Kaduna state took over the complex again as from 1984. The complex continue to serve as office blocks to some executive ministries, special tribunals and magistrate courts. Seminars, workshops and other government functions also took place there. When the Third Republic came again and the ministries had to vacate, they were relocated to other places. The elected representatives used the complex for legislation from 1992 until the collapse of that government in 1993.

6.2 ESTABLISHING THE NEED FOR REDEVELOPMENT

Before an indepth analysis can be made on the need for Lugard Hall to be redeveloped, one must fully understand its true worth. This appreciation must be highlighted in the context of the time during which it was constructed with all the events that led to its

conception. To do this, background account into the area where it is located must be considered.

Kaduna, where Lugard Hall is located, was chosen by Lord Frederick Lugard as the site for the administrative headquarters of the Northern Provinces of Nigeria. Its position was fixed in 1912 as the most strategic place for his administrative and military headquarters for the new protectorate of Northern Nigeria - an area larger than France. The growth of the railway tended to reduce the administration"s dependence on the great river system. Since it was at 2,116 ft. above sea level with a mean maximum temperature of 91°F, Kaduna was considered climatically and geographically preferable to the old riverside headquarters of Zungeru.

The main government building programme began in 1913 but earlier buildings had been erected by the Niger Company and the railway. Due to the first World War, the development of the town was delayed not until 1917 did the government transfer from Zungeru to its new seat at Kaduna.

Nearly forty years later in 1956, the status of Kaduna was raised from that of a township to a capital territory similar to that of Canberra in Australia or Washington in the United States (Fascinating Provinces of Northern Nigeria, 1960).

As a regional capital of self-government, there was now a central control of the resources and development was a continuing process. Kaduna now needed to be redeveloped in regards to its administrative units. The adminstration of Northern Nigeria would require a headquarters to serve as the Northern Regional Government"s House of Assembly. An open space had already been chosen Lugard for this purpose and also for the residence of the

governor general in the event when the possibility was under consideration. However, it was until 1947 that the construction of Lugard Hall was started as the estimated cost of £30,000.00 but the end cost rose to the sum of £58,000.00. The first phase was called the House of Chiefs and it was completed in 1951. The second phase was an extension of office blocks and a new chamber which was commissioned in 1958 but completed later at a cost of £500,000.00 (Table 6.1).

An abstract from Northern Region, Nigeria (1951-52), described the building, highlighting on the architectural style of the constructed spaces:

> This is one of the most striking structures in the Northern Region embodying as it does certain traditional architectural features. Accommodation is provided in the front wings for the Honourable Members" reception and library with staff offices. The main staircase rises from the entrance hall with access from a middle landing to the council chamber continuing to committee rooms on the first floor. The council chamber is fitted with acoustic above panelling. Galleries are provided for public and press viewing over each end of the chamber, each with separate access. Gardens and lawns are laid out and the whole appearance of the site and building is most pleasing.

Lugard Hall today is clearly in need of redevelopment. After its analysis above as to its location in the heart of Kaduna and subsequent importance to the people there, it has become imperative that this legacy be allowed to live on through the building"s rehabilitation. Indeed, historical background behind Lugard Hall, the events which transpired there, and its socio-cultural importance can never be erased. For these reasons and the fact that it is a notable example of colonial architecture which should be preserved for historic and architectural purposes, a need for a redevelopment has already been established.

From the time of its conception, the various parts of Lugard Hall have never been checked over for complete and total rehabilitation as well as restoration where necessary.

CHAPTER XV

PUBLIC WORKS—GENERAL

PROGRESS 1946-57

Buildings

Since 1946 the Ministry of Works has been engaged in a very large building programme, particulars of which are set out in the two following Tables :-

TABLE I

EXPENDITURE ON BUILDINGS FROM GOVERNMENT FUNDS, 1946-57

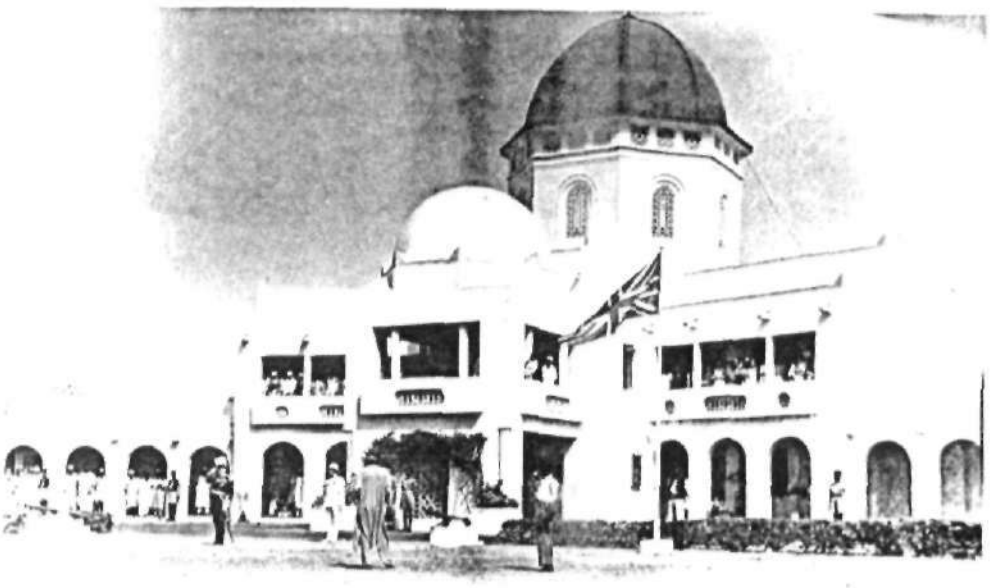
	Actual Expenditure 1946-56	Estimated Expenditure 1956-57	Total
Offices (including Secretariat)	652,878	148,110	800,988
Extensions to Government Reservation Areas	83,120	8,530	91,650
Senior Staff Quarters	2,076,101	1,478,300	3,554,401
Junior Staff Quarters	585,482	239,660	825,142
Ministers Quarters	163,319	6,650	169,969
Police	391,790	14,790	406,580
Ministry of Works	153,181	130,960	284,141
Posts and Telegraphs	191,433	54,360	245,793
Education	1,032,300	349,900	1,382,200
Printing	42,053	17,430	59,483
Medical	227,219	174,600	401,819
Prisons	36,289	2,400	38,689
Civil Aviation	167,442	17,810	185,252
Radio Diffusion Stations	15,700	—	15,700
Aerodrome Runways, construction and improvements	262,583	11,320	273,903
Catering Rest Houses	184,119	84,520	268,639
Waterborne Sanitation	76,671	7,650	84,321
Lugard Hall	50,275	730	51,005
Executive Council Accommodation	11,690	—	11,690
Construction and improvements to Residencies	84,261	6,930	91,191
Buildings and Works unclassified	517,968	275,140	793,108
Water Supplies	48,083	23,170	71,253
TOTAL	7,053,957	3,052,960	10,106,917

TABLE 6.1

Several attempts at management have nevertheless been made through some form of maintenance as a result of changes in government. The House of Chiefs was transferred to Kaduna State Development and Property Corporation (K.S.D.P.C) to rehabilitate and lease out in 1992. Due to a shortage of funds nothing was done to this effect. The building was rendered inhabitable at sometime and with the change in government, vandalisation reduced this building to shambles. Electrical fittings and plumbing parts were removed resulting in basement level flooding and waterlogged. Windows and doors were in a bad state with broken louvres and missing ironmongery. Tree roots and grass became common features within office spaces and in roof gutters respectively (see Plate XIX-XXVII). The building roof structures were also in need of major repair. The domes leaked as well as whole portions of the roof gutters. This leaking was also of major concern in the office block adjoining the House of Chiefs. As this part of the complex in use during the times when the House of Chiefs was locked up, it remained much better. Unlike the House of Chiefs, the office blocks and New Chamber had been kept through general maintenance involving painting and minor redressing work.

An attempt to emphasise the need for an intensive look towards the redevelopment of the Lugard Hall has previously been highlighted at the Biannual General Meeting (B.G.M) of the Nigerian Institute of Architects (N.I.A) in November, 1997. This came as the conclusion to an account of the brief history behind Lugard Hall by the present day acting Deputy Clerk of the House, Alh. Mohammed Lawal Aliyu:

> It is regrettable that it has never been given any complete rehabilitation or renovation right from inception. Only some portions were attended to. In view of this, there is a need to bring it to its natural form to save it from the present state of deterioration.



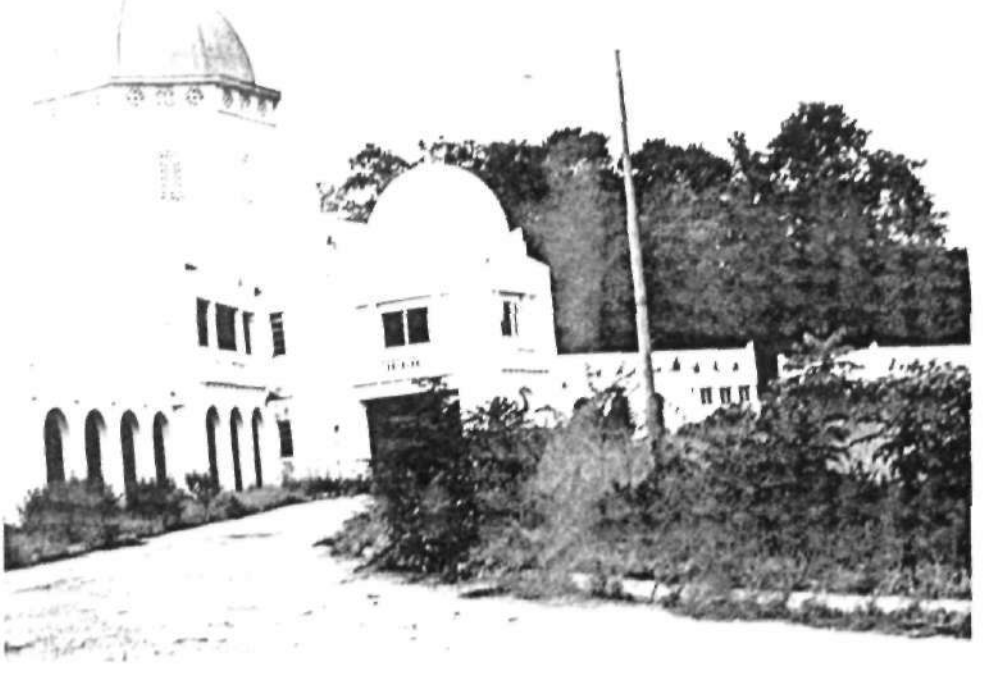
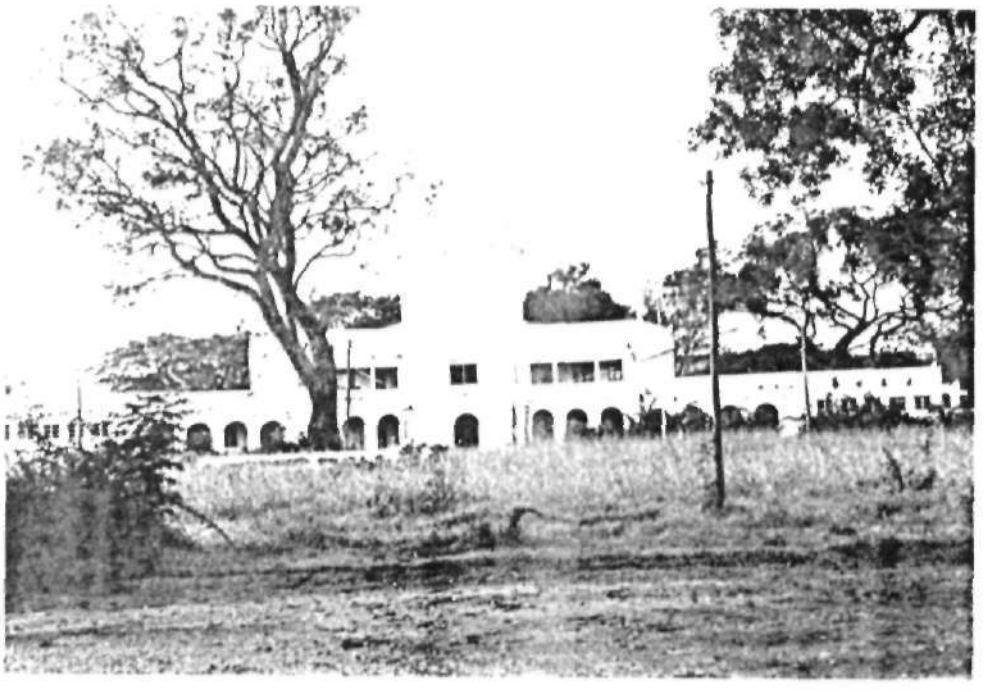


Plate 19
The first phase of Lugard Hall, Kaduna.
Above: House of Chiefs (picture taken 1948).
Below: House of Chiefs (picture taken 1998).



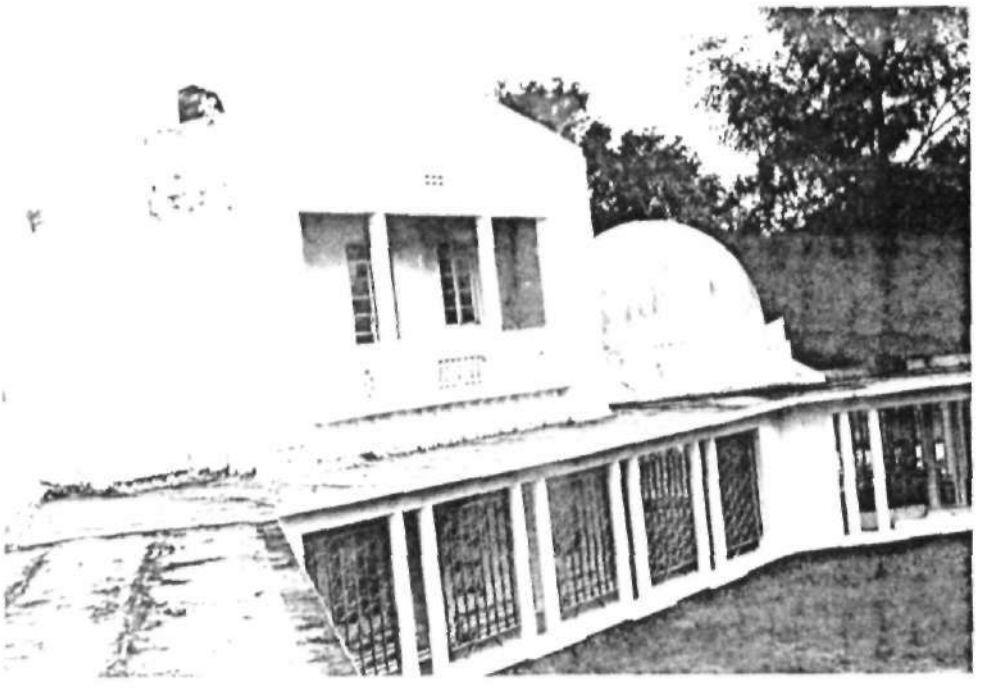
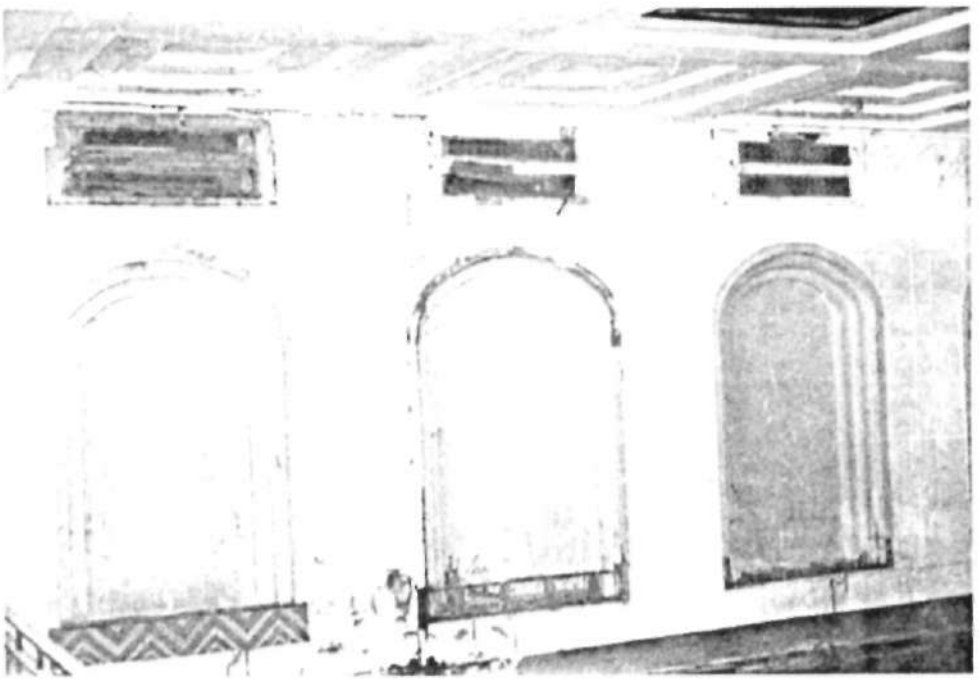


Plate 20

Lugard Hall, Kaduna.

Above: North elevation showing the front of the House of Chiefs and badly maintained landscaping.

Below: The back of the House of Chiefs facing the internal courtyard.



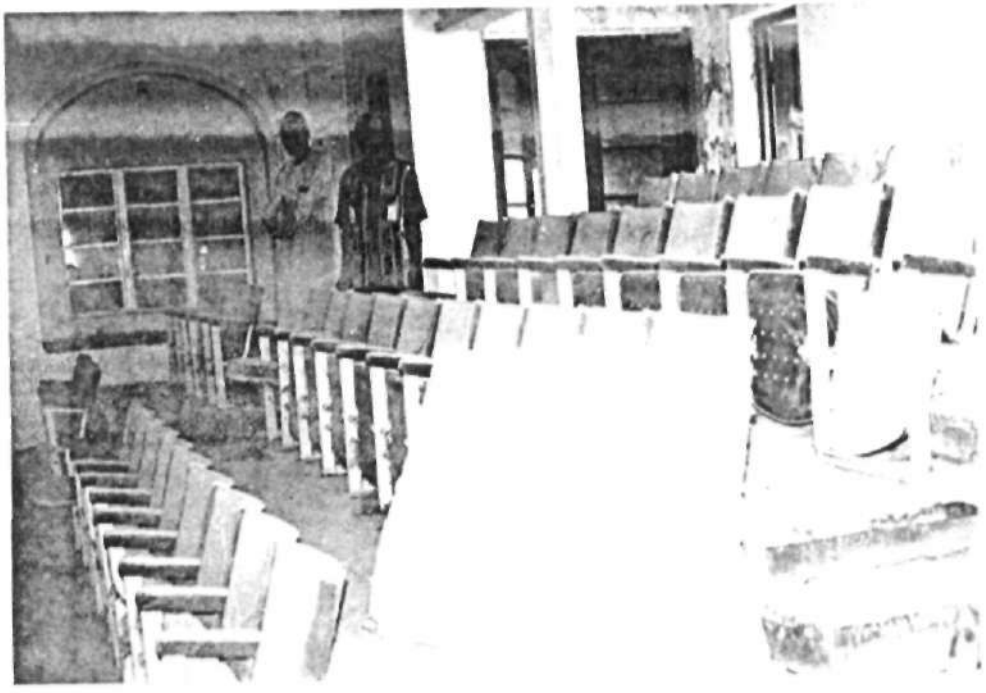


Plate 21

Lugard Hall,Kaduna showing the interior of the chamber within the House of Chiefs.

Above: The wall area just below the ceiling. Some of the fittings are removed and the woodwork surrounding the vent holes is broken and deteriorated.

Below: The seating arrangement within the Chamber bowl shows broken seats though a majority are still in good condition.



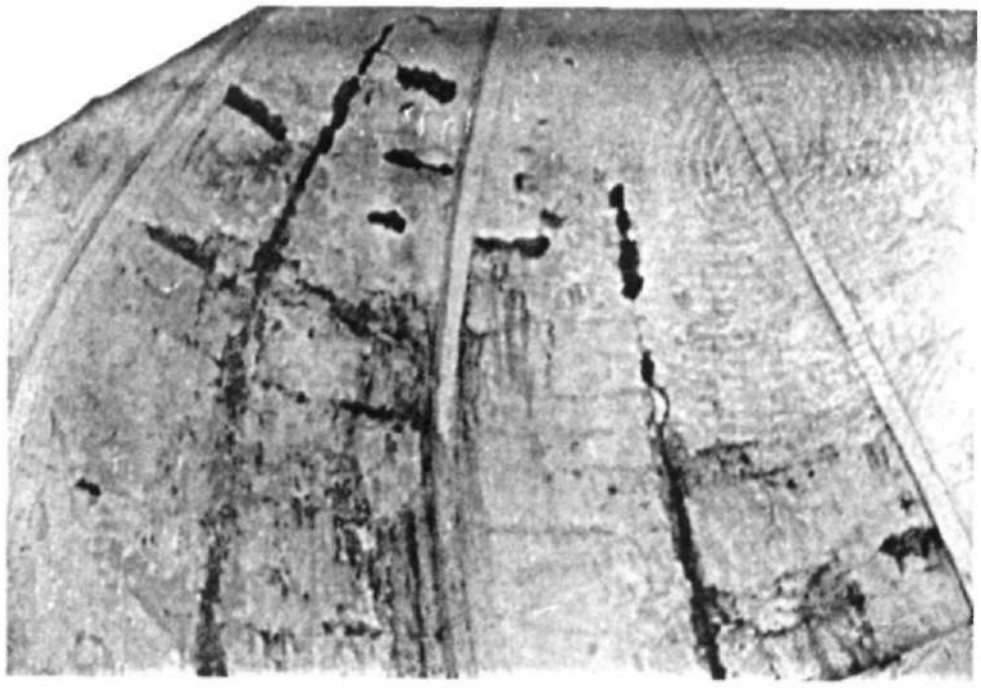


Plate 22
Lugard Hall,Kaduna showing the domes above the House of Chiefs.
Above: An external view of one of the smaller domes.
Below: An internal view of a small dome showing areas of leakage, rust and moulding.

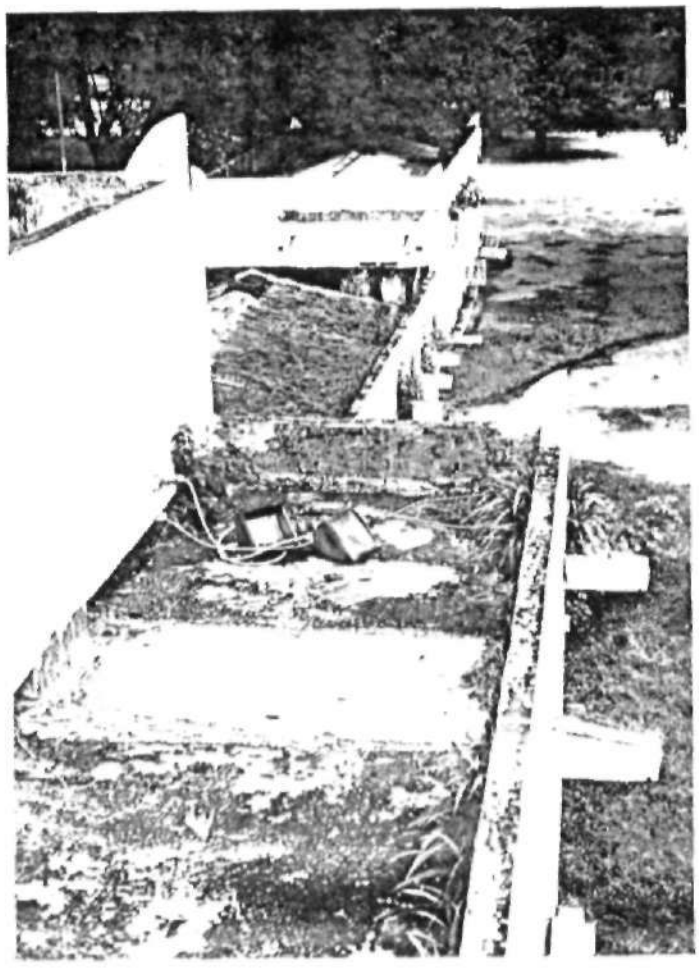




Plate 23
Lugard Hall, Kaduna showing the roof areas of the House of Chiefs. Felting work must be redone here and vegetation growth attended to urgently.



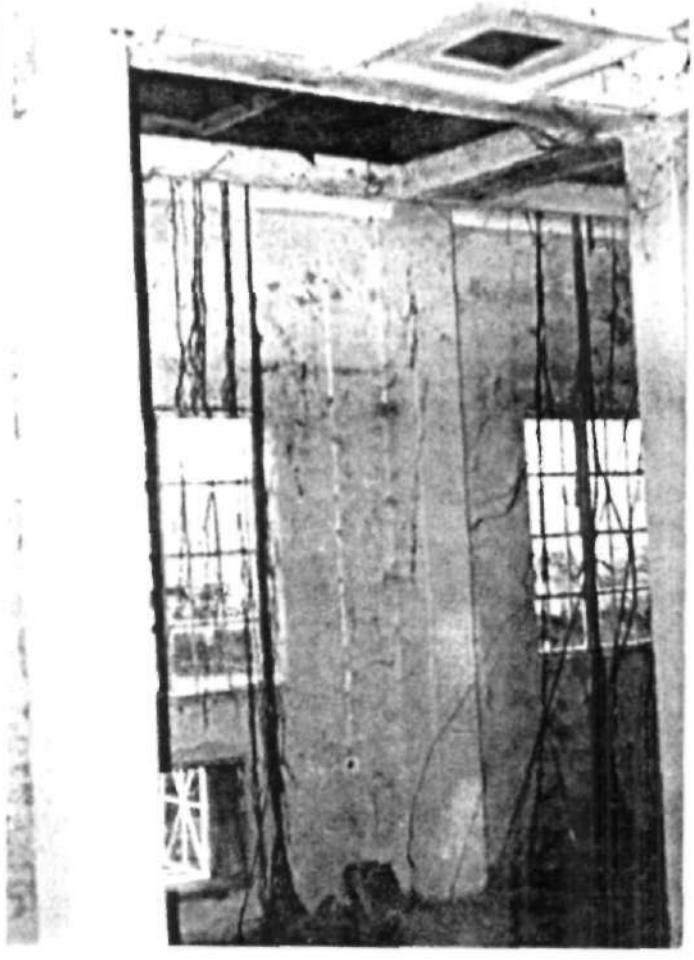


Plate 24

Lugard Hall, Kaduna showing interior areas of attention.

Above: The corridor of one of the office blocks within the extension where moulding has become severe.

Below: Within the House of Chiefs where tree roots have grown within an office.





Plate 24a
Lugard Hall, Kaduna
Above: Office block 4.
Below: New main chamber linking office block 2.



Plate 25
Other facilities at Lugard Hall, Kaduna.
Above: Interior courtyard and garden in need of maintenance.The central fountain needs to be fixed.
Below: Car park facilities are old and inadequate to cater for new extension.



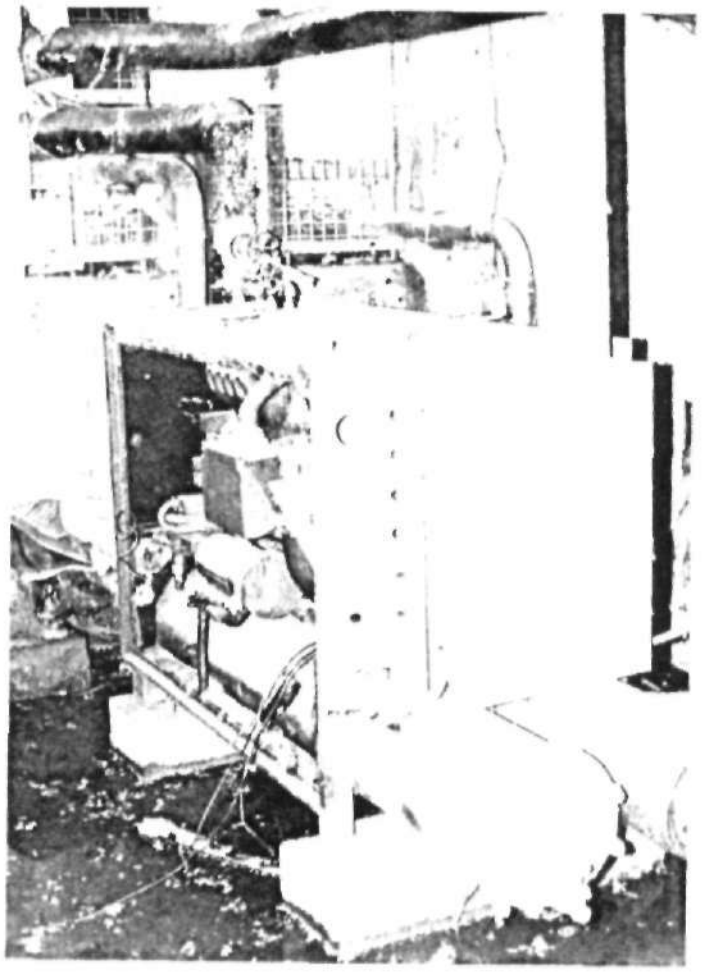


Plate 26

Maintenance work on the services within Lugard Hall, Kaduna include

Above: Plumbing work - most toilets are blocked and in a bad state.

Below: Electrical work - fittings are missing at several points and conduiting is an option to the existing method of wiring.



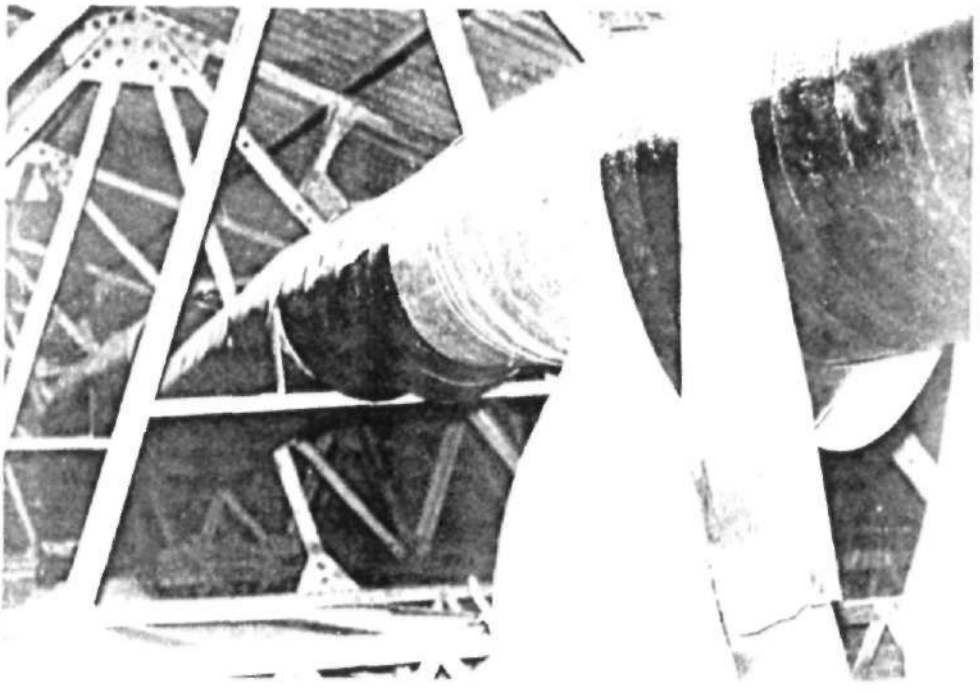


Plate 27

Above: The generator house at Lugard Hall, Kaduna showing the old generator.

Below: An old method of air-conditioning showing conduiting as used within the House of Chiefs.

Today, efforts to redevelop Lugard Hall have somewhat been looked into. This is through the Petroleum Trust Fund (P.T.F) who have engaged in the rehabilitation of the House of Chiefs through general maintenance work towards bringing the structure back to its initial use.

Nevertheless, this project is merely that of rehabilitation work to a part of Lugard and not the entire complex. The change in government policies and laws over the years has encouraged the need for an increase in office accommodation and other supporting services. This has resulted in Lugard Hall needing a major "overhaul" so to speak in respect to the revisal of its functional spaces. Adding this onto the list of reasons why Lugard Hall should be redeveloped, it is clear to see that maintenance work alone will not serve to return this structure back to its state whereby its intended use can be contained. Thus, redevelopment encompassing restoration, renovation, maintenance work and extension can only be the sufficient means of returning Lugard Hall back to its state as a monumental landmark of historical, socio-cultural and architectural value.

6.3 CRITERIA FOR SITE SELECTION

The site of Lugard Hall is located in the heart of Kaduna metropolis which lies between latitudes 09°02"N and 11°32"N and longitudes 96°15"E and 108°06"E. This site was considered appropriate for the future Northern Regional House of Parliament by Lord Lugard himself in 1917 (fig. 6.13 - 6.15).

Among the basic criteria used for its selection were:

i) Centrality - the centrality of the site relative to the central Kaduna area with its growing population

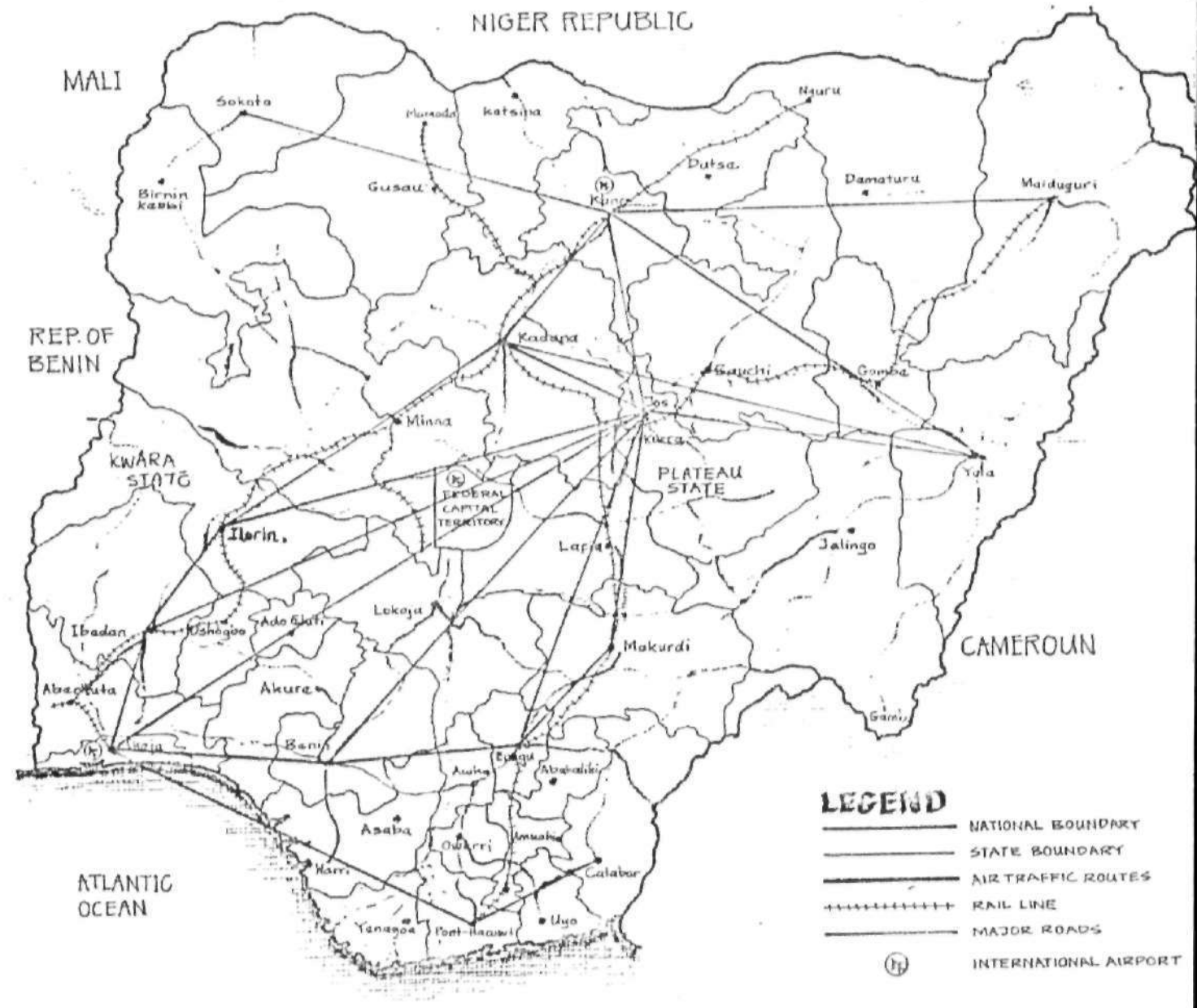

NIGER REPUBLIC
MALI
REP. OF BENIN
CAMEROUN
ATLANTIC OCEAN
Sokoto
Birnin Kebbi
Gusau
Katsina
Nguru
Damaturu
Maiduguri
Kaduna
Minna
Kwara State
Ilorin
Federal Capital Territory
Plateau State
Jalingo
Yola
Lafia
Lokoja
Makurdi
Ibadan
Ogbomosho
Ado Ekiti
Abeokuta
Akure
Benin
Awka
Asaba
Owerri
Umuahia
Calabar
Uyo
Yenagoa
Port-Harcourt
LEGEND
NATIONAL BOUNDARY
STATE BOUNDARY
AIR TRAFFIC ROUTES
RAIL LINE
MAJOR ROADS
INTERNATIONAL AIRPORT

FIG 6.13

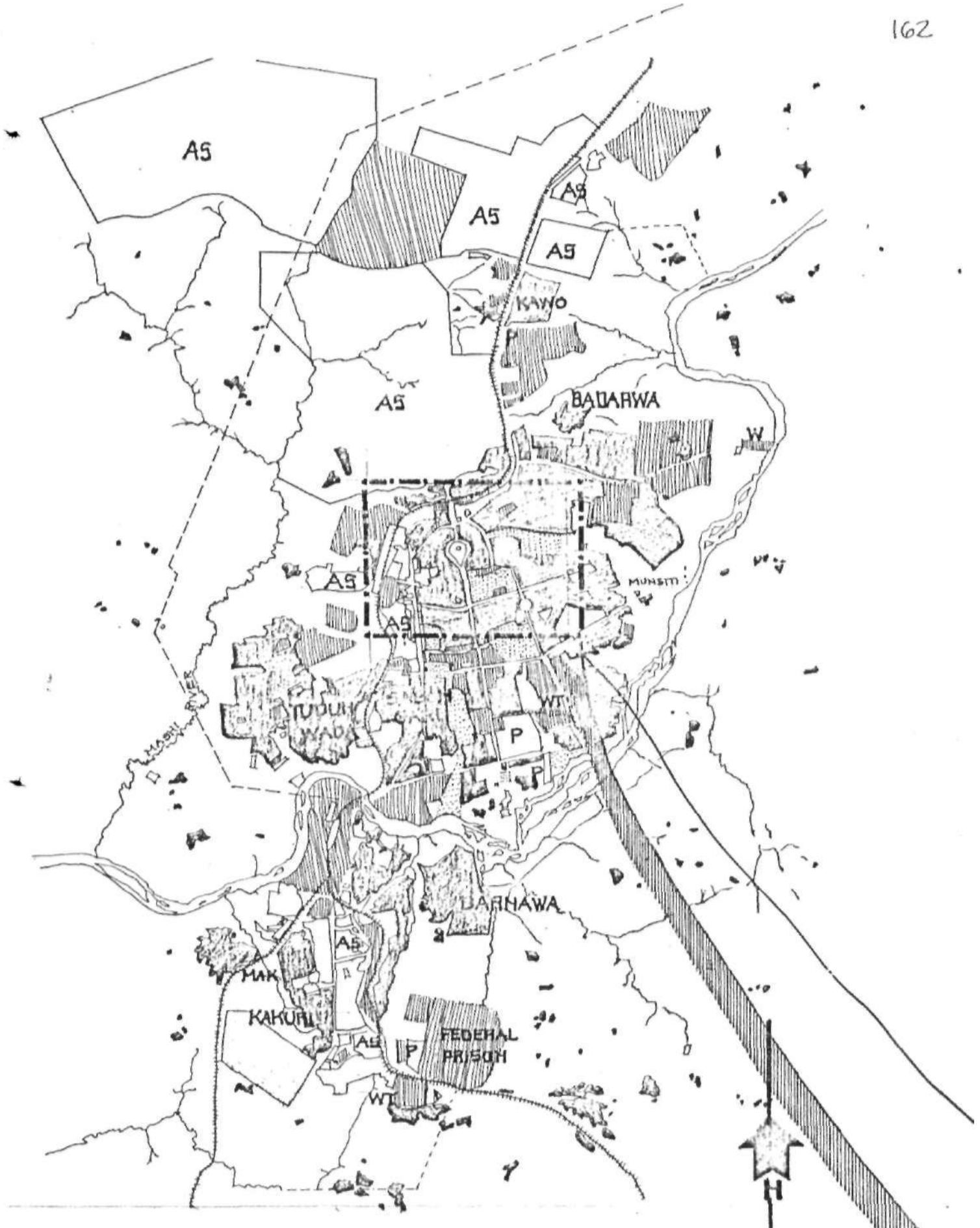


FIG. 6.14

- RESIDENTIAL
- GOVT. & INSTITUTIONAL: W-WATER, E-ELECTRICITY, WT-WIRELESS TRANSMITTER
- LAND USE BY ARMED SERVICES
  AS - ARMED SERVICES (ARMY, AIRFORCE)
  P - POLICE
- OPEN SPACE
- INDUSTRIAL / COMMERCIAL
- RAILWAY ALIGNMENT
- ELECTRIC H.T. CABLE


320000
328000
330000
332000
1164000
1168000
KADUNA POLYTECHNIC
SIR KASHIM I HOSP.
44 BARRACKS HOSPITAL
Government College Kaduna
NIGERIAN DEFENCE ACADEMY
AHMADU BELL WAY
ABAKPA
KADUNA
KSMC
FRSC
NEPA
KSWB
KSTV
CADS.
GOLF COURSE
CLUB GOLF
TAFAWA BALEWA ROAD
KWATO ROAD
KASHIM IBRAHIM AVENUE
SARKIN MUSULMI
KATUKU ROAD
OGBADU ROAD
RABA CLOSE
GWANJA ROAD
GWANI MAKHTAR ROAD
RABAH ROAD
WAZIRI ROAD
INJIWA WAYA ROAD
YAHAYA ROAD
CHIKERE ROAD
BAYAJIDA ROAD
QUEEN AMINA ROAD
EMIR ROAD
BAKASTINE ROAD
MAGAJI RD
KAKAKI ROAD
ABUTH ROAD
DURBA
GOSS
MAGAZINE ROAD
DEGEL ROAD
MAKAMA ROAD
ABBA ROAD
KANAWA ROAD
KUNGUNGU ROAD
KUNGUNGU
KAWO
KAWO HILL
KAWO HILL RD
KAWO HILL CLOSE
KAWO HILL ROAD
KAWO HILL CRES
KAWO HILL AVENUE
KAWO HILL WAY
KAWO HILL GARDEN
KAWO HILL ESTATE
KAWO HILL SCHOOL
KAWO HILL MOSQUE
KAWO HILL CHURCH
KAWO HILL CLINIC
KAWO HILL MARKET
KAWO HILL POLICE
KAWO HILL FIRE
KAWO HILL WATER
KAWO HILL POWER
KAWO HILL GAS
KAWO HILL OIL
KAWO HILL MINE
KAWO HILL QUARRY
KAWO HILL FARM
KAWO HILL RANCH
KAWO HILL ZOO
KAWO HILL PARK
KAWO HILL GARDEN
KAWO HILL ESTATE
KAWO HILL SCHOOL
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KAWO HILL MARKET
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KAWO HILL FIRE
KAWO HILL WATER
KAWO HILL POWER
KAWO HILL GAS
KAWO HILL OIL
KAWO HILL MINE
KAWO HILL QUARRY
KAWO HILL FARM
KAWO HILL RANCH
KAWO HILL ZOO
KAWO HILL PARK

ii) accessibility from and to all major points of the country.

iii) adequate space to contain all the facilities needed for the growth of an administrative and military headquarters for the new protectorate of Northern Nigeria

iv) good topography, vegetation and general landscaping in the area

v) at 2,116ft. above sea level with the mean maximum temperature of 91°F, the site is climatically and geographically preferable to the old riverside headquarters at Zungeru.

The site is adjacent to the main highway, Ali Akilu Road, and the end of another major access road, Independence Road. This affords the site a sound intercity link relative to any other road in Kaduna. The railway network which passes through Kaduna state further serves as an advantage so the site can also be linked to other transportation routes. Lastly, its location enables free movement of traffic by a one-way road, Coronation Crescent, surrounding the perimeter of the whole site.

6.4 GENERAL CHARACTERISTICS

Topography: The site is relatively flat with minimal sloping towards the main gate adjacent to the road connecting Lugard Hall to Ali Akilu main road.

Vegetation: Lugard Hall lies within the natural vegetation known as Guinea Savannah in which Isoberlinia doka, Isoberlinia dalzielli and Uapaca togoensia are among the most common trees. Mature trees are usually between 10 and 15m high with broad leaves and bases. Also a well developed grass layer and several variety of Savannal type shrubs can be

found.

The vegetation within the site has hardly been tempered with. Most of the trees originally planted provide much needed shading.

Soil: The geology of the soil around Lugard Hall environs represents a peneplain underlaid by precambrian rocks of the basement complex comprising of granite and gneiss. The top surface of these rocks has been decomposed to give a none uniform thickness of laterite soil. This soil is variable and in grading ranges from silty clays to coarse sandy clays.

Climate: Lugard Hall is located in a tropical continental climatic zone. Daily mean temperatures reach their peak in October and the minimum occurs from December to January. The mean maximum temperature of 91°F exist around the site. Lugard Hall lying in this tropical Savannal region has practically rainless dry seasons and wet seasons with average sunshine durations. The mean annual total rainfall is about 1,100mm (fig 6.16 - 6.19).

Two different types of air masses are dominant:

a) the Sahara air masses (mostly dry) from the North-Easterlies and continental in origin and,

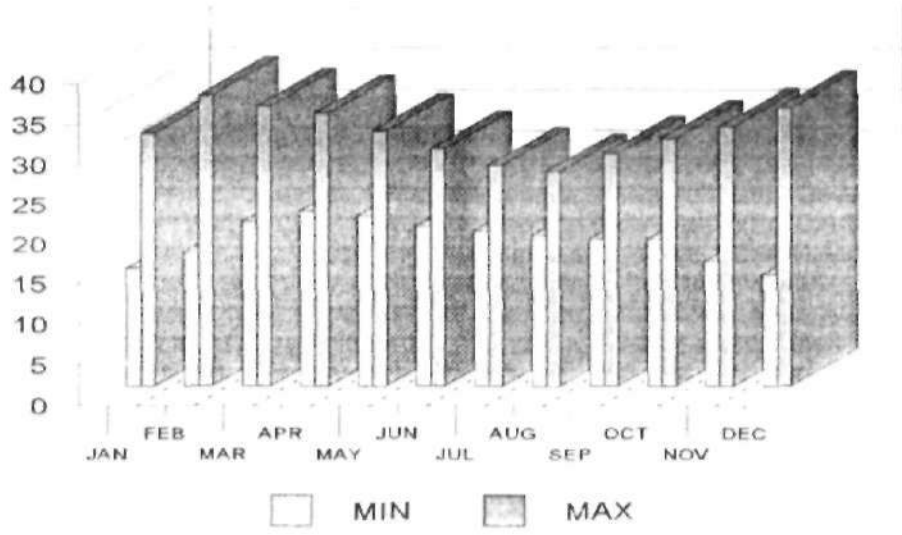
b) cool, equatorial maritime air masses from the Atlantic in the form of South-Westerlies.

The movement of these masses are responsible for the changing seasons which are dominant. These include:

a) the dry season (winter/harmattan period) which takes place between the months of November to February,

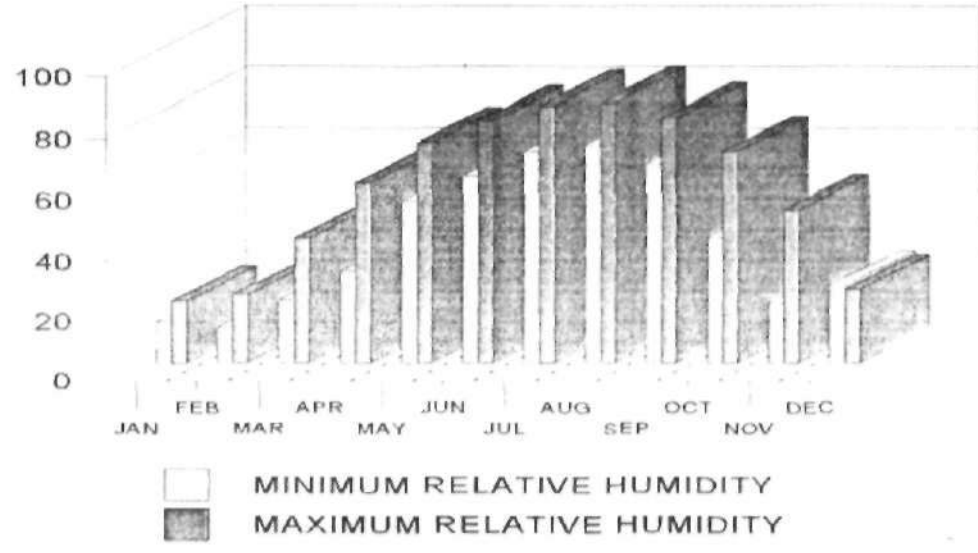
b) the hot season between March and April,

Fig. 6.16: TEMPERATURE (C)



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
MIN	14.72	16.67	20.56	21.94	21.39	20	19.44	18.89	18.33	18.33	15.56	13.89
MAX	31.67	36.39	35	34.17	31.94	29.72	27.78	26.94	29.17	31.11	32.5	34.72

Fig. 6.17: RELATIVE HUMIDITY (%)



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
MIN	14	12	21	31	54	62	70	72	66	42	20	26
MAX	21	23	42	60	73	80	85	86	81	70	51	25

c) thunderstorms and squalls are experienced in the months of May and June and

d) the wet season is usually from July to October.

Existing Site Works: The following site works have been carried out on the Lugard Hall site. These are basically building structures of namely: the House of Chiefs, the office extension, the adjacent auxiliary blocks, a printing unit, a generator house and gate houses. Car parking for visitors and officials is located towards the eastern end of the site. Paved sidewalks and access roads lead to all major structures as well as partially completed walkways (see Plates XIX-XXVII).

6.5 SITE ANALYSIS DIAGRAM

Within the site of Lugard Hall two smaller sites have been chosen to contain the new extension structures. These sites are located on both sides of the new chamber already in existence. Plate XXVIII shows these sites while fig. 6.20 shows the site characteristics along with general points of ingress, relationships between roads, tradewinds, sunrise and sunset directions, and cardinal points in relation to Lugard Hall.

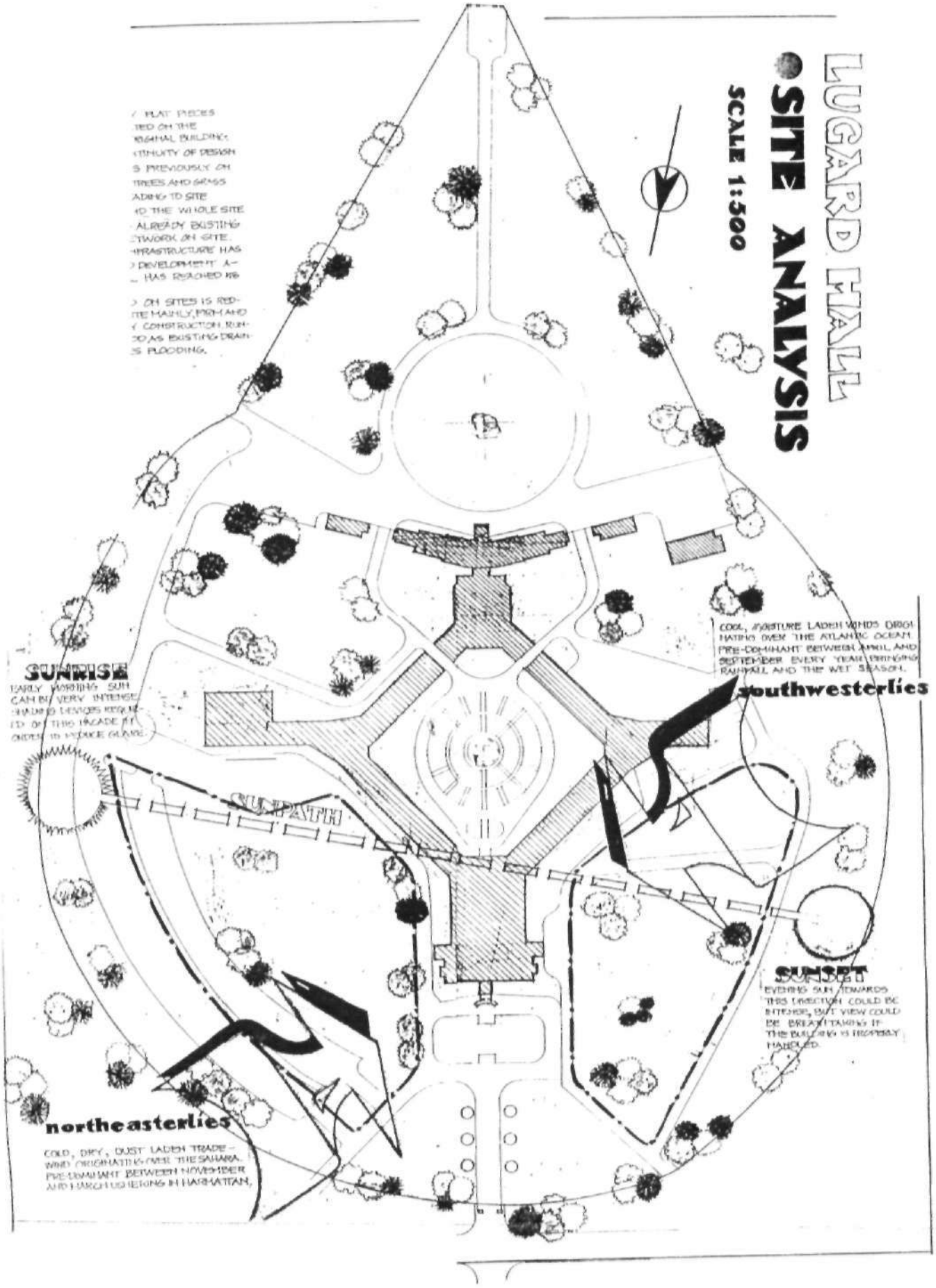

LUGARD HALL
SITE ANALYSIS
SCALE 1:500
SUNRISE
southwesterlies
SUN PATH
SUNSET
northeasterlies

FIG 6.20

CHAPTER SEVEN

DESIGN REPORT

7.1 PREAMBLE

The importance of Lugard Hall being brought back to its original state cannot be overemphasised. As already stated, the law making of the state needs structures for housing the parliamentarian functions. This may differ from state to state in terms of the form. It may not be easy to go into the details of how or why every state has arrived at their form as they all have their peculiar customs and traditions. It is due to this reason and the need to accommodate organisation within this functional spaces that the following brief is based.

7.2 BRIEF PROPOSAL OF FACILITIES

The following facilities have been proposed within the new extension.

i) Entrance lobby - the entrance lobby of the complex should be designed to impose movement patterns and towards channelling vehicular and pedestrian flow. Due to its dominant and clear emphasis created by the front elevation, a statement to direct movement pattern is necessary in the form of as entrance canopy. On entry, a lobby large enough for social interaction along with other public services is mandatory. These services such as shops, telephone exchanges, inquiry/reception areas, etc can serve to make this facility an interesting focal point. Additional seating and landscaping in this area enhances a relaxing atmosphere for visitors as they wait.

ii) Inquiry/reception - the main lobby contains this facility of which the main objective

is to enable inquiry towards the ordering of visitors" movement and as a point for collecting information. Its position must therefore be conspicuous on entry into the lobby.

iii) Committee room - these facilities are a "spill over" from the old Lugard Hall were insufficient committee room existed. Here, the remaining four committee rooms have been included through the incorporation of two of these into each extension. The committee rooms are spaces used for board meeting between the thirteen House committees and other members from relevant parastatals. A total average of forty people therefore are expected usually in one sitting. Located as far away as possible from public disturbance and noise (on the second floor), effective functioning can be ensured.

iv) Offices - the offices used in the old Lugard Hall were poorly designed in terms of security and privacy with parallel circulation created on both sides of the offices. For all levels of effective working within such an administrative complex, staff privacy especially for the legislators must be maintained at all times. Therefore, double banking of modern day office-type design with a central corridor is the preferred option for use in the new extension. A conducive atmosphere must also be created for all official duties. As offices are areas were most of a worker"s time is spent, it should be comfortable, complying to special requirement and generating a pleasant atmosphere through the consideration of basic environmental factors.

The test of any planning is how well ranges of small room sizes can be accommodated. Such rooms are usually found in the following sizes: $15m^2$, $20m^2$,

$25m^2$ and $30m^2$. Each single room depth does not exceed the main standard of 6m to prevent unusable space being created towards the back of each room. The box-plan offices used in this design have all the components above as well as affording a greater opportunity for arranging the surroundings: lighting, ventilation and acoustics towards achieving better suited individual requirements. Noise penetration here is better checked as a whole and privacy levels increased unlike within the old Lugard Hall offices. Those are considered as more "open-plan" in nature than box type.

Furniture, furnishing and office equipment are common to the office environment of this extension as in all other administrative organisations.

The office types contained within the proposed new extension for housing the parliamentarians are as follows:

a) executive office - the House of Assembly function mainly through the parliamentarian who use these offices separate from the policy management body of Lugard Hall. Suitable office therefore where their effective participation can be enhanced is mandatory for the desired working output. Such offices are areas where the members spend their time outside the time spent deliberating within the Chamber. Contained along with this space is a confidential secretary"s office and personal a waiting room. For private meetings and personal convenience, a study and self-contained toilet are incorporated into this space. To increase visual links between members and other component of Lugard Hall a balcony has been provided. Due to the varied and intense nature of their duties, this office type is the largest at

approximately $30m^2$.

b) Next in order of hierarchy are the intermediary offices for the next range of officials. These are those staff personally attached to the legislators consisting of principal assistants. Each legislator is entitled to at least two of such aids who conduct functions under his direction and in line with the needs of the House.

c) For the junior staff, an office space occupied by several employees is provided. Within this general office, furniture is arranged for each staff in an approximate area of $30m^2$ for four to five staff in a $15m^2$ office. These areas permit effective circulation within the working environment.

v) **Library**: For necessary research, a library for reading and studying is required. Contained in the library are relevant information reserved for educating one on pasta and present administrative proceedings and occurrences of historic relevance. The library contains 45 worktables for the research workers of $3m^2$ including circulation space screened on three sides (open carrel system). The aim is to give sufficient privacy for mental concentration yet open enough for library staff to know if the spaces are occupied and not being misused.

vi) **Shops**: These are located in the lobby area on each floor. Shops vary in size depending on their functions. This facility is an additional avenue for generating revenue to the House.

vii) **Cafeteria**: Apart from the main dining room for all honourary members, the provision of a small scale cafeteria for serving officers, tea and light snacks is

provided in each extension. The whole need for this facility arose from the need to cut down on the members and staff leaving the complex for any reason. Also, visitors to the complex can be entertained here on instruction. As this is an exclusive area for use mainly by the parliamentarians, and other higher officials it is located on the third floor. A side store is also attached to the kitchen area for storage as well as a servery for service.

viii **Maintenance Store**: The maintenance store contains ducting for electrical, telecommucation and general services. It is large enough for maintenance checks by technicians passing through all the floors and located at the beginning of each wing, one side separate from the other.

ix) **Other Stores**: There serve for storage of goods and machinery. Also stationery stores are included here.

CHAPTER EIGHT

DESIGN PARAMETERS

8.1 PREAMBLE

The planning of the new administrative offices at Lugard Hall is a complex task that requires an understanding of many factors. It is totally unrealistic to plan these areas and facilities in the absence of clear-cut knowledge of the needs of this extension will serve. In short, the planning of this structure and the environs call for vision, imagination and clear purpose with regards to what already exists and its effects on the people of Kaduna state. The buildings features should fit into those existing towards creating a visual perception of harmony and continuity. Three basic parameters are used in order to accommodate the purpose for the design. These are:

i) planning consideration

ii) environmental consideration

iii) design consideration.

8.1.1 PLANNING CONSIDERATIONS

In the redevelopment of the site, the principles of functional planning are considered. This involves the evaluation of the needs of the users within identifiable geographical boundaries. All plans towards this objectives must be addressed towards basic considerations such as those presented here:

a) programme - adequacy of space to accommodate and cater for officials staff and

visitors.

b) utility - areas to be adequately segregated for effective usage due to hierarchy spaces.

c) aesthetics - attractiveness and pleasing appearance of the overall area through judicious use of shrubs, plants and lawns as well as a good architectural design.

d) adaptability - adaptability of the old Lugard Hall through renovation and restoration work to meet up to these changes with minimum cost. Also, the possibility of the new extension being added without destroying the traditional and colonial architecture of the old.

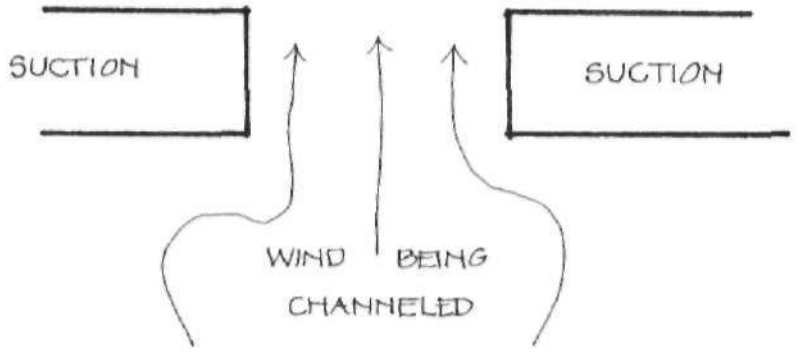
e) economy - planning the new layout and structures for economy of construction and operation towards getting the most out of preserving the legacy. Also, designing the old areas and facilities for a minimum in terms of maintenance cost.

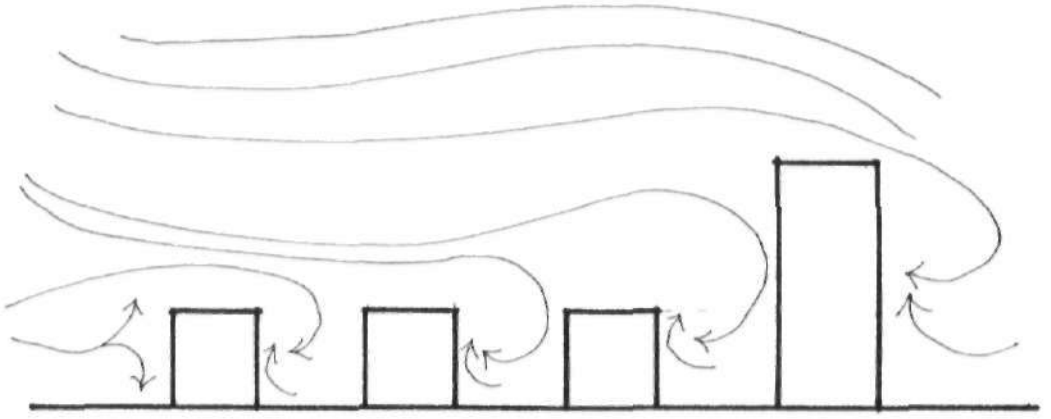
f) accessibility - site design so as to provide an easy access network from all sides.

8.1.2 ENVIRONMENTAL CONSIDERATIONS

These are two major environmental problems associated with creating a comfortable working environment for the officials and staff. The first is wind control, next is thermal comfort achievement.

a) Wind control - Wind is one of the essential climatic data required for the architectural design. While going in different directions it creates pressure in the windward side of the building and suction on the leeward side. This creates air movement within the building in the general direction of the wind. For a rectangular building, wind acting at an angle creates pressure on the two windward sides while suction will be





INTERACTION BETWEEN LOW AND
HIGH RISE BUILDINGS

AIRFLOW AROUND
BUILDINGS

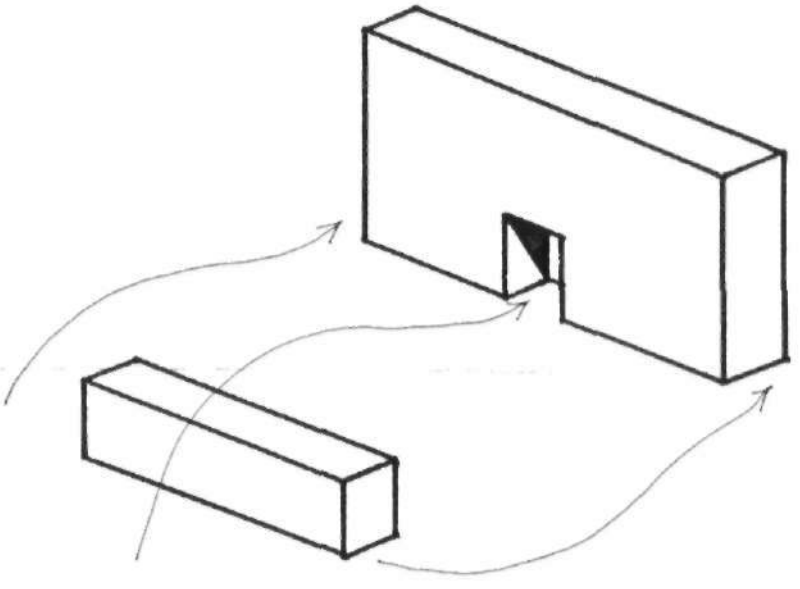


FIG 8.1

b) Thermal comfort - This constitutes a problem if there are high temperatures in buildings which could be as a result of poorly chosen materials and methods of construction. To remedy this problem it is necessary to ensure the careful design of walls, roofs and openings to achieve thermal comfort both day and night, as the offices will in use during evening times as well. Next is to utilise the use of heavy construction techniques common to northern structures which allow the daytime buildup of heat to released at night on the time-lag principle.

It has been noticed that relying solely on increased air movement and heavy construction is not possible to achieve thermal comfort during the harmattan period. Therefore, moisture levels increased so as to lower the effective temperature and improve indoor conditions are necessary. Various natural and artificial means are used to achieve this purpose. The natural means could be by using trees, lawns, shrubs and so on while the artificial will be through sprays, fountains, humidifiers and the like.

Another solution to this will be the orientation of building openings as much as possible on the north-south elevation. The use of shading deices also helps in protecting against scorching sunrays. Protection could be internal - by using office blinds or curtains or external - by the use of vertical, horizontal or eggrate sunbreakers. This would of course depend on the orientation of the opening and the degree of satisfaction required for comfort.

8.1.3 DESIGN CONSIDERATIONS

The following special considerations are of paramount importance in the design of the new extension. This is necessary for proper functioning of Lugard Hall towards stimulating

effective end performance. This can be achieved through certain design considerations which are as follows:

a) Circulation and parking - Lugard Hall has several points of ingress around the site. Basically the main entrance points are the gates at the north end of the site and the other major gate at the south end beginning Independence road.

These gates are guarded at all times. Between 7.00am to 11.00pm the north gate is operated while the south gate operates between 7.00am to 4pm. Four other subsidiary gate entrances exist although their functioning is minimal. Circulation is divided from these entry points with clearly demarcated walkways for pedestrians and clear vehicular circulation routes. Staff and visitors drive through the same entrance gates after security checks are made.

Proxy to the north main gate, staff parking for all legislators is now provided at both extensions with parking on the left and right for over forty-five visitors and staff at both extensions. The car parks created near the south gate are designed for approximately one hundred and thirty vehicles for visitors to the House of Chiefs. For the office blocks previously built, car parking facilities in the form of parallel parking on adjacent side of the road can be maintained. Heavy vehicular traffic such as furniture vans, garbage disposal trucks and fire engines have separate parking bays off the main circulation route.

b) Servicing - Vertical ducts are contained within the maintenance stores for required telephone, electrical and other technical services such as air conditioning. These are also provided as utility rooms on a general scale particularly for increasing important

maintenance and repairs standards within the complex.

c) Fire precautions - Within each new extension, this is achieved by the use of the fire resistant building materials and fire escapes staircases with the average 30m recommended travel distance from any point to the protection zone. Adequate fire preventive devices such as fire extinguishers are common to all fire posts on each floor of both wings of each extensions as well as the old Lugard Hall. Fire hydrants are laid out adequately on the sites to ease fire control.

d) Electricity/Water services - Electricity is tapped from the main power line to the switch control and finally distributed to all the floors on each extension. The generator house relocated near the north main entrance gate supplements the power supply in the event of power failure. Water tanks on the roofs enable the distribution of water to the necessary points, for example toilets and kitchens.

e) Sound insulation - Sound insulation level within the new chamber are maintained through the use of acoustic provided by the former architect. As for the block extensions and the House of Chiefs, the new ceiling materials for areas requiring change must be of minimal sound-proofing levels. Likewise in new extensions, such sound-proofing materials of ceiling acoustic tiles must be used to retain the minimal acoustic levels for ensuring privacy. Typical flow constructions of concrete and additional carpeting with under layers on the floor helps improve sound reduction indices. Surfaces of rooms partly reflect and absorb sound according to the nature and construction of wall services.

f) Lighting/Ventilation - Both natural lighting and ventilation are resolved by the

addition of adequate openings and the control of building depths. Standard space office planning within each extension is for highly effective room sizes. As single room depths do not exceed 6m, no unusable space is created towards the back each room. The 1.2m length of window glass is all offices allows for the appropriate penetration of sunlight for approximately 12 hours a day.

A wide range of possible ceiling types common to such office buildings include movable fittings, waffle grades and large coffers. Such patterns have light fitting set in the ceiling's diagonal pattern so that where florescent tubes are used standard sizes of 1.2, 1.8 and 2.4m can be alternated.

g) Telecommunication system - Much needed telephones, intercommunication devices, PABX and computer systems requires for the modern runnings of an administration of this sort cannot be undermined. Their installation within the proposed extension will help ease work, communication and unnecessary movement between the buildings.

h) Garbage disposal - This is achieved by placing garbage depots strategically over the site which will serve as garbage collection points. From here, they can be conveyed to the main disposal point.

CHAPTER NINE

THE DESIGN: REDEVELOPMENT OF LUGARD HALL, KADUNA

9.1 CONCEPTS

i) **The Design Concept**: The design planning concept is towards the creation of a hybrid design. Here, the ultimate aim is to merge the old unit and the new extension together to create the most functional and physically workable form. The hybrid design is in response to three basic requirements which are technical in nature and highlights the user as the main objective of the design, the end result being maximum user utilisation and effective space management. (fig. 9.1)

The design concept attempts to tackle these technical requirements in order to evolve an effective hybrid design. These are through functionality - dealing with user requirements and flow patterns, aesthetics - dealing with appealing visual aspects and the appearance of new units attempting to give the identity of the existing structures and lastly through site configuration - deals with the site layout and the constraints of fitting the new building form into the existing site shape such that its functions correlate with the old Lugard Hall (fig. 9.2 and 9.3).

ii) **The Planning Concept**: The planning of the new addition alongside the old complex is through a system of growth and expansion. The system of growth of the whole complex as an administration set up can be expressed in functional and physical contexts in an architectural set-up.

DESIGN TRIANGLE

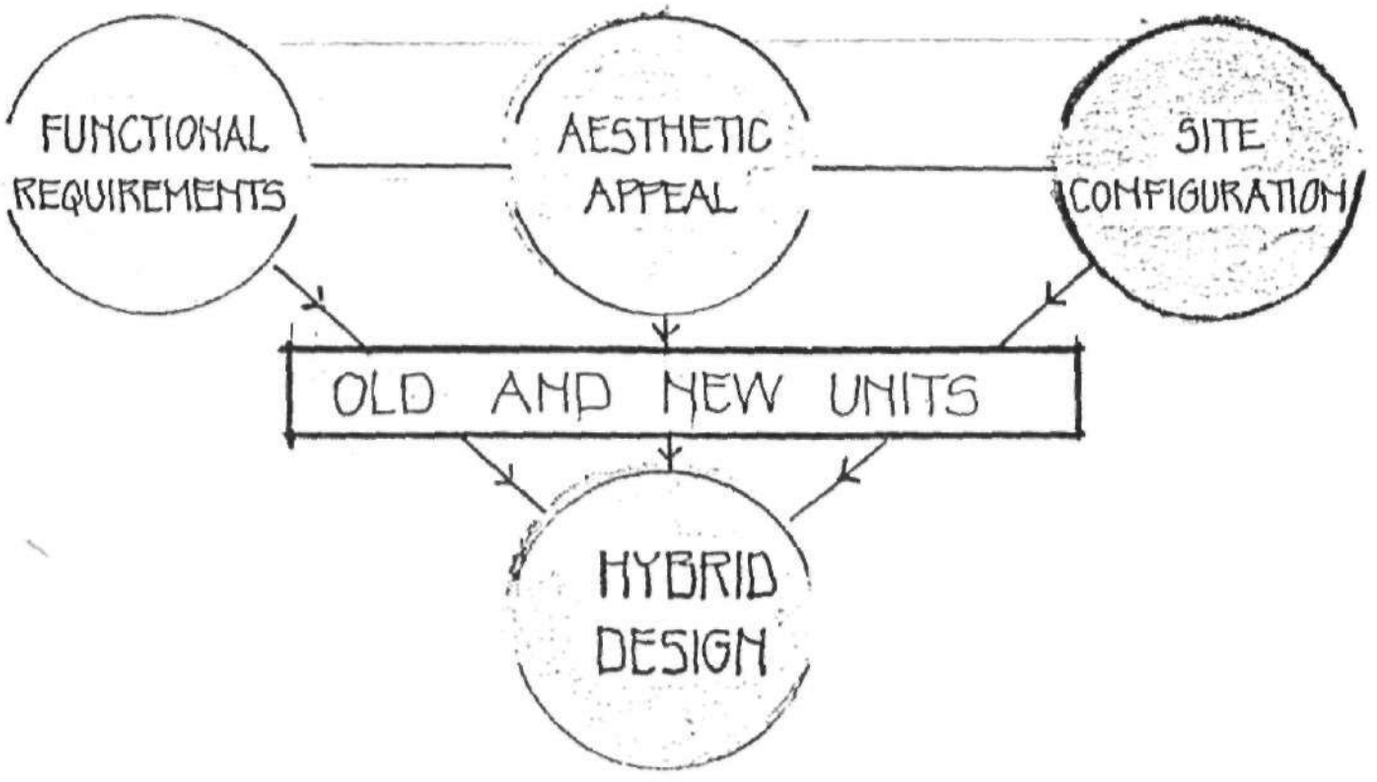
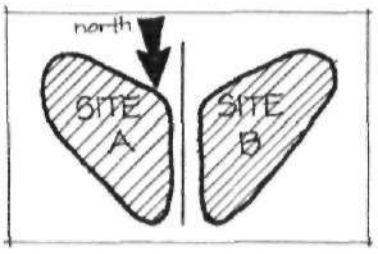


FIG. 9.1



SITE A: EAST-END EXTENSION

SITE B: WEST-END EXTENSION

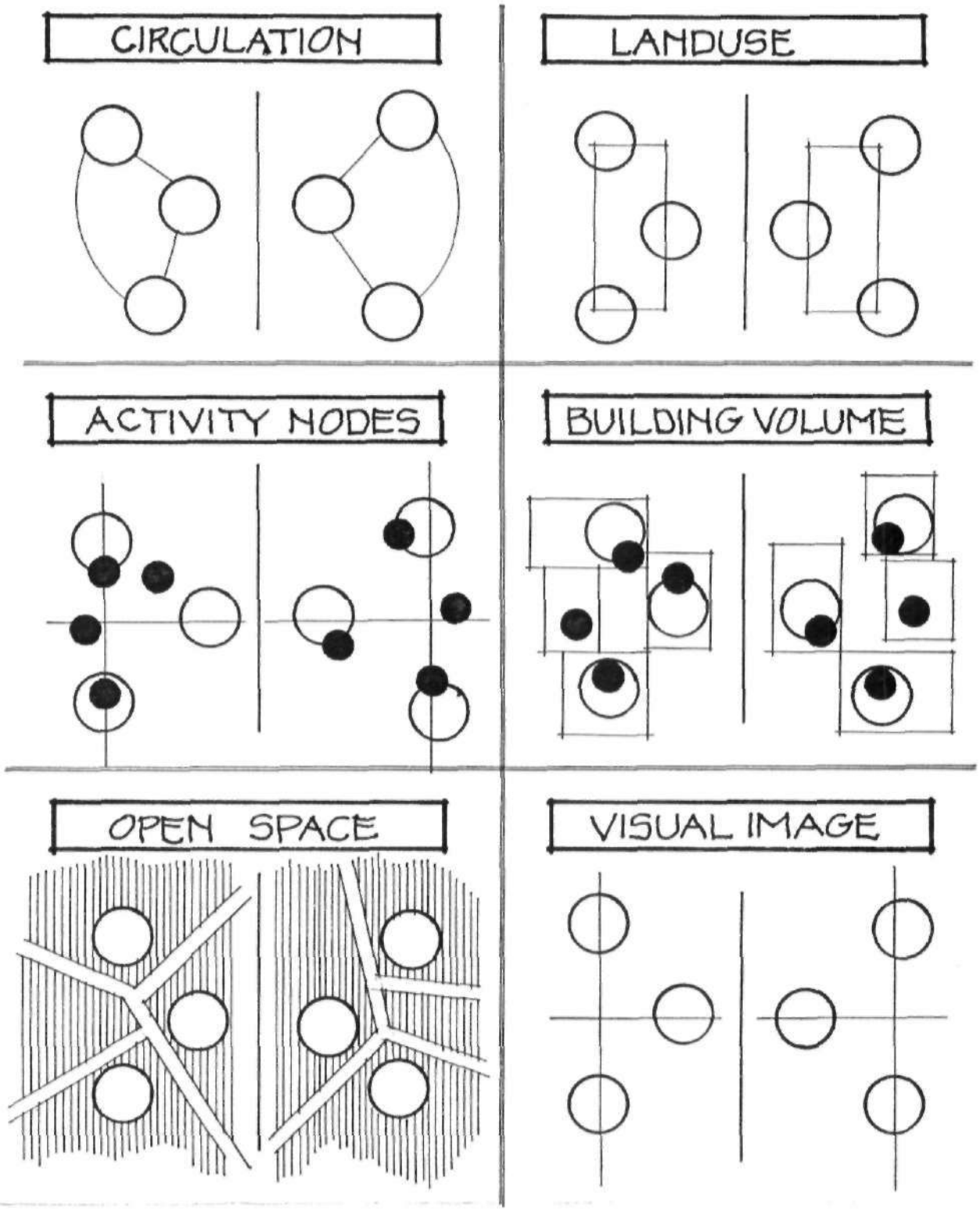


FIG 9.3 DESIGN DETERMINANTS

a) Functional context - Horizontal integration - This is a system of growth/expansion by the extension or production of an already established function e.g expansion by additional office, expansion of parking facilities.

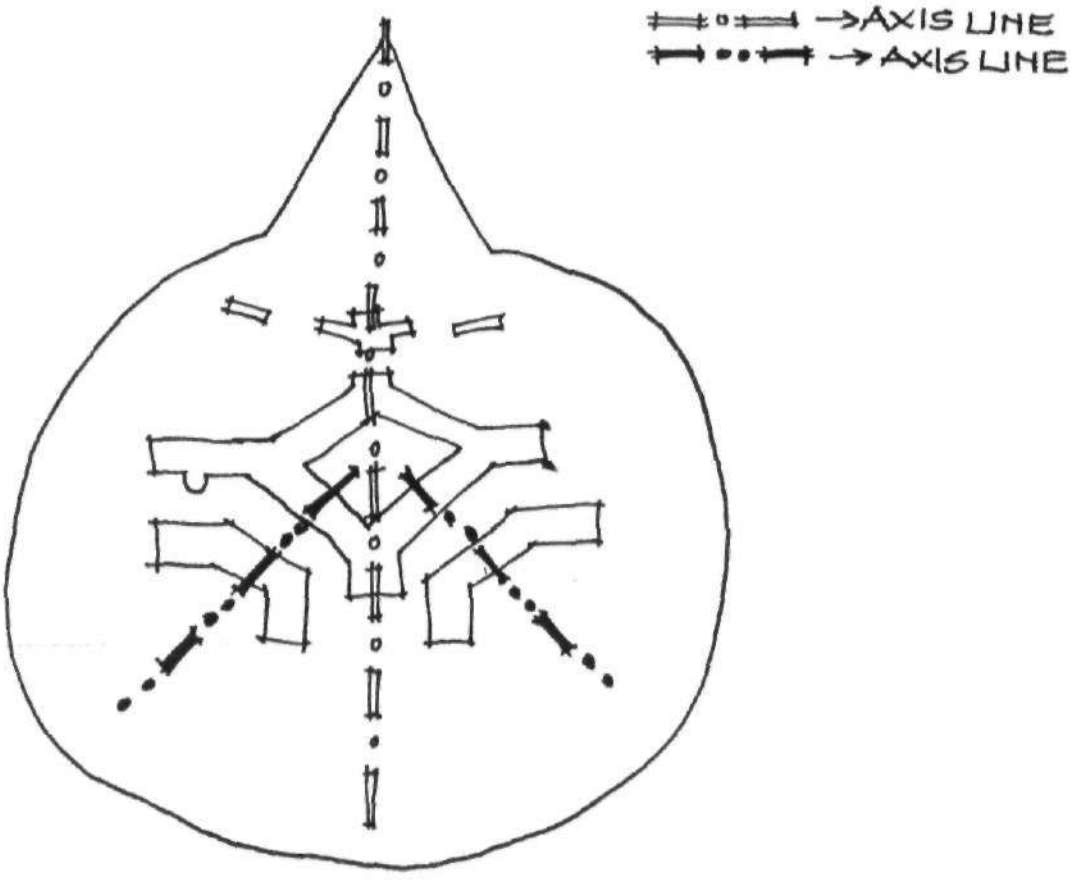
b) Physical context - Horizontal expansion - This is a processing physical expansion of the buildings by horizontal out spread. This can also be transverse or longitudinal; lateral or radial.

Vertical expansion - a process or physical expansion by the upward growth of a building.

ii) **Proposed Design and Planning Concept**: From the design planning concepts described above, the site can be considered in terms of further planning concepts. A combination of axis and hierarchy and circulation routes.

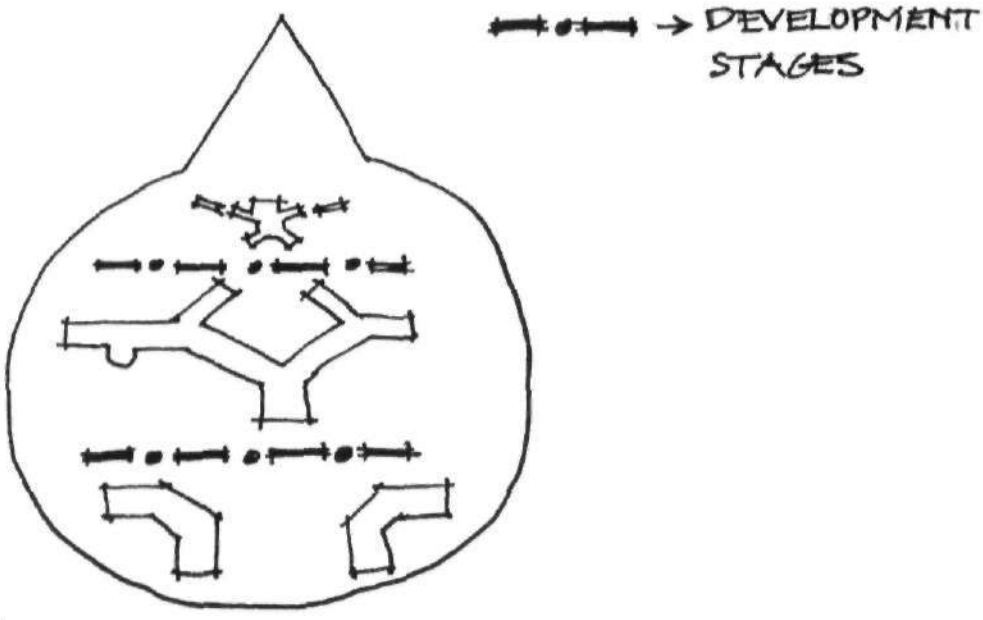
i) **Axis**

- Line of symmetry ordering principle forms. (fig. 9.4)



ii) **Hierarchy**

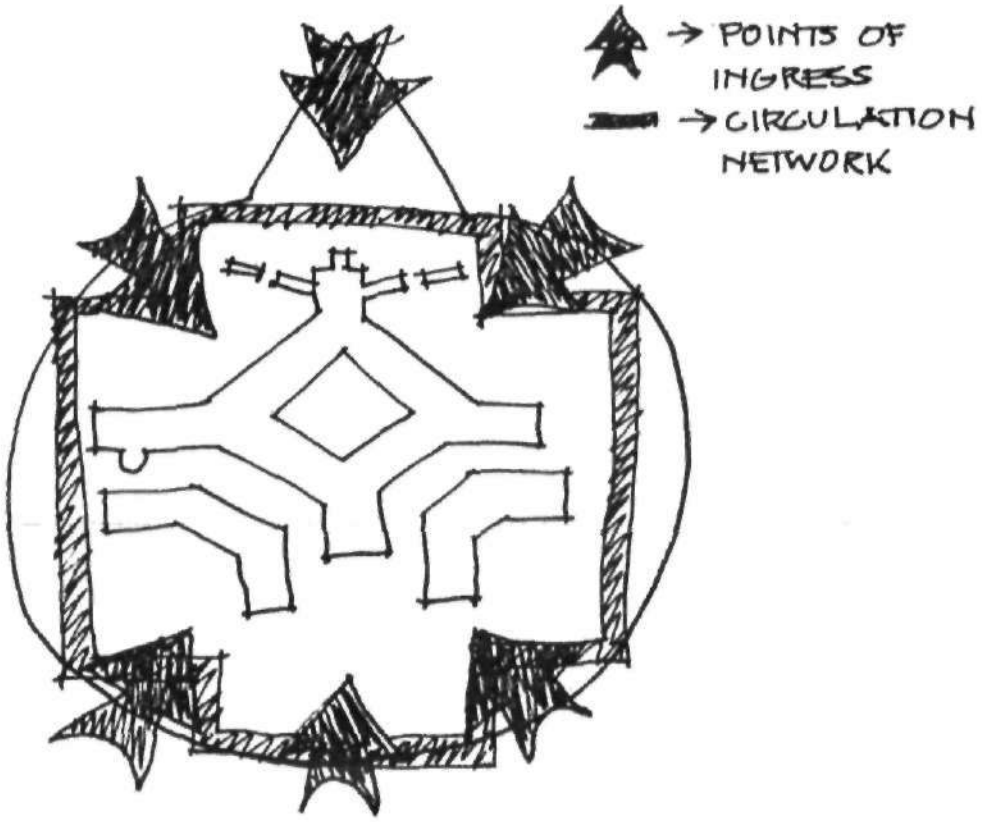
- Phases/stages of development of Lugard Hall (fig. 9.5).



iii) **Circulation**

A Pedestrianised Precinct with Enclosed Parking

- Already created naturally by the site. The layout design for the new extension to Lugard Hall also offers a sound separation of pedestrian and vehicular circulation concentric to each other (fig. 9.6).



9.2 DEVELOPMENT OF THE SCHEDULE OF ACCOMMODATION

As enumerated in the previous chapter, the design proposal for the redevelopment of Lugard Hall is to be that of maintenance, restoration, renovation and extension This will serve to return the House of Assembly to function effectively through the design programme worked out in the following areas:

i) **The House of Chiefs and Office Blocks**: Here, maintenance work and renovation to the interior and exterior of these buildings is necessary. From the previous pictures shown, the walls, floors, ceilings, roofs and services need immediate attention. Restoration work is restricted to the done structures and cornice mouldings.

ii) **Lugard Hall Extension**: A totally new building which would meet the accommodation space requirement of the legislatures and additional space needs required by the old Lugard infrastructure is met through a new design.

A schedule of accommodation must be formed for these purpose. The legislatures to be contained within this State House of Assembly are elected from the thirty-four constituencies contained within the twenty-three local government areas of Kaduna state. Additional offices are also provided for future additions to the House.

The four core components catered for in this design: old units, new units and the staff and services common to both units (fig. 9.7). From general observation, research and various interviews with legislative officers at the House, the types of new spaces required as well as those not already contained in the old were studied and classified into the following schedule of accommodation.

4 CORE COMPONENTS AND THEIR RELATIONS

- **OLD UNITS**: THESE INCLUDE THE HOUSE OF CHIEFS, THE NEW CHAMBER AND THE SIX CONNECTING BLOCKS.
- **NEW UNITS**: CONSISTS OF THE LEGISLATIVE UNIT FOR THE PROSPECTIVE PARLIAMENTARIANS USE.
- **STAFF**: HERE, STAFF OF THE OLD UNITS AND THOSE OF THE NEW UNITS WHO WILL BE WORKING ALONG WITH PARLIAMENTARIANS
- **SERVICES**: THIS INCLUDES ALL SUPPORTING SERVICES SUCH AS NEW TELECOMMUNICATIONS SYSTEMS FOR BOTH UNITS.

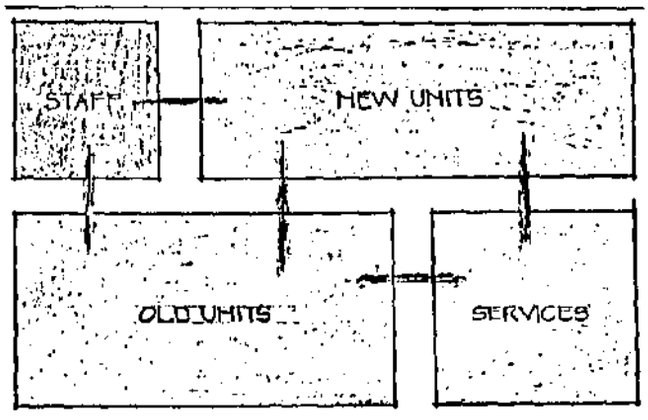


FIGURE 9.7

Table 9.1: SCHEDULE OF ACCOMODATION

OLD LUGARD HALL: HOUSE OF CHIEFS AND OFFICE BLOCKS

NO.	ELEMENT OFFICES	UNIT AREA (m^2)	QUANTITY (NO)	TOTAL AREA (m^2)
1	Block 2: Legislative Matters Directorate	12.5	20	250
2	Block 3: Finance and Supply Directorate	12.5	20	250
3	Block 4: Publications (Hansard) Directorate	15	20	300
4	Block 5: Legal Drafting Directorate	12.5	23	287.5
5	Block 6: Personnel and Welfare Directorate	12.5	22	275
6	Block 7: Planning, Research and Statistics	15	15	225
TOTAL AREA OF ELEMENTS				**1587.5**

OLD LUGARD HALL: HOUSE OF CHIEFS AND OFFICE BLOCKS

NO.	ELEMENT SERVICES	UNIT AREA (m^2)	QUANTITY (NO)	TOTAL AREA (m^2)
1	Kitchen	15	4	60
2	Kitchen store	15	1	15
3	Maintenance store (a)	7.5	4	30
	Maintenance store (b)	12.5	1	12.5
4	Police post	12.5	2	25
5	Power house	6	1	6
6	Safe (vault)	12.5	1	12.5
7	Serving area	15	3	45
8	Toilets (general)	15	4	60
	Toilets (staff)	5	8	40
9	Yard	48	1	48
TOTAL AREA OF ELEMENTS				**354**

OLD LUGARD HALL: HOUSE OF CHIEFS AND OFFICE BLOCKS

NO.	ELEMENT SUPPORTING STAFF OFFICES	UNIT AREA (m^2)	QUANTITY (NO)	TOTAL AREA (m^2)
1	Committe rooms (circular)	63.6	4	254.4
	Committee room (rectangular)	15	3	45
2	Honorary member's dining	15	5	75
3	Member's lounge	66	1	66
4	Outdoor eating area	126	1	126
5	Post office	12.5	2	25
6	Registry (open)	12.5	3	37.5
	Registry (secret)	12.5	3	37.5
7	Staff dining cafetaria	15	3	45
8	Telephone/PABX room	12.5	2	25
TOTAL AREA OF ELEMENTS				**736.4**

Table 9.2: SCHEDULE OF ACCOMODATION

NEW LUGARD HALL: WEST-END AND EAST-END EXTENSIONS

NO.	ELEMENT	QUANTITY (NO)		UNIT AREA (m^2)		TOTAL AREA (m^2)	
	OFFICES	EAST-END	WEST-END	EAST-END	WEST-END	EAST-END	WEST-END
1	House Delegates	4	-	30	-	120	-
2	Committe Chairmen	6	7	30	30	180	210
3	Other Elected Legislatures	10	9	30	30	300	270
4	Secretaries Offices	20	16	15	15	300	240
5	Supporting Offices	76	76	15	15	1140	1140
6	General Offices	8	6	30	30	240	180
7	Other Offices	9	9	15	15	135	135
TOTAL AREA OF ELEMENTS						**2415**	**2175**

NEW LUGARD HALL: WEST-END AND EAST-END EXTENSIONS

NO.	ELEMENT	QUANTITY (NO)		UNIT AREA (m^2)		TOTAL AREA (m^2)	
	SUPPORTING STAFF OFFICES	EAST-END	WEST-END	EAST-END	WEST-END	EAST-END	WEST-END
1	Cafetaria	1	1	78.5	78.5	78.5	78.5
2	Committe rooms	2	2	96	96	192	192
3	E-mail/PABX office	1	1	14	14	14	14
4	Inquiry/Reception	1	1	17	17	17	17
5	Library	-	1	-	220	-	220
6	Security office	1	1	25.5	25.5	25.5	25.5
7	Security post	2	2	5	5	10	10
8	Shops	9	9	25.5	25.5	229.5	229.5
9	Telephone Office	1	1	14	14	14	14
10	Typing Pool	1	1	30	30	30	30
TOTAL AREA OF ELEMENTS						**610.5**	**830.5**

The design towards the redevelopment of Lugard Hall with respect to its extension with office accommodation must be through a system similar to that which already exists at Lugard Hall. Already in the design planning concept severe basic requirements aimed at ensuring maximum user utilisation and effective space management have been addressed in an architectural system of growth and expansion.

However, a more detailed insight into this is required for a better understanding of the scope involved. This follows as such.

As the new extensions are required as additions to an already existing structures, they must give a general expression which can allow a form of marriage and in turn visual harmony to exist on the overall site. Within the new chamber adjoining office blocks 2 and 3 British colonial architecture is evident. History shows that it was constructed as a replica of the Houses of Parliament, London in anticipation for the Queen Elizabeth's visit to Nigeria. In regards to the House of Chiefs and the office blocks, their elevations carry prominent features common to traditional northern architecture. These are basically in the camber and flat arches on the external elevation as well as interior spaces within this building. These collectively form columnades along with columns placed at regular intervals to a verandah on the new office block elevation which has been adopted into the new extension design on the approach and rear elevations.

These columns and arches have been used to form the elevation character

while serving as a shading device as well as harmonising the overall front elevation. Several columns in the new extension design have been emphasised and elaborated towards introducing post-modernism into the design. This attempt is towards a new 'touch' being incorporated into the overall elevational appreciation at Lugard Hall. As a result, the clear demarkation can still be carried through the design towards the various architectural periods when the different phases were built. This extension falls clearly into the stage of a building built close to the turn of the century but it still manages to blend in with the traditional and colonial architecture of the structures previously built.

The presence of domes over the House of Chiefs is a further example of the traditional Northern Nigera architecture. An adoption of this form over the main entrance lobby of each extension was included to allow for continuity of this architecture. However, with modern day advancements, mosaic tiles have been used to form a better resistance to weathering and water seepage over the years. This has also been suggested as an option towards the part renovation of the old domes.

With the combination of the colonades and domes being adopted, and the parapet roof wall concealing the roofing members as existing in all old Lugard Hall structures, the overall facade of the new extension can blend along with that which is in existence.

In terms of the interior of old Lugard Hall, the new extension enhances further continuity in terms of systems of architectural growth. The staircases and sanitary

conveniences are better located within the new extension. Whereas in the old, most conveniences here are made accessible to all directorate staff equally, the new design has provision for staff on each floor, each using separate from the others. The staircases are designed with such consideration as well as external fire excape incorporated into the design. This adds towards making the building safer in compliance with the present day safety-requirements for an administrative block.

All the offices within the new extension have spaces better equipped to handle administrative working. Whereas office dimensions in the old office blocks had large spaces which allow for maximum space utilisation, the standardised offices in the new extension solve all such problems. With the further use of double banking used for modern day office planning, the new extension encourages privacy levels being raised and further effective space consideration is no longer parallel. Movement patterns and circulation routes are more ordered and the office equipment is eventually better appreciated.

In the old Lugard Hall, circulation patterns involved entry into a major point from which one could digress to other offices or parts of the building. This planning principle clearly seen in the line symmetry ordering axis (fig. 9.4) further explains this point. The new extension design adopted this through the use of the lobby area which serves as a collection point from where movement is channelled to other parts of the building. The reception hall in the first phase of Lugard Hall (House of Chiefs) and the committee rooms and the chamber on the second floor serve as previous

examples of this ordering principle. So instrumental is this planning principle that the basic building shape of both phase is adopted to suit this aim. Also a clearly demarkated central point can be indicated digressing off in opposite directions.

As a result of the strength of the design and planning principles evident in the elevations and interior old Lugard Hall, any attempt at extension to this building would require an adoption of such principles. Through the explanations and account of work to be done as already highlighted, this move to merge the old and the new can become a reality.

9.3 INFERENCES AND THESIS CONCLUSION

In every society, there are certain elements which become indispensable to its identity. Such elements may be trees, buildings or just a landmark which carries with it the history of the society. This may be as a result of past functions of such buildings in the past dispensable or merely their monumental value. The destruction or modification of such an element usually does not only change the cityscape but also touches on the psychology of the people. Elements such as the above once identified and accepted as having such historical and monumental value are preserved for progeny which may decide to treat it otherwise.

The process of preserving a building, monument or object of great architectural, historical or/and socio-cultural importance is called listing. A listed

RECOMMENDATION

This thesis write up and subsequent drawings for the proposal towards the preservation of Lugard Hall through redevelopment would not complete without a recommendation towards the preservation of all other colonial structures within Nigeria. This would be used as a reminder of the past when the British introduced a phenomenon of change on the existing norms in the country. More importantly through their impact architecturally, a physical translation of the society's cultural values and social organisation will remain a part of our lives forever.

For this reason, the pros and cons of these influences must be immortalised through no better means than the preservation of such structures for posterity. We cannot then under any circumstance choose to ignore our past...

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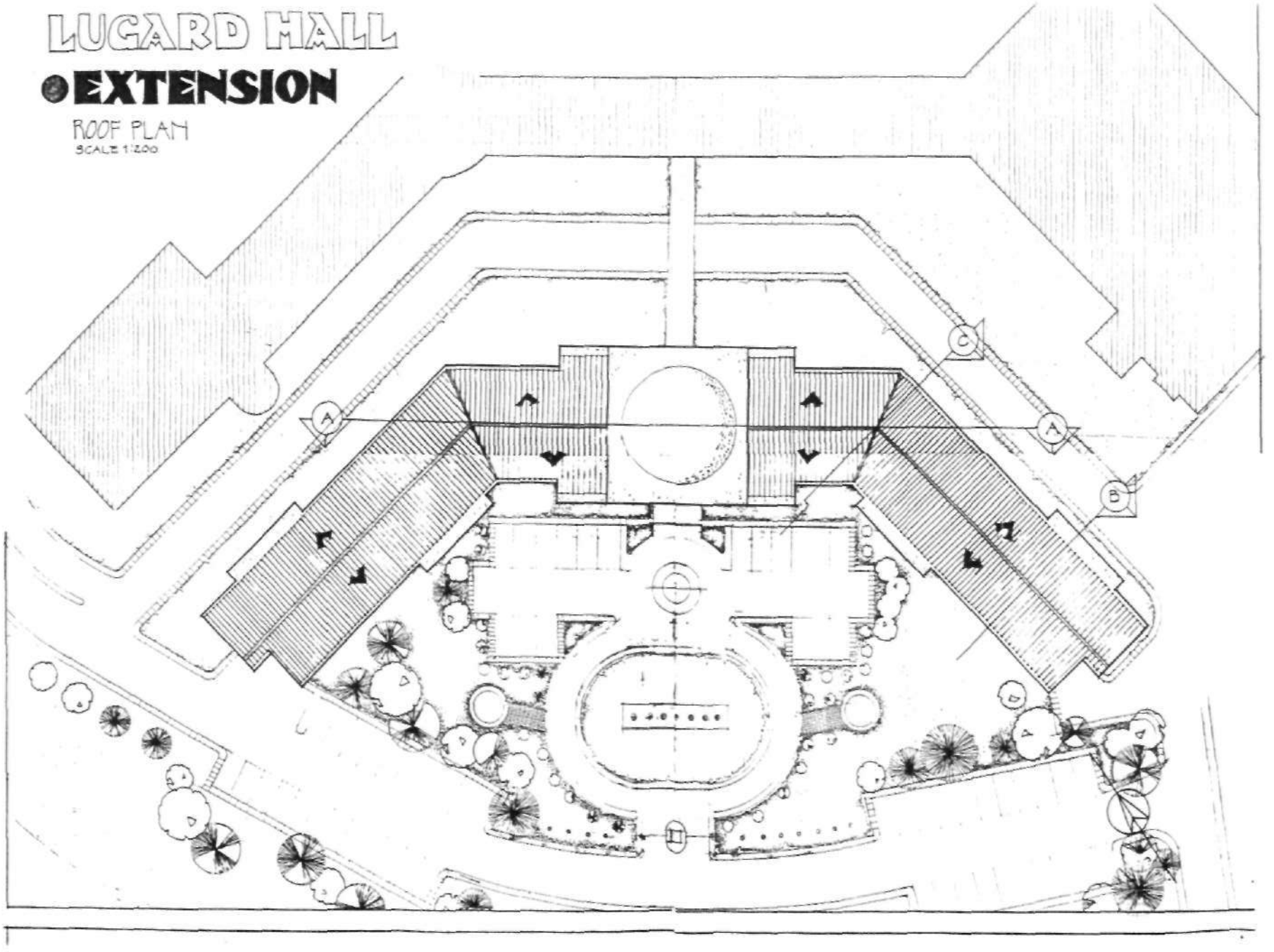
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LUGARD HALL

EXTENSION

ROOF PLAN

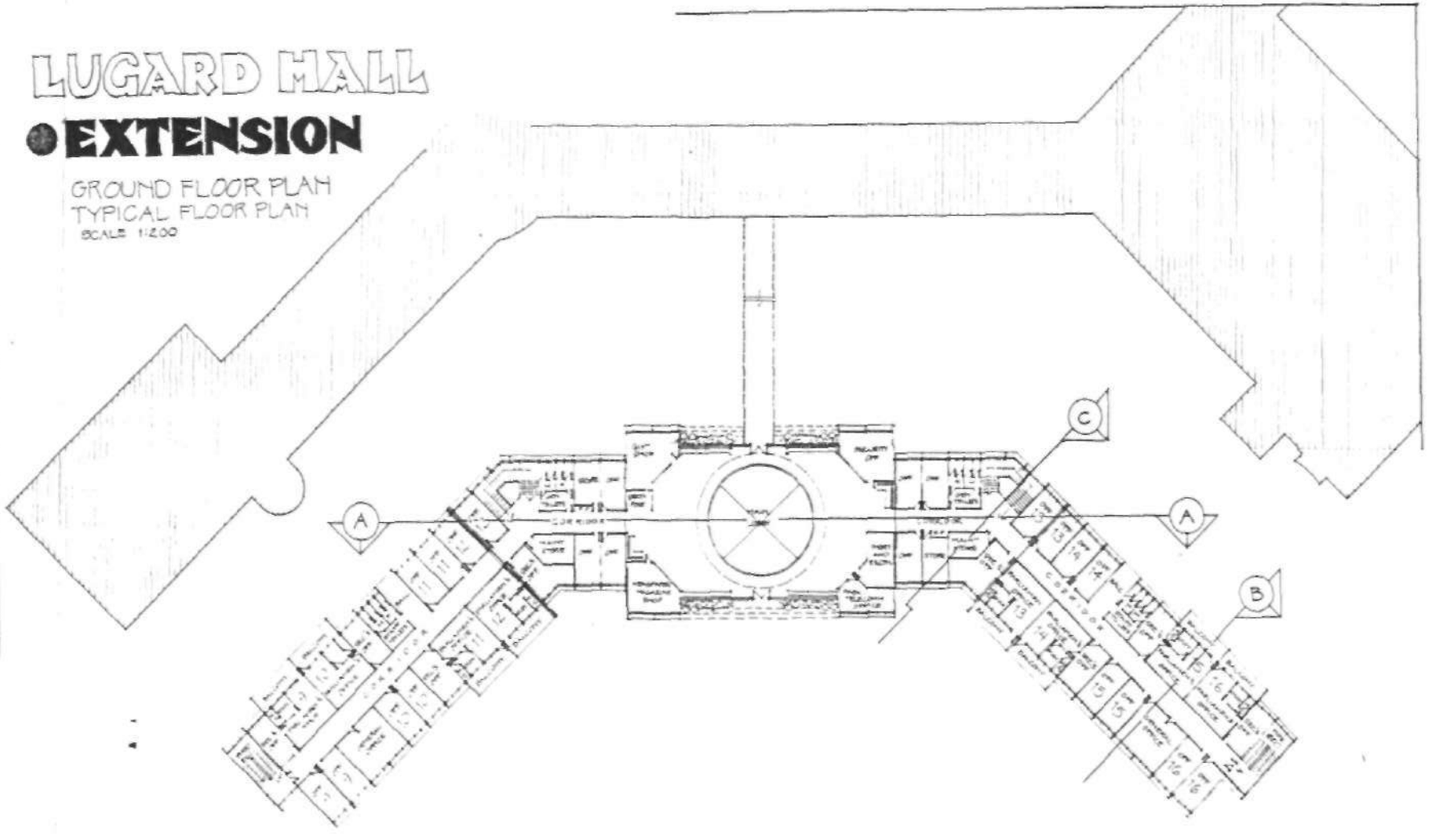
SCALE 1:200



LUGARD HALL

EXTENSION

GROUND FLOOR PLAN
TYPICAL FLOOR PLAN
SCALE 1:200

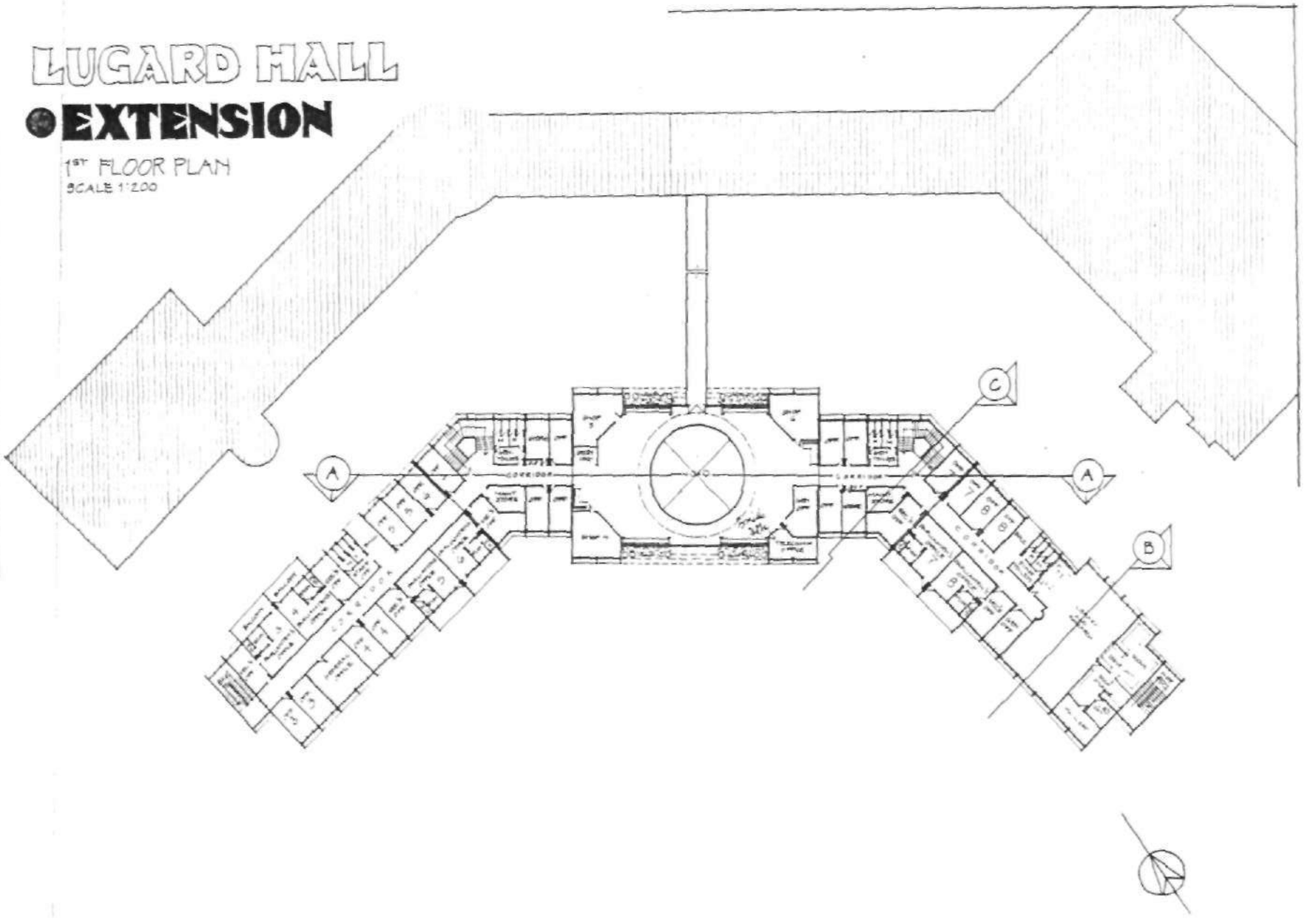


LUGARD HALL

EXTENSION

1ST FLOOR PLAN

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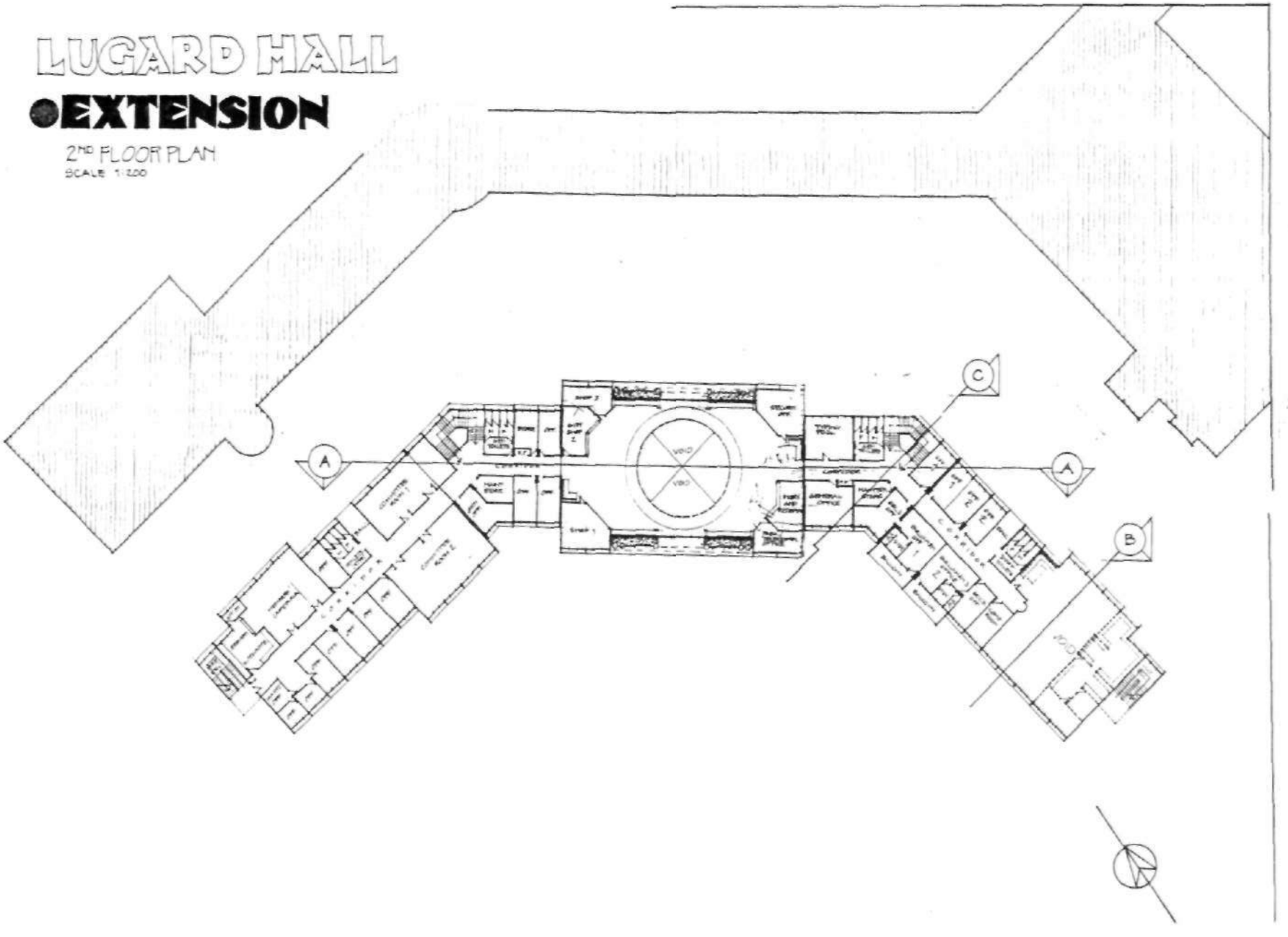


LUGARD HALL

EXTENSION

2ND FLOOR PLAN

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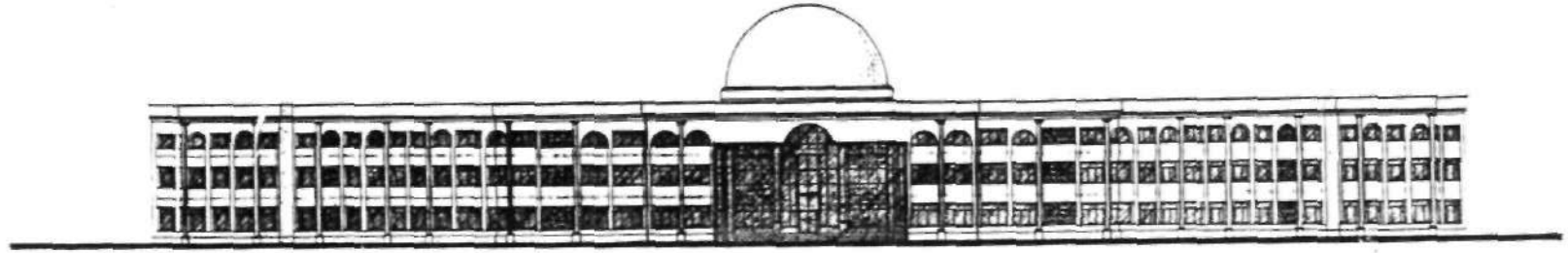


LUGARD HALL

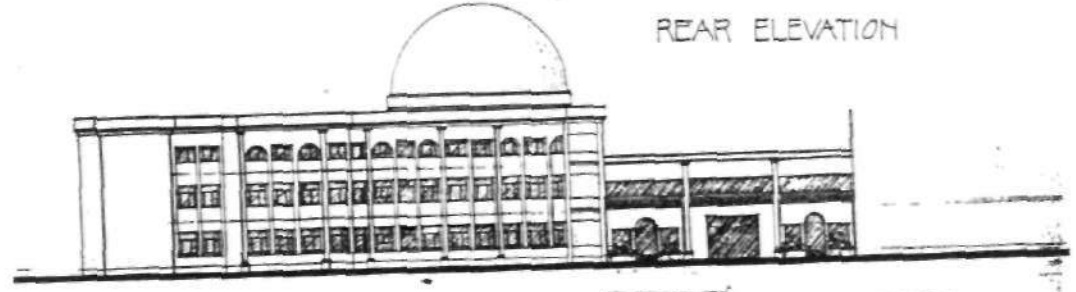
EXTENSION

ELEVATIONS

SCALE 1:200



REAR ELEVATION



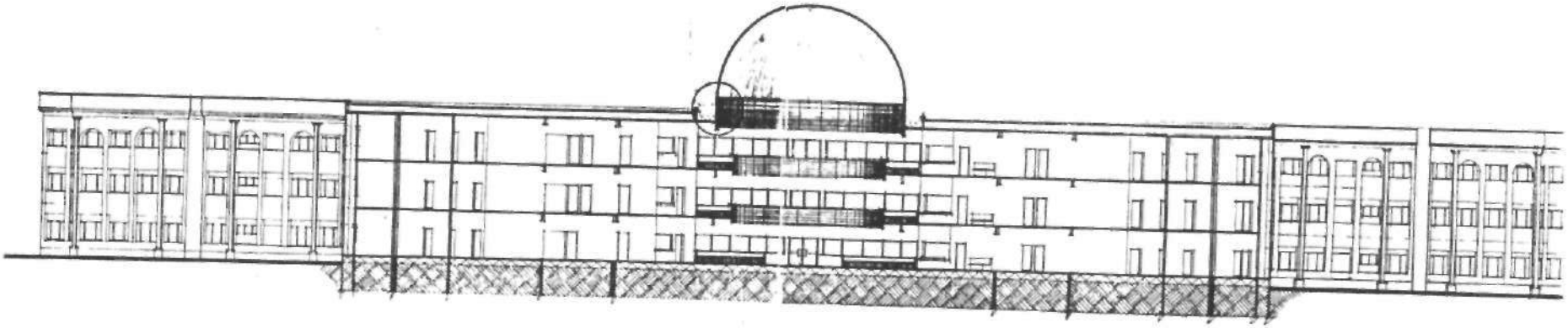
TYPICAL SIDE ELEVATION

LUGARD HALL

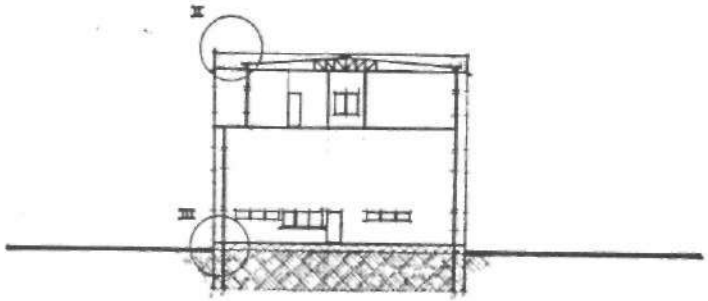
EXTENSION

SECTIONS

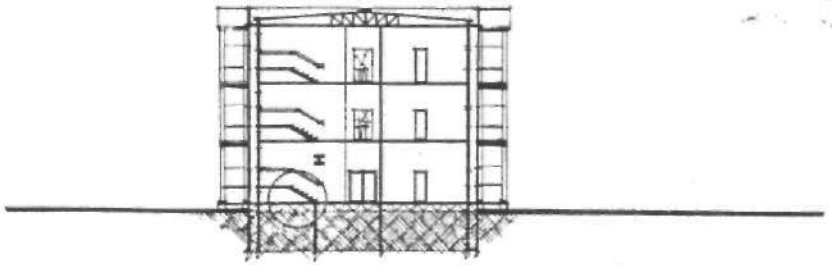
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SECTION A-A



SECTION B-B



SECTION C-C